

Applicant:	Shire of Wyalkatchem
Location:	Lot 502, 21 Gamble Street Wyalkatchem
Date:	15 July 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	12.10.02
Attachment Reference:	Attachment 14.1.1 – Current Land Valuation

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

- 1. Notes the local public notice period for the disposal of Lot 502, Volume LR3132, Folio 297 at 21 Gamble Street Wyalkatchem has been undertaken in accordance with section 3.58(3) and section 1.7 Local Government Act 1995.*
- 2. Notes the public notice period commenced on 1 July 2026 and concluded on 15 July 2026 with nil submissions received.*
- 3. Approve the disposal of Lot 502, Volume LR3132, Folio 297 at 21 Gamble Street Wyalkatchem in accordance with section 3.58 Local Government Act 1995 to the Central East Accommodation and Care Alliance Ltd (CEACA) for nil consideration.*
- 4. Authorises the Shire President and Chief Executive Officer to finalise and execute the disposal of the land on behalf of the Shire of Wyalkatchem, including the affixing of the common seal on documents under the Local Government Act 1995.*

BACKGROUND

The Shire has made a series of decisions since May 2024 to purchase Lot 438 on deposited plan 40690, 21 Gamble Street Wyalkatchem to progress a housing development project with the Central East Accommodation and Care Alliance Inc. (CEACA) and its subsidiary registered community housing provider, CEACA Ltd.

At the 31 March 2026 Special Council Meeting, the Council resolved to purchase a portion of lot 438 on deposited plan 40690 for the price of \$47,500 (32/2026). At the 21 May 2026 Ordinary Council Meeting the Council resolved to adopt scheme amendment no 2 for EPA and WAPC approval to advertise the rezoning of the land to residential (52/2026).

Lot 438 on deposited plan 40690 has subsequently been subdivided into lots 501 and 502, with lot 502 being subject to disposal to CEACA Ltd under section 3.58 *Local Government Act 1995*.



COMMENT

The *Local Government Act 1995* section 3.58 requires that, before disposing of property, a local government must either comply with the statutory advertising provisions or satisfy the criteria for an exempt disposition. In this instance, the proposed disposal is not exempt and therefore must be advertised for public comment for a minimum period of 14 days.

The proposed disposal relates to land described as Lot 502, volume LR3131, Folio 297 at 21 Gamble Street Wyalkatchem (the land). The land was subdivided since it was purchased for \$47,500 and therefore a market valuation was required to comply with section 3.58 *Local Government Act 1995*. The mid-point value contained in the market valuation was \$35,000 (attachment 1).

The Shire intends to dispose of the land to CEACA Ltd for nil consideration.

Subject to Council approval to dispose of the land, a deed of gift will be executed under the *Local Government Act 1995* and the transfer to CEACA Ltd will be finalised. This is required to be completed in a timely manner for CEACA to meet their State and Federal Government funding requirements.

The Shire has held full membership of CEACA for many years and through this partnership seeks to leverage access to funding opportunities for the development of independent aged living units and social housing within Wyalkatchem. The current

CEACA expansion project has been successful in funding submissions through State and Federal grant programs. The project is seeking to deliver 54 additional independent living units across 11 Wheatbelt Shires, including an additional four dwellings to the Wyalkatchem community. One dwelling will be built at lot 6, unit 5 (#4) Swan street and Lot 502 at 21 Gamble street will host the additional 3 dwellings and is subject to a development approval at this same meeting.

The Shire's Housing Town Action Plan identifies that the estimated housing demand in the Shire is eight times greater than the current supply. This project with CEACA is identified as a key short-term priority in the Town Action Plan to help address the housing shortage within the Shire. This project is also strongly aligned with priority 2.2, 5.6 and 5.7 in the Shire's Strategic Community Plan 2024-2034.

The recommendation provided to Council progresses earlier resolutions intending to gift land to CEACA to facilitate the delivery of four social housing units as part of CEACA's funding arrangement with the Federal and State Governments.

The Shire of Wyalkatchem has undertaken its required public notice functions under section 3.58 and 1.7 of the *Local Government Act 1995* and upon receipt of nil submissions relating to the disposal, the recommendation to Council is to approve the disposal of land as intended.

