

HOUSING REPLACEMENT PLAN 2023 – 2033 – WORKING COPY

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
<p><u>No. 6 (Lot 243) Hinck Street, Kondinin</u></p> <p>Constructed c. 1998 Brick and Iron 4 x Bedroom 2 x Bathroom plus office Corner Block Large Landscaped Yard Garage Lockable Shed</p>	<p>Fair Value \$278,000</p> <p>Executive Contract (all rent and utilities covered by Shire)</p> <p>\$6,380 (2020-21 Budget Actuals) \$11,778.55 (2021-22 Budget Actuals) \$15,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance</p> <ul style="list-style-type: none"> - Painted (2017) - Carpeted (2017) - New A/C System (2022) 	<ul style="list-style-type: none"> - Good condition and structurally sound. - Generally 3 - 5 year same tenant occupancy period - Suited to large family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<p><u>No. 84 (Lot 125) Graham Street, Kondinin</u></p> <p>Constructed c. 2008 Brick and Iron 3 x Bedroom 2 x Bathroom Large yard (not landscaped) Carport only</p>	<p>Fair Value \$266,000 (2020 valuation)</p> <p>Executive Contract (Rent and Utilities included in contract)</p> <p>\$6,667.41 (2020-21 Budget Actuals) \$4,148.53 (2021-22 Budget Actuals) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance</p> <ul style="list-style-type: none"> - Carpets 2019 	<ul style="list-style-type: none"> - Good condition and structurally sound. - Generally 5 year plus same tenant occupancy period - Suited for single person or small family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years

HOUSE	VALUE AND COSTS	COMMENT / RECOMMENDATIONS
<p><u>No. 43 (Lot 284) Repacholi Parade, Kondinin</u></p> <p>Brick and Iron Constructed c. 2003 4 x Bedroom 2 x Bathroom Lockable Garage Landscaped Yard</p>	<p>Fair Value \$281,000 (2020 valuation)</p> <p>Executive Contract (Only utilities included in contract) Tenant pays \$70 per week)</p> <p>\$7,350 (2020-21 Budget Actuals) \$7,403.13 (2021-22 Budget Actuals) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Basic Landscaping (2020)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Generally 5 year plus same tenant occupancy period - Suited for single person or medium family - Current tenant has offered to purchase <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Undertake valuation and arrange sale of property to current tenant in 2023 - Use proceeds of sale to construct new replacement 4 x 2 house on Shire vacant block at No. 39 Repacholi Parade, Kondinin
<p><u>No. 30 (Lot 246) Repacholi Parade, Kondinin</u></p> <p>Constructed c. 2013 3 Bedroom 2 Bathroom Lockable Garage Landscape Yard</p>	<p>Fair Value \$267,000 (2020 valuation)</p> <p>Doctor Contract (all rent and utilities included)</p> <p>\$7,829 (2020-21 Budget Actuals) \$12,649.68 (2021-22 Budget Actuals) \$12,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Upgrade to ACU system (Septic) (2022)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant since 2016 - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
<p><u>No. 11 (Lot 255) Young Avenue, Kondinin</u></p> <p>Constructed c. 1970 3 x Bedroom 2 x Bathroom plus out house with toilet Basic Yard mostly lawn in rear yard</p>	<p>Fair Value \$166,000 (2020 valuation)</p> <p>Pool Manager Contract (pays power)</p> <p>\$5,673.62 (2020-21 Budget Actuals) \$11,305.89(2021-22 Budget Actuals) \$10,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance -Nil</p>	<ul style="list-style-type: none"> - Poor condition and structurally unsound. - Same tenant since 2015 (during pool season) - Suited for medium size family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Either look to sell or demolish and rebuild new 4 x 2 bedroom house on lot in medium term
<p><u>No. 4 (Lot 210) Wignell Street, Kondinin</u></p> <p>Constructed c. 1965 Former State Housing purchased by Shire 1991 3 x Bedroom 1 x Bathroom Basic Yard Car Port only</p>	<p>Fair Value \$120,000 (2020 valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per rent and utilities (exc. water)</p> <p>\$1,206.62 (2020-21 Budget Actuals) \$2,957.96 (2021-22 Budget Actuals) \$4,000(2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Poor condition and structurally unsound. - Same tenant since 2015 (during pool season) - Significant works to bathroom and kitchen if were to re-tenant <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Basic maintenance until current tenant vacates property - To demolish and re-build 2 x 2 bedroom house when current tenant vacates property or sell property

