



Housing & Land Portfolio

April 2024



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Unit 1-4, 50 Antares

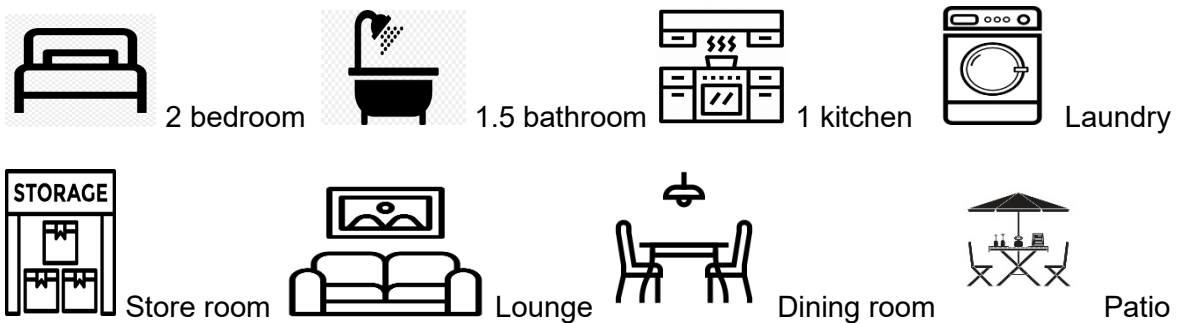
Unit 1



All of the units are situated on a block 50 Antares St. They were built in 2015. All of the units are steel frame with fibro cladding on a concrete foundation.

These units are in good condition and have had minor maintenance since they were built. All units have the same configuration.

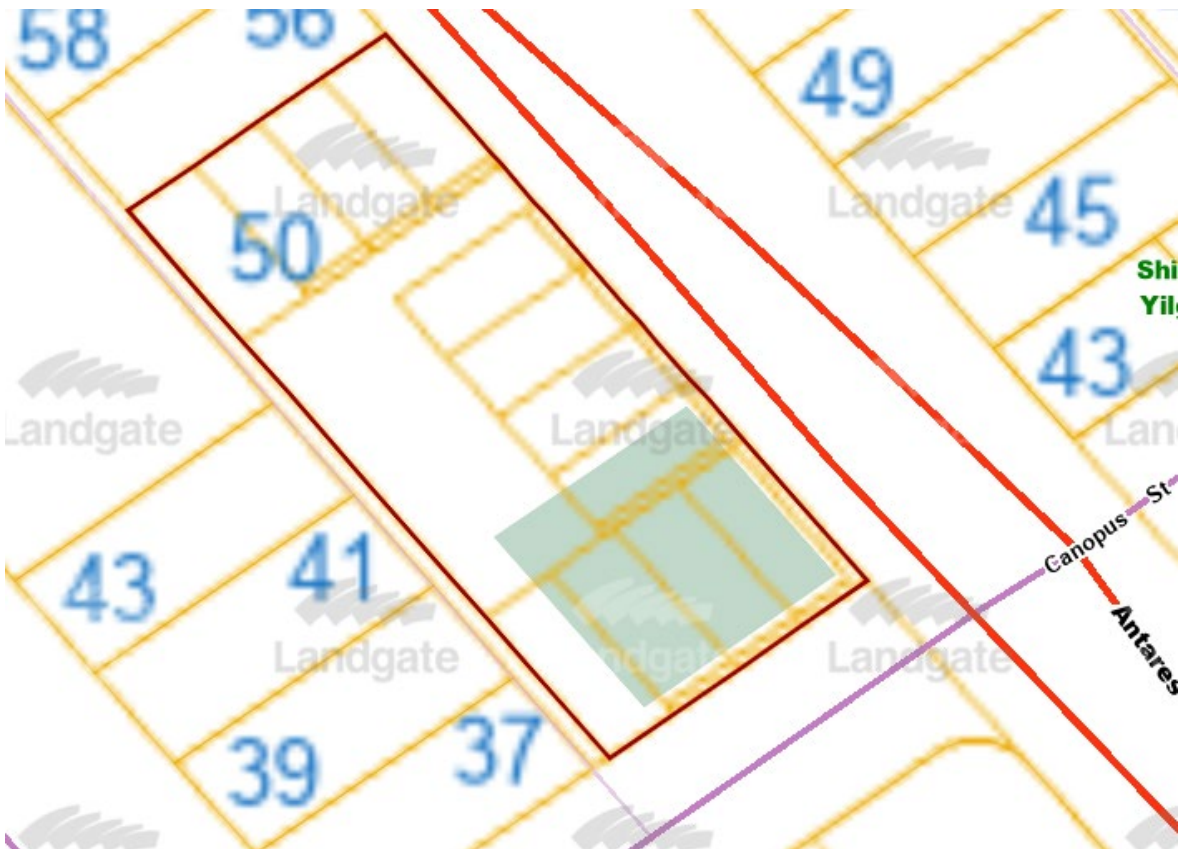
All units have the following





Unit 3







Our asset number for these buildings is B0234. These units are 144m² in size. Title deeds for the units are Unit 1 – VOL:4001 FOL:563, Unit 2 – VOL: 4001 FOL:564, Unit 3 – VOL: 4001 FOL:563, Unit 4 – VOL: 4001 FOL:564.

The units have an expected life of 27 years. They are currently 9 years old.

Estimated remaining life is 18 years.

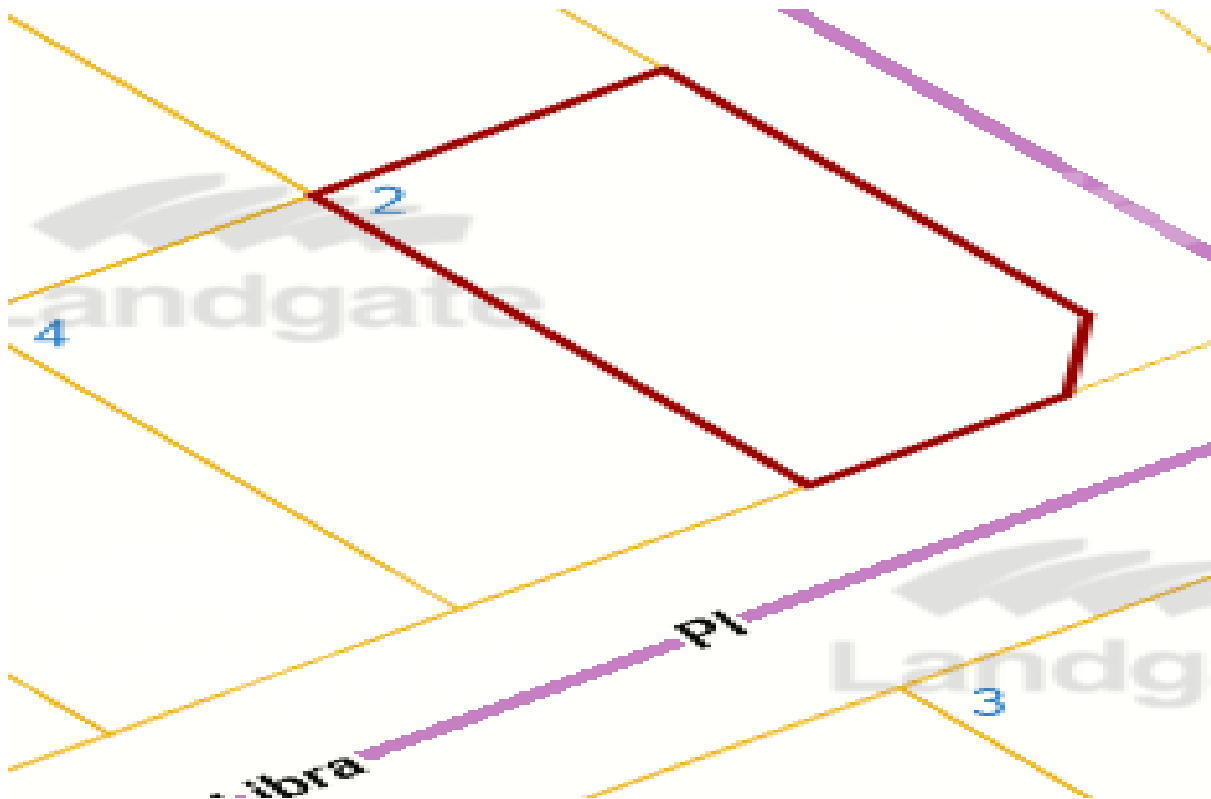
10 Year maintenance plan:	\$ 426,260.00
Reinstatement with New - Value:	\$1,900,000.00
Fair Value (Improvements Asset):	\$ 720,000.00
Fair Value (Land Asset):	<u>\$ 88,000.00</u>
Total Fair Value:	\$ 808,000.00

2 Libra Place



2 Libra was acquired in 1997. This is a steel frame transportable home on a concrete slab on footings. It was built in 1992. The house had a full rewire in 2021. Extensive interior capital works were carried out in 2016 and 2017.





Our asset number for this building is B0006. The land asset number is L0032. Land area is 862m². The house is 182m² in size. Title Deeds are VOL:1944 FOL:262.

The house has an expected useful life of 27 years. It is currently 32 years old.

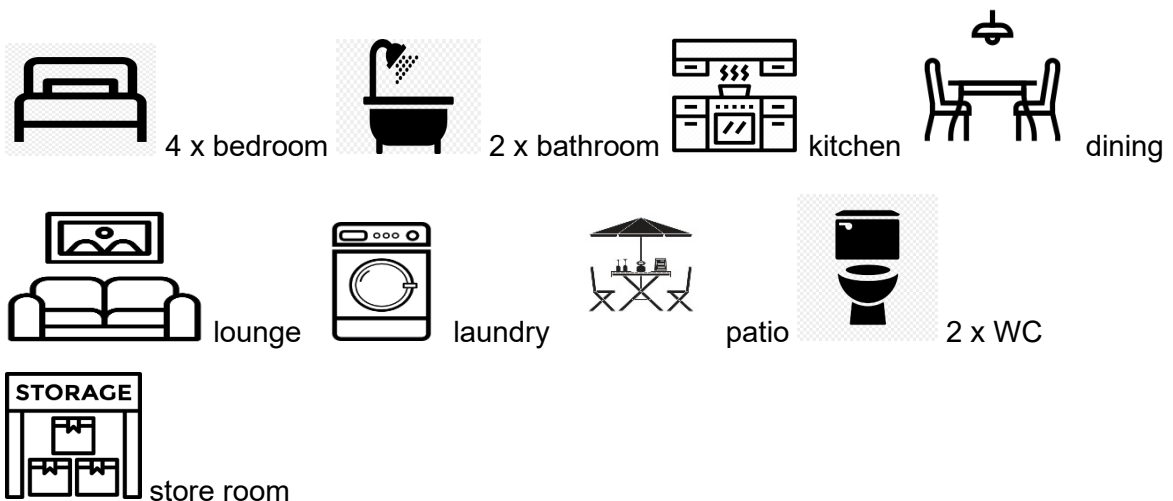
Estimated remaining life is 0.

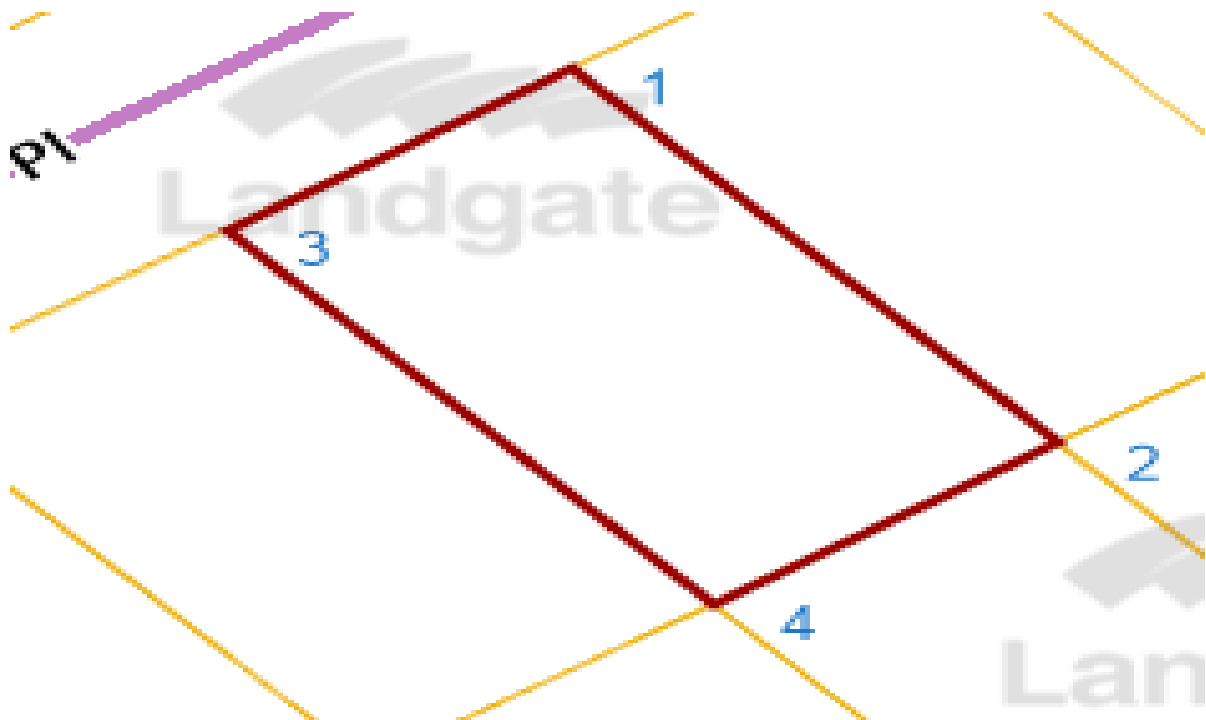
10 Year maintenance plan:	\$345,356.00
Reinstatement with New - Value:	\$560,000.00
Fair Value (Improvements Asset):	\$200,000.00
Fair Value (Land Asset):	<u>\$ 21,000.00</u>
Total Fair Value:	\$221,000.00

3 Libra Place



3 Libra Place was acquired in 2006. This is a steel frame transportable home on a concrete slab. The house was built in 1997. There has been minimal maintenance on the building since purchase. It is coming up for new kitchen and bathroom upgrades.





Our asset number for this building is B0007. The land asset number is L0038. Land area is 880m². The house is 164m² in size. Title deeds are 937/DP217516.