STATUTORY ENVIRONMENT

Local Government Act 1995

Section 1.7 – Local Public Notice

Section 3.58 – Disposal of property

Local Government (Functions and General) Regulations 1996

Relevant provisions regarding exempt dispositions

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

There are financial implications associated with disposal of the land including land valuation, legal advice, advertising and conveyancing. These costs are provided for in the 2025/26 and 2026/27 annual budgets.

RISK IMPLICATIONS

There are minor compliance risks associated with disposal of property by advertising under section 3.58. These risks are mitigated by advertising for public submissions, the inclusion of an independent land valuation and a strong connection to the Shire's Housing Town Action Plan and Strategic Community Plan 2024-2034.

The upside opportunity is an increase in housing options within the Town which are not otherwise within the Shire's capacity to deliver.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan 2024-2034.

Pillar 1 Economy	Statement of Strategic Outcome: Local industry is sustained and can expand with critical and enabling infrastructure. The visitor economy diversifies our local economy and we enhance our community profile.
Goal No.	GOAL 2. Essential services and infrastructure enable economic growth
2.2	Develop land and housing initiatives in partnership with the private sector and all tiers of govt.

Pillar 2 Community	Statement of Strategic Outcome: Our community is inclusive, it is a place where people feel valued, and have access to opportunities to build their own capacity, lead healthy lifestyles and stay connected.
Goal No.	Goal 5. A safe and healthy community for all ages
5.6	Increase the supply of quality independent living units**
5.7	Support community and care services to support ageing in home

Mr Tom Kettle
Chief Executive Officer
Shire of Wyalkatchem
PO Box 224
Wyalkatchem WA 6485

Dear Tom

DESKTOP VALUE ESTIMATE

Proposed Lot 502 Flint Street WYALKATCHEM

We refer to your email today dated 1st July 2026 requesting a desktop value estimate for proposed Lot 502 Flint Street, Wyalkatchem, for transfer purposes to Central East Accommodation and Care Alliance.

Valuation Standards

This valuation is made in accordance with the valuation standards of the Australian Property Institute and the Commissioner for Consumer Protection (WA).

Property Address(s)

Flint Street, Wyalkatchem.

Legal Description

The proposed subject property is to be legally described as Lot 502 on Deposited Plan 432716, with the relevant Certificate of Title yet to be issued.

Registered Proprietor(s)

Upon issue of a Certificate of Title, the proposed registered proprietor will be the Shire of Wyalkatchem, with the property to be held as freehold.

Encumbrance(s)

Unknown.

Certificate of Title not available to be searched.

