

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 OCTOBER 2010

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 OCTOBER 2010**

	NOTE	31 Oct 2010 Actual \$	31 Oct 2010 Y-T-D Budget \$	2010/11 Annual Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues	1,2				
Interest Earnings		204,950	279,412	838,236	(26.65%)
Other Revenue		1,251	0	0	100.00%
		<u>206,201</u>	<u>279,412</u>	<u>838,236</u>	(26.20%)
(Expenses)	1,2				
Employee Costs		(111,858)	(176,797)	(529,983)	36.73%
Materials and Contracts					
- Professional Consulting Fees		(32,948)	(169,584)	(508,800)	(80.57%)
- Materials and Contracts Other		(21,921)	(143,418)	(440,710)	(84.72%)
Depreciation		0	0	(4,502)	0.00%
Utilities		0	(3,328)	(10,000)	(100.00%)
Insurance		(4,008)	(2,332)	(7,005)	71.87%
Other Expenditure		(30,121)	(24,625)	(118,500)	22.32%
		<u>(200,856)</u>	<u>(520,084)</u>	<u>(1,619,500)</u>	61.38%
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	0	4,502	0.00%
Provision for Audit Fees		0	0	0	0.00%
Movement in Non-current Employee Entitlements		0	0	0	0.00%
<u>Capital Revenue and (Expenditure)</u>					
Contributed Equity		0	(94,537)	(94,537)	100.00%
Land and Buildings	3	0	(20,000)	(80,000)	100.00%
Furniture and Equipment	3	(5,000)	(10,000)	(40,000)	50.00%
ADD					
Net Current Assets July 1 B/Fwd	7	15,111,724	15,104,806	15,104,806	(0.05%)
Net Current Assets Year to Date	7	<u>15,112,069</u>	<u>14,739,597</u>	<u>14,113,507</u>	

This statement is to be read in conjunction with the accompanying notes.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 OCTOBER 2010**

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

(a) Basis of Accounting

This statement is a special purpose financial report, prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

The Council does not hold any monies in trust.

(c) Rounding Off Figures

All figures shown in this statement, other than a rate in the dollar, are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 OCTOBER 2010**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Trade and Other Receivables

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Municipality includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

(j) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Computer Equipment	4 years
Printers, Photocopiers and Scanners	5 years
Furniture and Equipment	4 to 10 years
Floor coverings	8 years
Phones and Faxes	6 to 7 years
Plant and Equipment	5 to 15 years
Infrastructure	30 to 50 years

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 OCTOBER 2010**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Impairment

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 "Impairment of Assets" and appropriate adjustments made.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

At the time of preparing this report, it is not possible to estimate the amount of impairment losses (if any) as at 30 June 2011.

In any event, an impairment loss is a non-cash transaction and consequently, has no impact on the Monthly Statement of Financial Position from a budgetary perspective.

(l) Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Municipality prior to the end of the financial year that are unpaid and arise when the Municipality becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(m) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the municipality has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Council expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where Council does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 OCTOBER 2010**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(n) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(o) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

(p) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on Council's intentions to release for sale.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 OCTOBER 2010**

2. STATEMENT OF OBJECTIVE

The Regional Council has a specific regional purpose which is:

- a) To undertake, in accordance with the objectives, the rezoning, subdivision, development marketing and sale of land comprising the developable portion of Lot 118 Mindarie (now Lot 9504); and
- b) To carry out and do all other acts and things which are reasonably necessary for the bringing into effect of the matters referred to in paragraph a).

The objectives of the Regional Council are:

- 1. To develop and improve the value of the land;
- 2. To maximise, and with prudent risk parameters, the financial return to the Participants;
- 3. To balance economic, social and environmental issues; and
- 4. To produce a quality development demonstrating the best urban design and development practice.

3. ACQUISITION OF ASSETS

The following assets are budgeted to be acquired during the year:

	2010/11 Actual \$	Draft 2010/11 Budget \$
<u>By Program</u>		
Economic Services		
General Office Fitout	LB 0	80,000
Other Property and Services		
Computer Equipment	FE 0	10,000
Furniture	FE 0	30,000
	<u>0</u>	<u>120,000</u>
<u>By Class</u>		
Land and Buildings	LB 0	80,000
Furniture and Equipment	FE 0	40,000
	<u>0</u>	<u>120,000</u>

4. DISPOSALS OF ASSETS

No assets were disposed during the reporting period to the 31st October 2010.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 OCTOBER 2010

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for the 2010-11 financial year.

6. CONTRIBUTED EQUITY

The amount of Contributed Equity is \$16,067,703 as at 31 October 2010.

	2010/11 Actual \$	2009/10 Actual \$
Town of Victoria Park	1,338,975	1,338,975
City of Perth	1,338,975	1,338,975
Town of Cambridge	1,338,975	1,338,975
City of Joondalup	2,677,951	2,677,951
City of Wanneroo	2,677,951	2,677,951
Town of Vincent	1,338,975	1,338,975
City of Stirling	5,355,901	5,355,901
TOTAL	<u><u>16,067,703</u></u>	<u><u>16,067,703</u></u>

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	31 Oct 2010 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	15,160,992	15,225,107
Receivables	1,490	43,934
	<u>15,162,482</u>	<u>15,269,041</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(50,413)</u>	<u>(157,317)</u>
NET CURRENT ASSET POSITION	15,112,069	15,111,724
NET CURRENT ASSET POSITION	<u><u>15,112,069</u></u>	<u><u>15,111,724</u></u>

8. RATING INFORMATION

Being a Regional Council, no rates will be raised during the year ending 30 June 2011.

9. TRUST FUNDS

The Regional Council does not hold any funds in trust on behalf of third parties.

Tamala Park Regional Council
Balance Sheet
As of October 31, 2010

	Oct 31, 10	Jun 30, 10	\$ Change
ASSETS			
Current Assets			
Chequing/Savings			
A01100 - Cash at Bank			
A01101 - Unrestricted Municipal Bank	85,360.42	-2,129.77	87,490.19
A01102 - Unrestricted Short Term Investm	51.55	151,656.78	-151,605.23
A01106 - Fixed Term Deposit_BankWest	7,693,062.63	7,693,062.63	0.00
A01107 - Fixed Term Deposit Suncorp Metw	7,382,487.51	7,382,487.51	0.00
Total A01100 - Cash at Bank	15,160,962.11	15,225,077.15	-64,115.04
Total Chequing/Savings	15,160,962.11	15,225,077.15	-64,115.04
Accounts Receivable			
A01120 - ACCOUNTS RECEIVABLE			
A011201 - Accrued Interest	0.00	36,364.68	-36,364.68
Total A01120 - ACCOUNTS RECEIVABLE	0.00	36,364.68	-36,364.68
Total Accounts Receivable	0.00	36,364.68	-36,364.68
Other Current Assets			
A01105 - Petty Cash and Cash on Hand	30.00	30.00	0.00
A01180 - Accommodation Bond - CoS	1,000.00	1,000.00	0.00
Total Other Current Assets	1,030.00	1,030.00	0.00
Total Current Assets	15,161,992.11	15,262,471.83	-100,479.72
Fixed Assets			
A0151 - Land			
A01512 - At Cost			
E168010 - Land Acquisition 2009-10			
E168011 - Acquisition lot 807 Neerabup Rd	2,000,000.00	2,000,000.00	0.00
Total E168010 - Land Acquisition 2009-10	2,000,000.00	2,000,000.00	0.00
Total A01512 - At Cost	2,000,000.00	2,000,000.00	0.00
Total A0151 - Land	2,000,000.00	2,000,000.00	0.00
A0154 - Furniture & Equipment			
A01541 - Accumulated Depn - F&E	-13,796.00	-13,796.00	0.00
A01542 - At Cost			
E168200 - Additiions - 2007-08			
E168201 - Telephones, Faxes	662.73	662.73	0.00
E168203 - Computer Equipment	7,857.14	7,857.14	0.00
E168204 - Printers Photocopiers Scanners	6,821.73	6,821.73	0.00
E168205 - Furniture & Equipment	136.36	136.36	0.00
E168206 - Floor Coverings	2,050.00	2,050.00	0.00
Total E168200 - Additiions - 2007-08	17,527.96	17,527.96	0.00

Tamala Park Regional Council
Balance Sheet
As of October 31, 2010

	Oct 31, 10	Jun 30, 10	\$ Change
E168502 - Computer - Project Dev Mgr	2,490.82	2,490.82	0.00
Total E168500 - Additions 2008-09	2,490.82	2,490.82	0.00
 E168510 - F&OEquip Additions 2009-10			
E168511 - Elect-Compute Equipment 2009-10	3,434.55	3,434.55	0.00
E168513 - General Office Fitout	5,000.00	0.00	5,000.00
E168514 - Printers Copiers Scanners Camer	346.28	346.28	0.00
E168515 - Phones	800.00	800.00	0.00
Total E168510 - F&OEquip Additions 2009-10	9,580.83	4,580.83	5,000.00
 A01542 - At Cost - Other	2,959.27	2,959.27	0.00
Total A01542 - At Cost	32,558.88	27,558.88	5,000.00
 Total A0154 - Furniture & Equipment	18,762.88	13,762.88	5,000.00
 Total Fixed Assets	2,018,762.88	2,013,762.88	5,000.00
 TOTAL ASSETS	17,180,754.99	17,276,234.71	-95,479.72
 LIABILITIES			
Current Liabilities			
Accounts Payable			
L01215 - SUNDRY CREDITORS	-0.75	82,929.17	-82,929.92
Total Accounts Payable	-0.75	82,929.17	-82,929.92
 Credit Cards			
A01110 - Westpac Visa Corp Credit Card	285.85	3,661.70	-3,375.85
Total Credit Cards	285.85	3,661.70	-3,375.85
 Other Current Liabilities			
2100 - Payroll Liabilities			
L2001 - PAYG Deductions	6,738.00	29,832.00	-23,094.00
L2002 - Superannuation Contributions	2,496.36	0.00	2,496.36
Total 2100 - Payroll Liabilities	9,234.36	29,832.00	-20,597.64
 2200 - Tax Payable	-490.39	-6,569.40	6,079.01
L0122 - Employee Entitlements			
L01225 - Annual Leave	33,894.05	33,894.05	0.00
Total L0122 - Employee Entitlements	33,894.05	33,894.05	0.00
 L01229 - Prov for Audit Fees	7,000.00	7,000.00	0.00
Total Other Current Liabilities	49,638.02	64,156.65	-14,518.63
 Total Current Liabilities	49,923.12	150,747.52	-100,824.40
 Long Term Liabilities			
L01230 - Provision - Employee LSL	6,918.42	6,918.42	0.00
Total Long Term Liabilities	6,918.42	6,918.42	0.00

Tamala Park Regional Council
Balance Sheet
As of October 31, 2010

	Oct 31, 10	Jun 30, 10	\$ Change
TOTAL LIABILITIES	56,841.54	157,665.94	-100,824.40
NET ASSETS	17,123,913.45	17,118,568.77	5,344.68
EQUITY			
3000 - Opening Bal Equity			
L019051 - TVP Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019052 - CP Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019053 - TC Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019054 - CJ Dist Rates Equiv 07-09	-38,479.93	-38,479.93	0.00
L019055 - CW Dist Rates Equiv 07-09	-38,479.93	-38,479.93	0.00
L019056 - TV Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019057 - CS Dist Rates Equiv 07-09	-76,959.86	-76,959.86	0.00
Total 3000 - Opening Bal Equity	-230,879.60	-230,879.60	0.00
 3900 - *Retained Earnings	 1,128,009.20	 1,224,683.01	 -96,673.81
L019001 - Town of Victoria Park			
L019101 - TVP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019001 - Town of Victoria Park	1,351,786.60	1,351,786.60	0.00
 L019002 - City of Perth			
L019102 - CP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019002 - City of Perth	1,351,786.60	1,351,786.60	0.00
 L019003 - Town of Cambridge			
L019103 - TC Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019003 - Town of Cambridge	1,351,786.60	1,351,786.60	0.00
 L019004 - City of Joondalup			
L019104 - CJ Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019004 - City of Joondalup	2,703,573.19	2,703,573.19	0.00
 L019005 - City of Wanneroo			
L019105 - CW Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019005 - City of Wanneroo	2,703,573.19	2,703,573.19	0.00
 L019006 - Town of Vincent			
L019106 - TV Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019006 - Town of Vincent	1,351,786.60	1,351,786.60	0.00
 L019007 - City of Stirling			
L019107 - CS Contributed Equity	5,407,146.39	5,407,146.39	0.00
Total L019007 - City of Stirling	5,407,146.39	5,407,146.39	0.00
 Net Income	5,344.68	-96,673.81	102,018.49
TOTAL EQUITY	17,123,913.45	17,118,568.77	5,344.68