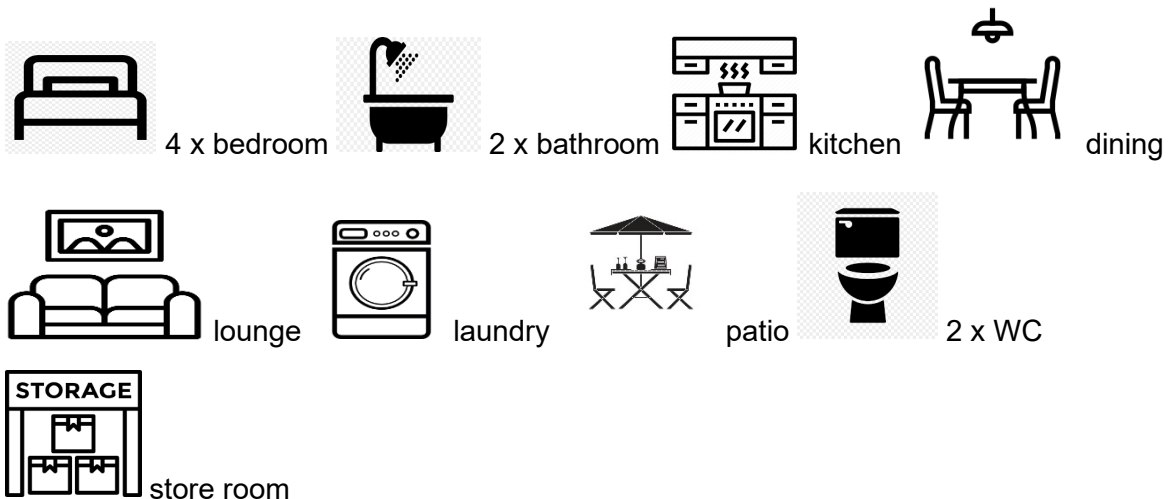
The house has an expected useful life of 27 years. It is currently 27 years old.

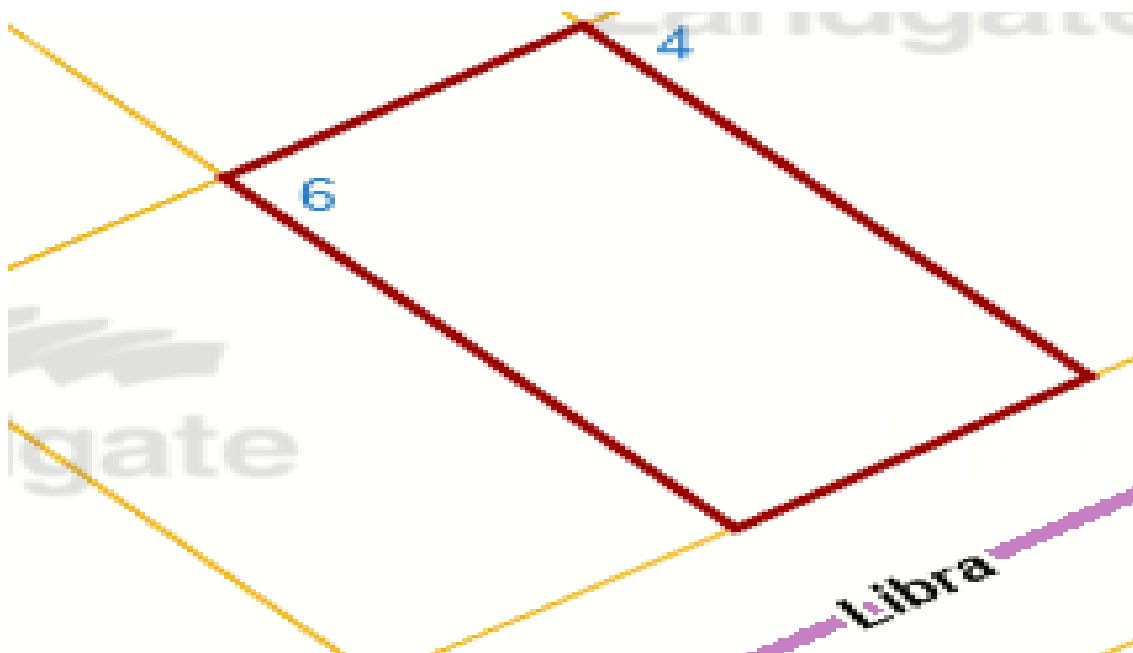
Estimated remaining life 0 years.

10 Year maintenance plan:	\$197,096.00
Reinstatement with New - Value:	\$450,000.00
Fair Value (Improvements Asset):	\$190,000.00
Fair Value (Land Asset):	<u>\$ 21,000.00</u>
Total Fair Value:	\$211,000.00



The house was purchased in 2006. It was built in 1997. It is a transportable building on a concrete slab. In 2021 there was extensive interior renovations to the house with full kitchen upgrade, new flooring, blinds, air conditioning and full repaint. Historically it has had minimal maintenance since purchase.





Our asset number for this building is B0008. The land asset number is L0037. The land area is 880m². House size is 164m² in size. Title deeds are 931/DP217516.

The house has an expected life of 27 years. It is currently 27 years old.

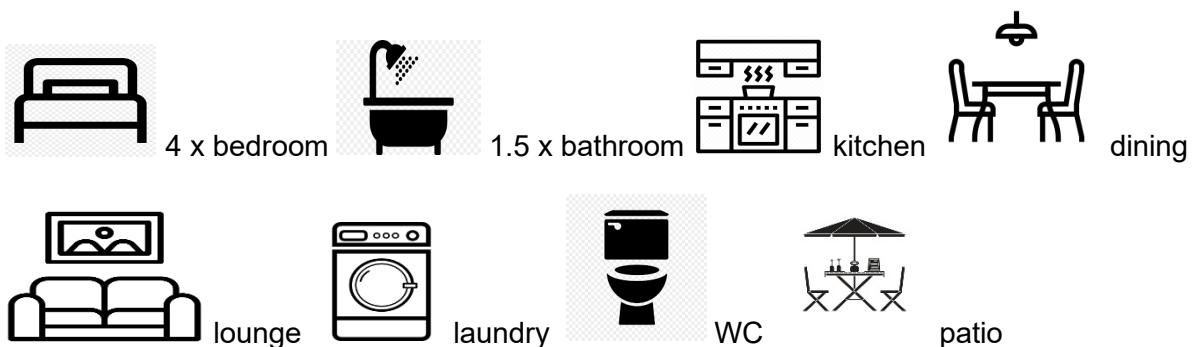
Estimated remaining life is 0 years.

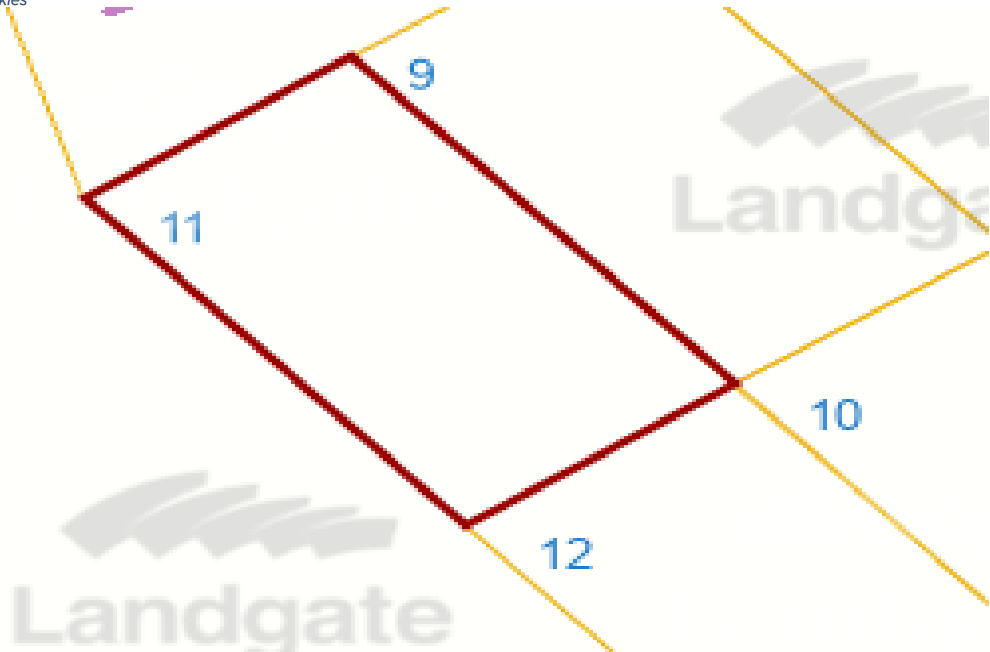
10 Year maintenance plan:	\$205,450.00
Reinstatement with New - Value:	\$450,000.00
Fair Value (Improvements Asset):	\$190,000.00
Fair Value (Land Asset):	<u>\$ 21,000.00</u>
Total Fair Value:	\$211,000.00

11 Andromeda Place



11 Andromeda was purchased and built in 1994. It is a brick and iron clad dwelling situated on a concrete slab with a double carport under main roof. There is current significant cracking in the brick work which is being investigated. Capital works were carried out in 2014 on the interior. Historically maintenance carried out on the building is minimal. Capital works are required to bring house back to a good standard.





Our asset number for this dwelling is B0002. Land asset number is L0009. The land area is 880m² and the building is approximately 160m². Title deeds are 923/DP217516.

The house has an expected life of 60 years. It is currently 30 years old.

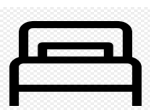
Estimated remaining life is 30yrs

10 Year maintenance plan:	\$289,014.00
Reinstatement with New - Value:	\$450,000.00
Fair Value (Improvements Asset):	\$184,000.00
Fair Value (Land Asset):	<u>\$ 22,000.00</u>
Total Fair Value:	\$206,000.00

13 Libra East and West



The units at 13 Libra were built in 2014. They are transportable with a concrete slab sitting on piers. They are steel frame homes with an external cladding. They are both 2 bedroom 2 bathroom homes.



bedroom



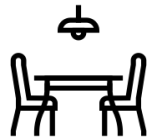
bathrooms



Lounge



Kitchen



Dining



Laundry



WC



Store

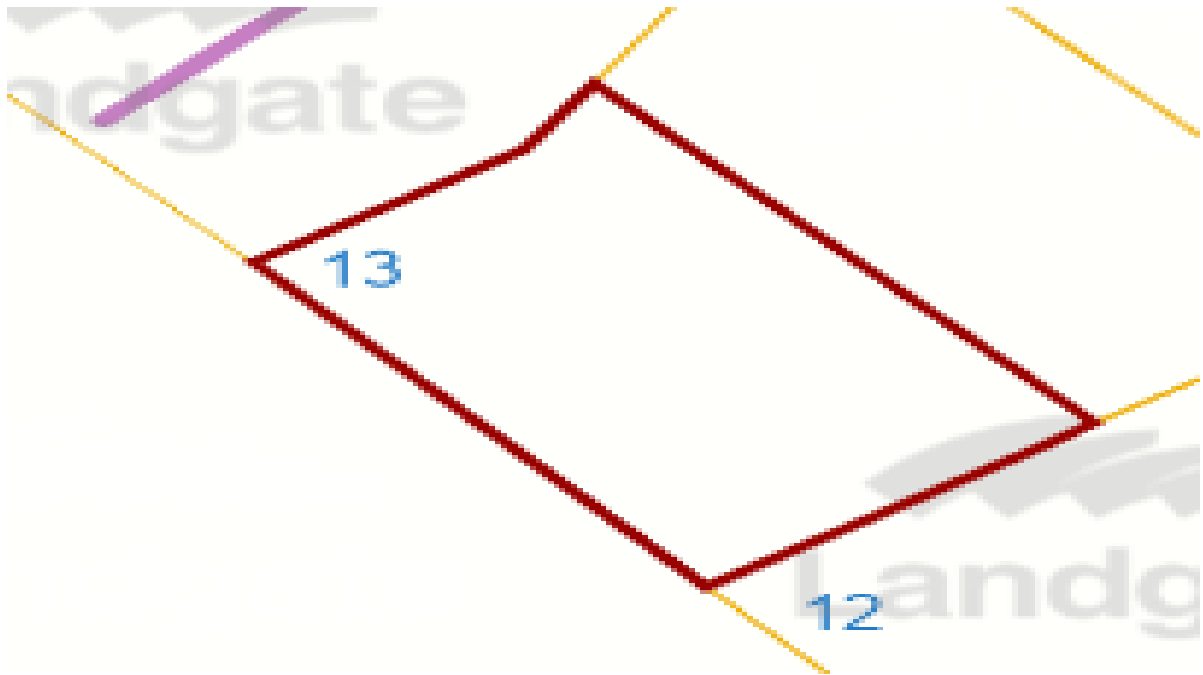
room



Patio



carports



The asset number for these buildings are B0229 and B0230. The land asset number is L0015. The land area is 700m². The units are 106m². Title deeds are 1DP61953.

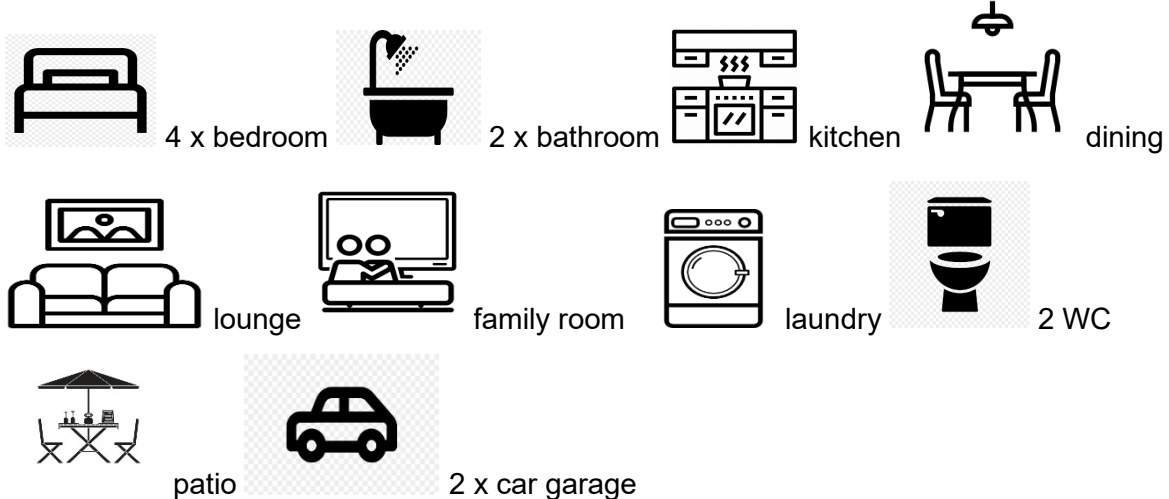
These units have an expected useful life of 27 years.