Date of Desktop Value Estimate

1st July 2026

Mobile: 0447 423 841

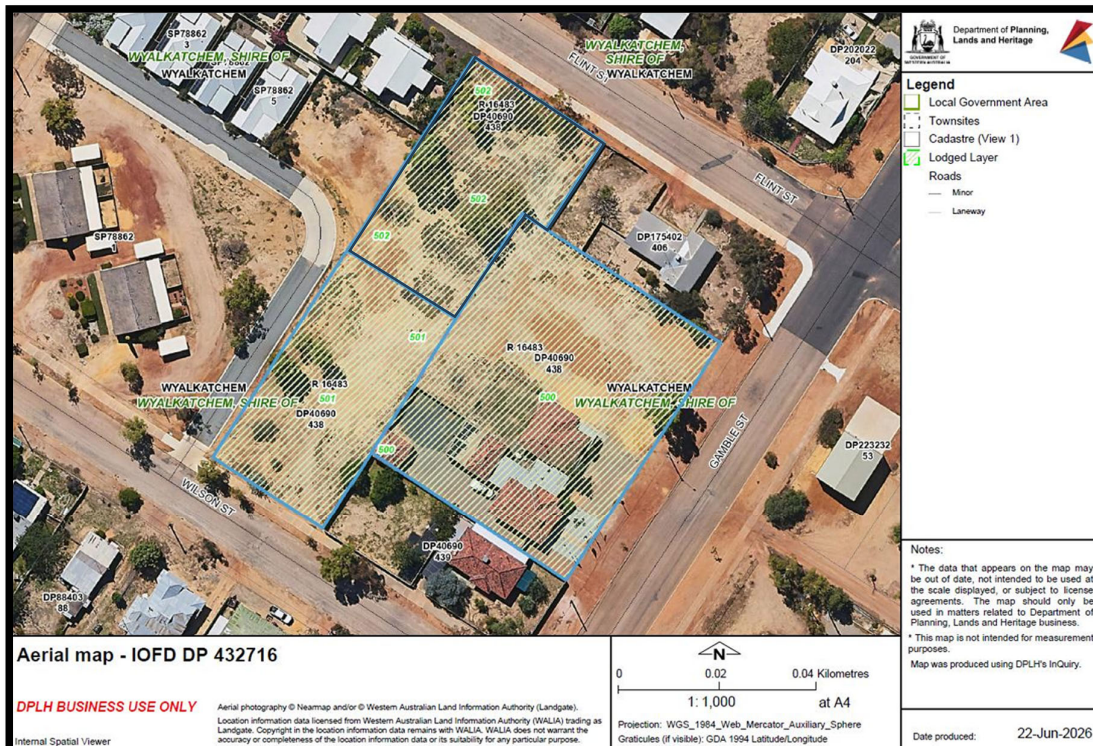
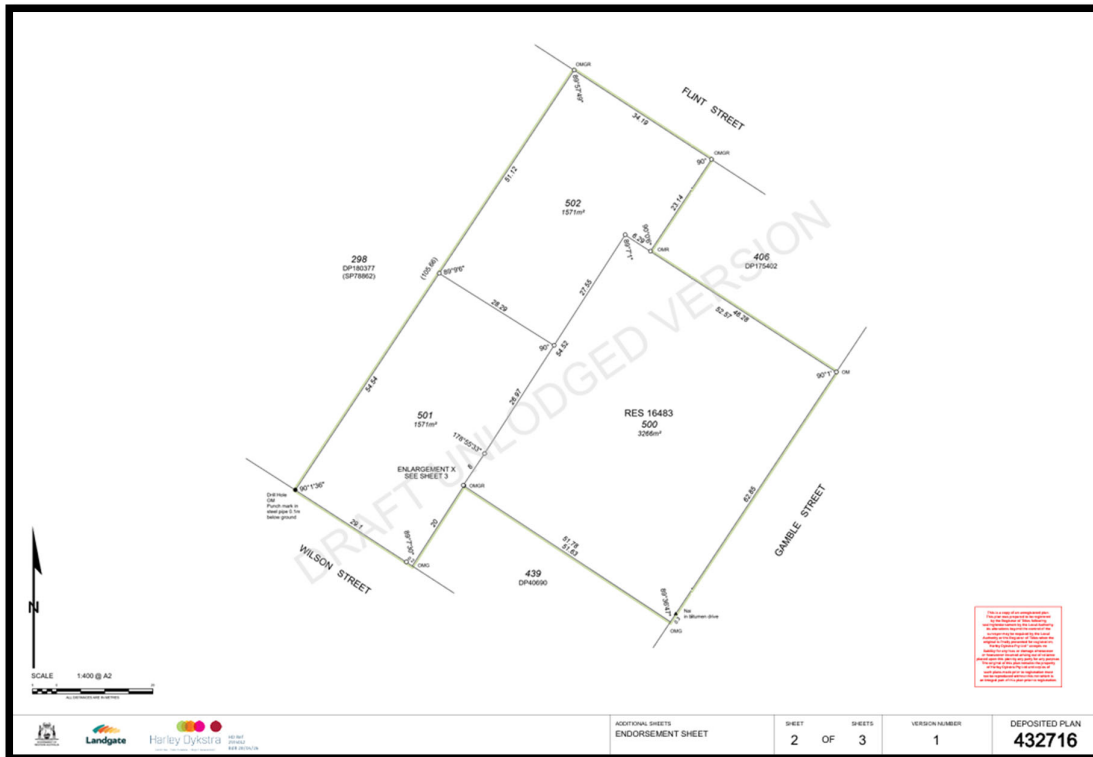
Email: ron@rvwa.com.au

PO Box 601 Mount Hawthorn WA 6016

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Site Area

The proposed subject allotment comprises an area of about 1571 square metres, with frontage to Flint Street.



Source: Shire of Wyalkatchem.