Tamala Park Regional Council

Detailed Income Statement

July through October 2010

	Jul - Oct 10	YTD Budget	\$ Over Budget	Annual Budget
Income				
I03 · GENERAL PURPOSE FUNDING				
I032 · Other GPF				
I032020 · Contributions	50.00			
I032030 · Interest on Investment	204,949.92	279,412.00	-74,462.08	838,236.00
Total I032 · Other GPF	204,999.92	279,412.00	-74,412.08	838,236.00
Total I03 · GENERAL PURPOSE FUNDING	204,999.92	279,412.00	-74,412.08	838,236.00
I14 · OTHER PROPERTY & SERVICES				
I145 · Administration				
I145010 · Reimbursements	1,200.93	0.00	1,200.93	0.00
Total I145 · Administration	1,200.93	0.00	1,200.93	0.00
Total I14 · OTHER PROPERTY & SERVICES	1,200.93	0.00	1,200.93	0.00
Total Income	206,200.85	279,412.00	-73,211.15	838,236.00
Gross Profit	206,200.85	279,412.00	-73,211.15	838,236.00
Expense				
E04 · GOVERNANCE.				
E041 · Membership				
E041005 · Chairman Allowance	1,500.00	1,500.00	0.00	6,000.00
E041010 · Deputy Chair Allowance	375.00	375.00	0.00	1,500.00
E041018 · Composite Allowance	22,750.00	22,750.00	0.00	90,999.99
E041020 · Conference Expenses	0.00	0.00	0.00	10,000.00
E041025 · Training	0.00			
E041030 · Other Costs	535.77	0.00	535.77	10,000.00
Total E041 · Membership	25,160.77	24,625.00	535.77	118,499.99
Total E04 · GOVERNANCE.	25,160.77	24,625.00	535.77	118,499.99
E14 · ADMINISTRATION				
E145 · Administration				
E145005 · Salaries - Basic Costs	94,972.40	150,000.00	-55,027.60	450,000.00
E145007 · Salaries Occ. Superannuation	8,547.58	11,713.00	-3,165.42	35,139.00
E145009 · Salaries WALGS Superannuation	0.00	1,048.00	-1,048.00	3,144.00
E145011 · Advertising Staff Vacancies	0.00	3,336.00	-3,336.00	10,000.00
E145015 · Insurance W/comp.	5,490.00	4,332.00	1,158.00	13,000.00
E145017 · Medical Exam. Costs	0.00	200.00	-200.00	200.00
E145019 · Staff Training & Dev.	0.00	1,000.00	-1,000.00	3,000.00
E145020 · Conference Expenses CEO	195.45	3,332.00	-3,136.55	10,000.00
E145021 · Telephone - Staff Reimbursement	0.00	164.00	-164.00	500.00
E145024 · Travel Expenses CEO	652.60	1,672.00	-1,019.40	5,000.00
E145025 · Other Accom & Property Costs	1,828.91	1,784.00	44.91	15,000.00
E145027 · Advertising General	0.00	3,336.00	-3,336.00	10,000.00
E145029 · Advertising Public/Statutory	1,801.28	2,000.00	-198.72	6,000.00
E145031 · Graphics Consumables	0.00	1,664.00	-1,664.00	5,000.00

Tamala Park Regional Council
Detailed Income Statement
July through October 2010

	Jul - Oct 10	YTD Budget	\$ Over Budget	Annual Budget
E145033 · Photocopying	318.84	500.00	-181.16	1,500.00
E145037 · Postage, Courier & Freight	102.32	164.00	-61.68	500.00
E145039 · Printing	0.00	1,672.00	-1,672.00	5,000.00
E145043 · Stationery	279.21	200.00	79.21	600.00
E145045 · Other Admin Expenses	2,000.00	672.00	1,328.00	2,000.00
E145047 · Office Telephones & Faxes	925.98	836.00	89.98	2,500.00
E145053 · Bank Charges	191.58	100.00	91.58	300.00
E145055 · Credit Charges	0.00	20.00	-20.00	60.00
E145057 · Audit Fees	0.00	4,600.00	-4,600.00	13,800.00
E145059 · Membership Fees	2,000.00	2,518.00	-518.00	7,550.00
E145061 · Legal Expenses	13,815.05	23,336.00	-9,520.95	70,000.00
E145069 · Valuation Fees	0.00	6,672.00	-6,672.00	20,000.00
E145075 · Promotions	0.00	3,332.00	-3,332.00	10,000.00
E145077 · Business Hospitality Expenses	131.54	3,332.00	-3,200.46	10,000.00
E145081 · Professional Retainer	0.00	0.00	0.00	0.00
E145082 · Lawyers (EOI)	0.00	10,000.00	-10,000.00	30,000.00
E145083 · Research	0.00	6,672.00	-6,672.00	20,000.00
E145084 · EOI Consultancy	0.00	0.00	0.00	0.00
E145086 · Probity Auditor	2,380.00	6,672.00	-4,292.00	20,000.00
E145087 · Computer Software Mtce	553.64	1,672.00	-1,118.36	5,000.00
E145088 · Accounting Management	6,240.00	6,664.00	-424.00	20,000.00
E145089 · Computer Software Purchase	0.00	3,336.00	-3,336.00	10,000.00
E145091 · Computer Sundries	0.00	336.00	-336.00	1,000.00
E145092 · Data Communication Links	0.00	336.00	-336.00	1,000.00
E145093 · Internet Provider Costs	696.15	672.00	24.15	2,000.00
E145094 · Plant & Equipment Purchase Non-	0.00	100.00	-100.00	300.00
E145095 · Furniture & Equipment Purchase	0.00			0.00
E145097 · Hire of Equipment	0.00	672.00	-672.00	2,000.00
E145101 · Consumable Stores	0.00	172.00	-172.00	500.00
E145103 · Newspapers & Periodicals	0.00	72.00	-72.00	200.00
E145105 · Publications & Brochures	0.00	272.00	-272.00	800.00
E145107 · Subscriptions	0.00	164.00	-164.00	500.00
E145109 · Parking Expenses	107.93	68.00	39.93	200.00
E145111 · Plans	0.00	500.00	-500.00	1,500.00
E145113 · Emergency Services	0.00	0.00	0.00	1,000.00
E145117 · Electricity	520.00	500.00	20.00	1,500.00
E145119 · Professional Indemnity	1,386.75	508.00	878.75	1,525.00
E145121 · Insurance - Public Liability	950.00	700.00	250.00	2,100.00
E145123 · Insurance - Property (ISR)	871.35	832.00	39.35	2,500.00
E145126 · Insurance - Personal Accident	800.00	292.00	508.00	880.00
E145127 · Insurance - Other	0.00	0.00	0.00	0.00
E145217 · Cash Rounding Account	0.00			0.00
E145222 · Depreciation Furniture_office E	0.00	0.00	0.00	4,502.00
Total E145 · Administration	147,758.56	274,747.00	-126,988.44	838,800.00
Total E14 · ADMINISTRATION	147,758.56	274,747.00	-126,988.44	838,800.00

Tamala Park Regional Council
Detailed Income Statement
July through October 2010

	Jul - Oct 10	YTD Budget	\$ Over Budget	Annual Budget
E24 - CONSULTANT EXPENSE				
E145079 - Consultancy				
E145400 - Structure Planning				
E145401 - Direct Component	1,300.00	15,000.00	-13,700.00	45,000.00
E145402 - Variation SP Options	0.00	11,664.00	-11,664.00	35,000.00
E145403 - Aerial Perspective Diagrams	0.00	1,664.00	-1,664.00	5,000.00
E145405 - TPG Syrinx Component	0.00	1,664.00	-1,664.00	5,000.00
E145406 - TPG Creating Communit Component	193.75			0.00
E145407 - TPG Douglas Partners Component	0.00			0.00
E145409 - Traffic consultant	0.00	5,000.00	-5,000.00	15,000.00
E145410 - Economic Component	0.00	1,664.00	-1,664.00	5,000.00
E145413 - Structure Plan Modification	3,300.00	0.00	3,300.00	0.00
Total E145400 - Structure Planning	4,793.75	36,656.00	-31,862.25	110,000.00
E145430 - Other Struct_PI Consultancies				
E145435 - Local Water Mgmnt Strategy	0.00	5,000.00	-5,000.00	15,000.00
E145436 - Syrinx Lev 2 Flora Veget Surv	0.00	0.00	0.00	0.00
E145437 - Landscaping & Env Detail Plan	0.00	10,000.00	-10,000.00	30,000.00
E145438 - Eng Contours post St PI Approva	0.00	0.00	0.00	0.00
Total E145430 - Other Struct_PI Consultancies	0.00	15,000.00	-15,000.00	45,000.00
E145440 - Env Innovation Consultancies				
E145443 - Hydrology Mgmnt & Reuse	0.00	6,664.00	-6,664.00	20,000.00
E145444 - Energy Generation-Application	0.00	10,000.00	-10,000.00	30,000.00
E145445 - Communication Systems	0.00	6,664.00	-6,664.00	20,000.00
E145446 - MRC landfill Future Use/Integra	0.00	8,336.00	-8,336.00	25,000.00
E145447 - Graceful Sun Moth Survey	0.00	3,332.00	-3,332.00	10,000.00
E145448 - EPBC Act Management	19,534.00	16,664.00	2,870.00	50,000.00
Total E145440 - Env Innovation Consultancies	19,534.00	51,660.00	-32,126.00	155,000.00
E145450 - Admin-Operational Consultancies				
E145451 - GST management	0.00	6,664.00	-6,664.00	20,000.00
E145452 - Recruitment_Human Resources	0.00	3,332.00	-3,332.00	10,000.00
Total E145450 - Admin-Operational Consultancies	0.00	9,996.00	-9,996.00	30,000.00
E145079 - Consultancy - Other	0.00	16,664.00	-16,664.00	50,000.00
Total E145079 - Consultancy	24,327.75	129,976.00	-105,648.25	390,000.00
Total E24 - CONSULTANT EXPENSE	24,327.75	129,976.00	-105,648.25	390,000.00
E34 - PROPERTY DEVELOPMENT- SERVICES				
E345 - Property Admin & Approvals				
E145041 - Signage/Decals	0.00	3,332.00	-3,332.00	10,000.00
E145042 - Branding/Marketing	3,609.09	33,332.00	-29,722.91	100,000.00
E145063 - Conveyancing Expenses	0.00	672.00	-672.00	2,000.00
E145065 - Surveyors Fees	0.00	5,000.00	-5,000.00	15,000.00
E145067 - Title Searches	0.00	72.00	-72.00	200.00
E145070 - Preliminary Engineering Design	0.00	10,000.00	-10,000.00	30,000.00

Tamala Park Regional Council
Detailed Income Statement
July through October 2010

	Jul - Oct 10	YTD Budget	\$ Over Budget	Annual Budget
E145072 - Subdivision Design - Stage 1	0.00	25,000.00	-25,000.00	75,000.00
E145074 - Environmental Management Plans	0.00	10,000.00	-10,000.00	30,000.00
Total E345 - Property Admin & Approvals	3,609.09	87,408.00	-83,798.91	262,200.00
E346 - Mtce Services - Land				
E145204 - Fences/Walls	0.00	1,664.00	-1,664.00	5,000.00
E145206 - Mtce Services - Land - Other	0.00	1,664.00	-1,664.00	5,000.00
Total E346 - Mtce Services - Land	0.00	3,328.00	-3,328.00	10,000.00
Total E34 - PROPERTY DEVELOPMENT- SERVICES	3,609.09	90,736.00	-87,126.91	272,200.00
Total Expense	200,856.17	520,084.00	-319,227.83	1,619,499.99
Net Income	5,344.68	-240,672.00	246,016.68	-781,263.99

**TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 30 NOVEMBER 2010**

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 30 NOVEMBER 2010**

	NOTE	30 Nov 2010 Actual \$	30 Nov 2010 Y-T-D Budget \$	2010/11 Annual Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues	1,2				
Interest Earnings		332,162	349,265	838,236	(4.90%)
Other Revenue		1,251	0	0	100.00%
		<u>333,413</u>	<u>349,265</u>	<u>838,236</u>	(4.54%)
(Expenses)	1,2				
Employee Costs		(144,560)	(220,944)	(529,983)	34.57%
Materials and Contracts					
- Professional Consulting Fees		(57,454)	(211,975)	(508,800)	(72.90%)
- Materials and Contracts Other		(29,663)	(180,244)	(440,710)	(83.54%)
Depreciation		0	0	(4,502)	0.00%
Utilities		0	(4,160)	(10,000)	(100.00%)
Insurance		(4,008)	(2,915)	(7,005)	37.50%
Other Expenditure		<u>(54,750)</u>	<u>(54,000)</u>	<u>(118,500)</u>	1.39%
		<u>(290,435)</u>	<u>(674,238)</u>	<u>(1,619,500)</u>	56.92%
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	0	4,502	0.00%
Provision for Audit Fees		0	0	0	0.00%
Movement in Non-current Employee Entitlements		0	0	0	0.00%
<u>Capital Revenue and (Expenditure)</u>					
Contributed Equity		0	(94,537)	(94,537)	100.00%
Land and Buildings	3	0	(20,000)	(80,000)	100.00%
Furniture and Equipment	3	(5,000)	(10,000)	(40,000)	50.00%
ADD					
Net Current Assets July 1 B/Fwd	7	15,111,724	15,104,806	15,104,806	(0.05%)
Net Current Assets Year to Date	7	<u>15,149,702</u>	<u>14,655,296</u>	<u>14,113,507</u>	

This statement is to be read in conjunction with the accompanying notes.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 30 NOVEMBER 2010**

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

(a) Basis of Accounting

This statement is a special purpose financial report, prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

The Council does not hold any monies in trust.

(c) Rounding Off Figures

All figures shown in this statement, other than a rate in the dollar, are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 30 NOVEMBER 2010**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Trade and Other Receivables

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Municipality includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

(j) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Computer Equipment	4 years
Printers, Photocopiers and Scanners	5 years
Furniture and Equipment	4 to 10 years
Floor coverings	8 years
Phones and Faxes	6 to 7 years
Plant and Equipment	5 to 15 years
Infrastructure	30 to 50 years

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 30 NOVEMBER 2010**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Impairment

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 "Impairment of Assets" and appropriate adjustments made.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

At the time of preparing this report, it is not possible to estimate the amount of impairment losses (if any) as at 30 June 2011.

In any event, an impairment loss is a non-cash transaction and consequently, has no impact on the Monthly Statement of Financial Position from a budgetary perspective.

(l) Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Municipality prior to the end of the financial year that are unpaid and arise when the Municipality becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(m) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the municipality has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Council expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where Council does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 30 NOVEMBER 2010**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(n) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(o) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

(p) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on Council's intentions to release for sale.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 30 NOVEMBER 2010**

2. STATEMENT OF OBJECTIVE

The Regional Council has a specific regional purpose which is:

- a) To undertake, in accordance with the objectives, the rezoning, subdivision, development marketing and sale of land comprising the developable portion of Lot 118 Mindarie (now Lot 9504); and
- b) To carry out and do all other acts and things which are reasonably necessary for the bringing into effect of the matters referred to in paragraph a).

The objectives of the Regional Council are:

- 1. To develop and improve the value of the land;
- 2. To maximise, and with prudent risk parameters, the financial return to the Participants;
- 3. To balance economic, social and environmental issues; and
- 4. To produce a quality development demonstrating the best urban design and development practice.