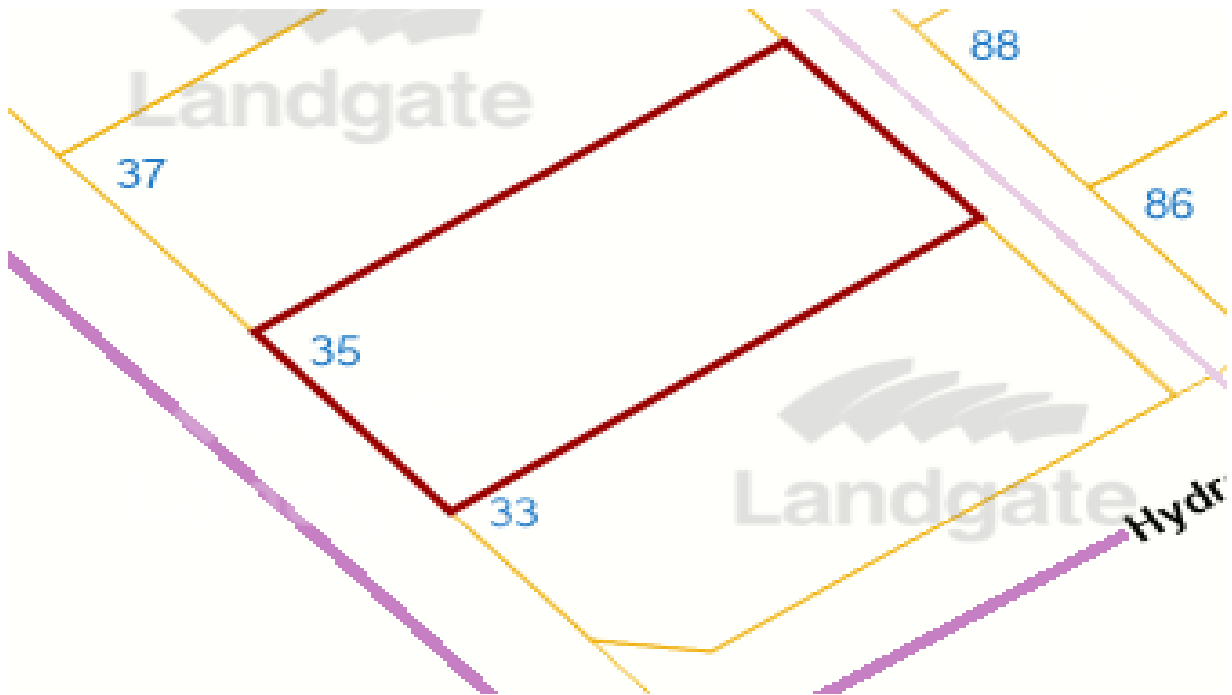
Estimated remaining life is 17 years.

10 Year maintenance plan:	\$131,452.00
Reinstatement with New - Value:	\$650,000.00
Fair Value (Improvements Asset):	\$344,000.00
Fair Value (Land Asset):	<u>\$ 17,000.00</u>
Total Fair Value:	\$365,000.00



35 Taurus St is a brick and iron clad dwelling situated on a concrete slab. This is known as the Doctors house. The house was built in 1988 and the Shire acquired it in 1993. In 2013 a new roof was installed. There were also significant capital works carried out on the property from 2014 to 2018. In it's current state from the property condition report it requires patch and paint interior and new flooring.





Our asset number for this dwelling is B0011. The land asset number is L0024. The land area is 1058m² and the house size is 300m². Title deeds are 882/DP214910.

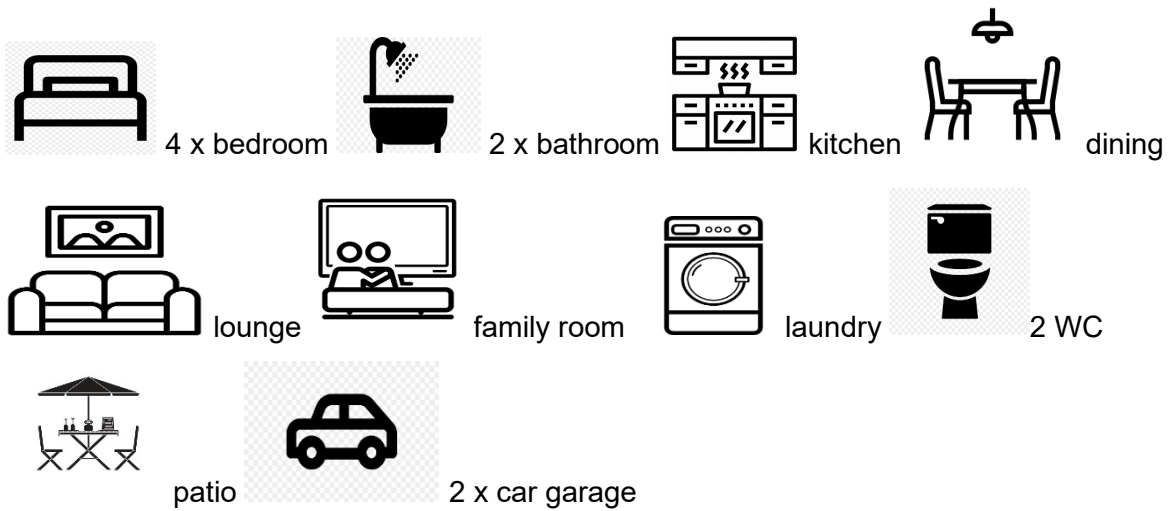
This house has an expected life of 60 years. It is currently 36 years old.

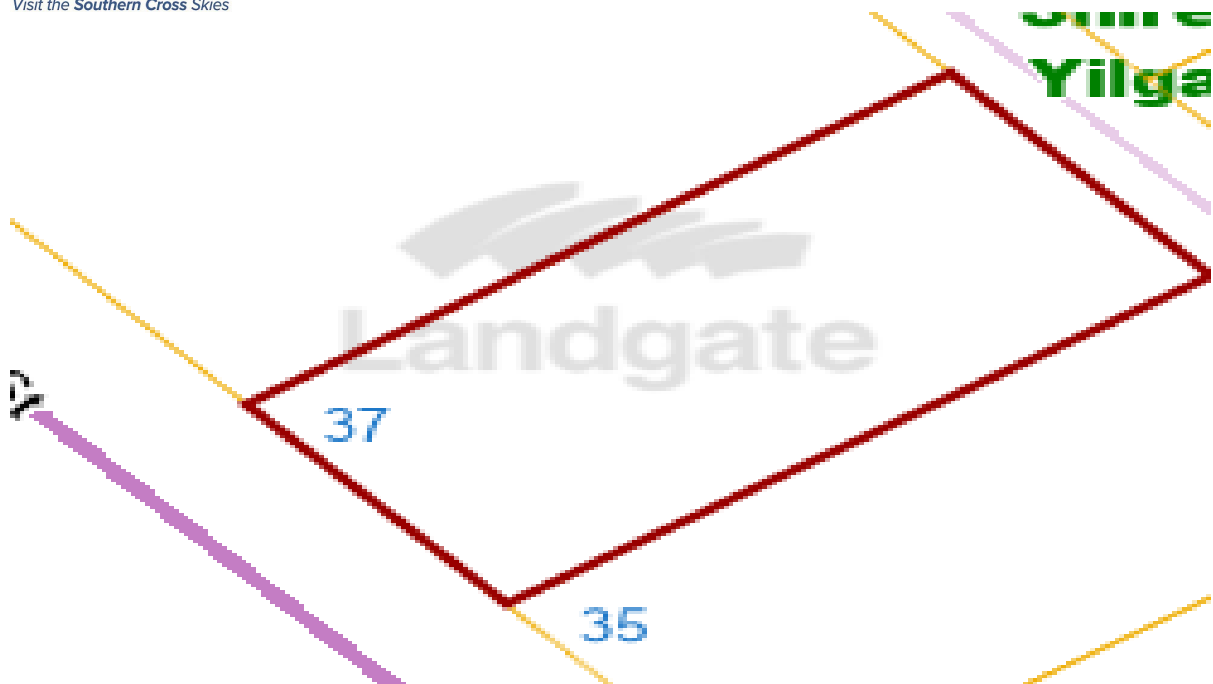
Estimated remaining life is 24 years.

10 Year maintenance plan:	\$307,610.00
Reinstatement with New - Value:	\$900,000.00
Fair Value (Improvements Asset):	\$200,000.00
Fair Value (Land Asset):	<u>\$ 31,500.00</u>
Total Fair Value:	\$231,500.00



This is a brick and iron clad building situated on a concrete slab. The house was built in 1988 and the Shire acquired it in 1993. A new roof was installed in 2010. Major interior capital works were carried out in 2012 and 2018.





Our asset number for this house is B0012. The land asset number is L0023. The land area is 1058m² and the house size is 328m². Title deeds are 883/DP214910.

This house has an expected life of 60 years. It is currently 36 years old.

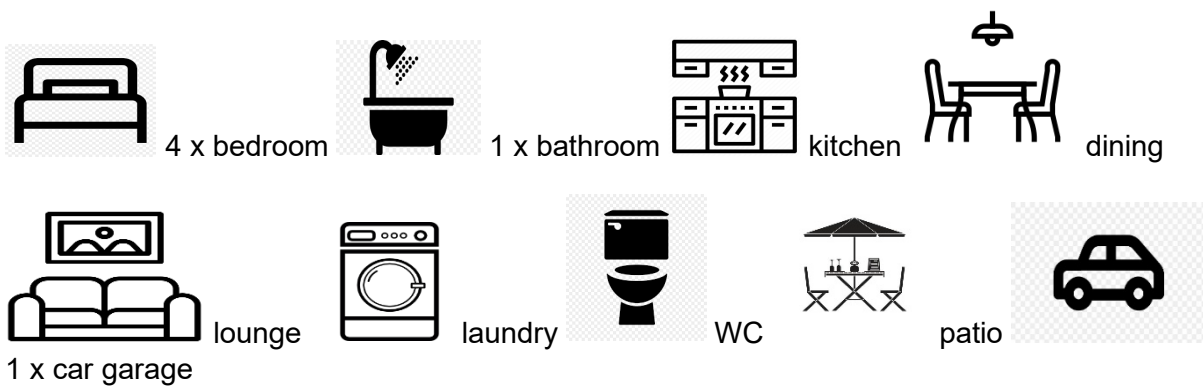
Estimated remaining life is 24 years.

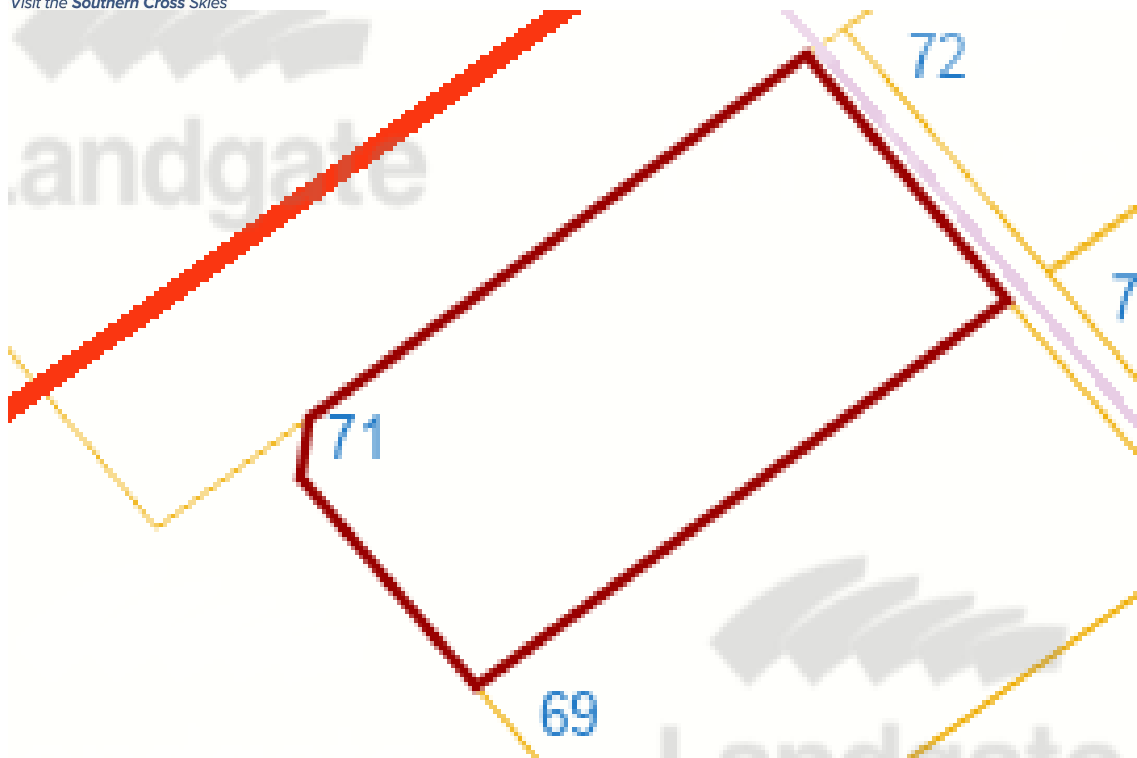
10 Year maintenance plan:	\$ 256,564.00
Reinstatement with New - Value:	\$990,000.00
Fair Value (Improvements Asset):	\$205,000.00
Fair Value (Land Asset):	<u>\$ 31,500.00</u>
Total Fair Value:	\$236,500.00

71 Antares St



71 Antares St was built in 1966. The Shire acquired the building in 1993. This is a brick and iron clad dwelling on a concrete slab. The 4th bedroom was an addition 1988. This building has had extensive maintenance of it's time. There is significant capital work required to bring this building up to standard.





Our asset number for this building is B0003. The land asset number is L0020. The land area is 825m² and the house size is approximately 130m². Title deeds are VOL:1298 FOL:254.

This house has an expected life of 60 years. It is currently 58 years old. In poor condition. Estimated remaining life is 2 years.

