



# **SHIRE OF KONDININ HOUSING AND BUILDING COMMITTEE**

## **MINUTES OF MEETING**

### **Housing and Building Committee**

held at 11:00am on Wednesday 18<sup>th</sup> May, 2022 at the  
**HYDEN COMMUNITY RESOURCE CENTRE**

11 Gordon Street, KONDININ WA 6367 Tel (08) 98891006 Fax (08) 98891197  
All communications to be addressed to the CHIEF EXECUTIVE OFFICER  
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## Order of Business

### 1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The CEO, Mr David Burton, welcomed those present and declared the meeting open at 11:10am.

**Moved: Cr Kent Mouritz**

**Seconded: Cr Brett Smith**

Cr Kerrie Green was nominated for Chairperson of the Committee Meeting. Cr Kerrie Green duly accepted the nomination.

**Being that there were no further nominations, Cr Kerrie Green was accepted as the Chairperson and assumed the chair.**

### 2. RECORD OF ATTENDANCE/APOLOGIES

Councillors: Cr Kerrie Green (Chairperson)  
Cr Kent Mouritz (President)  
Cr Darren Pool  
Cr Murray James  
Cr Brett Smith  
Cr Thomas Mulcahy

Staff: David Burton (CEO)  
Mark Burgess (MoW)  
Tory Young (MPA)  
Leandré Genis (Minute Taker)

Apologies: Cr Bruce Browning  
Cr Paul Green

### 3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

**This committee has not met since 2005, so there currently are no minutes to accept.**

**4. REPORTS OF MEMBERS AND OFFICERS**

**4.1.1 BUILDING PROGRAM 2021/2022**

**Applicant:** Shire of Kondinin  
**Author:** Chief Executive Officer – David Burton  
 Manager of Planning and Assets – Tory Young  
**Disclosure of Interest:** Financial/Proximity – CEO resides at 6 Hinck Street (as a staff member and non-voting officer, the CEO is not required to leave the room)  
**Date:** 10 May 2022  
**Attachment(s):** Works Listing for 2021/2022

**RESOLUTION:**  
**Moved: Cr Tom Mulcahy** **Seconded: Cr Darren Pool**  
 That the updated information on the 2021/2022 Housing and Building Program be noted.  
**Carried: 6/0**

**SUMMARY**

To provide information on the current Housing and Building works for 2021/2022.

**BACKGROUND**

The Housing and Building Program for 2021/2022 considered the following tasks, with their current status.

**Health**

Medical Centre Aircon Upgrade \$30,000 completed

**Aged & Disabled**

Wheatbelt South Aged Housing \$1,085,370 completed  
 2 units Kondinin, 2 units Hyden.

**Housing**

Land purchase 2 blocks (inc demolition) \$40,000 One house purchased, chasing agreement for other block  
 House Purchase – Lot 97 Jones \$115,000 completed.

**Recreation and Culture**

Hyden Recreation Centre upgrades \$200,000 No funding received.  
 Kondinin Bowling Green Upgrade \$127,736 completed

**Parks and Gardens**

Hyden Swimming Pool re-roofing \$100,000 works to be finalised  
 Hyden Swimming Pool Carpark \$39,260 drainage commencing soon  
 Electric BBQ's x 3 \$5,565  
 Kondinin Hockey Oval \$135,751 completed

**Economic Services**

Hyden Visitors Centre \$5,341,020 funding not received  
 Gordon Street Toilet \$7,280 completed

Wave Rock Toilet Screening	\$1,392 completed
WR Tourist Precinct improvements	\$50,000 Plan to be renewed
Community Garden Ramps/Shelter	\$40,000 works contracted out
Landscape /retic Marshall St	\$2,273 completed
Wave Rock plants and boardwalk	\$28,917 completed
Standpipe Controllers/Card readers	\$17,549 completed.

### **STATUTORY ENVIRONMENT**

Local Government Act 1995

Local Government (Financial Management Regulations) 1996

Duty of Care – Australian Standards – Road design and Environmental Code of Practice – Road Construction and Maintenance works.

### **POLICY IMPLICATIONS**

Nil

### **PUBLIC CONSULTATION**

Nil

### **FINANCIAL IMPLICATIONS**

The proposed programme is reliant on funding being made available and any reduction in grants would impact on the proposed programmes and the final actual programme(s) scheduled.

### **STRATEGIC IMPLICATIONS**

*Shire's Strategic Community Plan 2016 – 2026*

4. Provide good strategic decision making, governance, leadership and professional management

4.2 Manage the organisation in a responsible and accountable manner

4.3 Deliver services that meet the current and future needs and expectations of the community, whilst maintaining statutory compliance.

### **REPORTING OFFICER'S COMMENT**

Most of the capital works for Housing and Buildings for 2021/2022 have been completed or should be completed by the end of the Financial Year.

Building Maintenance for buildings has been ongoing for the Shire houses and buildings. Inspections were held recently which will look at further maintenance to keep the buildings in the best shape possible.

It should be noted that some building supplies have been limited due to issues as a result of the COVID Pandemic, however staff and the contractor have completed as much as possible.