3. ACQUISITION OF ASSETS

The following assets are budgeted to be acquired during the year:

By Program

Economic Services

General Office Fitout

LB	0	80,000
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Other Property and Services

Computer Equipment

FE	0	10,000
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Furniture

FE	0	30,000
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	0	120,000
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By Class

Land and Buildings

LB	0	80,000
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Furniture and Equipment

FE	0	40,000
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	0	120,000
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4. DISPOSALS OF ASSETS

No assets were disposed during the reporting period to the 30th November 2010.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 30 NOVEMBER 2010

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for the 2010-11 financial year.

6. CONTRIBUTED EQUITY

The amount of Contributed Equity is \$16,067,703 as at 30 November 2010.

	2010/11 Actual \$	2009/10 Actual \$
Town of Victoria Park	1,338,975	1,338,975
City of Perth	1,338,975	1,338,975
Town of Cambridge	1,338,975	1,338,975
City of Joondalup	2,677,951	2,677,951
City of Wanneroo	2,677,951	2,677,951
Town of Vincent	1,338,975	1,338,975
City of Stirling	5,355,901	5,355,901
TOTAL	<u>16,067,703</u>	<u>16,067,703</u>

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	30 Nov 2010 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	15,192,360	15,225,107
Receivables	<u>1,000</u>	<u>43,934</u>
	15,193,360	15,269,041
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(43,658)</u>	<u>(157,317)</u>
NET CURRENT ASSET POSITION	15,149,702	15,111,724
NET CURRENT ASSET POSITION	<u>15,149,702</u>	<u>15,111,724</u>

8. RATING INFORMATION

Being a Regional Council, no rates will be raised during the year ending 30 June 2011.

9. TRUST FUNDS

The Regional Council does not hold any funds in trust on behalf of third parties.

Tamala Park Regional Council

Balance Sheet

As of November 30, 2010

	Nov 30, 10	Jun 30, 10	\$ Change
ASSETS			
Current Assets			
Chequing/Savings			
A01100 - Cash at Bank			
A01101 - Unrestricted Municipal Bank	111,695.96	-2,129.77	113,825.73
A01102 - Unrestricted Short Term Investm	5,083.62	151,656.78	-146,573.16
A01106 - Fixed Term Deposit_BankWest	7,693,062.63	7,693,062.63	0.00
A01107 - Fixed Term Deposit Suncorp Metw	7,382,487.51	7,382,487.51	0.00
Total A01100 - Cash at Bank	15,192,329.72	15,225,077.15	-32,747.43
Total Chequing/Savings	15,192,329.72	15,225,077.15	-32,747.43
Accounts Receivable			
A01120 - ACCOUNTS RECEIVABLE			
A011201 - Accrued Interest	0.00	36,364.68	-36,364.68
Total A01120 - ACCOUNTS RECEIVABLE	0.00	36,364.68	-36,364.68
Total Accounts Receivable	0.00	36,364.68	-36,364.68
Other Current Assets			
A01105 - Petty Cash and Cash on Hand	30.00	30.00	0.00
A01180 - Accommodation Bond - CoS	1,000.00	1,000.00	0.00
Total Other Current Assets	1,030.00	1,030.00	0.00
Total Current Assets	15,193,359.72	15,262,471.83	-69,112.11
Fixed Assets			
A0151 - Land			
A01512 - At Cost			
E168010 - Land Acquisition 2009-10			
E168011 - Acquisition lot 807 Neerabup Rd	2,000,000.00	2,000,000.00	0.00
Total E168010 - Land Acquisition 2009-10	2,000,000.00	2,000,000.00	0.00
Total A01512 - At Cost	2,000,000.00	2,000,000.00	0.00
Total A0151 - Land	2,000,000.00	2,000,000.00	0.00
A0154 - Furniture & Equipment			
A01541 - Accumulated Depn - F&E	-13,796.00	-13,796.00	0.00
A01542 - At Cost			
E168200 - Additiions - 2007-08			
E168201 - Telephones, Faxes	662.73	662.73	0.00
E168203 - Computer Equipment	7,857.14	7,857.14	0.00
E168204 - Printers Photocopiers Scanners	6,821.73	6,821.73	0.00
E168205 - Furniture & Equipment	136.36	136.36	0.00
E168206 - Floor Coverings	2,050.00	2,050.00	0.00
Total E168200 - Additiions - 2007-08	17,527.96	17,527.96	0.00

Tamala Park Regional Council

Balance Sheet

As of November 30, 2010

	Nov 30, 10	Jun 30, 10	\$ Change
E168502 - Computer - Project Dev Mgr	2,490.82	2,490.82	0.00
Total E168500 - Additions 2008-09	2,490.82	2,490.82	0.00
 E168510 - F&OEquip Additions 2009-10			
E168511 - Elect-Compute Equipment 2009-10	3,434.55	3,434.55	0.00
E168513 - General Office Fitout	5,000.00	0.00	5,000.00
E168514 - Printers Copiers Scanners Camer	346.28	346.28	0.00
E168515 - Phones	800.00	800.00	0.00
Total E168510 - F&OEquip Additions 2009-10	9,580.83	4,580.83	5,000.00
 A01542 - At Cost - Other	2,959.27	2,959.27	0.00
Total A01542 - At Cost	32,558.88	27,558.88	5,000.00
 Total A0154 - Furniture & Equipment	18,762.88	13,762.88	5,000.00
 Total Fixed Assets	2,018,762.88	2,013,762.88	5,000.00
 TOTAL ASSETS	17,212,122.60	17,276,234.71	-64,112.11
 LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
L01215 - SUNDRY CREDITORS	432.69	82,929.17	-82,496.48
Total Accounts Payable	432.69	82,929.17	-82,496.48
 Credit Cards			
A01110 - Westpac Visa Corp Credit Card	0.00	3,661.70	-3,661.70
Total Credit Cards	0.00	3,661.70	-3,661.70
 Other Current Liabilities			
2100 - Payroll Liabilities			
L2001 - PAYG Deductions	6,724.00	29,832.00	-23,108.00
L2002 - Superannuation Contributions	3.82	0.00	3.82
Total 2100 - Payroll Liabilities	6,727.82	29,832.00	-23,104.18
 2200 - Tax Payable	-4,396.65	-6,569.40	2,172.75
L0122 - Employee Entitlements			
L01225 - Annual Leave	33,894.05	33,894.05	0.00
L01226 - LSL Liability Current	0.00	0.00	0.00
Total L0122 - Employee Entitlements	33,894.05	33,894.05	0.00
 L01229 - Prov for Audit Fees	7,000.00	7,000.00	0.00
Total Other Current Liabilities	43,225.22	64,156.65	-20,931.43
 Total Current Liabilities	43,657.91	150,747.52	-107,089.61
 Long Term Liabilities			
L01230 - Provision - Employee LSL	6,918.42	6,918.42	0.00

Tamala Park Regional Council

Balance Sheet

As of November 30, 2010

	Nov 30, 10	Jun 30, 10	\$ Change
Total Long Term Liabilities	6,918.42	6,918.42	0.00
Total Liabilities	50,576.33	157,665.94	-107,089.61
Equity			
3000 - Opening Bal Equity			
L019051 - TVP Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019052 - CP Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019053 - TC Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019054 - CJ Dist Rates Equiv 07-09	-38,479.93	-38,479.93	0.00
L019055 - CW Dist Rates Equiv 07-09	-38,479.93	-38,479.93	0.00
L019056 - TV Dist Rates Equiv 07-09	-19,239.97	-19,239.97	0.00
L019057 - CS Dist Rates Equiv 07-09	-76,959.86	-76,959.86	0.00
Total 3000 - Opening Bal Equity	-230,879.60	-230,879.60	0.00
3900 - *Retained Earnings	1,128,009.20	1,224,683.01	-96,673.81
L019001 - Town of Victoria Park			
L019101 - TVP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019001 - Town of Victoria Park	1,351,786.60	1,351,786.60	0.00
L019002 - City of Perth			
L019102 - CP Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019002 - City of Perth	1,351,786.60	1,351,786.60	0.00
L019003 - Town of Cambridge			
L019103 - TC Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019003 - Town of Cambridge	1,351,786.60	1,351,786.60	0.00
L019004 - City of Joondalup			
L019104 - CJ Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019004 - City of Joondalup	2,703,573.19	2,703,573.19	0.00
L019005 - City of Wanneroo			
L019105 - CW Contributed Equity	2,703,573.19	2,703,573.19	0.00
Total L019005 - City of Wanneroo	2,703,573.19	2,703,573.19	0.00
L019006 - Town of Vincent			
L019106 - TV Contributed Equity	1,351,786.60	1,351,786.60	0.00
Total L019006 - Town of Vincent	1,351,786.60	1,351,786.60	0.00
L019007 - City of Stirling			
L019107 - CS Contributed Equity	5,407,146.39	5,407,146.39	0.00
Total L019007 - City of Stirling	5,407,146.39	5,407,146.39	0.00
Net Income	42,977.50	-96,673.81	139,651.31
Total Equity	17,161,546.27	17,118,568.77	42,977.50
TOTAL LIABILITIES & EQUITY	17,212,122.60	17,276,234.71	-64,112.11

Tamala Park Regional Council
Profit & Loss Budget Performance
July through November 2010

	Jul - Nov 10	\$ Over Budget	YTD Budget	Annual Budget
Income				
I03 - GENERAL PURPOSE FUNDING				
I032 - Other GPF				
I032020 - Contributions	50.00			
I032030 - Interest on Investment	332,161.94	-17,103.06	349,265.00	838,236.00
Total I032 - Other GPF	332,211.94	-17,053.06	349,265.00	838,236.00
Total I03 - GENERAL PURPOSE FUNDING	332,211.94	-17,053.06	349,265.00	838,236.00
I14 - OTHER PROPERTY & SERVICES				
I145 - Administration				
I145010 - Reimbursements	1,200.93	1,200.93	0.00	0.00
Total I145 - Administration	1,200.93	1,200.93	0.00	0.00
Total I14 - OTHER PROPERTY & SERVICES	1,200.93	1,200.93	0.00	0.00
Total Income	333,412.87	-15,852.13	349,265.00	838,236.00
Gross Profit	333,412.87	-15,852.13	349,265.00	838,236.00
Expense				
6560 - Payroll Expenses	0.00			
E04 - GOVERNANCE.				
E041 - Membership				
E041005 - Chairman Allowance	4,750.00	1,750.00	3,000.00	6,000.00
E041010 - Deputy Chair Allowance	750.00	0.00	750.00	1,500.00
E041018 - Composite Allowance	43,750.00	3,500.01	40,249.99	90,999.99
E041020 - Conference Expenses	0.00	-5,000.00	5,000.00	10,000.00
E041025 - Training	0.00			
E041030 - Other Costs	535.77	-4,464.23	5,000.00	10,000.00
Total E041 - Membership	49,785.77	-4,214.22	53,999.99	118,499.99
Total E04 - GOVERNANCE.	49,785.77	-4,214.22	53,999.99	118,499.99
E14 - ADMINISTRATION				
E145 - Administration				
E145005 - Salaries - Basic Costs	118,704.88	-68,795.12	187,500.00	450,000.00
E145007 - Salaries Occ. Superannuation	10,683.52	-3,957.73	14,641.25	35,139.00
E145009 - Salaries WALGS Superannuation	0.00	-1,310.00	1,310.00	3,144.00
E145011 - Advertising Staff Vacancies	0.00	-4,169.00	4,169.00	10,000.00
E145015 - Insurance W/comp.	10,980.00	5,565.00	5,415.00	13,000.00
E145017 - Medical Exam. Costs	0.00	-200.00	200.00	200.00
E145019 - Staff Training & Dev.	0.00	-1,250.00	1,250.00	3,000.00
E145020 - Conference Expenses CEO	195.45	-3,969.55	4,165.00	10,000.00
E145021 - Telephone - Staff Reimbursement	0.00	-206.00	206.00	500.00
E145024 - Travel Expenses CEO	1,046.64	-1,041.36	2,088.00	5,000.00
E145025 - Other Accom & Property Costs	1,828.91	-400.09	2,229.00	15,000.00
E145027 - Advertising General	0.00	-4,169.00	4,169.00	10,000.00

Tamala Park Regional Council
Profit & Loss Budget Performance
July through November 2010

	Jul - Nov 10	\$ Over Budget	YTD Budget	Annual Budget
E145029 - Advertising Public/Statutory	1,801.28	-698.72	2,500.00	6,000.00
E145031 - Graphics Consumables	0.00	-2,080.00	2,080.00	5,000.00
E145033 - Photocopying	318.84	-306.16	625.00	1,500.00
E145037 - Postage, Courier & Freight	102.32	-103.68	206.00	500.00
E145039 - Printing	153.86	-1,934.14	2,088.00	5,000.00
E145043 - Stationery	372.96	122.96	250.00	600.00
E145045 - Other Admin Expenses	2,000.00	1,162.00	838.00	2,000.00
E145047 - Office Telephones & Faxes	1,178.38	134.38	1,044.00	2,500.00
E145053 - Bank Charges	214.83	89.83	125.00	300.00
E145055 - Credit Charges	0.00	-25.00	25.00	60.00
E145057 - Audit Fees	0.00	-5,750.00	5,750.00	13,800.00
E145059 - Membership Fees	2,000.00	-1,147.00	3,147.00	7,550.00
E145061 - Legal Expenses	13,815.05	-15,353.95	29,169.00	70,000.00
E145069 - Valuation Fees	0.00	-8,338.00	8,338.00	20,000.00
E145075 - Promotions	0.00	-4,165.00	4,165.00	10,000.00
E145077 - Business Hospitality Expenses	131.54	-4,033.46	4,165.00	10,000.00
E145081 - Professional Retainer	0.00	0.00	0.00	0.00
E145082 - Lawyers (EOI)	0.00	-12,500.00	12,500.00	30,000.00
E145083 - Research	0.00	-8,338.00	8,338.00	20,000.00
E145084 - EOI Consultancy	0.00	0.00	0.00	0.00
E145086 - Probity Auditor	3,220.00	-5,118.00	8,338.00	20,000.00
E145087 - Computer Software Mtce	553.64	-1,534.36	2,088.00	5,000.00
E145088 - Accounting Management	11,440.00	3,110.00	8,330.00	20,000.00
E145089 - Computer Software Purchase	0.00	-4,169.00	4,169.00	10,000.00
E145091 - Computer Sundries	0.00	-419.00	419.00	1,000.00
E145092 - Data Communication Links	0.00	-419.00	419.00	1,000.00
E145093 - Internet Provider Costs	1,067.97	229.97	838.00	2,000.00
E145094 - Plant & Equipment Purchase Non-	0.00	-125.00	125.00	300.00
E145095 - Furniture & Equipment Purchase	0.00			0.00
E145097 - Hire of Equipment	0.00	-838.00	838.00	2,000.00
E145101 - Consumable Stores	0.00	-213.00	213.00	500.00
E145103 - Newspapers & Periodicals	0.00	-88.00	88.00	200.00
E145105 - Publications & Brochures	0.00	-338.00	338.00	800.00
E145107 - Subscriptions	0.00	-205.00	205.00	500.00
E145109 - Parking Expenses	107.93	22.93	85.00	200.00
E145111 - Plans	0.00	-625.00	625.00	1,500.00
E145113 - Emergency Services	600.00	-400.00	1,000.00	1,000.00
E145117 - Electricity	520.00	-105.00	625.00	1,500.00
E145119 - Professional Indemnity	1,386.75	751.75	635.00	1,525.00
E145121 - Insurance - Public Liability	1,900.00	1,025.00	875.00	2,100.00
E145123 - Insurance - Property (ISR)	871.35	-168.65	1,040.00	2,500.00
E145126 - Insurance - Personal Accident	800.00	435.00	365.00	880.00
E145127 - Insurance - Other	0.00	0.00	0.00	0.00
E145217 - Cash Rounding Account	0.00			0.00
E145222 - Depreciation Furniture_office E	0.00	0.00	0.00	4,502.00
Total E145 - Administration	187,996.10	-156,357.15	344,353.25	838,800.00
Total E14 - ADMINISTRATION	187,996.10	-156,357.15	344,353.25	838,800.00