10 Year maintenance plan:	\$356,630.00
Reinstatement with New - Value:	\$400,000.00
Fair Value (Improvements Asset):	\$125,000.00
Fair Value (Land Asset):	<u>\$ 24,500.00</u>
Total Fair Value:	\$149,500.00



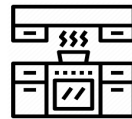
This house was built in 1971. It is at the end of useful life. The major concern of this property is the internal and external cracking of building and rear veranda. This is a brick and tile building. The concern is of the sub structure and super structure. There is a lot of repairs and maintenance required to the house.



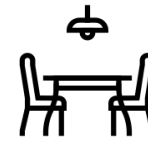
3 x bedroom



1 x bathroom



kitchen



dining



lounge



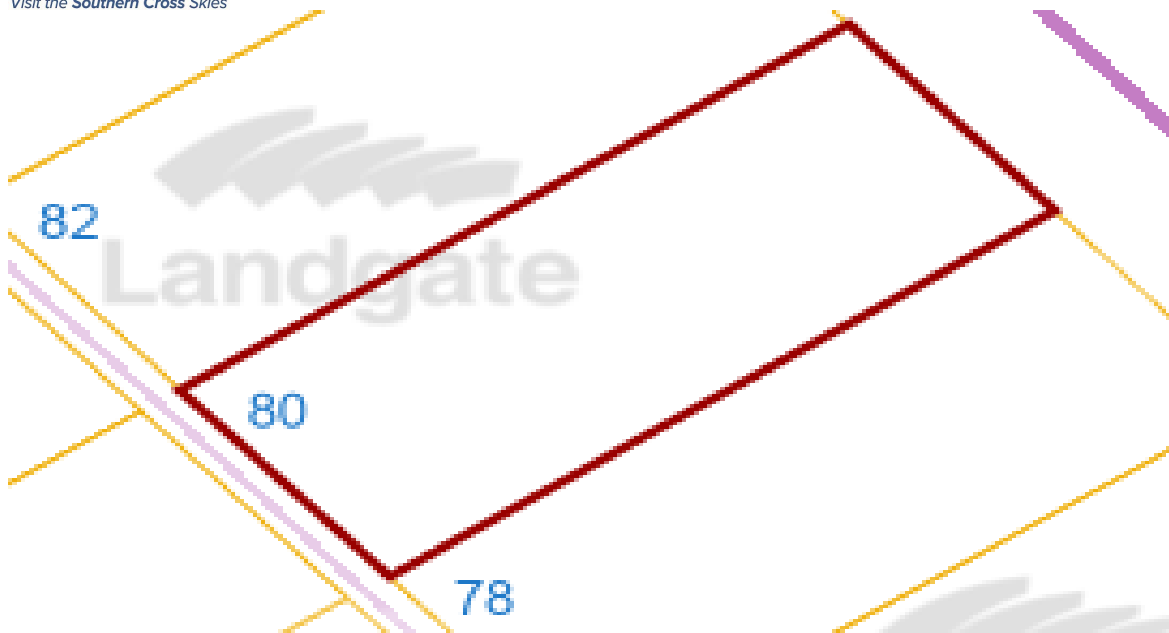
laundry



WC



1 x car garage



Our asset number for this property is B0010. The land asset is L0022. The land area is 1011m². Title deeds for this property is VOL: 210 FOL: 87.

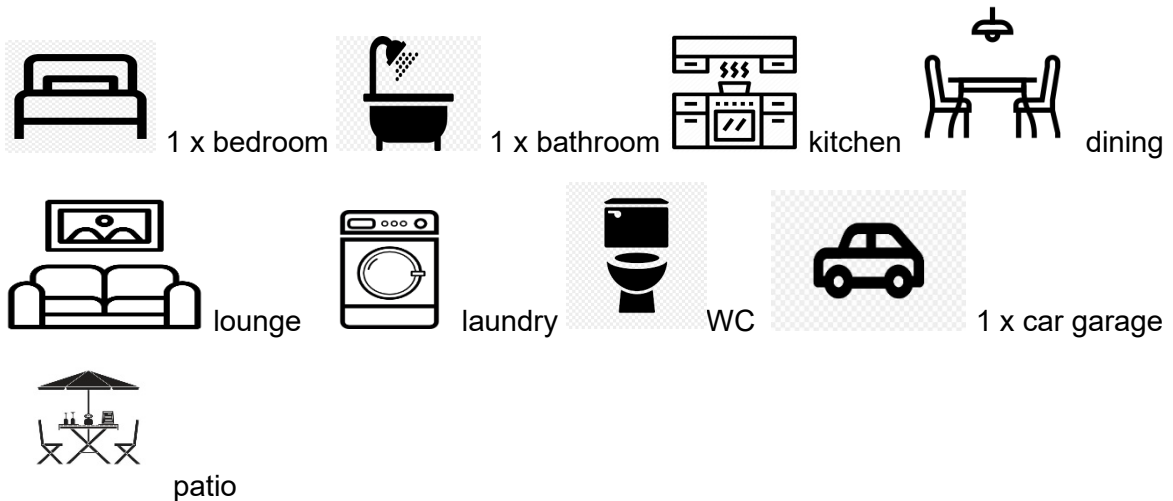
This house has an expected useful life of 60 years. It is currently 53 years old. In poor condition.

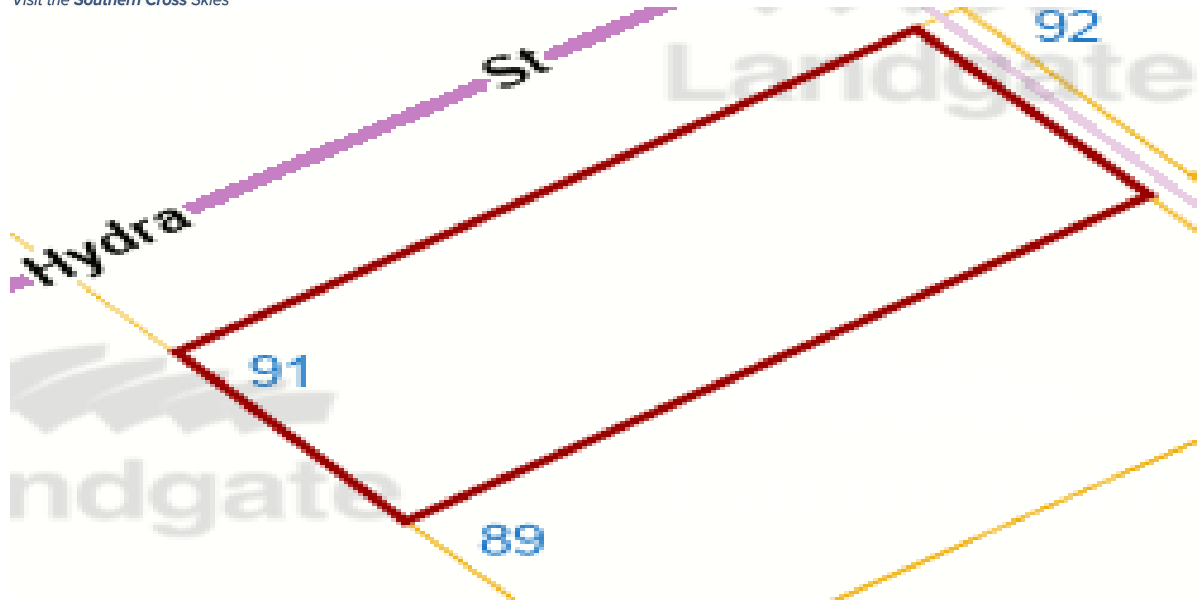
Estimated remaining life is 7 years.

10 Year maintenance plan:	\$405,766.00
Reinstatement with New - Value:	\$405,000.00
Fair Value (Improvements Asset):	\$115,000.00
Fair Value (Land Asset):	<u>\$ 30,000.00</u>
Total Fair Value:	\$145,000.00



This is a unit 1 of 3 situated on 91 Antares St. We purchased the unit in 1993. This is a limestone, brick and metal clad purpose built 1-bedroom unit on concrete slab. There has been interior capital work completed on the unit including a new kitchen, flooring and painting. General maintenance is quite minimal for the property





The asset number for this unit is B0004. The total land area that the unit sits on is 1012m2. Title deeds are VOL: 3148 FOL: 309.

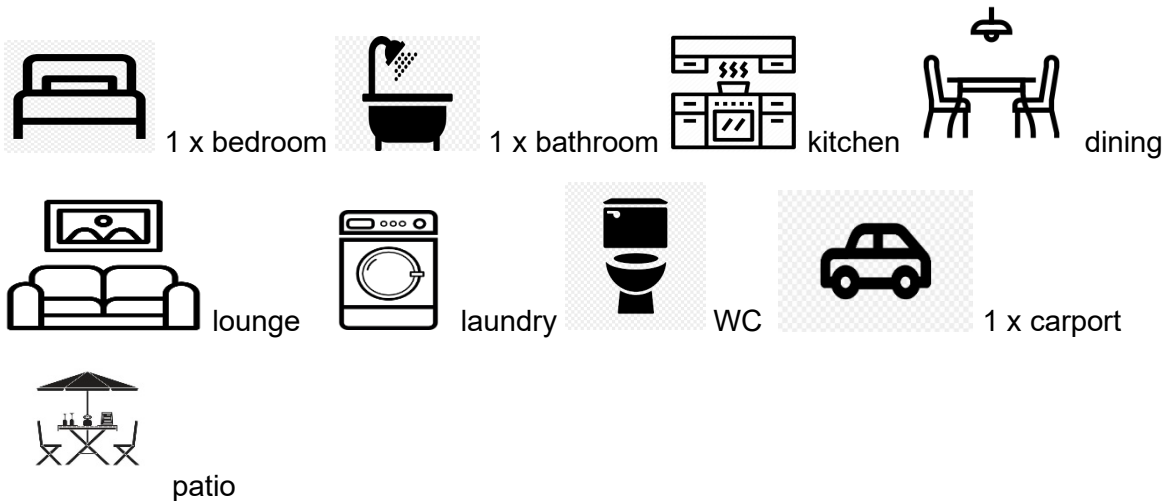
The unit is estimated 31 years old. The estimated useful life is 60 years.

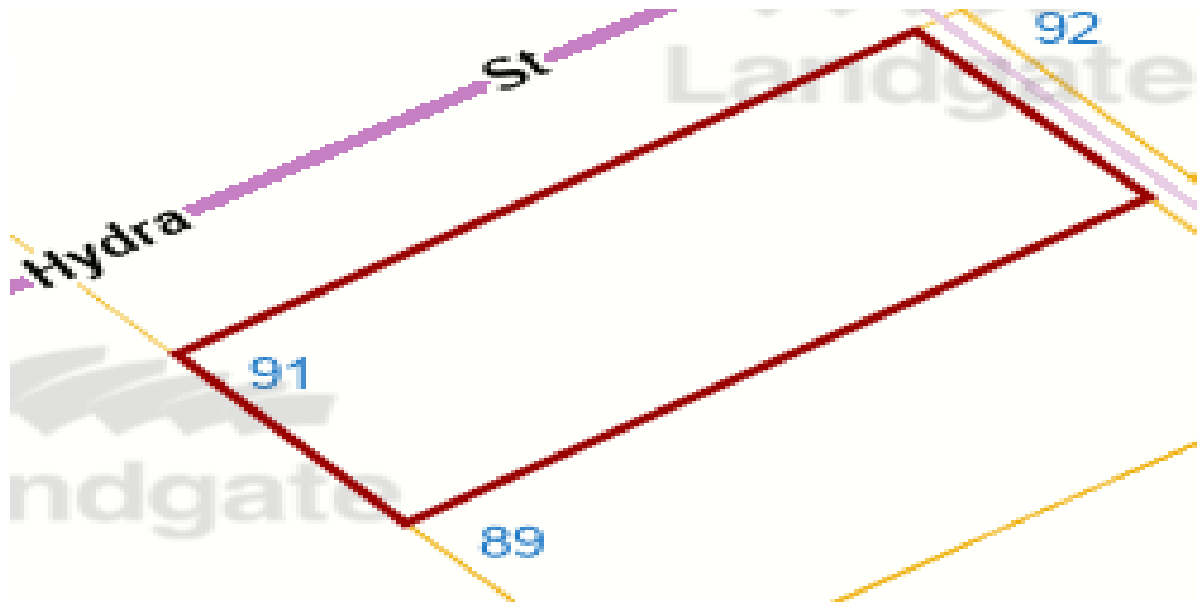
Estimated remaining life is 29 years.

10 Year maintenance plan:	\$115,803.00
Reinstatement with New - Value:	\$255,000.00
Fair Value (Improvements Asset):	\$114,000.00
Fair Value (Land Asset):	<u>\$ 8,333.00</u>
Total Fair Value:	\$122,333.00



This is a unit 2 of 3 situated on 91 Antares St. We purchased the unit in 1993. This is a limestone, brick and metal clad purpose built 1-bedroom unit on concrete slab. There was storm damage to the unit in 2011. Insurance claim was lodged to replace roof, ceiling and internal works on the unit. General maintenance is very minimal for the property. Internal upgrades have been identified for the future.





The asset number for this unit is B0217. The total land area that the unit sits on is 1012m². Title deeds are VOL: 3148 FOL: 309.

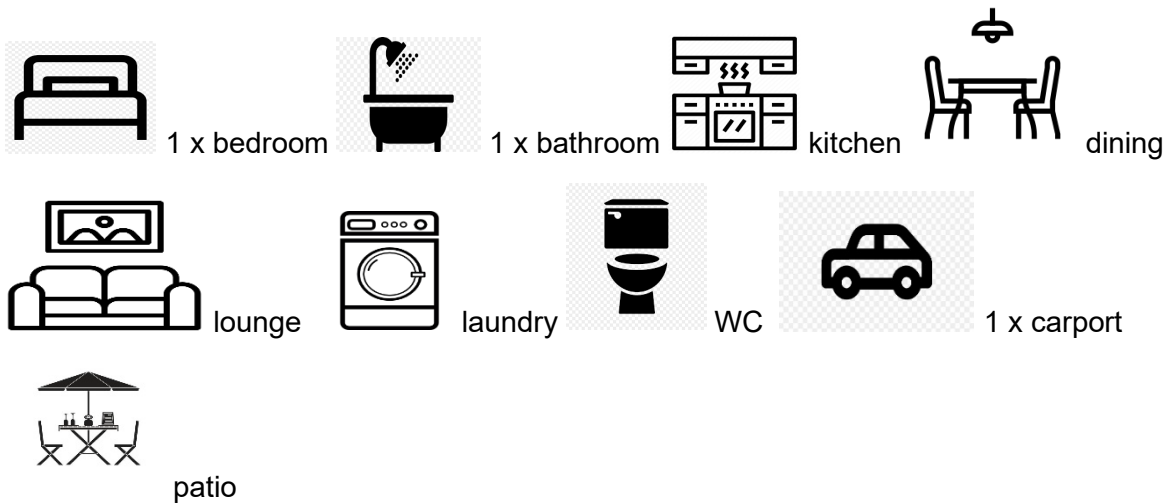
The unit is estimated 31 years old. The estimated useful life is 60 years.

