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**From:** Kay Morrell [mailto:kaymorrell.km@gmail.com]

**Sent:** Friday, 28 May 2021 6:33 PM

**To:** Greg Blycha <greg.blycha@cranbrook.wa.gov.au>

**Subject:** Housing value in Cranbrook

To whom it may concern

Having recently heard that a shire home in Mason St has recently been valued at \$135,000 deems houses in Cranbrook, valuation is now extremely low.

I would expect having a shire house valued by only one person, it appears the shire is perceiving all other homes to be greatly devalued.

I would think the shire will now see that all homes in Cranbrook, see a definitive change in shire rates.

Starting this financial year.

If not it appears all rate payers , are being dealt a low blow , from shire personnel.

Regards  
Kaylene Morrell.

CEO  
CP112

RECEIVED 3 JUN 2021

Greg Blycha  
A/CHIEF EXECUTIVE OFFICER  
Shire of Cranbrook  
PO Box 21  
Cranbrook WA 6321

Dear Sir,

Re-Public notice of intent to sell lot 258 Mason St.

I We would like to question the valuation of \$135,000 that you obtained for the house on lot 258 Mason St, Cranbrook that you intend to sell to Damond and Natasha Briggs. It is a double brick, tiled roof house with four bedrooms, two bathrooms, a large living area, carport with established yard and fence. Similar vacant blocks are available in the area for \$35,000 and so brings the estimate for this house back to \$100,000. To build a transportable home in Cranbrook to just lock-up stage costs approximately \$130,00 so how can you value this beautiful brick home which was originally built for our C.E.O. for only \$135,000 not forgetting necessary fees for transfer. This proposition totally de-values any house sale in the town, now and for future valuations especially when the three most recently sold fibro houses realized an average of \$200,000 and they were only three bedroom one bathroom much older homes. Council has a small unit with a Strata Title for sale in the same area for \$180,000?

Your reply in writing would be appreciated.

Yours faithfully

*Greene Klammann*  
*PO box 95 Cranbrook*  
*WA 6321*

CEO  
CP112

RECEIVED 4 JUN 2021

5 Armstrong St  
CRANBROOK 6321  
4<sup>th</sup> June 2021`

Greg Blycha  
A/CHIEF EXECUTIVE OFFICER  
Shire of Cranbrook  
PO Box 21  
Cranbrook WA 6321

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Similar vacant blocks are available in the area for \$35,000 and so brings the estimate for this house back to \$100,000. To build a transportable home in Cranbrook to just lock-up stage costs approximately \$130,00 so how can you value this beautiful brick home which was originally built for our C.E.O. for only \$135,000 not forgetting necessary fees for transfer.

This proposition totally de-values any house sale in the town, now and for future valuations especially when the three most recently sold fibro houses realized an average of \$200,000 and they were only three bedroom one bathroom much older homes.

Council has a small unit with a Strata Title for sale in the same area for \$180,000?

Your reply in writing would be appreciated.



Yours faithfully



CEO  
CP112

RECEIVED 4 JUN 2021

43 Edward St  
CRANBROOK 6321  
28<sup>TH</sup> May 2021

Greg Blycha  
A/Chief Executive Officer  
Shire of Cranbrook  
PO Box 21  
CRANBROOK WA 6321

Re-Public Notice of Intent to Sell lot 258 Mason St, Cranbrook - Tuesday Albany Advertiser May 25<sup>th</sup> 2021.

Sir,

We the undersigned question the valuation of \$135,000 you obtained for the house on Lot 258 Mason Street, Cranbrook which you intend to sell to Damond and Natasha Briggs?

We are referring to a solid double brick, tiled roof house built in the 1980's for our C.E.O. of the day with four large bedrooms, two bathrooms, large living area, carport, established yard with fence, in a prime location with similar vacant blocks in same area valued at \$35,000.

This estimation sets a precedence and devalues every home owner's house in the town for today and for future valuations, especially when three recently sold houses realized an average of \$200,000 and they were only three bedroom, one bathroom, much older fibro homes.

To build a Transportable fibro, three bedroom, one bathroom house just to a bare 'lock up stage' is an estimated \$130,000 and this does not include the block price, foundations, all second fixing, established yard, fence etc.

Surely ratepayers would expect Council to obtain the best price for a building of this nature and why was it not put out for general tender to gain the better price and only advertised in a paper which does not encourage many sales?

A small unit built **with Strata title**, within two hundred meters from this location for sale at \$180,000 by the Shire, makes one question the valuation and we feel, that as Ratepayers, if it is entirely necessary to sell this house then a second realistic valuation should be obtained.

To drop the standards of a town does not give anybody an incentive to own a home in Cranbrook **and is it not Councils policy to own homes to guarantee workers and encourage them to live in the town?**

We await your reply. *IN WRITING,*

Yours faithfully

*Dot Kleemann*  
Ian and Dot Kleemann / 43 Edward Street.

*Max Mancrieff*

*Mabel T. Dale*

*Margaret Lawson*  
cc Peter Denton - Town member  
P. Horrocks - Shire President

*Chris Maguire*  
*W.C. Myling*

Names and addresses of enclosed signatures

Ian and Dot Kleemann 43 Edward St.

Max and Ronnie Moncrieff 41 Edward St.

Ray and Margaret Lawson 9 Currie St.

Michael Corner King and Grantham St (recent home owner questioning the valuation)

Colin and Clair Maybury 49 King St

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**From:** geofandmarta geofandmarta <geofandmarta@bigpond.com>  
**Date:** 7 June 2021 at 2:13:58 pm AWST  
**To:** Greg Blycha <greg.blycha@cranbrook.wa.gov.au>  
**Subject: Proposed sale 258 Mason St Cranbrook**

Dear CEO and Councillors,

It is with great dismay as a ratepayer we observed an advert in the Albany Advertiser on 25.5.21 stating intent to sell the above house and block being 4 bedrooms , double brick and tile on a town block for an absurdly low price. As custodians of the ratepayers property we think your duty of care would be to obtain the highest possible price not the lowest. A second valuation may have been a good start.

If this sale goes ahead those of us ratepayers who decided to purchase property in the town will have the value of their house decreased considerably because of the Shire and Councilors poor fiscal decision. Can the shire afford the significant reduction in rate revenue because of this. We hope this matter will be reconsidered until a realistic valuation and sale price is obtained.

Very concerned ratepayers

Geof and Marta Denney