Tamala Park Regional Council
Profit & Loss Budget Performance
July through November 2010

	Jul - Nov 10	\$ Over Budget	YTD Budget	Annual Budget
E24 - CONSULTANT EXPENSE				
E145079 - Consultancy				
E145400 - Structure Planning				
E145401 - Direct Component	1,300.00	-17,450.00	18,750.00	45,000.00
E145402 - Variation SP Options	3,800.00	-10,780.00	14,580.00	35,000.00
E145403 - Aerial Perspective Diagrams	0.00	-2,080.00	2,080.00	5,000.00
E145405 - TPG Syrinx Component	0.00	-2,080.00	2,080.00	5,000.00
E145406 - TPG Creating Communit Component	193.75			0.00
E145407 - TPG Douglas Partners Component	0.00			0.00
E145408 - TPG Tabec Component	5,000.00			
E145409 - Traffic consultant	0.00	-6,250.00	6,250.00	15,000.00
E145410 - Economic Component	0.00	-2,080.00	2,080.00	5,000.00
E145413 - Structure Plan Modification	3,300.00	3,300.00	0.00	0.00
Total E145400 - Structure Planning	13,593.75	-32,226.25	45,820.00	110,000.00
E145430 - Other Struct_PI Consultancies				
E145435 - Local Water Mgmnt Strategy	5,370.00	-880.00	6,250.00	15,000.00
E145436 - Syrinx Lev 2 Flora Veget Surv	0.00	0.00	0.00	0.00
E145437 - Landscaping & Env Detail Plan	0.00	-12,500.00	12,500.00	30,000.00
E145438 - Eng Contours post St PI Approva	0.00	0.00	0.00	0.00
Total E145430 - Other Struct_PI Consultancies	5,370.00	-13,380.00	18,750.00	45,000.00
E145440 - Env Innovation Consultancies				
E145443 - Hydrology Mgmnt & Reuse	0.00	-8,330.00	8,330.00	20,000.00
E145444 - Energy Generation-Application	0.00	-12,500.00	12,500.00	30,000.00
E145445 - Communication Systems	0.00	-8,330.00	8,330.00	20,000.00
E145446 - MRC landfill Future Use/Integra	0.00	-10,419.00	10,419.00	25,000.00
E145447 - Graceful Sun Moth Survey	0.00	-4,165.00	4,165.00	10,000.00
E145448 - EPBC Act Management	23,830.66	3,000.66	20,830.00	50,000.00
Total E145440 - Env Innovation Consultancies	23,830.66	-40,743.34	64,574.00	155,000.00
E145450 - Admin-Operational Consultancies				
E145451 - GST management	0.00	-8,330.00	8,330.00	20,000.00
E145452 - Recruitment_Human Resources	0.00	-4,165.00	4,165.00	10,000.00
Total E145450 - Admin-Operational Consultancies	0.00	-12,495.00	12,495.00	30,000.00
E145079 - Consultancy - Other	0.00	-20,830.00	20,830.00	50,000.00
Total E145079 - Consultancy	42,794.41	-119,674.59	162,469.00	390,000.00
Total E24 - CONSULTANT EXPENSE	42,794.41	-119,674.59	162,469.00	390,000.00
E34 - PROPERTY DEVELOPMENT- SERVICES				
E345 - Property Admin & Approvals				
E145041 - Signage/Decals	0.00	-4,165.00	4,165.00	10,000.00
E145042 - Branding/Marketing	3,609.09	-38,055.91	41,665.00	100,000.00
E145063 - Conveyancing Expenses	0.00	-838.00	838.00	2,000.00
E145065 - Surveyors Fees	0.00	-6,250.00	6,250.00	15,000.00

Tamala Park Regional Council
Profit & Loss Budget Performance
July through November 2010

	Jul - Nov 10	\$ Over Budget	YTD Budget	Annual Budget
E145067 · Title Searches	0.00	-88.00	88.00	200.00
E145070 · Preliminary Engineering Design	0.00	-12,500.00	12,500.00	30,000.00
E145072 · Subdivision Design - Stage 1	0.00	-31,250.00	31,250.00	75,000.00
E145074 · Environmental Management Plans	6,250.00	-6,250.00	12,500.00	30,000.00
Total E345 · Property Admin & Approvals	9,859.09	-99,396.91	109,256.00	262,200.00
 E346 · Mtce Services - Land				
E145204 · Fences/Walls	0.00	-2,080.00	2,080.00	5,000.00
E145206 · Mtce Services - Land - Other	0.00	-2,080.00	2,080.00	5,000.00
Total E346 · Mtce Services - Land	0.00	-4,160.00	4,160.00	10,000.00
 Total E34 · PROPERTY DEVELOPMENT- SERVICES	9,859.09	-103,556.91	113,416.00	272,200.00
 Total Expense	290,435.37	-383,802.87	674,238.24	1,619,499.99
 Net Income	42,977.50	367,950.74	-324,973.24	-781,263.99

Tamala Park Regional Council

Cheque Detail

October 2010

Num	Date	Name	Description	Original Amount
CH-200195	07/10/2010	City of Stirling	MR3 SCC Rent and Electricity November 2010	-415.36
CH-200196	21/10/2010	City of Stirling	Rent & Electricity for MR3 SCC for Dec 2010	-434.24
TOTAL				-849.60

Tamala Park Regional Council

Cheque Detail
Appendix

November 2010

Num	Date	Name	Description	Original Amount
CH-200197	18/11/2010	Evangel, Eleni	EE composite allowance for period Aug/Sept/Oct 2010	-1,750.00
CH-200198	18/11/2010	Proud, Stephanie	SP composite allowance for period Aug/Sept/Oct 2010	-1,750.00
CH-200199	18/11/2010	Catania, Nick	NC composite allowance for period Aug/Sept/Oct 2010	-1,750.00
TOTAL				-5,250.00

3 November 2010

Tony Arias
Tamala Park Regional Council
173 Gildercliffe Ave
Scarborough WA

Dear Tony

RE: 2011 ESTATE RESEARCH PROGRAMME

On behalf of SMR we would like to thank you for your involvement in the 2010 Estate Research programme which was issued to some 17 estates within WA.

I am sure you would agree that the process was invaluable and provided you with an insight into your estates as well as local residents, which will aid with your ongoing community development and marketing programmes.

SMR plans to repeat the Estate Research programme in 2011 and as such are seeking at this stage expressions of interest from our current participants. As per this year, the research will include one of your estates plus a competing development for the fee of \$4000 plus GST.

In order to avoid any conflicts of interest we would like to ascertain those companies that wish to repeat the process before we then go out to the greater market.

It would therefore be appreciated if you would complete the attached EOI and return it in the reply paid envelope prior to 30 November.

If you have any questions in relation to the 2011 study then please contact me directly on 0407 190 908.

We look forward to your continued involvement in 2011.

Yours sincerely



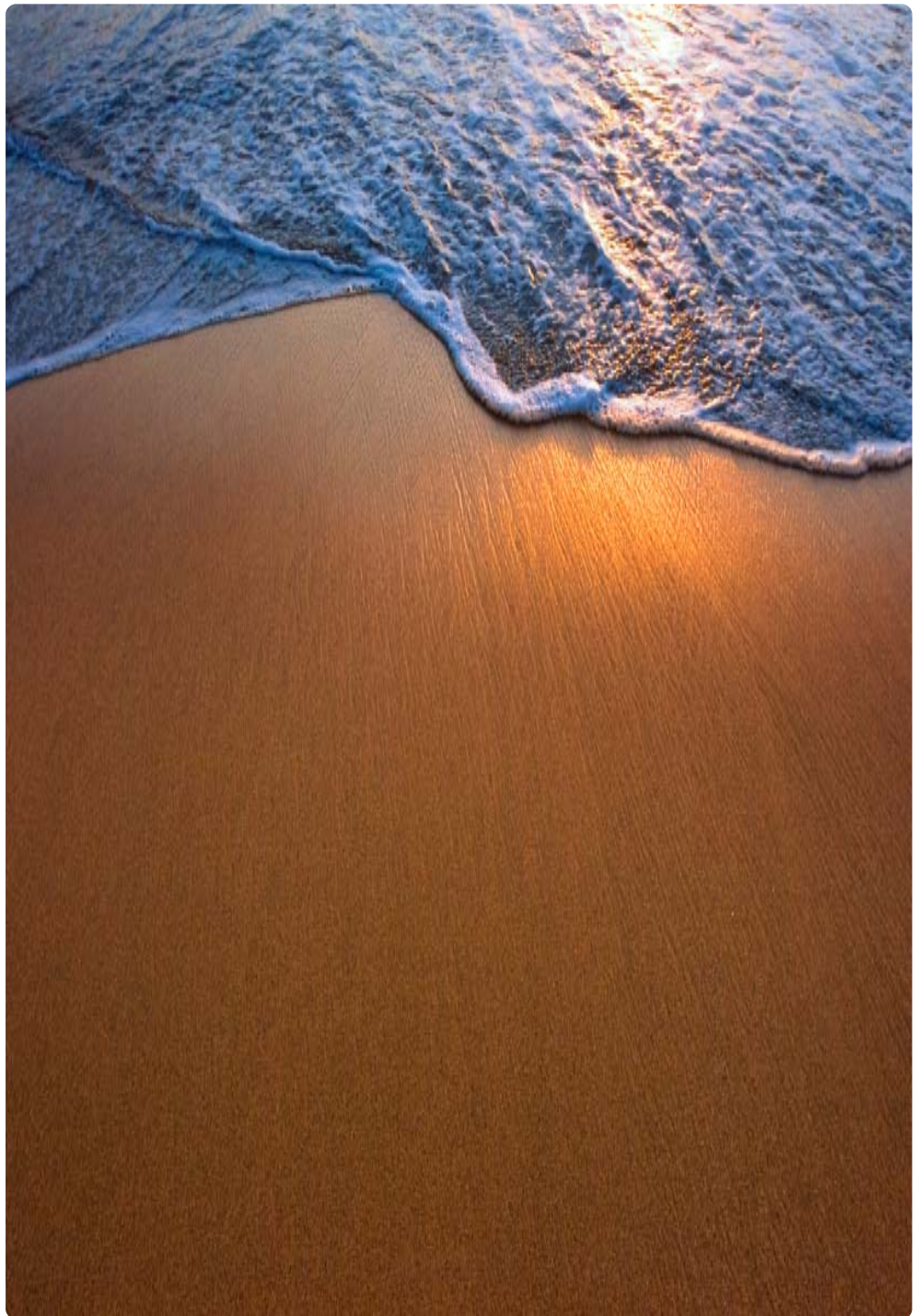
Samantha Reece
Director

Tamala Park Regional Council



Future Plan

2010-2013



Introduction

This Plan for the Future provides a three year outlook of the activities of the Tamala Park Regional Council (TPRC). It also recognises that the primary function of the TPRC involves the rezoning, subdivision, marketing and sale of the Tamala Park land.

The Plan guides the Council in its strategic view in terms of the development, marketing and sale of the Tamala Park project.

The Tamala Park land is located only 30 minutes from Perth's CBD and within one of the fastest growing areas within the Perth metropolitan region. It also has easy access to regional centres of Joondalup and Wanneroo and is part of a bustling urban community offering all the conveniences of modern day living.

Since the establishment of the Tamala Park Regional Council in 2006, it has progressed the planning and design of the Tamala Park project, and in particular the Tamala Park Local Structure Plan.

This Plan is different to previous Future Plans as it recognises that the Council will be embarking on a new phase from the planning and design and approval; to the development, marketing and sale of the residential lots of the Tamala Park land.

The next three years will see significant changes to the activities of the Council and to the Tamala Park landholding which will foster the emergence of a new community.

The Future Plan demonstrates the manner by which the Council will deliver its objectives over the next three years. It also outlines the initiatives which are to be delivered by Council.

This Future Plan not only supports sound financial management but also meets the legislative requirements contained within the Local Government Act 1995 and associated Regulations.

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Legislative Background

Section 5.56 of the Local Government Act requires each local authority to prepare a Future Plan.

The Future Plan is to have a time life of at least 2 years.

Consultation is required with electors and ratepayers during the development of the local authority Future Plan.