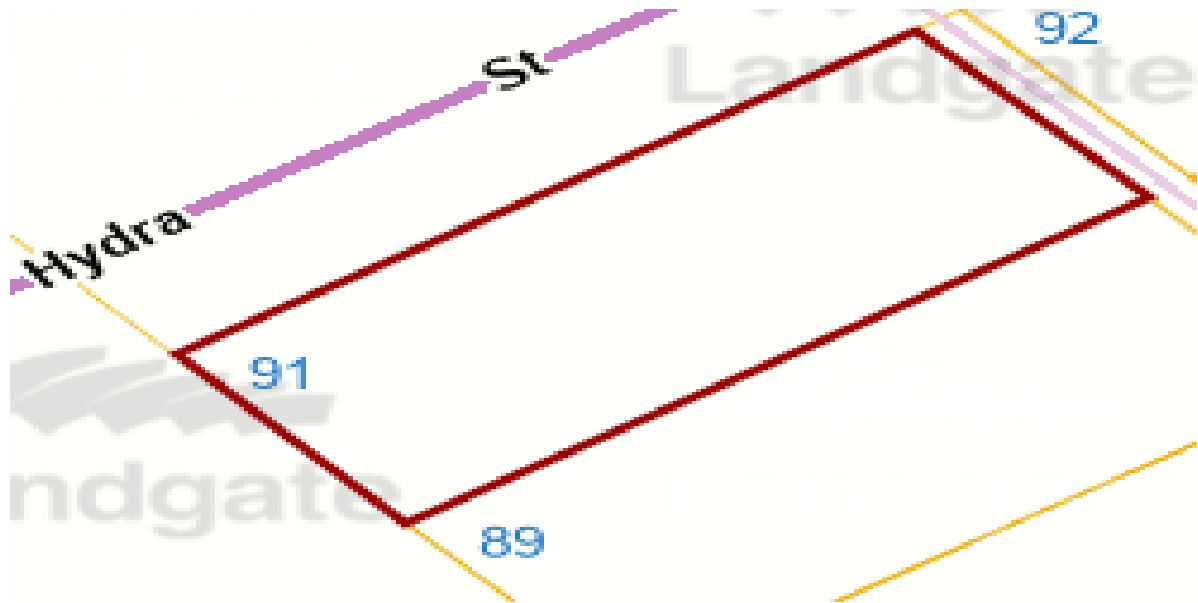
Estimated remaining life is 29 years.

10 Year maintenance plan:	\$172,034.00
Reinstatement with New - Value:	\$255,000.00
Fair Value (Improvements Asset):	\$114,000.00
Fair Value (Land Asset):	<u>\$ 8,333.00</u>
Total Fair Value:	\$122,333.00



This is a unit 3 of 3 situated on 91 Antares St. We purchased the unit in 1993. This is a limestone, brick and metal clad purpose built 1-bedroom unit on concrete slab. Capital works was completed in 2022. This included new kitchen, flooring, painting, new fence and remedial works on the interior. Prior to this the unit had minimal maintenance.





The asset number for this unit is B0218. The total land area that the unit sits on is 1012m². Title deeds are VOL: 3148 FOL: 309.

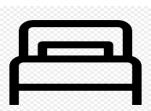
The unit is estimated 31 years old. The estimated useful life is 60 years.

Estimated remaining life is 29 years.

10 Year maintenance plan:	\$101,052.00
Reinstatement with New - Value:	\$255,000.00
Fair Value (Improvements Asset):	\$114,000.00
Fair Value (Land Asset):	<u>\$ 8,333.00</u>
Total Fair Value:	\$122,333.00



103 Altair was built in the 70's. Under Local Government asset management guidelines, the useful life of this property is 60 years. A full property Condition report has been completed along with a 10-year maintenance plan.



3 x bedroom



1 x bathroom



1 x kitchen



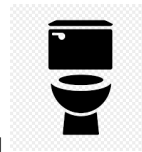
1 x laundry



1 x lounge



1 x dining



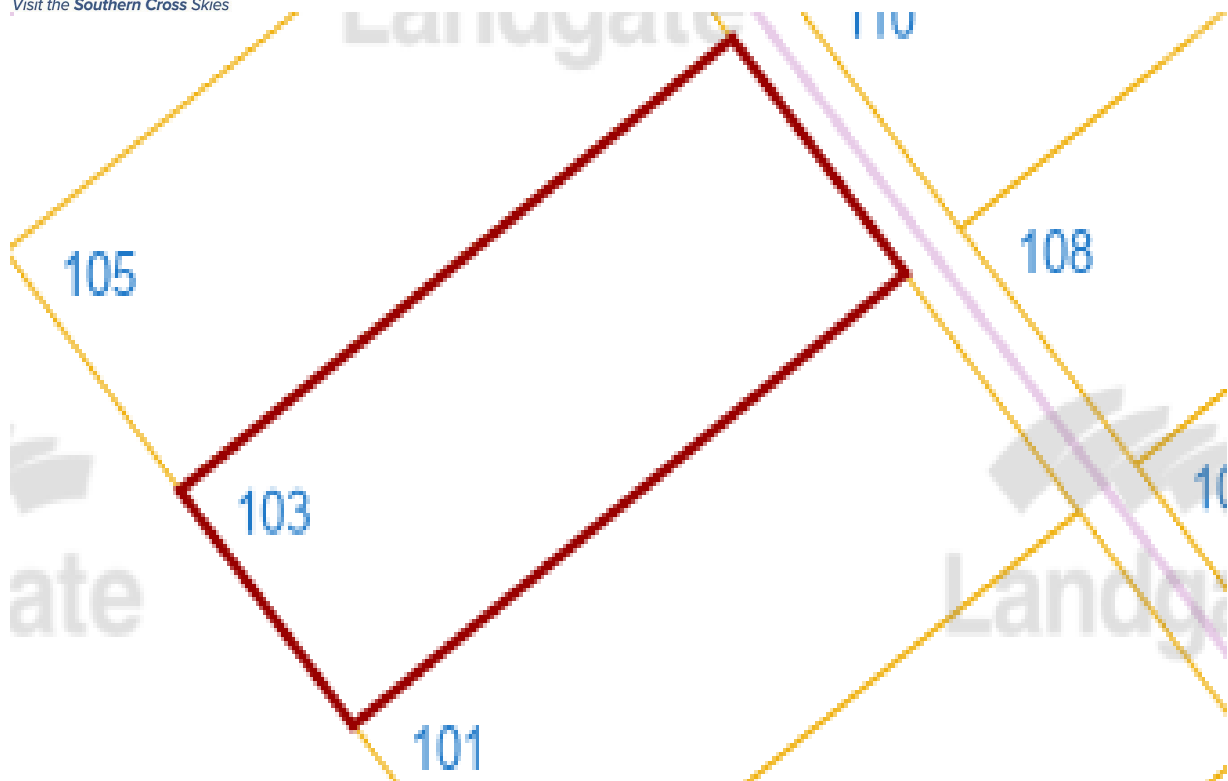
WC



1 x patio



1 x carport



Total and area 993m². Our asset number for this building is B0001. Title deed are VOL:1443 FOL: 659. The Shire purchased this property in 1993. This building is estimated at 50 years old.

Estimated remaining life is 10 years.

10 Year maintenance plan:	\$328,983.00
Reinstatement with New - Value:	\$415,000.00
Fair Value (Improvements Asset):	\$115,000.00
Fair Value (Land Asset):	<u>\$ 30,000.00</u>
Total Fair Value:	\$145,000.00



120 Antares St was built in 1974's. Under Local Government asset management guidelines, the useful life of this property is 60 years. A full property Condition report has been completed along with a 10-year maintenance plan. The sub foundation and super structure have signs of cracking.



3 x bedroom



1 x bathroom



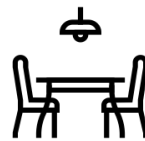
1 x kitchen



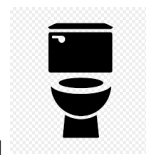
1 x laundry



1 x lounge



1 x dining



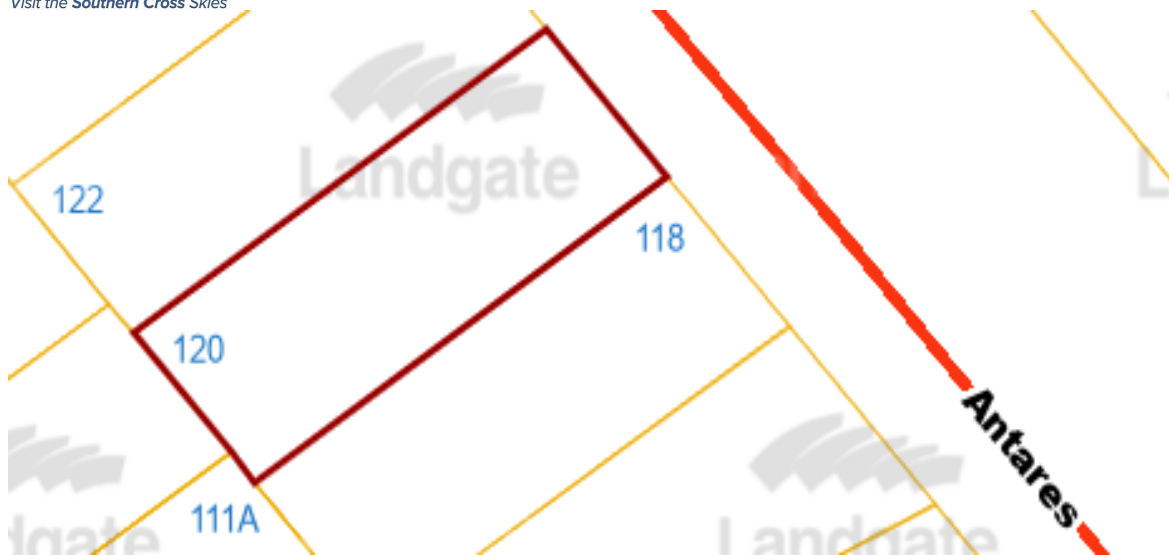
WC



1 x patio



1 x garage



Total land area is 1069m². Our asset number for this building is B0005. Title Deed is 780/DP173295. The Shire of Yilgarn purchased this property in 1993.

The roof was installed in 2019 along with a new kitchen install. The laundry, toilet and bathroom require extensive upgrades. Some windows cannot open and need replacement. New flooring, painting and window treatments required. No gardens established. Fencing needs replacement as part of our asbestos management plan. Work needs to be done around the tile fire surround and ceiling area as it is cracking and peeling with paint.

Estimated remaining useful life is 10 years.

10 Year maintenance plan:	\$412,235.00
Reinstatement with New - Value:	\$400,000.00
Fair Value (Improvements Asset):	\$115,000.00
Fair Value (Land Asset):	<u>\$ 30,000.00</u>
Total Fair Value:	\$145,000.00

Caravan Park Residence



The Caravan Park Residence is located at 10 Coolgardie Road. It was built in 1971. Under Local Government asset management guidelines, the useful life of this property is 60 years. This property requires some extensive capital works to bring the house to a good standard. It is a double brick house on a concrete foundation with a tiled roof.



3 x bedroom



1 x bathroom



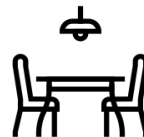
1 x kitchen



1 x laundry



1 x lounge



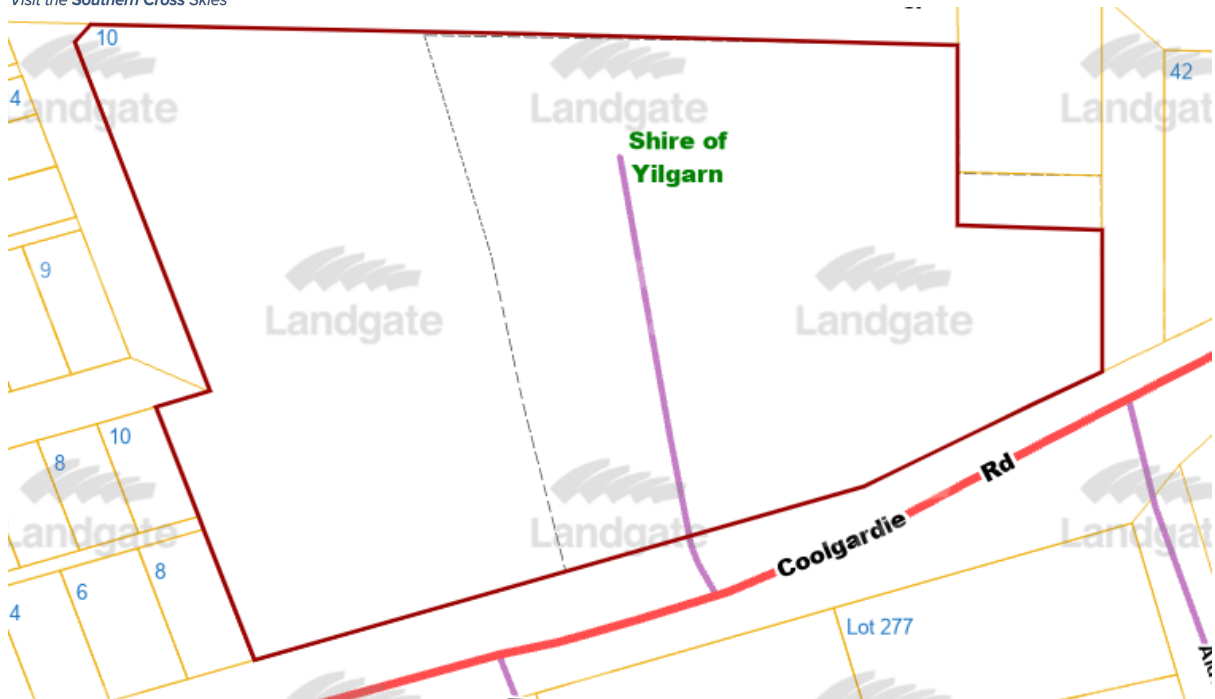
1 x dining



1 x patio



WC



The residence is part of the Caravan Park. The Shire acquired the building in 1993. The land area is part of the total Caravan Park. Our asset number for this building is B0013. Title deeds are VOL: 3052 FOL: 99. VOL:3053 FOL:72

Estimated remaining useful life is 7 years.