Mobile: 0447 423 841

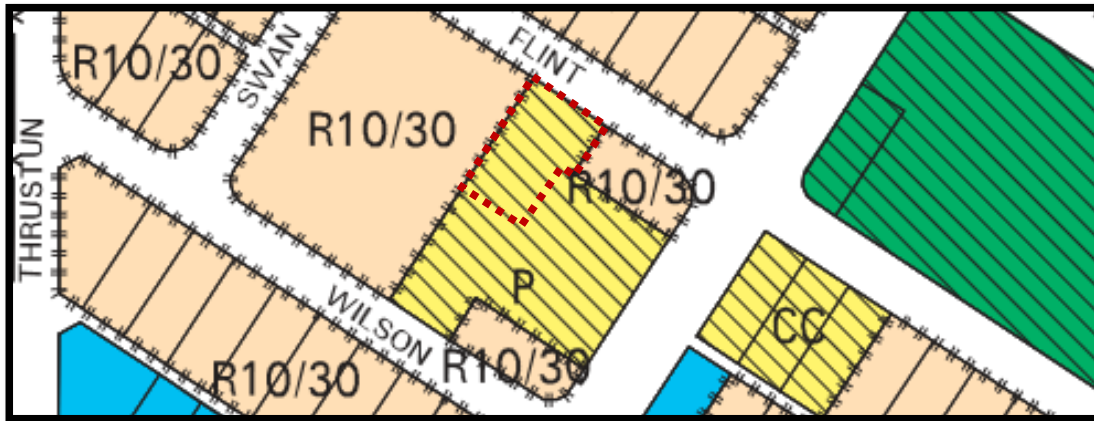
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Zoning/Authority

The land is currently Reserved for Public Purpose (Police) under the Shire of Wyalkatchem Local Planning Scheme No. 4. For the purposes of this valuation, it has been assumed that the proposed will be rezoned to Residential (R10/30).

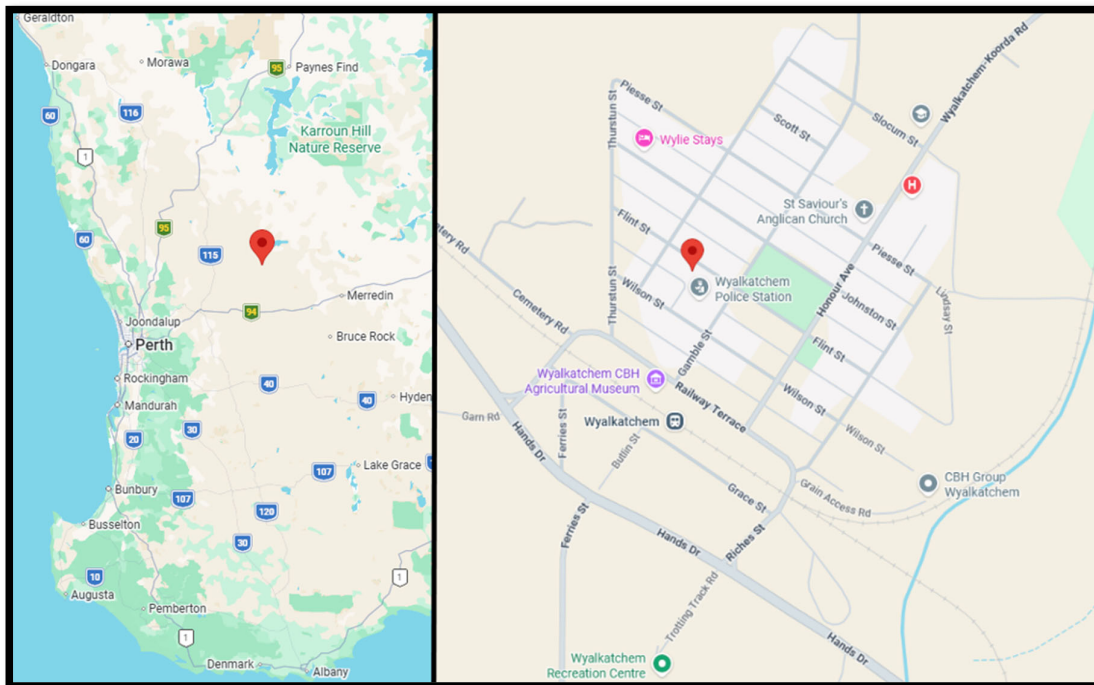


Source: W.A.P.C.

Location

The subject property is situated within the township of Wyalkatchem, being within the municipal boundaries of the Shire of Wyalkatchem.

Wyalkatchem is located approximately 106 kilometres north-east of the regional centre of Northam and about 192 kilometres north-east of the Perth Central Business District. The local economy is primarily agricultural in nature, based on broadacre cropping and livestock grazing.