The specific matters that the Local Government (Administration) Regulations require to be included in the Future Plan are set out in Regulation 19C which reads as follows:

- a) *In this regulation and regulation 19D: ‘**Plan for the future**’ means a Plan made under Section 5.56.*
- b) *A local government is to make a Plan for the future of its district in respect of the period specified in the Plan (being at least 2 financial years).*
- c) *A Plan for the future of a district is to set out the broad objectives of the local government for the period specified in the Plan.*
- d) *A local government is to review its current Plan for the future of its district every 2 years and may modify the Plan, including extending the period the Plan is made in respect of.*
- e) *A Council is to consider a Plan, or modifications, submitted to it and is to determine* whether or not to adopt the Plan, or the modifications, as is relevant.*
** Absolute majority required*
- f) *If a Plan, or modified Plan, is adopted by the Council then the Plan or modified Plan is to apply to the district for the period of time specified in the Plan.*
- g) *A local government is to ensure that the electors and ratepayers of its district are consulted during the development of a Plan for the future of the district, and when preparing any modifications of a Plan.*
- h) *A Plan for the future of a district is to contain a description of the involvement by the electors and ratepayers in the development of the Plan, and any modifications of the Plan.*
- i) *A local government is to ensure that a Plan for the future made in accordance with this regulation applies in respect of each financial year after the financial year ending 30 June 2006.*

Regulation 19D

Notice of plan to be given

- 1) After a plan for the future, or modifications to a plan, are adopted under regulation 19C the local government is to give local public notice in accordance with subsection (2).

- 2) The local public notice is to contain –
- a) notification that –
 - i) a plan for the future of the district has been adopted by the Council and is to apply to the district for the period specified in the plan; and
 - ii) details of where and when the plan may be inspected;
 - or
 - b) where a plan for the future of the district has been modified –
 - i) notification that the modifications to the plan have been adopted by the Council and the plan as modified is to apply to the district for the period specified in the plan; and
 - ii) details of where and when the modified plan may be inspected.

Section 5.53 of the Local Government Act requires a summary of the Future Plan to be included in a local authority annual report.

Section 5.52 of the Local Government Act requires that the budget of a local government to be made in reference to the Future Plan.

Tamala Park Regional Council (TPRC)

Background

The Tamala Park Regional Council (TPRC) was established under the Local Government Act on 3 February 2006. The legislative backing for the promulgation of the TPRC is contained in section 3.61 of the Local Government Act which provides that one or more local governments may, with the Minister's approval, establish a regional local government to do things for the participants which a single local government may do under the Local Government Act.

The land was acquired by the local authorities in 1981 to be used partially for a refuse landfill and partially for urban development purposes.

The TPRC has been established with approval of the Minister for Local Government on request by 7 local governments which had a joint landholding of 432 hectares of land in the municipal district of the City of Wanneroo. Following subdivision to provide for road reserves for Marmion Avenue, Connolly Drive and Neerabup Road, Lot 17 became Lot 118 Mindarie.

In 2006 the owners transferred 90 hectares to the West Australian Planning Commission (WAPC) for incorporation in the coastal conservation reserve west of Marmion Avenue between Burns Beach and Mindarie Keys. This was part of a Negotiated Planning Solution (NPS) with the WAPC which resulted in the Tamala Park land being zoned Urban and Urban Deferred in the Metropolitan Region Scheme.

An area of 151 hectares is now leased to Mindarie Regional Council (MRC) for operation of a waste management facility. The MRC lease will continue until 2032.

The TPRC's principal concern is directed to 180 hectares of Urban and Urban Deferred land forming the northern part of the joint landholding and approximately 16 hectares of State Government land east of the TPRC land.

Legal Obligations of the TPRC

The TPRC is a local government operating under the Local Government Act (Act). The TPRC has all of the responsibilities imposed upon local governments under the Act except responsibilities relating to the holding of municipal elections.

Public advertising in reference to major decisions, expenditures, tenders and contracts and of Council meetings are exactly the same for the TPRC as for its participant local governments.

Local Government Act section 3.61 (et sic) sets out specific matters that must be included in an Establishment Agreement in which a Regional Council's purpose and objectives are formed.

The TPRC must prepare financial reports, public agendas for its business and an annual report for its constituents. The TPRC is also required to produce periodic reports on its performance to the Department of Local Government and other regulatory authorities.

Establishment Agreement

The following is an extract from the Establishment Agreement signed by the 7 participant local authorities and approved by the Hon. Minister for Local Government.

Region - The TPRC is established for the Region comprising the 7 local government participants.

Regional Purpose - The regional purpose for which the TPRC is established is:

- a) to undertake, in accordance with the objectives, the rezoning, subdivision, development, marketing and sale of the Tamala Park Land; and
- b) to carry out and do all other acts and things which are reasonably necessary for the bringing into effect of the matters referred to in paragraph (a) of this clause.

Objectives

- a) The objectives of the TPRC are:
 - i) to develop and improve the value of the Land;
 - ii) to maximise, within prudent risk parameters, the financial return to the Participants;
 - ii) to balance economic, social and environmental issues; and to produce a quality development demonstrating the best urban design and development practice.

A summary of participant shares is shown in the table following.

Council	Participant Shares
Town of Cambridge	1/12
City of Perth	1/12
Town of Victoria Park	1/12
Town of Vincent	1/12
City of Joondalup	2/12
City of Wanneroo	2/12
City of Stirling	4/12

A full copy of the Establishment Agreement may be viewed on the Council's website at www.tamalapark.wa.gov.au.

Tamala Park Council members are elected by the participant Councils.

Although the Council members are representatives of their local governments, they must act for the Tamala Park Regional Council when they come together as the Tamala Park Regional Council decision making body.

Decisions taken by the Council are enacted for the TPRC by the TPRC Chief Executive Officer.

The TPRC is the legal vehicle that is able to transact business on behalf of the interest held in the Tamala Park Regional Council by the 7 participant local authorities.

The participant local authorities are the beneficiaries of the cash flow generated by the TPRC.

The City of Wanneroo is the regulatory local authority to which TPRC must apply for approvals for its statutory planning and development approvals. It will also be responsible for the delivery of the normal municipal services to future residents.

TPRC Project Background

Since the Perth Corridor Plan in 1977, the area around Tamala Park has been identified as a major residential and commercial node and the Metropolitan Region Scheme has reflected the intent for major development around the major road arteries and rail station plan for the area.

Progression towards the urban development of Tamala Park has been measured through a number of milestones. The most important of which are listed below:

- In 1981 the Councils acquire 432 hectares at Tamala Park for landfill and future urban development.
- The TPRC land, west of Marmion Avenue, was zoned Urban by Metropolitan Region Scheme Amendment 942/33A (gazetted 24 September 1993).
- The TPRC land, east of Marmion Avenue, including the WAPC land adjoining the freeway was zoned Urban Deferred by Metropolitan Region Scheme Amendment 992/33 (gazetted 19 September 2003).
- A Negotiated Planning Solution signed between the Western Australian Planning Commission and the TPRC in 2006 provided for 90 hectares to be transferred over time to the WAPC for conservation purposes and agreement of the remaining land (180 hectares) for urban development.
- The land west of Marmion Avenue was zoned 'Urban Development' when District Planning Scheme No. 2 (DPS 2) was gazetted on 6 July 2001.
- The land east of Marmion Avenue was rezoned to 'Urban Development' on 3 December 2004 through Amendment No. 41 to DPS 2.
- Clarkson Rail Station opened in October 2005.
- Clarkson (Ocean Keys) commercial and community centre has been developed with expansion plans proposed for the Ocean Keys commercial area.
- Local Structure Plan adopted by City of Wanneroo in 2010, subject to conditions.
- The TPRC appoints Satterley Property Group as Project Managers/Sales Managers to assist with management and selling of the TPRC project on 24 June 2010.

Local Structure Plan

Since early 2008 the key activity of the Council has been progressing the design/planning and approval of the Local Structure Plan (LSP). The need for the preparation and approval of a LSP is set out under the City of Wanneroo District Planning Scheme No 2. The LSP is intended to guide the planning and development of the TPRC landholding.

The Local Structure Plan reflects the TPRC objective - “to create an urban centre for choice, sustainability, community and opportunity”.

The design in the Local Structure Plan responds to contemporary lifestyles, best practice urban design, sustainability principles, and the recognition of environmental values of the land.

Planning and design has responded to the site's proximity to the ocean, beach, road and rail arteries and opportunities arising from the site being adjoined on three sides by Bush Forever and National Park land and the Ocean Keys Commercial centre.

Key Elements

Key aspects of the Structure Plan include:

- Providing for a wider range of residential density and a range of housing types that address changing demographics.
- Providing for sustainable environmental outcomes.
- Providing active commercial centres and community hubs that meet the daily and weekly needs of residents and provide employment opportunities.
- Providing an urban design response in recognition of adjoining public transport infrastructure.
- A high level of linkage both within and beyond the boundaries of the Tamala Park landholding.

Environmental Management

An Environmental Management Plan (EMP) has been prepared which provides management and mitigation measures for impacts of the proposed Tamala Park development. The EMP is intended to accompany the LSP and to address the specific Ministerial Conditions (Minister for the Environment) set for the development. These conditions are summarised as follows:

- Management of remnant vegetation whilst strengthening links between the coast and the Neerabup National Park.
- Control of exotic flora and fauna species.
- Specially protected fauna management.
- Fire management.
- Management of public access to the areas reserved for conservation and recreation.
- Recommendations for revegetation.
- Recommendations for public education and awareness to ensure long-term protection of the natural environment.

Approval Status

At its Council meeting of 4 May 2010 the City of Wanneroo endorsed the Structure Plan subject to a number of changes. The LSP has been referred to the Western Australian Planning Commission and it is expected that approval will be granted in late 2010.

Major Projects for the Immediate Future

Project	Timeframe
Local Structure Plan Approval Local Structure Plan approval by the City of Wanneroo and Western Australian Planning Commission.	2010/11
Rezoning to TPRC Land Urban Deferred to Urban Rezoning Urban Deferred land to Urban under the Metropolitan Region Scheme.	2011
Federal Environmental Approvals - Environmental Protection & Biodiversity Conservation Act (EPBC Act) Approval to the Structure Plan from the Department of Sustainability, Environment, Water, Population and Communities (SEWPAC) is expected in early 2011.	2011
Project Marketing and Branding Strategies will be developed and implemented for the rebranding and preliminary marketing of the Project during 2011.	2011/13
Approval to Stage 1 Subdivision Plan It is anticipated that an Application for Approval of Stage 1 Subdivision Plan will be lodged late in 2010 or early in 2011. Subdivision Applications for the balance of the TPRC land will be progressively implemented.	2011/13
Environmental/Sustainability Initiatives The Local Structure Plan discusses a number of environmental and sustainability initiatives which are to be reviewed to determine viability and implementation capacity. This will particularly apply to the initiatives relating to water conservation, transport, energy generation and new infrastructure.	2011/13
Plan for MRC Site Develop future plan for closed MRC landfill site .	2011/12
Appointment of Consultant Project Team In order to facilitate the lodgement of the Stage 1 Subdivision Application and to generally progress the project. It is anticipated that Council will appoint the key project consultant team in late 2010 Consultants proposed to be appointed include Town planning/urban design, Civil Engineering, Survey, Landscape Architecture, Advertising/Marketing, and Research.	2010
Acquisition of WAPC Land As part of the Negotiated Planning Solution the TPRC may acquire surplus WAPC landholdings. The Council will review the viability of the various landholdings and also consider consistency in achieving both the TPRC and Structure Plan objectives through the potential acquisitions	2011/12
Environmental Management Plans Progressively implement the EMP consistent with conditions of subdivision approval.	2011/13
New TPRC Administration Office The Council has approved the establishment of a new TPRC Administration Office. Planning is well underway and it is expected that the new office will be completed in early 2011.	2010/11

Major Projects Financial Summary

TPRC Projected Revenue & Expenditure 2010-2013

	2010/2011	2011/2012	2012/2013
INCOME			
Interest on Investment	838,236.00	200,000.00	200,000.00
Land Sales Revenue		70,000,000 (200 lots @ \$350)	93,750,000 (250 lots @ \$370)
Projected INCOME	838,236.00	70,200,000.00	93,950,000
EXPENDITURE			
TPRC Administration			
Governance	118,500.00	124,425.00	130,646.25
Administration	838,800.00	880,740.00	924,777.00
Structure Planning	110,000.00	115,500.00	30,000.00
Other Structure Planning Consultancies	45,000.00	45,100.00	10,000.00
Environmental Innovation Consultancies	155,000.00	75,000.00	15,000.00
Admin Operational Consultancies	110,000.00	115,500.00	125,000.00
Other Property Admin & Approvals	137,200.00	385,000.00	600,000.00
Engineering Design	110,000.00	700,000.00	1,000,000.00
Subdivision Design	90,000.00	90,000.00	100,000.00
Environmental Management Plans/Implementation	30,000.00	100,000.00	150,000.00
Subdivision Construction	0.00	20,000,000.00	25,000,000.00
Fees/Commission	0.00	4,700,000.00	5,480,000.00
Asset Acquisition	300,000.00	50,000.00	50,000.00
GST on Lot Sales (provisional)		6,400,000.00	8,541,000.00
Projected EXPENDITURE	2,044,500.00	33,781,265.00	42,156,423.25
TOTAL EXPENDITURE	2,044,500.00	33,781,265.00	42,156,423.25
TOTAL INCOME	838,236.00	70,200,000.00	93,950,000.00
TOTAL NET INCOME	-1,206,264.00	36,418,735.00	51,793,576.75

Statistics & Influences

Political Timetable

The development of Tamala Park is expected to occur in a timeframe of approximately 12 years.

During this period, there is likely to be:

- 6 local government elections
- 3 state government elections
- 3 federal government elections

Potentially, there will be 6 changes in the composition of the Tamala Park Regional Council during its development life.

Changes at the State Government level to Governments or policy can result in significant changes in the approval regime and development of infrastructure which will impact the TPRC development.

A growing emphasis in policy formulation around environmental matters at both State and Federal Government level, will impact expectations for local responses to urban design, conservation and sustainability issues.

The planning by the TPRC must necessarily take account of the non-controllable impetus that may result out of the change in political framework that will occur in the TPRC development timeframe.