10 Year maintenance plan:	\$407,302.00
Reinstatement with New - Value:	\$530,000.00
Fair Value (Improvements Asset):	<u>\$166,000.00</u>
Total Fair Value:	\$166,000.00

Homes For The Aged



Homes for the Aged units are situated at 59-69 Antares St. There are 12 units all up in a duplex style set up. The units were set up in 3 stages. Unit 1-4 were built in 1973. Units 5-8 were built in 1978 and units 9-12 were built in 1987. Each unit is 1 bedroom 1 bathroom with a laundry included into the bathroom. They are a brick and tile unit on a concrete base. Unit 9-12 are set up for full disability. There have been extensive renovations to the units over the years. There is still currently 3 units to be renovated. There are only 6 carports at the property. All units now have rear patios. These units are nearing the end of useful life.



1 x bedroom



1 x bathroom



1 x kitchen



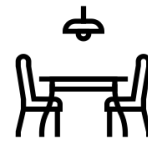
1 x laundry



WC



1 x lounge



1 x dining



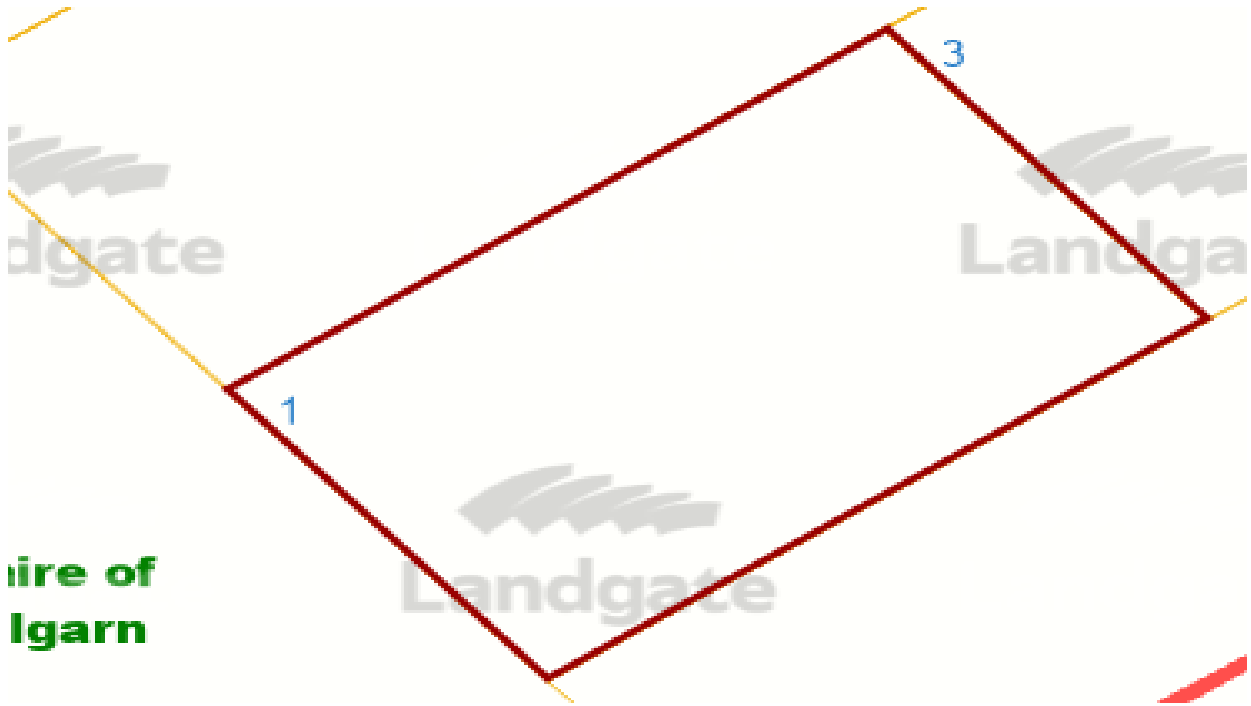
1 x patio



Total land area is 4958m². The land was acquired in 1973. The units were built mid to late 70's. Our asset numbers for this property is B0014, B0020, B0021, B0022, B0023 and B0024. Title deeds for these units are VOL: 1359 FOL: 266.

10 Year maintenance plan:	\$1,041,751.00
Reinstatement with New - Value:	\$2,310,000.00
Fair Value (Improvements Asset):	\$ 768,000.00
Fair Value (Land Asset):	<u>\$ 147,000.00</u>
Total Fair Value:	\$ 915,000.00

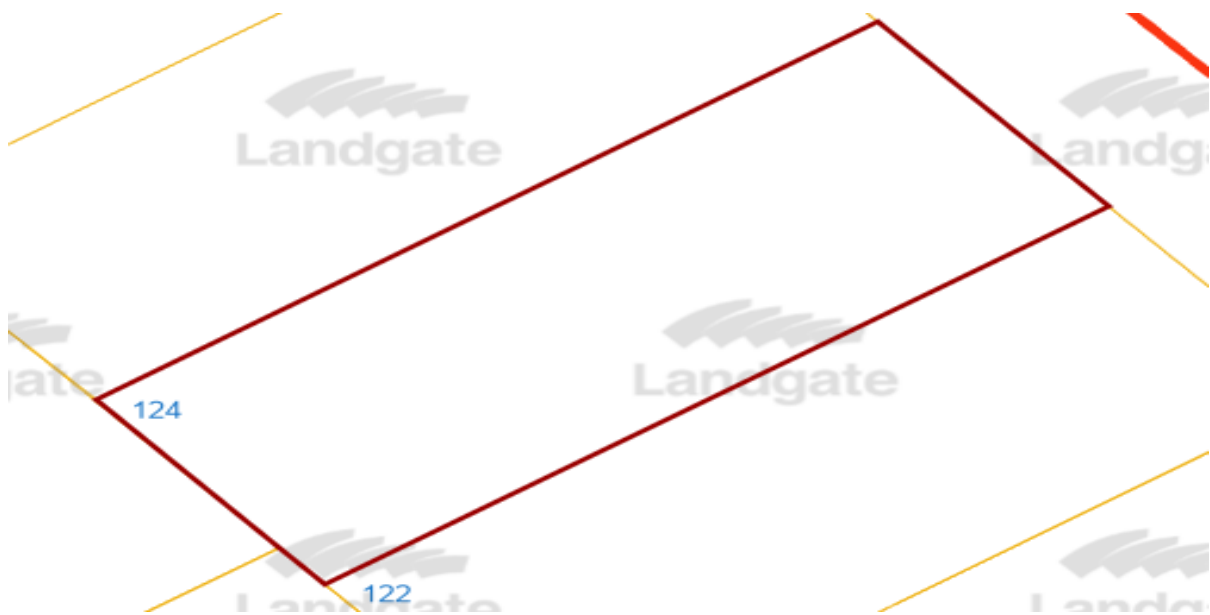
1 Altair – Emu Park



Total Land area is 644m². Land asset number is L00014. Zoned commercial.

Fair Value of Land: \$20,000.00

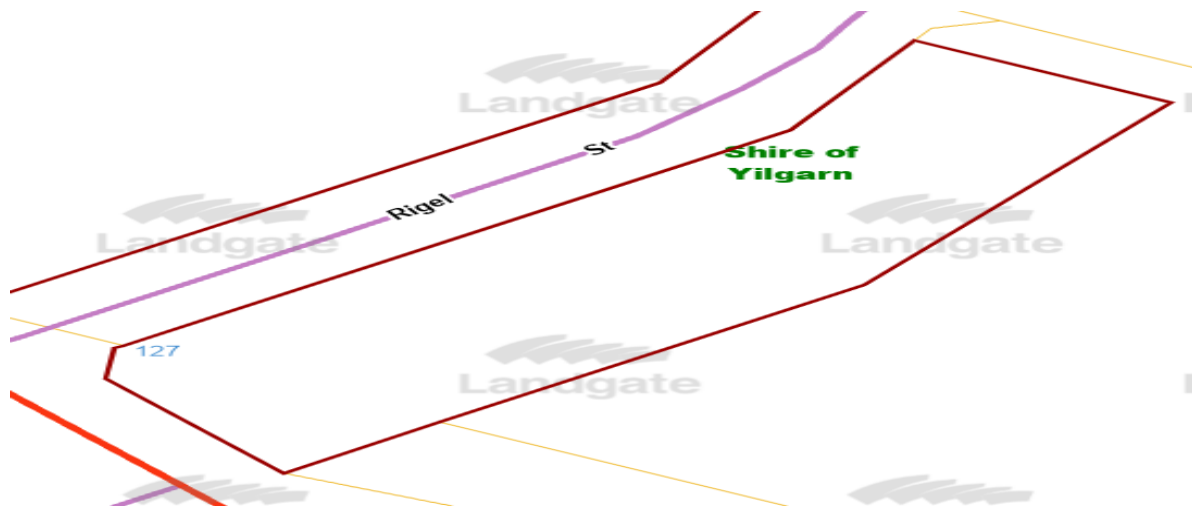
124 Antares St Land



Total Land area is 1069m². Land asset number is L0010. Zoned residential R30.

Fair Value of Land: \$32,000.00

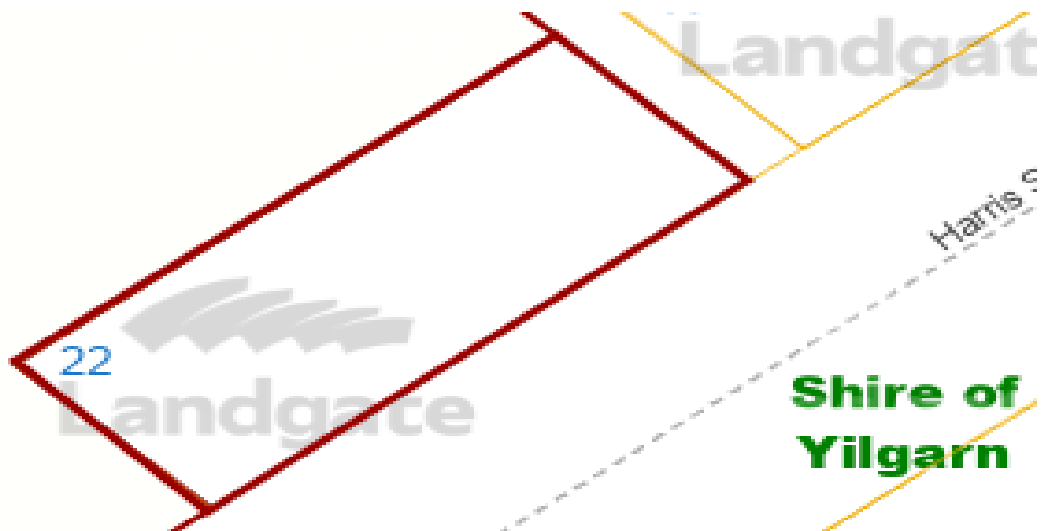
127 Antares St Land



Total land area is 2.1998ha. Land asset number is L0040. Zoned residential R12.5. This is old Railway land.

Fair Value of Land: \$155,000.00

22 Harris St Land



Total land area is 1011m². Land asset number is L0046. Zoned residential.

Fair Value of Land: \$7,000.00

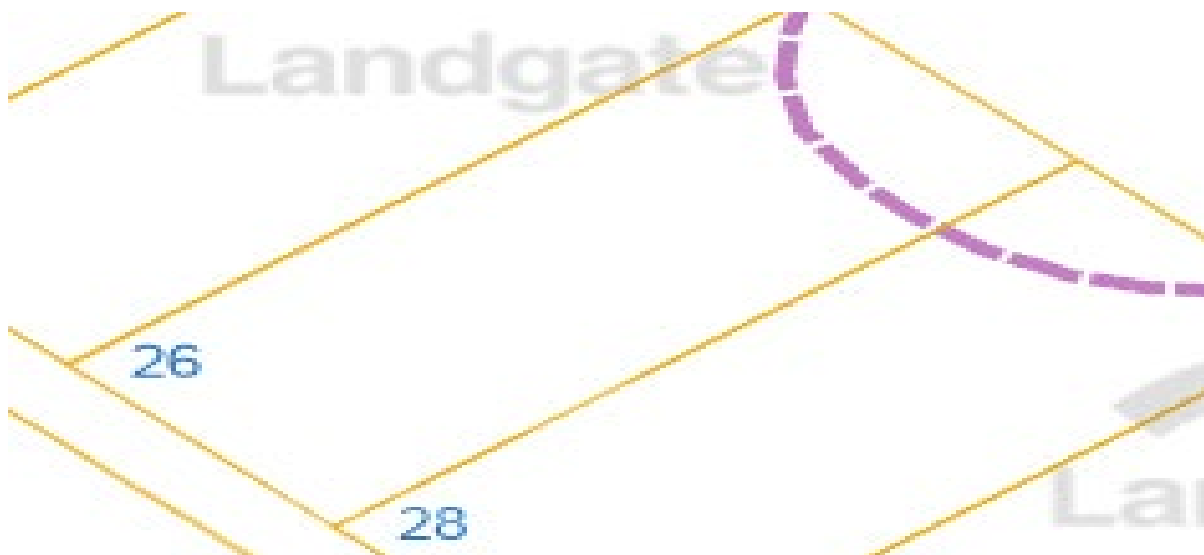
23 Draconis St Land – Horse Yards



Land size is 2.4526ha. Our asset number for the land is L0028. Zoned rural/mining.

Fair Value of Land: \$35,000.00

26 Doolette St Land



Land size is 1012m². Our asset number for the land is L0004. Zoned residential.

Fair Value of Land: \$7,000.00

3 Orion St Land – Emu Park



Land size is 368m2. Our asset number for the land is L0016. Zoned commercial.