Source: Google maps.

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Cultural and Heritage Issues

This Desktop Value Estimate is on the assumption that the subject property is not affected or is not likely to be affected by the provisions of current Commonwealth and State Legislation dealing with Cultural and Heritage issues.

Should subsequent investigations show that the site has Cultural or Heritage issues then we reserve the right to reassess the current market value of the subject property.

Highest and Best Use

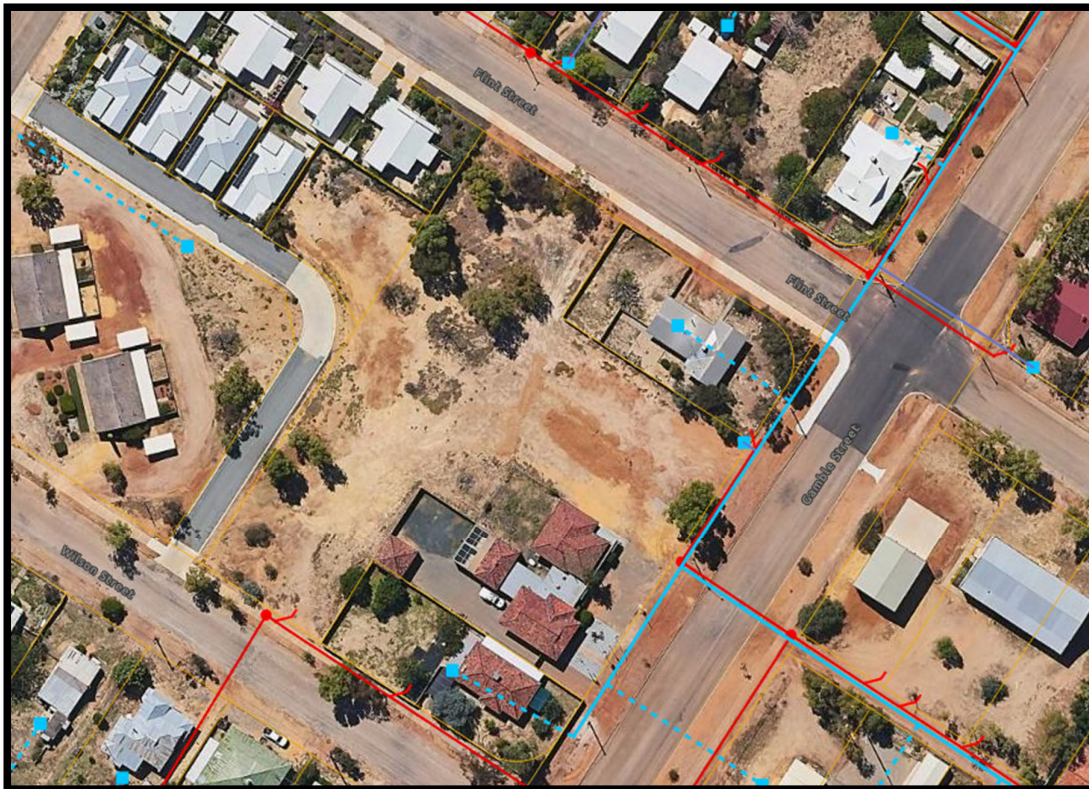
The highest and best use of the property is assumed to be residential.

Improvements

Nil.

Services

Telephone, electricity, **deep sewer** and **scheme water**.



Source: <https://www.watercorporation.com.au>

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Photographs



Source: Shire Wyalkatchem.

General Comments

The subject property has not been physically inspected by the valuer for this Desktop Value Estimate.

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Market Methodology

The most appropriate method of valuation for a property of this nature is direct market comparison whereby the subject property is compared with sales of comparable properties and adjustments made for points of difference.

Market Evidence

In forming our opinion of value, we have had regard to the following sale transactions.

Address	Contract Date	Sale Price
1. 63 Johnston Street WYALKATCHEM	February 2026	\$35,000 inclusive of Nil GST

Brief Description	A vacant residential allotment of 1304 sqm. Nil improvements. Zoning Residential R10/30. Agent Bob Davey Real Estate Northam. Purchaser Veronda Dower. Vendor Robyn Jones. Located some 300 linear metres north-westerly of the subject property.
Comparison to Subject	Slightly smaller allotment. Residential R10/30 zoning. On balance comparable value.