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
<p><u>No. 41 (Lot 283) Repacholi Parade, Kondinin</u></p> <p>Constructed c. 2018 4 x Bedroom 2 x Bathroom Basic Landscaped Yard Carport Only</p>	<p>Fair Value \$276,000 (2020 valuation) Non-Executive Tenant (Tenant pays \$70 per week and all utilities ex. Water)</p> <p>\$5,392.72(2020-21 Budget Actuals) \$5,971.93 (2021-22 Budget Actuals) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance</p> <p>- Jarradale Wood Fire (2021)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant since 2020 - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<p><u>No. 21 (Lot 252) Young Avenue, Kondinin</u></p> <p>4 x Bedroom 2 x Bathroom Brick and Iron Carport Only Un-landscaped yard</p>	<p>Fair Value \$298,000 (2020 valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per week, plus all utilities exc. Water)</p> <p>\$1,746.71 (2020-21 Budget Actuals) \$3,401.11 (2021-22 Budget Actuals) \$5,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance Nil</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant for over 10 years - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years - If change of tenant undertake major capital improvements including upgrade to bathrooms, painting, window treatments, landscaping.

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
<p><u>No. 37 (Lot 143) Radbourne Drive, Hyden</u></p> <p>Constructed c. 1999 4 x Bedroom 2 x Bathroom Lockable Garage Un-landscaped Yard</p>	<p>Fair Value \$272,000 (2020 valuation) Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water)</p> <p>\$6,644.29 (2020-21 Budget Actuals) \$6,808.63 (2021-22 Budget Actuals) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Jarradale Wood fire</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant since 2020 - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<p><u>No. 76 (Lot 44) Graham Street, Kondinin</u></p> <p>Constructed c. 2010 Brick and Iron 3 x Bedroom 2 x Bathroom Lockable Garage Large yard with part now landscaped</p>	<p>Fair Value \$266,000 (2020 valuation)</p> <p>External Periodic Lease (Tenant (WACHS) pays \$170 per week & all utilities exc. Water)</p> <p>\$10,450.1 (2020-21 Budget Actuals) \$23,560.49 (2021-22 Budget Actuals) \$10,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Internal Painting (2021) - Garden Tidy Up (2021 -22) - Basic Fit Out (2021)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - leased to WACHS since 2022 after long-term tenants - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years - Continue to lease to WACHS until additional houses are constructed in Kondinin through WACHS investment partnership program.

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
<p><u>No. 35 (Lot 161) Smith Loop, Hyden</u></p> <p>Constructed c. 1999 (transportable) 3 x Bedroom 2 x Bathroom Basic Landscaping</p>	<p>Fair Value \$171,000 (2020 valuation) Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water) Capital Improvements - Nil \$2,409 (2020-21 Budget Actuals) \$5,393.84 (2021-22 Budget Actuals) \$6,000</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Good condition and structurally OK. - Same tenant since 2022 - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<p><u>No. 28 (Lot 245) Repacholi Parade, Kondinin</u></p> <p>Constructed c. 1980 3 x Bedroom 1 x Bathroom Outhouse with power Brick and Tile Carport Only Landscaped</p>	<p>Fair Value \$234,000 (2020 valuation) School Principal (GROH pays \$380 per week and utilities exc. Water)</p> <p>\$11,1158 (2020-21 Budget Actuals) \$2,409 (2021-22 Budget Actuals) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Whilst old, in good condition and structurally sound. - Shire purchased in 2016 to be leased to GROH to support the Kondinin Primary School - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years - Continue to lease as GROH house to support Kondinin Primary School

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
<p><u>No. 4 (Lot 169) Hynes Street, Hyden</u> Constructed c. 2007 Brick and Iron 3 x Bedroom 2 x Bathroom Carport Only Limited Landscaping</p>	<p>Fair Value \$170,000 (2020 valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water)</p> <p>\$2,409 (2020-21 Budget Actuals) \$2706 (2021-22 Budget Actuals) \$6,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant for around 10 years - Strata Lot - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<p><u>No. 51 Jones Street, Kondinin</u> Constructed c. 1977 3 Bedroom 1 Bathroom</p>	<p>Actual Value \$110,000 (2021 Independent valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water)</p> <p>\$N/A (2020-21 Budget Actuals) \$2,857.73 (2021-22 Budget Actuals) \$5,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Whilst old, in good condition and structurally sound. - Shire purchased in 2021 for Shire outdoor crew - Suited for single person or medium family - Bathroom needs upgraded - Kitchen is small and in need of upgrading <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years - Upgrade bathroom in short term - Upgrade kitchen in the medium term - House too small for current tenants – would like to be able to provide this family with a bigger Shire house