Perth North-West Corridor Growth

The Metropolitan Region Scheme sets out the major land uses and infrastructure to be provided in the north-west corridor. The Tamala Park land is the largest undeveloped land parcel in the corridor south of Alkimos.

The State Government planning has committed to continued residential growth in the north western sector of Perth. In the area north of Butler over 100,000 lots are to be created over the next 20 years.

Directions 2031 (August 2010) prepared by the Western Australian Planning Commission and Department of Planning provides the planning framework for Perth to 2031. It establishes a vision for the future growth of the Perth Metropolitan Region. Directions 2031 recognises the Tamala Park landholding current Urban and Urban Deferred zonings, with the potential for 2500 residential dwellings. It is seen as a satisfying land supply in the local area over the next decade.

Public Consultation

The following Public consultation is proposed for this Future Plan:

- Availability of Plan advertised in newspapers (Plan available for public comment for 45 days).
- Availability of Plan advised on participant Council noticeboards.
- The TPRC Web Site.
- Submission forms available on TPRC website.
- Consultation results and recommendations returned for TPRC review.
- The availability of the adopted plan and any modifications advertised.

Comment forms are contained in Appendix 1 of this document.

Email response is preferred as it will aid efficient collation of input for review by the Council.

The TPRC has demonstrated a high regard for the sustainability principles of Council's resources and this Future Plan not only supports sound financial management but also meets the legislative requirements contained within the Local Government Act 1995 and associated Regulations.

With significant forecast population growth and development comes the need for prudent, but innovative and sustainable, planning, both at a community service and facility level as well as at a fiscal level. Whilst the area's population growth over the next several years is expected to grow significantly, bringing with it new demands on Council, the Council is also conscious of the current population and the demands placed on it by the long-term residents of the region.

Appendix

Appendix 1

Comment FormPage 20

Appendix 2

TPRC Subject Site.....Page 21

Appendix 3

TPRC Local Structure Plan Page 22

Comment Form

Comments will be kept confidential

I would like to make the following comment(s):

Please provide contact details (all details will remain confidential)

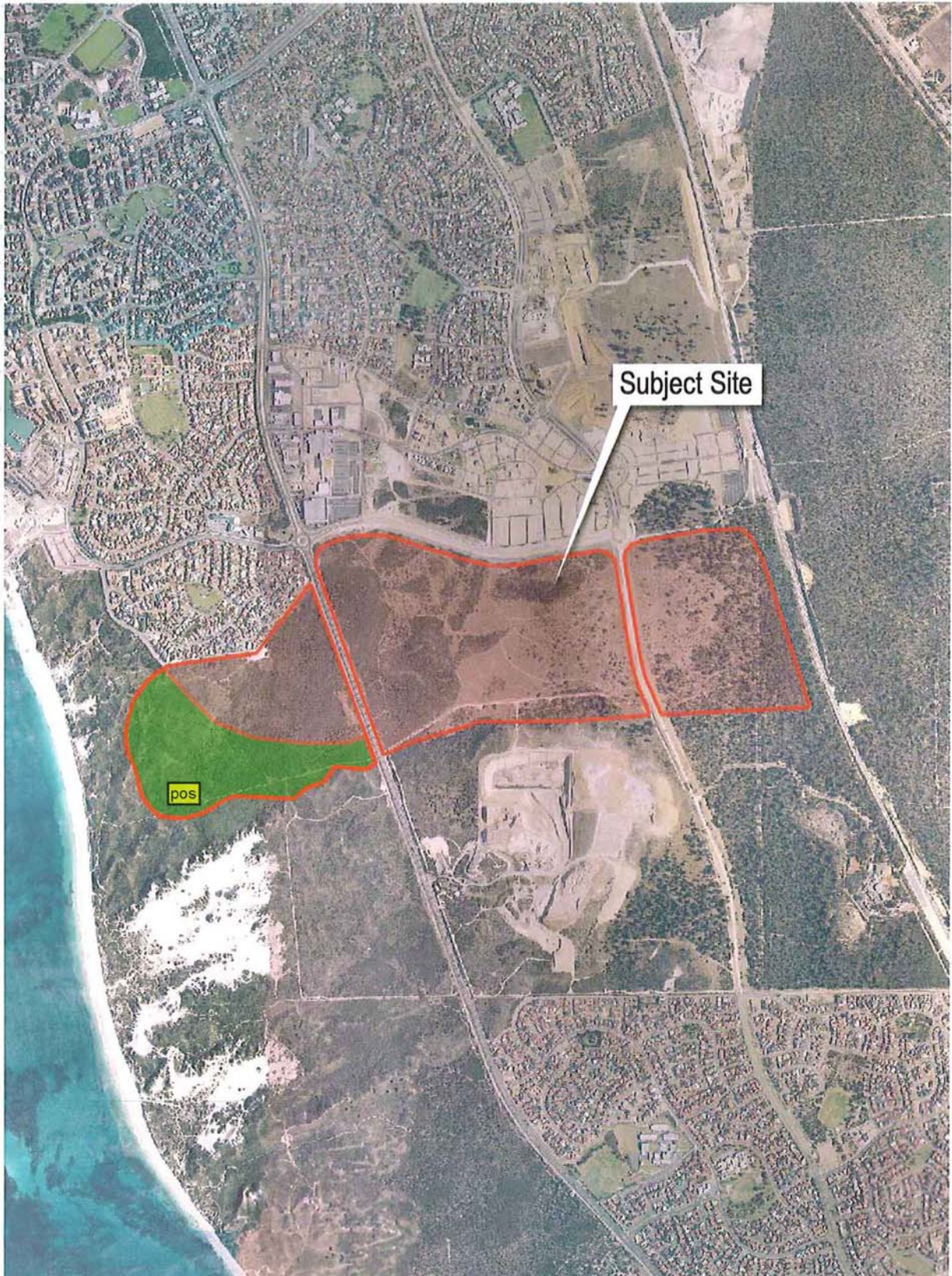
Name:

Position:

Organisation:

Email Address:

Please email to mail@tamalapark.wa.gov.au.
This will assist consolidation of results.







Tamala Park Regional Council (TPRC) has been formed by 7 local governments which are joint owners of the Tamala Park land:

- Town of Cambridge
- City of Joondalup
 - City of Perth
 - City of Stirling
- Town of Victoria Park
 - Town of Vincent
 - City of Wanneroo

Room 3 · Scarborough Civic Centre
173 Gildercliffe Street, Scarborough · Phone: 9245 1368
Website: www.tamalapark.wa.gov.au



1st November 2010

Tony Arias

CEO - tony.arias@tamalapark.wa.gov.au

Tamala Park Regional Council

Room 3, Scarborough Civic Centre 173 Gildercliffe Street

Scarborough WA 6019

Dear Tony

Green Building Council of Australia and Local Governments

I am writing to you to request your involvement in a renewed approach to building and local governments in this country which focuses on the sustainable buildings that we need for the future. Specifically, I am asking your Council to join the Green Building Council of Australia for less than \$2,000 this financial year.

The Green Building Council of Australia (GBCA) is a not-for-profit association that brings together all stakeholders in the development process. We have more than 900 members that represent developers, builders, investors, building owners and policy-makers at all levels of government.

The GBCA promotes green building programs, technologies, design practices and processes, and operates Australia's only national voluntary comprehensive environmental rating system for buildings - Green Star. You can find more information about us at **www.gbca.org.au**

The GBCA is committed to working with our members to seize the opportunities for green buildings based on:

- The need for more sustainable infrastructure for future generations.
- The developing business case for saving money with green buildings.
- The need for leadership by governments and the public sector.
- The requirement for measurable tools such as Green Star to ensure that we get holistic and sustainable buildings.
- The potential for ratings tools such as Green Star to expand to communities and neighbourhood scale (refer to attached brochure for more information).

Currently, the Green Building Council of Australia has members from local governments in all states. Many of these are directly involved in the new Local Government Task Group, chaired by former ICLEI CEO, Wayne Wescott. This group is identifying an exciting agenda of publications, proposals, new networks, education and training opportunities that are focused on building the capacity of local governments to facilitate the need for green buildings in their local areas.

Therefore, I am asking you to join with us in the next stage of this exciting endeavour. You can register for membership online, via the GBCA's website. Just select the blue login button (at the top right hand corner of the homepage). Select Option 3 "Become a GBCA member" and then follow the prompts to register your Council for membership.

The Green Building Council of Australia will deliver for your Council:

- Access to the detailed workings of the Local Government Task Group and, via this group, input to the Australian Sustainable Built Environment Council (ASBEC) Cities task group and the annual Built Environment Meets Parliament (BEMP) event.
- Facilitated connections to other stakeholders in the development process in your region through membership events.
- Direct interaction with the Green Star Communities project, based on the expansion of the Green Star rating tools to a precinct and neighbourhood scale.
- Access to significant resources, including online materials, background policy documents, case studies, overseas experience and the Green Guide to Government Policy.
- A discount for attendance at Green Cities in February-March 2011 – this conference is a major event that brings together our membership base over three compelling days. For the first time there will be a dedicated session for government delegates. For more information go to: **www.greencities.org.au**.
- A discount for education and training on Green Star – including the Green Star Foundation course (suitable for decision-makers) and Green Star Accredited Professionals (suitable for technical staff).

Please contact Wayne Wescott (wayne.wescott@gbca.org and 0419 521 272) for further information.

I look forward to joining with you to advance green buildings and communities in our country.

Regards



Romilly Madew
Chief Executive
Green Building Council of Australia

Encl: -Green Cities 2011 information postcard

-Green Star Communities National Framework Booklet.

UDIA NATIONAL CONGRESS 2011 Appendix

WHERE IDEAS TAKE FLIGHT

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Invitation from the National President, UDIA

The UDIA National Congress provides an annual opportunity for urban development industry professionals from across the country to come together. We are delighted to bring the event to the city of Adelaide this year and look forward to an unforgettable experience.

The theme for this year's Congress, 'Where Ideas Take Flight', will build on the gradual recovery in the market by offering inspiration for the future. UDIA has brought together a strong line-up of speakers to stimulate our minds and provide valuable insights for us to take back to our places of work. Outside of the formalities, Congress delegates will also enjoy an outstanding social program in the Festival City.

One of the highlights of the National Congress is the National Awards for Excellence and this year will be no different with an exceptionally strong pool of nominees showcasing the sheer quality of developments throughout Australia.

On behalf of the National Council of the UDIA, I would like to invite you to join us in Adelaide for the 2011 UDIA National Congress. The event promises to be one of exceptional quality and I look forward to seeing you all there.

Peter Sherrie
National President, UDIA



Invitation from the Chair, Congress Organising Committee

On behalf of the Urban Development Institute of Australia and the 2011 Congress Committee, I invite you to join us in the creative hub that is Adelaide for the 2011 UDIA National Congress. The Congress, to be held at the Adelaide Convention Centre from 28 - 31 March 2011, promises to blend a topical program with the state's finest food and wines and unrivalled networking opportunities, leaving delegates feeling invigorated, inspired and indulged.

Be on the forefront of breaking industry news, gain new insights from industry leaders, kick back with the best of Adelaide's hospitality and relax in the knowledge that 2011 will be the most convenient Congress yet. Offering accommodation within walking distance of the state of the art Adelaide Convention Centre, social function venues within a short ride or walk away, and some of Australia's best tourist destinations just a heartbeat away, Adelaide's reputation as the 20 minute city will leave you wanting more.

The theme 'Where Ideas Take Flight' promises that this Congress will be the breakthrough we've all been waiting for. Acknowledging that the industry desires inspiration to move forward into a brighter future, a program is being developed to rejuvenate delegates, reigniting innovation within our community.

We look forward to taking flight with you in 2011.

Richard Osborne
Congress Organising Committee Chair

INVITATION

Hosted by the Urban Development Institute of Australia (UDIA)

The Urban Development Institute of Australia (UDIA) is Australia's peak representative body for all segments of the urban development industry. UDIA is a not-for-profit industry body dedicated to the representation of Australia's development industry. UDIA's main purpose is to advance the credibility and integrity of the urban development industry. UDIA is a federation of five state associations that aim to promote the urban development industry in achieving sustainable urban development. Special UDIA programs provide greater rates of sustainable development and encourage professionalism and innovation within the industry.

UDIA has an important national voice in development matters, particularly in relation to initiatives for home buyers, urban developers, professionals and others who are involved in urban development. We take a very active interest in government decisions and decision making processes affecting the urban development industry in Australia.

Congress Theme – Where Ideas Take Flight

This Congress has the theme, 'Where Ideas Take Flight'. After a period of challenge for the property development industry we face an era of opportunity – one that is laced with optimism associated with increasing population and increased demand for housing against an economic curtain of uncertain options for project financing, restrictions on lending, limited supply of fringe land and tardy development approval processes at local government level.

All sectors of our industry are sensing an upturn. Our optimism is returning. New frontiers wait to be conquered; new opportunities for new products are being pursued. This Congress is about 'delivering the dream'. After significant plans for population increases have been prepared by all states it is now time to identify the road blocks, build the infrastructure, invest in wealth-creating projects by the public and private sectors and adapt our industry to meet the new challenges of place making, affordable housing, denser living and different modes of transportation.

Congress Organising Committee

Richard Osborne	Delfin Lend Lease
Peter Edwards	Adelaide Strata and Community Management
Stephen Holmes	Connor Holmes
Ian Marker	Adelaide Development Company
David Martin	Finlaysons
Kym Martin	MartinsIntegrated.com
Gary Rusling	Brock Urban Projects
Brian Virgo	AVJennings
Terry Walsh	UDIA SA

Host City

Adelaide is a compact city of approximately 1.2 million people, situated between the beautiful Adelaide Hills and the long white beaches of the Gulf of St Vincent. Settled in 1836, Adelaide retains much of the charm and tranquillity of the past while offering all the vigour, multicultural diversity and conveniences of a modern city. Adelaide is known for its biennial Arts Festival, its many churches and graceful stone buildings and its location within an hour's drive of some of Australia's most famous and beautiful wine producing regions. Adelaide's appeal as a congress destination lies in its safety, the ease of getting around, with most hotels and city sights within walking distance of the Convention Centre, the proximity of the airport to the city, the quality of our food and wine and lower overall costs compared to other cities.