Source: Landgate & Streetview photo.

2. 38 Johnston Street WYALKATCHEM**August 2025****\$22,500
inclusive of
Nil GST****Brief Description**

A vacant residential allotment of 1012 sqm.

Nil improvements.

Zoning Residential R10/30.

Agent Bob Davey Real Estate Northam.

Purchaser Irfan Rind.

Vendor Khondaker Azi Galib.

Located some 165 linear metres north north-easterly of the subject property.

Comparison to Subject

Smaller allotment. Residential R10/30 zoning. Inferior value.



Source: Landgate Map Viewer Plus and Cotality.

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3. 68 Flint Street WYALKATCHEM**October 2024****\$30,000
inclusive of
Nil GST****Brief Description**

A vacant corner residential allotment of 1438 sqm.

Nil improvements.

Zoning Residential R10/30.

Agent Bob Davey Real Estate Northam.

Purchaser Leigh Martin.

Vendor Sarah Broadbent.

Located some 195 linear metres west north-westerly of the subject property.

Comparison to Subject

Slightly smaller allotment. Residential R10/30 zoning. Inferior value.



Source: Landgate and Streetview.

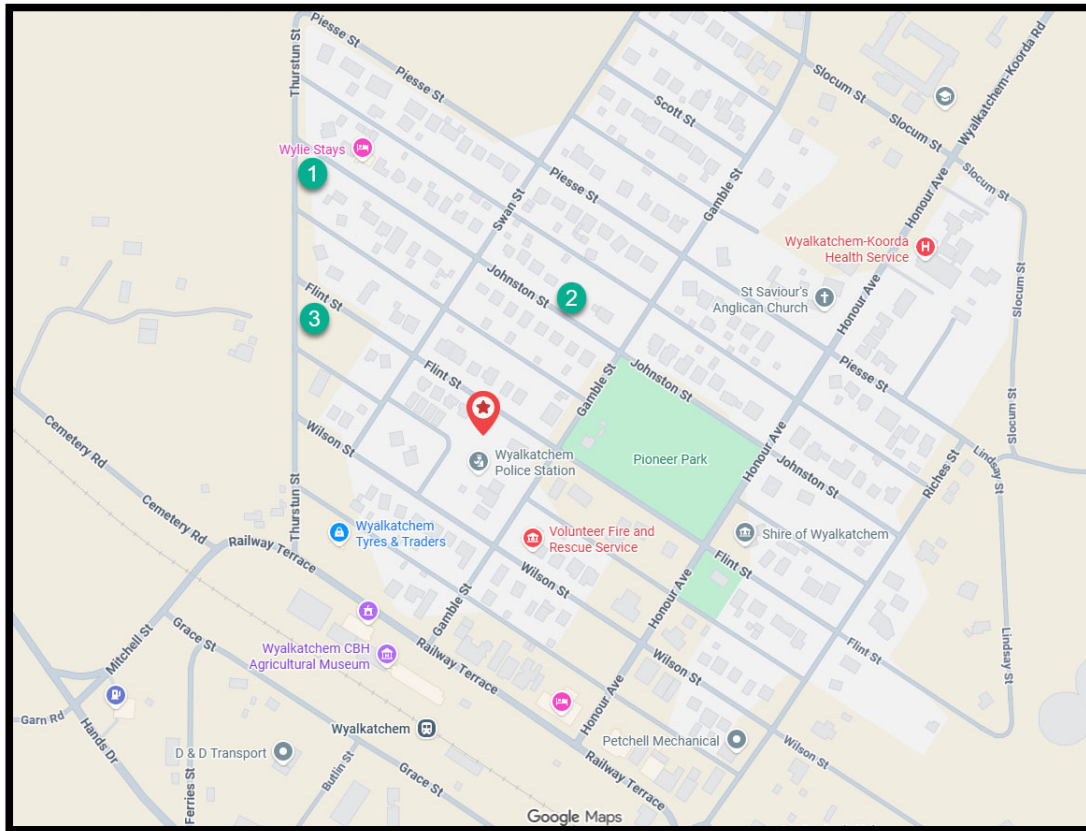
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Desktop Value Estimate Rationale



After consideration of the above-mentioned sales evidence, with particular reliance placed on Sale 1, together with relevant market data and prevailing market conditions generally, the Market Value of the subject property is assessed at **\$35,500**.