Fair Value of Land: \$7,000.00

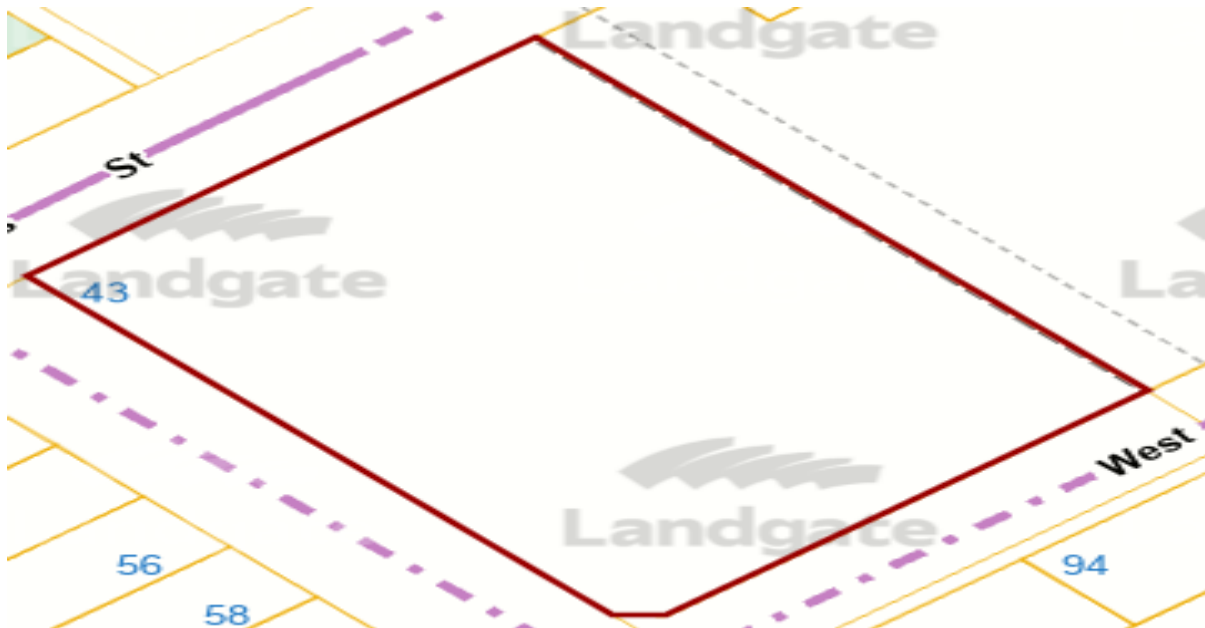
43 Dorothy St Land



Land size 1011m2. Our asset number for the land is L0007. Zoned residential.

Fair Value of Land: \$7,000.00

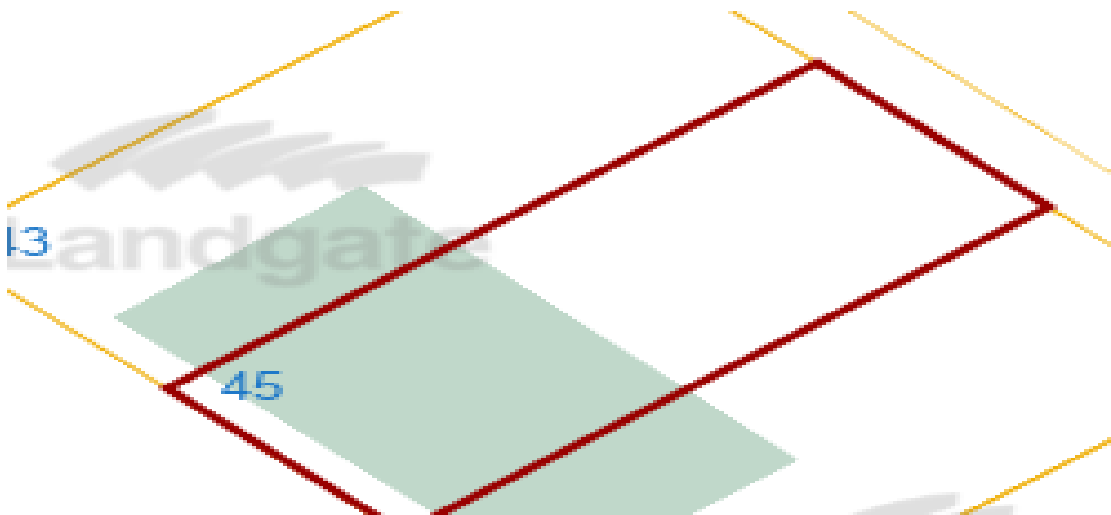
43 Jones St Land



Land size 1.4858ha. Our asset number for the land is L0035. Zoned residential.

Fair Value of Land: \$35,000.00

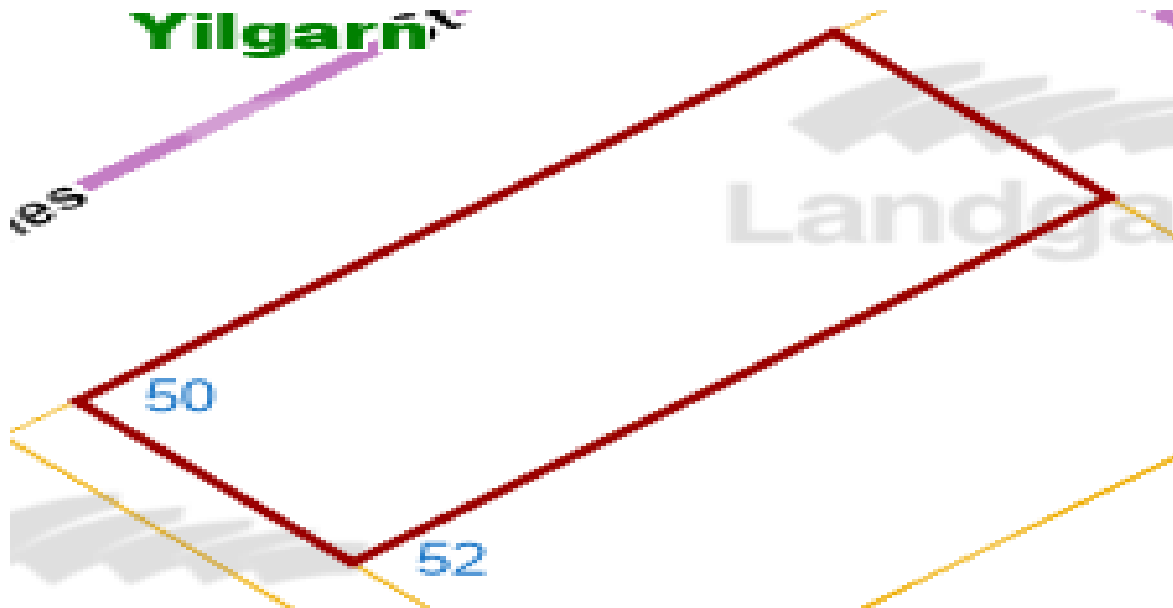
45 Dorothy St Land



Land size 1011m². Our asset number for the land is L0008. Zoned residential.

Fair Value of Land: \$7,000.00

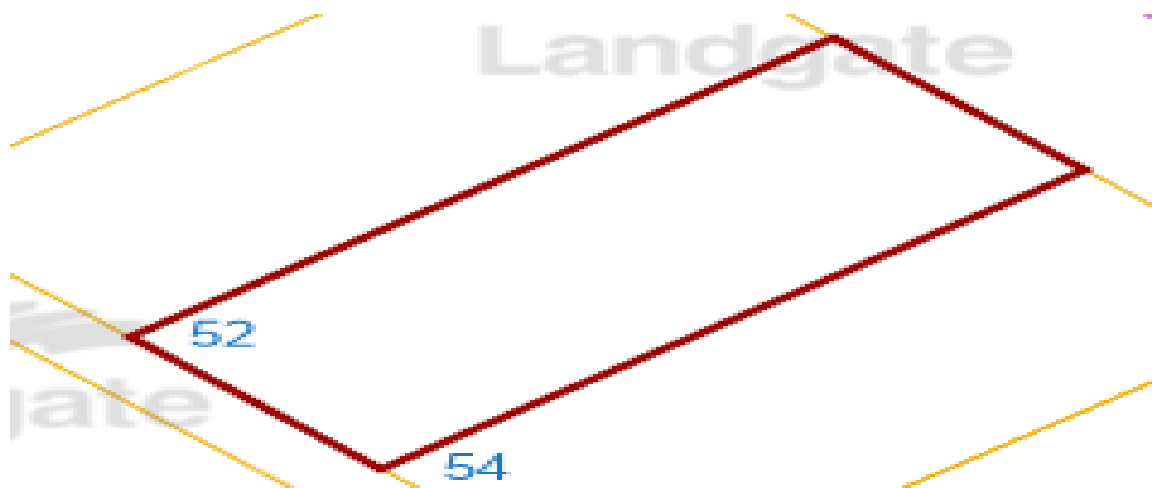
50 Dorothy St Land



Land size 1012m². Our asset number for the land is L0006. Zoned residential.

Fair Value of Land: \$7,000.00

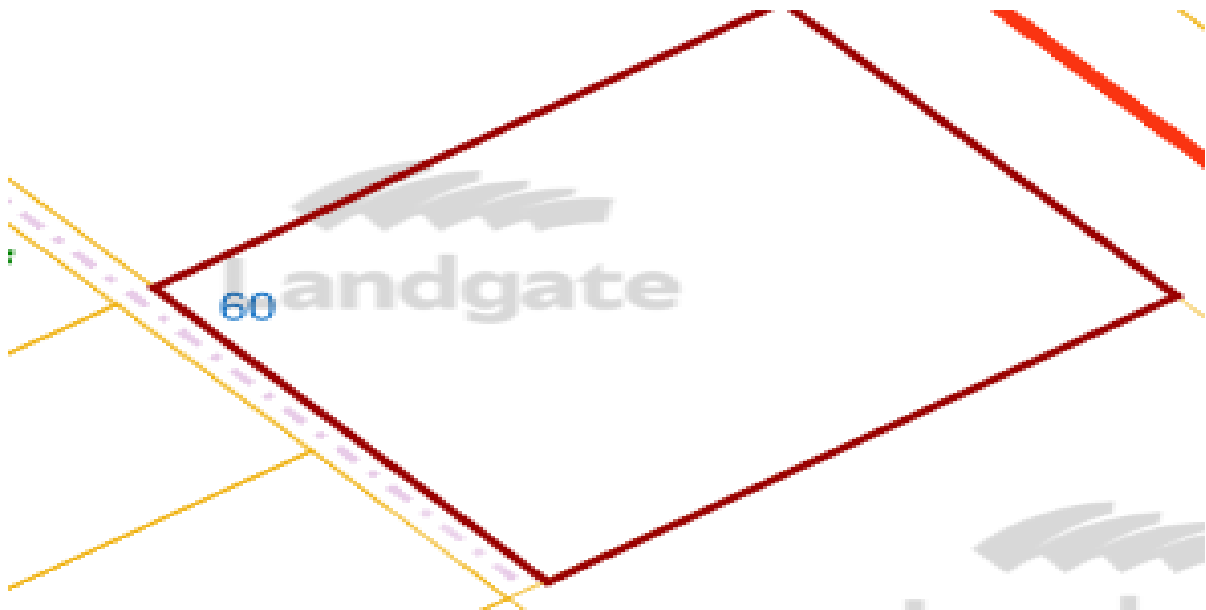
52 Dorothy St Land



Land size 1012m². Our asset number for the land is L0005. Zoned residential.

Fair Value of Land: \$7,000.00

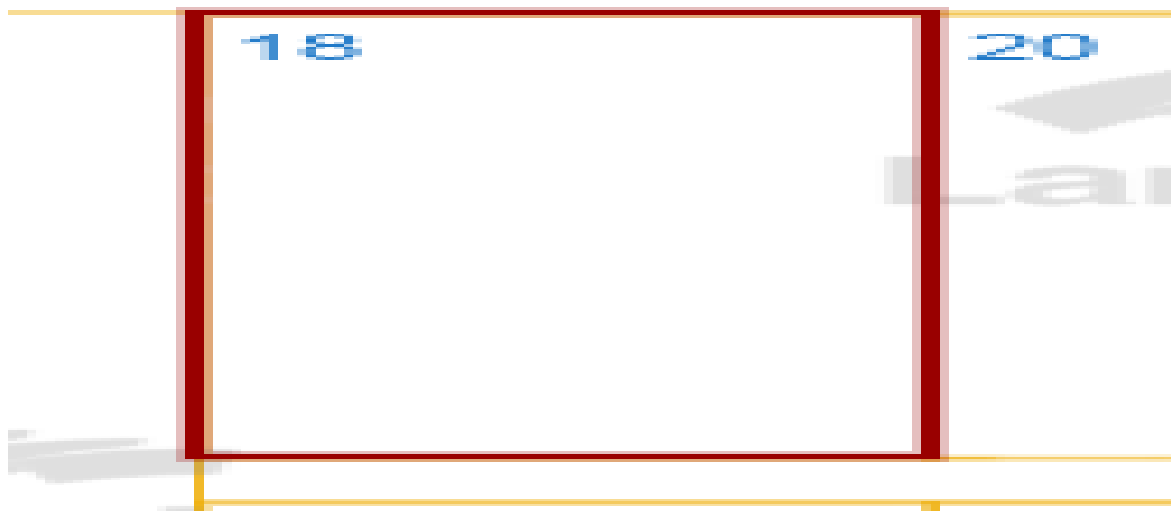
60 Antares St Land



Land size is 2024m². Land asset number is L0053. Zoned special use – place of worship.

Fair Value of Land: \$40,000.00

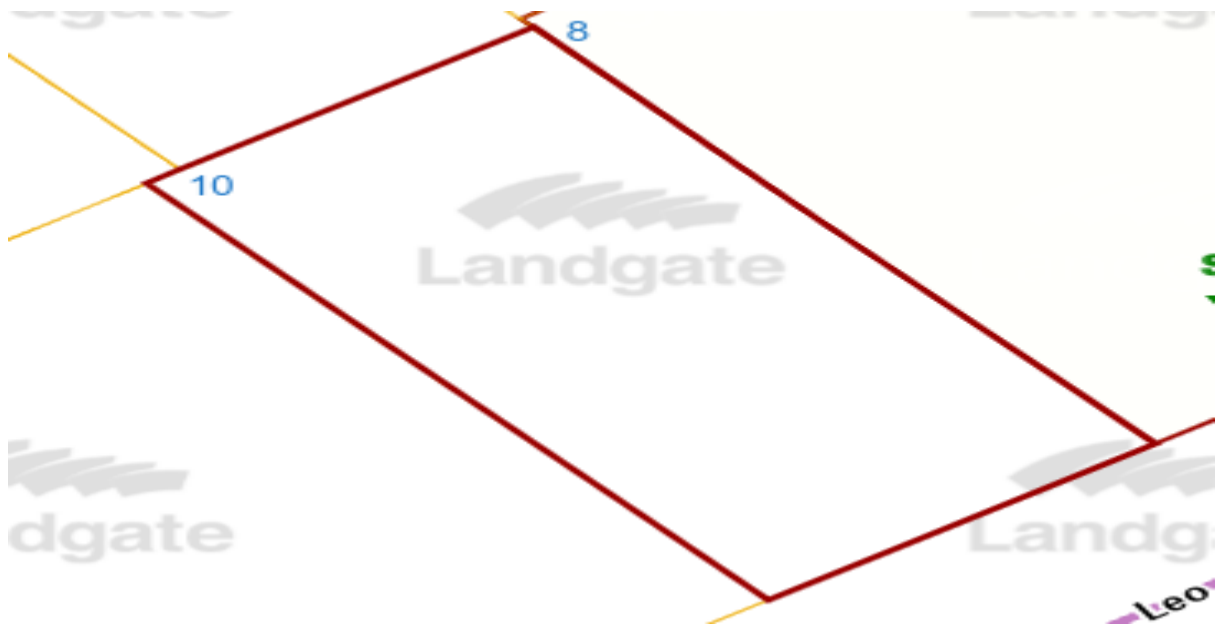
18 Lenneberg St Land



Land size is 1012m². Our asset number is L0044. Zoned residential. This was the old golf club in Marvel Loch.