### **VOTING REQUIREMENTS**

Simple Majority

#### 4.1.2 HOUSING AND BUILDING PROGRAMME 2022/2023

**Applicant:** Shire of Kondinin  
**Author:** Chief Executive Officer – David Burton  
 Manager of Planning and Assets – Tory Young  
**Disclosure of Interest:** Financial/Proximity – CEO resides at 6 Hinck Street (as a staff member and non-voting officer, the CEO is not required to leave the room)  
**Date:** 10 May 2022  
**Attachment(s):** 10 year Housing and Building Plans

#### **RESOLUTION:**

**Moved: Cr Darren Pool**

**Seconded: Cr Tom Mulcahy**

That the recommend Housing and Building Programme for the 2022/2023 financial year be included in the draft budget considerations and future works for houses and buildings be noted.

**Carried: 7/0**

#### **SUMMARY**

To provide information on the current budget considerations for the Housing and Building Program for 2022/2023 and beyond

#### **BACKGROUND**

The Road works Program for 2022/2023 considered the following tasks, with their current status.

#### **Housing Capital Works**

Lot 252 Young Avenue (Lucas) – Garden Shed	\$5,000
Lot 223 Repacholi Parade (Wright) – front fence	\$5,000
Lot 246 Repacholi Parade (Doctor) – Front garden retic	\$10,000

#### **Buildings Capital Works**

Hyden Tennis Club re-roofing	\$150,000
Hyden Swimming Pool Change rooms	\$175,000
Kondinin Town Hall – Stage Curtain	\$10,000
Hyden Town Hall – Floor works	\$25,000
Bendering Hall – repairs (Insurance), cctv	\$42,000
Hyden CRC – landscaping-retic	\$9,000
Hyden Daycare – Ceiling& Floor	\$20,000
Kondinin Depot – Pound	\$8,000
Hyden Swimming Pool – changerooms	\$550,000
Hyden Swimming Pool – Carpark	\$200,000
Kondinin Airstrip – sealing	\$250,000
Hyden Golf Club – Painting	\$12,000
Hyden Tennis	\$150,000
Karlgarin Pavillion – Hot Water	\$15,000
Kondinin Public toilet – cctv	\$20,000
Hyden Hall – cctv	\$20,000

*Mr Mark Burgess left the meeting at 11:43am.*

*Mr Mark Burgess returned to the meeting at 11:45am.*

**Other Capital Works**

Wave Rock Precinct – Annual Allowance	\$50,000
Bin Enclosures – Historical and others	\$90,000

**STATUTORY ENVIRONMENT**

Local Government Act 1995

Local Government (Financial Management Regulations) 1996

Duty of Care – Australian Standards – Road design and Environmental Code of Practice – Road Construction and Maintenance works.

**POLICY IMPLICATIONS**

Nil

**PUBLIC CONSULTATION**

Nil

*Mr Mark Burgess left the meeting at 11:49am.*

*Mr Mark Burgess returned to the meeting at 11:52am.*

**FINANCIAL IMPLICATIONS**

The proposed programme is reliant on funding being made available and any reduction in grants would impact on the proposed programmes and the final actual programme(s) scheduled.

The items will be considered in the Budget for 2022/2023. Items may change pending on budget restrictions.

**STRATEGIC IMPLICATIONS**

*Shire's Strategic Community Plan 2022-2023*

- 1 *Community*
  - 1.4 *Recreational and social spaces encourage active and healthy lifestyles*
  - 1.5
- 2 *Economy*
  - 2.4 *Housing meets existing and future community needs for families and workers*

**REPORTING OFFICER'S COMMENT**

The Manager of Planning and Assets has spent a lot of time drafting a worksheet for our Housing and Building, which will be a useful tool for planning and costing working going into the future. The Housing and Building worksheets will ensure that future works can be programmed and allowed for in Long Term Financial Plans rather than just having an incremental increase. While this worksheets is still in its infancy, it will give the Shire greater clarity of works to be considered and possible costs going into the future. Over time, the more the worksheet is used, the greater the accuracy of the data and considerations of the costing will be.

Members may note that for several buildings a 'Capital Provision' has been allocated to ensure that buildings are being updated and kept up to standard. At the current time, it is not known what the works may entail, however a provision has been allocated to allow for works to be considered in the future and allowed for in budget estimates.

The worksheet will also allow Council and staff to move funds if required and change the planning for asset improvements as and when required while knowing what funds have been considered and what the longer term impacts will be for the building. This will allow greater planning and clarity of expenditure on Shire buildings going into the future. It should be noted that currently there is a shortage of building materials and contractors as a result of the COVID Pandemic which may impact works being completed on buildings. The extent of this impact is unknown, but has seen building costs increase dramatically and times for new constructions being delayed.

#### **VOTING REQUIREMENTS**

Simple Majority

*Cr Beverley Gangell arrived at the meeting at 12:47am.*

#### **5. CLOSURE OF MEETING**

Being no further business the meeting was closed at 12:48pm.