Visit: www.southaustralia.com

Host Venue



The Congress and exhibition will be held at the Adelaide Convention Centre (ACC). Located in the central business district of Adelaide, this fully-equipped Centre is close to restaurants, hotels and public transport hubs; and just 15 minutes by car from Adelaide Airport. The Adelaide Convention Centre is located in the CBD of Adelaide, adjacent to the picturesque River Torrens and parklands and surrounded by trams, trains, buses, taxi ranks and ample car parking. A short stroll along the iconic North Terrace places you in the heart of Adelaide city – Australia's culture, cuisine and events capital – where visitors can enjoy a perfect café latte by day or an award-winning local wine or microbrew by night. The ACC is leading the nation with its commitment to sustainability and was the first centre in Australia Green Globe Silver Certification.

**Adelaide Convention Centre
North Terrace, Adelaide SA**

Visit: www.adelaideconventioncentre.com.au

Monday 28 March 2011

depart 7.30am	Golf at Royal Adelaide Golf Club. Join friends and colleagues at the traditional UDIA Congress Golf Classic at this famous golf club. Travel the 20 minutes by coach and return.
depart 9.00am	Cycling. Join the pelotons for either a relaxed ride along the beautiful Linear Park to the beach, or a challenging ride through the Adelaide Hills. Return ride to famous Adelaide Oval for a sumptuous lunch in the renovated facilities.
depart 9.30am	Wine tasting in Barossa Valley. Travel with colleagues by coach to famous Jacobs Creek for lunch; taste the world's best wine at Penfolds International Wine Centre.
depart 9.30am	Tram ride to Glenelg. Enjoy a leisurely sail and dolphin spotting on the bay, then lunch and a stroll along the beach or Jetty Road before returning by tram to your hotel.
3.00pm - 6.00pm	Registration Desk Open
6.30pm - 8.30pm	Land Management Corporation Welcome Reception "Welcome to Adelaide" at the Adelaide Entertainment Centre Reconnect with colleagues and friends, and network with new contacts at the spectacular redeveloped Adelaide Entertainment Centre, complete with colourful performers.

Tuesday 29 March 2011

7.30am - 4.30pm	Registration Desk Open
9.00am - 9.05am	Stuart Moseley Congress MC – Welcome to delegates Planner and Business Advisor, former CEO with Adelaide City Council, Stuart will manage the proceedings of the Congress, making observations and providing witty comments and anecdotes.
9.05am - 9.35am	Peter Sherrie – Address from UDIA National President
9.35am - 10.10am	The Hon. Mike Rann Premier of South Australia – Welcome to South Australia Partnerships between government and the private sector in creating development opportunities for economic and social benefit in South Australia.
10.10am - 10.55am	The Hon. Anthony Albanese Minister for Infrastructure and Transport – invited The role the Federal Government is playing in the delivery of key infrastructure, both in underpinning essential urban services to the major cities and in the expansion of key infrastructure in regional Australia.
10.55am - 11.25am	Morning Tea
11.25am - 12.05pm	Bill Evans Chief Economist, Westpac Banking Corporation "Who Pays for the Dream?" – the finance industry's response to the growing need for finance to underwrite development projects to meet the demand for housing arising from Australia's increasing population and the increasing gap between demand and supply of land and dwellings to house the people.
12.05pm - 12.45pm	Brian Haratsis Managing Director, MacroPlan The population change in Australia and its effect on demand for land supply for residential housing; why we need a big Australia to drive sustainable economic development.
12.45pm - 1.45pm	Lunch
1.45pm - 2.25pm	Phil Garling Global Head of Infrastructure, AMP Capital Investors "Models for paying for significant essential infrastructure" that allows large public projects to be undertaken. Ways to finance development projects, including those for multistorey and high density structures; the nature of funding models to support developers' individual or institution-backed projects as well as funding for public infrastructure at local, state and federal levels.
2.25pm - 3.05pm	GB Arrington Principal Practice Leader, PB PlaceMaking "Putting the pieces together, and making it happen!" Urban regeneration and 'new way' of creating living and work space at Portland – where action has been taken; who were the leaders in such action; what were the conditions that allowed such action; and what were/are the results of such action to create a different urban environment ("not simply plan it, but actually do it").
3.05pm - 3.35pm	Afternoon Tea
3.35pm - 4.00pm	Workshops
4.05pm - 4.30pm	The two workshops you choose will provide you with specific 'top up' of ideas on practical solutions to improved projects and communities developments.
7.00pm - 10.00pm	Evening Picnic "A Taste of Adelaide" on the banks of the River Torrens

Wednesday 30 March 2011

7.00am - 8.45am	AVJennings National Congress Breakfast at the InterContinental Adelaide, adjacent to Adelaide Convention Centre Lincoln Hall , mountain climber not ready to die – an example of “Where ideas take flight” and a story of “Intent to Implementation”.
8.30am - 11.30am	Registration Desk Open
9.00am - 9.45am	Clive Palmer <i>Managing Director, Mineralogy Pty Ltd</i> The importance of public support for investment in infrastructure; who pays for the dream? ‘Overcoming governments’ lack of support with land supply and planning approval processes, thus denying our expanding population with affordable housing.
9.45am - 10.30am	Jennifer Westacott <i>Partner, KPMG</i> The link between planning reform, economic activity and infrastructure delivery and the expanding role of the Federal Government in the urban development agenda. The virtues of the recently released, and now-being-implemented, 30 Year Plan for Greater Adelaide will be highlighted and its early impacts and delivery outcomes will be assessed.
10.30am - 11.00am	Morning Tea
11.30am - 4.30pm	Study Tours – choice of property developments, wines and giant pandas/chocolate factory Ten tours, each with a theme, to visit 2-4 hosted properties, to inspect the project and ask questions of an informed guide. Guided visit to the world-famous Giant Pandas in their renowned enclosure designed by a UDIA member, then visit Haigh’s Chocolate factory on the edge of the CBD (additional cost). Coach visit to the Adelaide Hills – visit historic Hahndorf for a kransky; experience superb views and wines at Shaw and Smith (best location in the world!) and taste and buy at Nepenthe wines (additional cost).
7.00pm - late	Free Choice for dinner at a restaurant within walking distance

Thursday 31 March 2011

8.30am - 3.45pm	Registration Desk Open
9.05am - 9.50am	The Hon. Alexander Downer <i>former Australian Minister for Foreign Affairs</i> What makes a city great, successful, attractive and / or liveable; how Australian cities compare with the great cities of the world and what we could do better or differently to be an even better place in which to live, work and play.
9.50am - 10.30am	Andrew McNulty <i>CEO, Mission Australia Housing</i> Creating valuable partnerships between developers, councils and not-for-profit organisations to deliver social and affordable housing.
10.30am - 11.00am	Morning Tea
11.00am - 11.35am	Dr Owen Donald <i>Chair, National Housing Supply Council</i> “Our Delivery Needs” – what do people want, what are the trends in our society and what factors are affecting the gap between supply and demand for housing, together with suggested remedies.
11.35am - 12.15pm	Ian Nightingale <i>CEO, Department of Planning & Local Government</i> and Timothy Horton <i>Integrated Design Commissioner</i> Reducing time for rezoning of land within identified growth areas to within 2.5 years: Case study of planning reform in South Australia.
12.15pm - 12.55pm	Tony Carey <i>Chief Operating Officer, CIC Australia</i> and Mike Day <i>Director, Roberts Day – a duo</i> Reinstating the art of ‘town founding’ in contrast to conventional ‘subdivision and development’. The artistic and design dimension of laying the foundations for new communities and insight to the feasibilities and econometrics on the viability of delivering prosperous places.
12.55pm - 1.50pm	Lunch
1.50pm - 2.20pm	Paul Pisasale <i>Mayor, City of Ipswich</i> Working together – local government, the community and developers! A changed paradigm to overcome frustration with land supply and planning regimes, etc., to ensure our expanding population has affordable housing.
2.20pm - 2.45pm	Paul Pisasale <i>Mayor, City of Ipswich</i> and Maha Sinnathamby <i>Chairman, Springfield Land Corporation</i> Ways to overcome difference between government and developer for mutual benefit over a long term.
2.45pm - 3.15pm	Panel Discussion & “Gruen Developer” pitch by two leading advertising agencies Everyone needs a place to live – and developers provide the neighbourhoods and houses that meet this need. So why don’t people love us? We have laid down the challenge to two of Australia’s most progressive advertising agencies: “make Australia love urban developers”. The agencies will pitch to our panel of experts, who will identify the winner of the UDIA’s first national Gruen Developer award. Panellists: Peter Sherrie, Director, Excel Development Group; Judi Carr, Director, Red23; Paul Pisasale Mayor, City of Ipswich.
3.15pm - 3.30pm	Launch of 2012 Congress
3.30pm - 3.40pm	Prize Draws and Congress Closing
7.00pm - midnight	National Awards Gala Dinner <i>“The Awards” at the Adelaide Convention Centre</i> Join fellow Congress delegates and guests for the annual gala dinner hosted by Deborah Hutton, as we announce the national awards and conclude the Congress for another year.

SPEAKERS

Hon. Anthony Albanese MP

The Hon. Anthony Albanese, a member of the Labor Party, was first elected to Federal Parliament in 1996 as the Labor Member for Grayndler. Anthony is Minister for Infrastructure, Transport, Regional Development and Local Government. He is also the Leader of the House of Representatives.

GB Arrington

GB Arrington is the Principal Practice Leader for PB PlaceMaking. He is based in Portland, Oregon USA. In his role he is responsible for providing strategic direction and leading PB's global transit-oriented development (TOD) practice. He is internationally recognised as a leader in TOD and for his skills in linking transit and land use to create livable communities of lasting value.

Tony Carey

Tony Carey is Executive Director and COO with CIC Australia. He has specialist expertise in the areas of urban planning and design, project investigation, project management and feasibility assessment gained from his 25 years in the development industry.

Mike Day

Mike Day is a founding Partner of Roberts Day. He has led the practice's design teams responsible for an array of urban renewal projects and new towns throughout Australia, New Zealand, UAE and Asia since the Firm's inception in 1993.

Dr Owen Donald

Dr Owen Donald is Chair of the National Housing Supply Council, appointed in July 2008. Dr Donald was formerly the Victorian Director of Housing.

Hon. Alexander Downer

The Hon. Alexander Downer is a former Australian Liberal politician who was Foreign Minister of Australia from March 1996 to December 2007, the longest-serving in Australian history. He was also the leader of the Parliamentary Opposition for eight months from 1994 to 1995.

Bill Evans

Bill Evans is Chief Economist with Westpac Bank. He is the Bank's economic spokesman and is responsible for all of the Bank's economic and capital markets research, in addition to advising the Board on economic issues. Bill travels frequently, advising Westpac's customers on the Australian economy and financial markets.

Phil Garling

Appendix

Phil Garling is the Global Head of Infrastructure with AMP Capital Investors. He is responsible for developing their range of infrastructure products for investors and leading the team in the identification and execution of new investment opportunities.

Brian Haratsis

Brian Haratsis is Managing Director with MacroPlan. Brian has more than 20 years' experience as an economist, futurist and strategic planner, with focus on private sector property involvement, understanding communities and social trends.

Timothy Horton

Timothy Horton was appointed South Australian Commissioner for Integrated Design in July 2010. The Commissioner provides advice to the State Government via direct report to the Premier. Timothy was formerly working as an architect with Hassell and has wide experience in architect industry associations including his role as the current President of the SA Chapter of the Royal Architects Institute of Australia.

Andrew McAnulty

Andrew McAnulty became Chief Executive Officer of Mission Australia Housing, and Mission Australia Housing (Victoria) Ltd in November 2009. Prior to this he worked in development consultancy in Australia for two years, providing advice on affordable housing, social housing, urban renewal and partnerships.

Ian Nightingale

Ian Nightingale was appointed chief executive to head the newly established Planning SA in November 2008. He was previously the Executive Director, Aquaculture Division within PIRSA and had worked with that department for the past eight years. Ian has extensive experience in strategic management and leading organisational change within the South Australian public service and has also worked as Chief Executive of the Eyre Regional Development Board and General Manager of the Lincoln Cove Development Company.

Clive Palmer

Clive Palmer, born in Victoria but now a prominent and successful industrialist and developer based in Queensland, is the owner of the Mineralogy Pty Ltd. Clive is an activist in property development as well as one of Australia's leading international businessmen with substantial interests in iron ore and coal.

Cr Paul Pisasale

Paul Pisasale was elected to Council in March 1991, elected Deputy Mayor from April 2000 and has been Mayor of the City of Ipswich since March 2004. Paul's dedication to the City of Ipswich, as well as his drive and enthusiasm, are very evident to all that come in contact with him. He is passionate about working at a regional level, breaking down barriers and ensuring that people are the number one priority for local government.

Hon. Mike Rann

The Hon. Mike Rann became South Australia's 44th Premier after the State election in March 2002 and was re-elected with an increased majority in March 2006. In March 2010 the Rann Labor Government was elected for a third term. Mr Rann is also Minister for Economic Development, Social Inclusion, the Arts, Sustainability and Climate Change. He has been Leader of the SA Labor Party for nearly sixteen years.

Maha Sinnathamby

Maha Sinnathamby is an Australian civil engineer and property developer. In 1992, he bought an entire Southeast Queensland region, Springfield, Queensland, all 2860 hectares for A\$7.9 million. Since then, he has created Australia's largest master-planned community. He is the chairman of Springfield Land Corporation. The communities established from his original land purchase will eventually be home to 80,000 people.

Jennifer Westacott

Jennifer Westacott is KPMG's National Lead Partner for Climate Change, Water and Sustainability. Jennifer is Chair of the South Australian Public Sector Performance Commission, and also a Commissioner on the Commonwealth Grants and South Australian Sustainable Budget Commissions.

SOCIAL PROGRAM

Optional Events Monday 28 March 2011

Choose from one of these enticing ways to experience some of South Australia's best assets. Upon booking, specific information about the event will be sent to you.
Minimum and maximum numbers apply.