Fair Value of Land: \$7,000.00

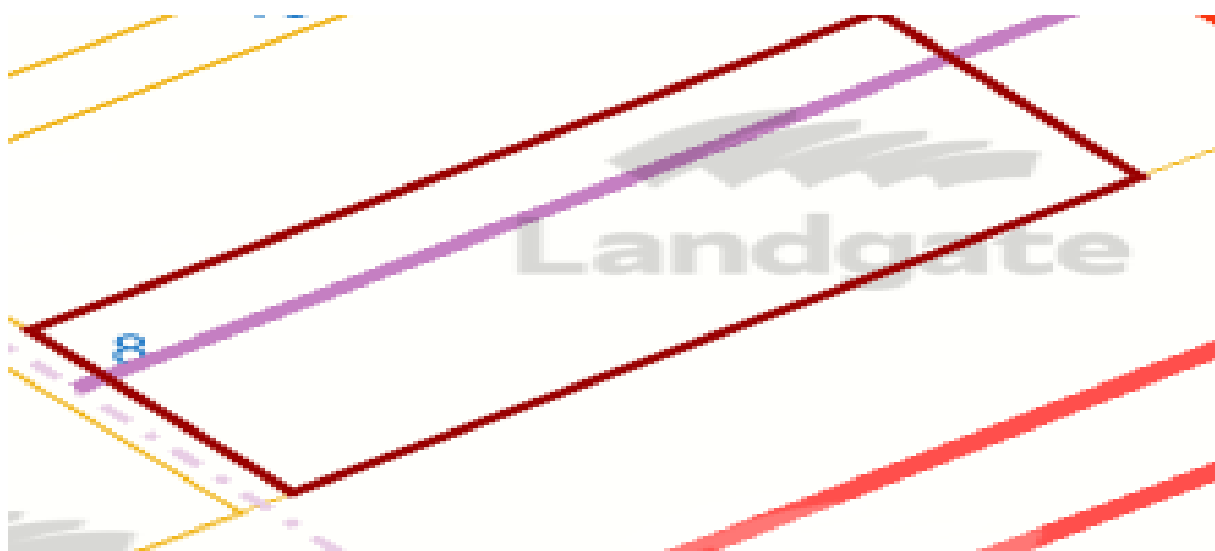
10 Leo St Land



Land size is 740m². Land asset number is L0052. Zoned residential.

Fair Value of Land: \$18,000.00

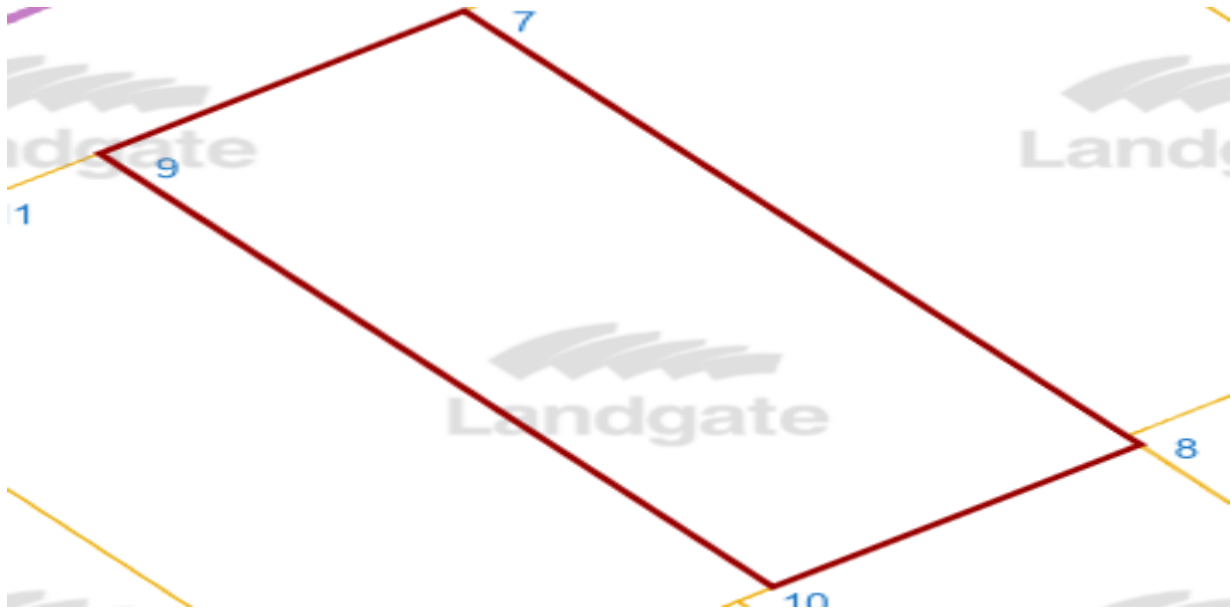
8 Antares St Land – Emu Park



Land size is 1011m². Our asset number is L0057. Zoned commercial.

Fair Value of Land: \$32,000.00

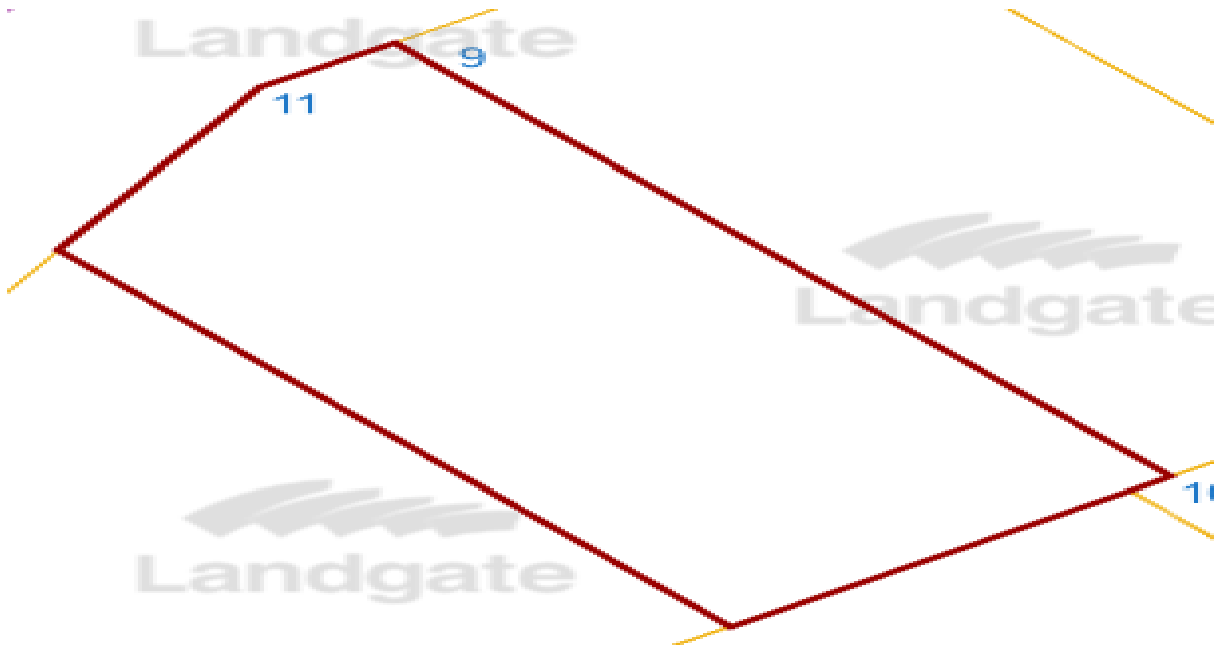
9 Libra Place Land



Land size is 702m². Land asset number is L0051. Zoned residential.

Fair Value of Land: \$17,000.00

11 Libra Place Land



Land size is 700m². Land asset number is L0052. Zoned residential.

Fair Value for Land: \$17,000.00

21 Williamson St Land



Land size is 1012m2. Land asset number is L0031. Zoned residential.

Fair Land Value: \$7,000.00

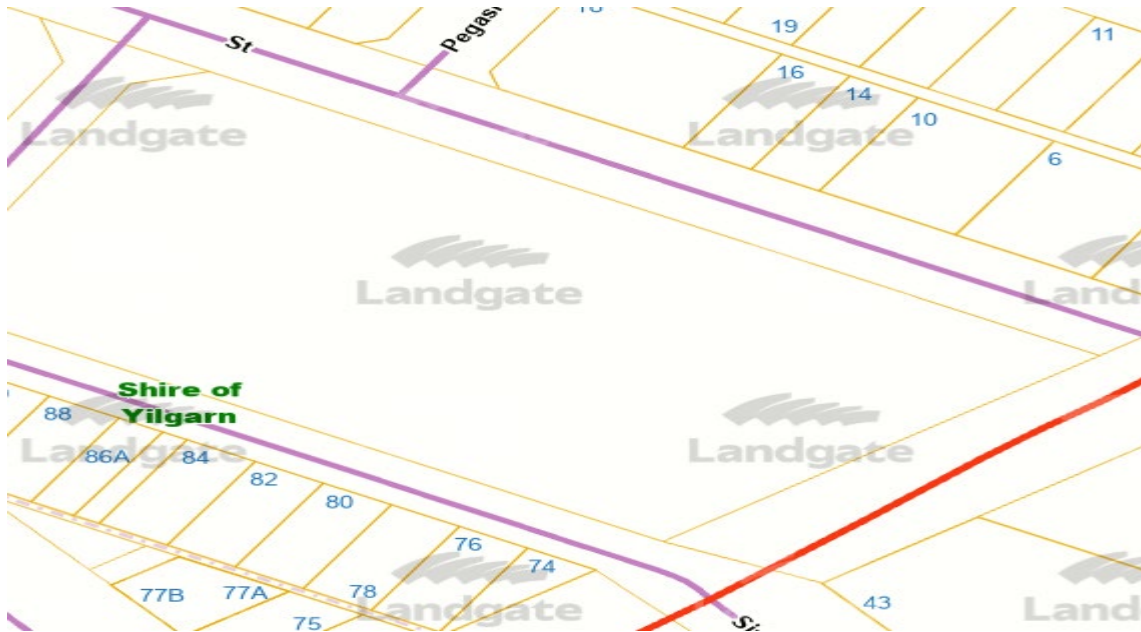
23 Williamson St Land



Land size is 1012m2. Land asset number is L0049. Zoned residential.

Fair Land Value: \$7,000.00

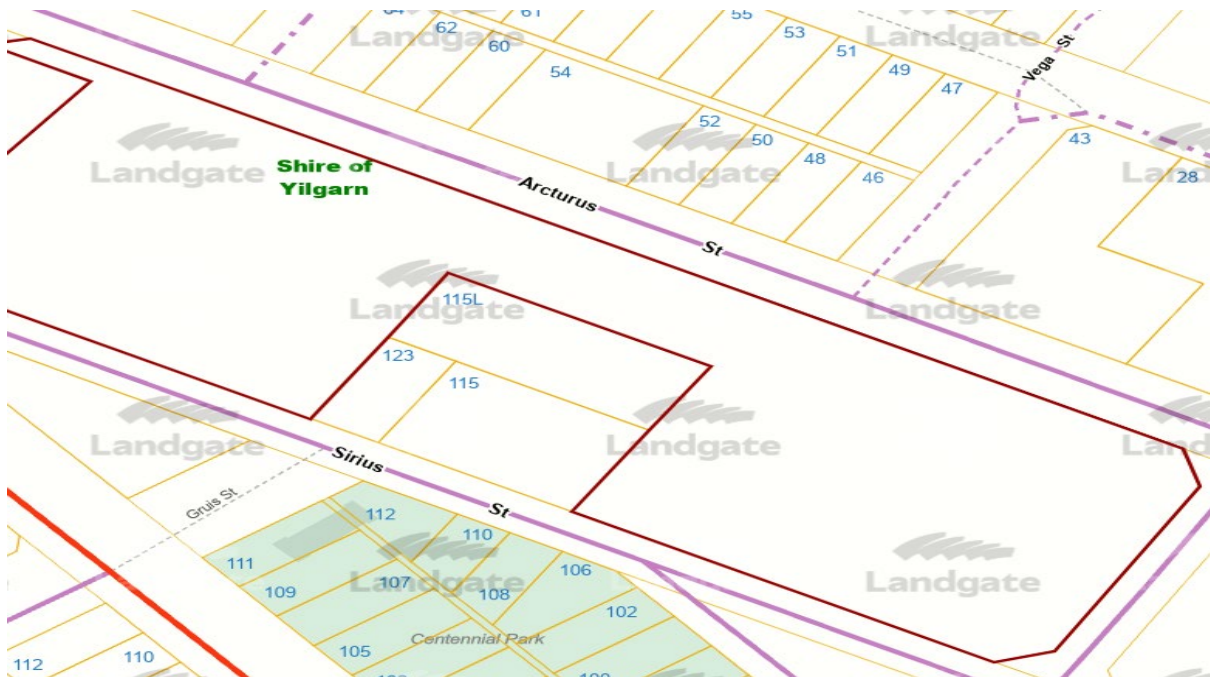
Sirius St



Land size is 3.251ha. Land asset number is L0042. Zoned R12.5.

Fair Land Value: \$30,000.00

Sirius St



Land size is 4.8113ha. Land asset number is L0011. Zoned R12.5.

Fair Land Value: \$45,000.00