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
<p><u>No. 94 (Lot 130) Graham Street, Kondinin</u> Constructed c. 1999 Brick and Iron 3 x Bedroom (plus study) 2 x Bathroom</p>	<p>Fair Value \$277,000 (2021 Independent valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water)</p> <p>\$2,517 (2020-21 Budget Actuals) \$9,882.43 (2021-22 Budget Actuals) \$10,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Carpet (2021)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant for over 10 years - Suited for medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<p><u>No. 46 (Lot 223) Graham Street, Kondinin</u> Constructed c. 1969 3 x Bedroom 1 x Bathroom Original Bathroom</p>	<p>Fair Value \$120,000 (2020 valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water)</p> <p>Capital Improvements - Carpet (2020) \$6,884.37 (2020-21 Budget Actuals) \$2,613 (2021-22 Budget Actuals) \$5,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance Kitchen upgraded 2012</p>	<ul style="list-style-type: none"> - Average condition and structurally OK. - High turnover of tenants over last 10 years - Suited for single person or small family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 5 years - Consider to sell and/or demolish for new dwelling by 2028

VACANT RESIDENTIAL LOTS	TENURE	COMMENT AND RECOMMENDATION
No. 51 Rankin Street, Kondinin Zoned Residential R10/25	Vacant lot owned by Shire	Potential to construct two 2 x bedroom 2 x bathroom dwelling for WACHS. Possibly transportable dwellings in 2023/2024 financial year.
No. 39 Repacholi Parade, Kondinin Zoned Residential	Vacant lot owned by Shire	Potential to construct one 4 x 2 brick and iron dwelling to replace sale of executive dwelling at No. 43 Repacholi Parade, Kondinin in 2023/2024 financial year.
No. 17 Jones Street, Kondinin Zoned Residential R10/25	Vacant lot owned by Shire	Potential to construct 3 x bedroom 2 x bathroom dwelling Shire has received request to purchase from private resident subject to sale of own property
Lot 330 Clayton Street, Hyden (portion of) Zoned Residential R10/25	Crown lot vested in the Shire leased to the Hyden Lions Club. Currently comprises 8 semi-detached aged care units. 6 original units subject to Joint Venture Agreement with the Department of Communities.	Potential to develop additional 2 x 1 aged care units Look at community housing grant opportunities
No. 8 West Court, Kondinin (portion of) Zoned Residential R10/25	Crown lot vested in the Shire leased to the West Court Retirement Village. Currently comprises 8 semi-detached aged care units. 6 original units subject to Joint Venture Agreement with the Department of Communities.	Potential to development additional 2 x 1 aged care units Look at community housing grant opportunities
No. 31 Repacholi Parade, Kondinin Zoned Residential R10/25	Vacant lot owned by Western Power	Look to purchase from Western Power Potential to construct one 2 x bedroom 2 x bathroom unit for WACHS.
No. 40 Repacholi Parade, Kondinin Zoned Residential R10/25	Owned by Western Power Occupied by 3 x 2 residential dwelling Has been unoccupied for almost 12 months being not suited to Western Power employees	Look to purchase from Western Power to lease out via the WACHS investment scheme.

VACANT RESIDENTIAL LOTS	TENURE	COMMENT AND RECOMMENDATION
No. 14 Repacholi Parade, Kondinin Zoned Residential R10/25	Owned by Western Power Occupied by 3 x 1 residential dwelling Has been unoccupied for over 12 months being not suited to Western Power employees	Look to purchase from Western Power to lease out via the WACHS investment scheme.
No. 53 Rankin Street, Kondinin Zoned Residential R10/25	Vacant lot, but not currently owned by Shire. Shire demolished house under provisions of Health Act 1911	Shire look to undertake proceedings under the Local Government Act 1996 to take possession of property.
19 Rankin Street (next to Ambulance), Kondinin Zoned Residential R10/25	Vacant lot, but not currently owned by Shire. Shire demolished dwelling under provisions of Health Act 1911	Shire look to undertake proceedings under the Local Government Act 1996 to take possession of property.
18 Howlett Street (corner Rankin) Street, Kondinin Zoned Residential R10/25	Vacant lot, but not currently owned by Shire. Shire demolished dwelling under provisions of Health Act 1911	Shire look to undertake proceedings under the Local Government Act 1996 to take possession of property.
Portion of rear of Lot 1590 Repacholi Parade, Kondinin Zoned Urban Development Access from Repacholi Parade	Currently part of farm land Lot 1590 Owner wishing to excise part of lot zoned 'Urban Development' and sell to Shire including the dam Valuation was undertaken in 2021 to commence this process	Shire Administration to report matter separately to Council
Nos. 1, 3, 5, 7, 9 & 11 West Court, Kondinin Surveyed Lots Zoned Residential R10/25	Unallocated Crown Land Part of South West Native Title Claim Proceedings	Awaiting outcome of Native Title Claim
Nos. 29, 27 & 25 Repacholi Parade, Kondinin Surveyed Lots Zoned Residential R10/25	Unallocated Crown Land Part of South West Native Title Claim Proceedings	Awaiting outcome of Native Title Claim