Desktop Value Estimate

Accordingly, the proposed **Lot 502 Flint Street, Wyalkatchem**, as at **1st July 2026**, is assessed as having a **Market Value**, inclusive of **Nil GST**, of **Thirty-Five Thousand Dollars (\$35,000)**.

Ron Sawyer

Certified Practicing Valuer (No. 64838)
W.A. Licensed Valuer (No. 41648)

1st July 2026

Mobile: 0447 423 841

Email: ron@rvwa.com.au

PO Box 601 Mount Hawthorn WA 6016

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Assumptions, Conditions and Limitations

Desktop Value Assessment	<i>This Desktop Value Estimate is merely an indicative assessment made without the benefit of an inspection of the subject property. If a formal valuation of the subject property is made based on an inspection it may vary significantly from the results of this Desktop Value Estimate. The client should be aware that the Desktop Value Estimate methodology carries with it risks which entail a degree of likely variation greater than might be expected to be produced by a Valuation.</i>
Third Party Disclaimer	<i>This Desktop Value Estimate has been prepared for the private and confidential use of Main Roads to assist with value estimation purposes only. It should not be reproduced in whole or part without the express written authority of Urban & Rural Valuations or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so.</i>
Reliance on Whole Report	<i>This value estimate should be read in its entirety. The valuer does not accept any responsibility where part of this report has been relied upon without reference to the full context of the value estimate report.</i>
Market Change Disclaimer	<i>This Desktop Value Estimate is current as at the date of value only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.</i>
Market Value	<i>Market value is "the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion".</i>
Mortgage/Finance Purposes	<i>This format does not meet Practice Standards for valuations for mortgage/finance purposes and is specifically not suitable for this purpose. No valuation report provided by Urban & Rural Valuations can be used in any form whatsoever for the purpose of obtaining finance or for mortgage security purposes.</i>
Determination of G.S.T. amount.	<i>The relevant amount of GST should be determined by a taxation professional. We advise that we are not taxation or legal experts, and we recommend competent and qualified advice be obtained. Should this advice vary from our interpretation of the legislation and Australian Taxation Office rulings current as at the date of this valuation, we reserve the right to review and amend our valuation accordingly.</i>
Heritage Disclaimer	<i>Our value estimate has been assessed having regard to the nature of any buildings on the property and any known heritage listings. However, we have not obtained formal confirmation of heritage listings beyond what is available in the public domain and identified in this report. Our valuation assumes, unless otherwise specified, that any heritage issues (including Aboriginal) do not impact on the continued and/or highest and best use of the property. If there is doubt in relation to such issues, we recommend written application be made to the relevant authorities.</i>
Native Title Assumption	<i>We are not experts in native title, or the property rights derived there from and have not been supplied with appropriate expert advice or reports. Therefore, this valuation is made assuming there are no actual or potential native title interests affecting the value or marketability of the property.</i>

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Environmental Disclaimer	<i>This report is not an environmental audit, and no advice is given in any way relating to environmental matters. Any comment given as to environmental factors in relation to the property are not given in the capacity as an expert. This assessment of value (unless specified otherwise) is made on the basis that the property is free of contamination or environmental issues affecting the property not made known to the valuer. In the event the property is found to contain contamination the matter should be referred to this office for comment. Given contamination issues can have a significant impact on the Market Value of the property, we reserve the right to review and if necessary, vary our valuation if any contamination or other environmental hazard is found to exist.</i>
Inconsistencies in Assumptions	<i>If there is found to be any variance, inconsistency or contradiction in any of the above assumptions then there may be a variation in the valuation assessed.</i>
Land and Building Area Disclaimer	<i>In the event actual surveyed areas of the property are different to the areas adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation in the event that a formal survey of areas differs from those detailed in this report.</i>
Planning Disclaimer	<i>Town planning and zoning information was informally obtained from the relevant local and State Government authorities and is assumed to be correct. This information does not constitute a formal zoning certificate. Should the addressee require formal confirmation of planning issues then we recommend written application be made to the relevant authorities to obtain appropriate current zoning certificates.</i>
Professional Standards	<i>Our value estimate has been assessed in accordance with applicable International Valuation Applications and Technical Information Papers of the International Valuation Standards Committee and the Australian Property Institute Practice Standards and Guidance Notes.</i>

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