Golf at Royal Adelaide Golf Club

7.00am-2.00pm

Sponsored by SMEC Urban



Departs from and returns to the Adelaide Convention Centre

\$220.00 per person

The Royal Adelaide Golf Club is the venue for the UDIA Congress golf challenge on the Monday of the Congress. The famous course has been the venue for many international events for over 100 years, including nine Australian Open Championships. Royal Adelaide is one of the Top 100 courses in the World and rated number 6 in Australia. Enjoy 18 holes on the outstanding course, with a packed lunch and an opportunity to mix and mingle in the bar afterwards.

Please register on the registration form, indicating if you require hire of golf clubs and bag, and a motorised golf cart (additional cost payable on the day).

Cost includes: coach transfer, green fees, lunch, golf ball and push golf cart.



Cycling

9.00am-3.00pm

Departs from and returns to the Adelaide Convention Centre

\$195.00 per person

Bring your cycling gear and join the UDIA Congress peloton and take in the varied and beautiful sights of Adelaide by bike. There are two options available – those who are looking for a challenge through the Adelaide Hills or a more leisurely pace along the Linear Trail from the city, following the River Torrens to the sea. At the end of your ride, enjoy a delicious lunch at the recently renovated Adelaide Oval.

Please indicate your preference on the registration form, and if you will require bike hire.

Cost includes: shower, lunch, jersey, water bottles, marshal along the routes and bicycle hire for social cyclists only.



Best of the Barossa **9.30am-4.30pm**

Departs from and returns to the Adelaide Convention Centre
\$130.00 per person

Begin your journey of exceptional wines and fabulous food in the Barossa at the renowned Jacobs Creek Visitor Centre, admiring breathtaking views whilst you encounter the variety of wines on offer. Complete your Jacobs Creek experience with the notorious culinary delights of the Jacobs Creek Restaurant, savour quality food and match it with your favourite world class wine! Your next stop is Penfolds' Barossa Valley Winery, providing the opportunity to encounter the popular Grange together with a collaboration of a wide range of premium wines.

Cost includes: coach transfer, wine tastings and lunch.



A Day at the Bay **10.00am-3.30pm (or finish at your leisure)**

Departs from Adelaide Convention Centre
\$100.00 per person Maximum 50 people.

Enjoy a scenic tram ride from the city of Adelaide to the charming seaside resort of Glenelg, Adelaide's most popular coastal region. Choose to spend your time shopping or on the white sands of Glenelg beach. Then relax with a drink and a bite to eat at one of the fine local restaurants. After lunch enjoy a leisurely sail on a 58ft catamaran along the Glenelg Pier shores. Don't miss your opportunity to have a once in a life time encounter with one of nature's most loved creatures, the dolphin. The cruise will finish at 3.00pm and you may take a tram back to the city or stay on and enjoy more of Glenelg, returning at your leisure.

Cost includes: return tram ride, lunch and cruise.

EVENING FUNCTIONS



Welcome to Adelaide Monday 28 March 2011 6.30pm - 8.30pm

Land Management Corporation
Welcome Reception

The Theatre, Adelaide Entertainment Centre

Inclusive in Full delegate registration and
Accompanying Person registration.

Additional tickets \$154.00 per person.

Dress: Business Casual

Providing the first opportunity to reconnect with colleagues and friends, and network with new contacts, the Welcome to Adelaide will be held in the spectacular new development at the Adelaide Entertainment Centre.



Government of
South Australia

Imc

Taste of Adelaide Evening Picnic Tuesday 29 March 2011 7.00pm - 10.00pm

Banks of the River Torrens

Inclusive in Full delegate registration and
Accompanying Person registration.

Additional tickets \$176.00 per person.

Dress: Smart Casual

The Taste of Adelaide Dinner will take advantage of Adelaide's delightful Mediterranean climate and will be held in relaxed outdoor style on the banks of the River Torrens. The evening will provide opportunities to cruise the River, sit back and enjoy quality entertainment, and sample South Australia's superb food and wine. For those who wish to further enjoy the company and another drink, join the after party at the InterContinental Adelaide (at your own cost).

The Awards National Awards Gala Dinner Thursday 31 March 2011 7.00pm - midnight

Adelaide Convention Centre

Inclusive in Full delegate registration and
Accompanying Person registration.

Additional tickets \$220.00 per person.

Dress: Cocktail/Lounge Suit

Staged with elegance and sophistication, the Congress venue, the award winning Adelaide Convention Centre will be the location of the National Awards Gala Dinner. MC, Deborah Hutton will bring class, personality, and experience to this important role of hosting the Awards Ceremony and the program for the Gala Dinner. Entertainment will include Amity Dry and her band in the designated Chill Lounge.

ACCOMPANYING PERSONS TOURS



Vineyards, Olive Groves and the Sea

Tuesday 29 March 2011

9.30am-5.00pm

Inclusive in Accompanying Person registration. Additional tickets \$185.00 per person.

Perhaps one of South Australia's best-kept secrets is the picturesque McLaren Vale where vineyards, almond orchards and olive groves all grow within sight of the sea. The region is known for its wonderful Shiraz and Grenache which are grown in many family owned boutique wineries where you can visit and taste their wines. As well as the wine this wonderful Mediterranean climate has encouraged the development of almond orchards and olive groves. Enjoy lunch at one of the region's favourite wineries which showcases the skills of innovative chefs using the superb fresh regional produce.

Cost includes: Guide, transport, lunch, tastings & refreshments. Minimum numbers apply.

Site Tours K – L (as for full registered delegates)

Wednesday 30 March 2011

11.30am-4.30pm (see page 14)

Inclusive in Accompanying Person registration. Additional tickets as per page 14.

Gourmet Tour of Adelaide

Thursday 31 March 2011

9.00am-1.00pm

Inclusive in Accompanying Person registration. Additional tickets \$115.00 per person.

Adelaide, with its rich multi-cultural society, has earned its reputation for excellent food and wines and is the host city to 'Tasting Australia' – an extravagant Gourmet Food & Wine Festival. Today, you can sample a taste of Adelaide's food, wine and culture from the bustling Adelaide Central Market with its wonderful fresh produce with a tour and tasting along the way. A specialist gourmet guide will conduct your tour. Taste a Haigh's Chocolate and visit Lucia's for the best cup of coffee. Finish the morning off with Limoncello – a real Italian experience. The traditional lemon liqueur of Italy originated on the terraced cliffs of the Amalfi coast, now found in Mediterranean Adelaide.

Cost includes: Guide, transport, tastings & refreshments. Minimum numbers apply.

SITE TOURS

Sponsored by Brock Urban Projects



Wednesday 30 March 2011

11.30am - 4.30pm

Tours A – J Inclusive in Full delegate registration (one tour per registration). Tours K – L will attract an additional cost, please see below. Minimum numbers will apply.

Ten tours (A to J) of various locations around Adelaide are offered to delegates as options for their choosing; each tour has a theme and will involve a return bus tour from the Adelaide Convention Centre. Each tour will visit at least 2 to 4 hosted sites with an interesting lunch provided.

The tours have themes:

A	Affordable Housing – As the media profile and Government focus on Affordable Housing continues to grow, developers are becoming more adept at providing excellent solutions to meet the requirements and demand. Join us for a review of the activity within Adelaide's Northern suburbs, including renewal, infill and Greenfield developments.
B	Branding and Marketing – The overall success of a project can often be attributed to its branding, marketing and positioning. The director of South Australia's preeminent project marketing group takes you on a tour of branding excellence in South Australia.
C	Retirement Living – The development of retirement living solutions Australia-wide are raising the bar on preconceived ideas of what used to constitute quality solutions. One of the leading minds in planning and consulting on retirement living solutions take you through a number of the benchmark projects within the State.
D	Wetlands, Water and Sustainability – Wetlands and waterways are proving to be much more than just a feature of developments, and now provide sustainable, environmentally sensitive outcomes across South Australia. A range of experts will provide insights into the long term outcomes already being achieved.
E	Project Design and Engineering – Development of significant projects can often involve vast additional works and engineering challenges. This tour brings you up close and personal with benchmark projects which include facets such as seaside living, waterways and marinas with an iconic Adelaide development consultant.
F	Mixed Use and Density Living – With an initial tour of the city and surrounds, this will take you on a behind the scenes look at TODs, TADs, City Living, Fringe Living and Place Making. Guided by one of South Australia's leading experts in planning and delivering major mixed use and density living projects, this is sure to fill quickly.
G	The Diversity of City Living – This tour is a journey from one end of the city precinct to the other, from one end of the budget scale to the other. Join us for a review of Government funded affordable dwelling, student accommodation, apartments, hotels and blue-chip city living. A real tale of "rags to riches".
H	Urban Renewal – While the demand of housing continues to outweigh the supply of suitable options, Urban Renewal has become an ever increasing catch-cry in both the public and private sector. Come and see a selection of the diverse renewal developments and their place within the 30 Year Plan for Greater Adelaide.
I	Defence – South Australia boasts a significant array of Defence programs and has thus experienced a great deal of activity driven by the demand for housing, jobs and infrastructure. Join us for an overview of these projects and surrounding development, hosted by Defence SA.
J	Development Opportunities in Adelaide CBD – Ideal for developers. Be hosted by Adelaide City Council to visit several opportunities for residential and commercial development in the CBD, and consider partnership opportunities for future development with ACC.

Two non-property tours (K and L) involve a return bus trip from the Adelaide Convention Centre to:

K	See the Giant Pandas at Adelaide's city zoo and the Haigh's Chocolate Factory \$85.00 per person or inclusive ticket included in accompanying person registration
L	Adelaide Hills to historical Hahndorf for a snack before wine tasting at scenic Shaw & Smith, then a visit to Nepenthe winery for tastes and purchases \$75.00 per person or inclusive ticket included in accompanying person registration

All tours are well catered, have informative tour guides and run on time!

AVJENNINGS NATIONAL CONGRESS BREAKFAST

Wednesday 30 March 2011
7.00am - 8.45am
InterContinental Adelaide
\$99.00 per person

Speaker: Lincoln Hall

The AVJennings National Congress Breakfast will provide further networking opportunities and provide an opportunity to hear mountaineer Lincoln Hall.

Preparing for a challenging climb on a mountain requires significant vision, preparation, commitment, support services, and 'where with all.'

The success of such a venture is dependent upon one's own initiative, skill, knowledge and courage. It also depends on timing related to the prevailing conditions. Developers of green-fields or in-fill property opportunities understand the similarity between these characteristics of mountain climbing and those required in property development. Lincoln will explain to us how he goes about his preparation . . . how he achieves his goals . . . and what personal and organisational resources he draws upon to achieve success. Come and hear a story of a true hero; by someone who takes breathtaking risks supported by well-considered plans and immense personal strength and courage. A breakfast to get your adrenalin pumping for the rest of the day!

REGISTRATION INFORMATION

Registration Fees

All registration fees are in Australian dollars and include GST.

UDIA NATIONAL CONGRESS 2011 FEES	EARLY BIRD (paid for before or on 21 December 2010)	REGULAR (paid for before or on 28 February 2011)	LATE (paid for after 28 February 2011)
UDIA Member Full Delegate	\$2040.00	\$2150.00	\$2260.00
Non-Member Full Delegate	\$2150.00	\$2260.00	\$2360.00
UDIA Member Day	\$765.00	\$765.00	\$765.00
Day Non-member	\$870.00	\$870.00	\$870.00
Accompanying Persons	\$995.00	\$1045.00	\$1140.00
Group Registration – four or more delegates*	\$1850.00	\$1960.00	\$2040.00

*Group registrations rates are available for UDIA member organisations that wish to register four or more full delegates. The delegates must all be from a single organisation and registrations are made with a single payment.

Registration Fee Inclusions

Please find below details of the inclusions as part of each registration type. Extra tickets for all events can be purchased separately through the registration system.

Full Registration – Member, Non-Member, Group

Full registration includes attendance at all Congress sessions, access to the trade exhibition during advertised times, morning tea (Tuesday, Wednesday and Thursday) afternoon teas (Tuesday and Thursday), lunches (Tuesday, Wednesday and Thursday), a name badge, satchel, program book, Congress materials and attendance at one Site Tour (A-J) on Wednesday, the 'Welcome to Adelaide' Welcome Reception, 'Taste of Adelaide' Casual Dinner and 'The Awards' National Gala Awards Dinner.

Day Registration

Day registration includes attendance of sessions, and morning and afternoon tea, lunch on the nominated day, access to the trade exhibition during advertised times, and a name badge, satchel and conference materials.

Accompanying Person Registration

Accompanying Person registration includes participation in the Vineyards, Olive Groves and the Sea tour on Tuesday 29 March 2011; the Gourmet Tour of Adelaide on Thursday 31 March 2011; one of Site Tours K or L on Wednesday 30 March 2011, 'Welcome to Adelaide' Welcome Reception; 'Taste of Adelaide' Casual Dinner and 'The Awards' National Gala Awards Dinner and name badge.

EARLY BIRD REGISTRATION OFFER – a sought after prize!

Want to join South Australia's property leaders track-side as Lance Armstrong and the rest of the pro-peloton battle it out in the critical fifth Stage of the 2011 Tour Down Under?

Register before the early bird close date of 21 December 2010 and go in the draw to receive two tickets to the Finlaysons and CIC Australia 'Penny's Hill Peloton' being held on Saturday 22 January 2011. Take in the action of the Tour Down Under peloton passing five times, while enjoying a sumptuous three course lunch with fine wines, at one of McLaren Vale's finest wineries, Penny's Hill.

Transport to and from McLaren Vale is included and, if travelling from outside South Australia, we'll also include airfares for two and two nights' accommodation in Adelaide.

Don't miss this chance to see the world's leading cyclists, including Lance Armstrong's last ever competitive race outside the United States. This really is the prize money can't buy!

Be sure to register early for the 2011 UDIA Congress and join Adelaide's leading property lawyers and Australia's most successful and progressive development company at the 2011 Tour Down Under.

*Terms and conditions apply

Registration Fee Inclusions

Payment Policy

Payment of EARLY BIRD registration fees are required before or on 21 December 2010 to qualify for the rate. Payment of REGULAR registration fees are required before or on 28 February 2011 to qualify for the rate. After these dates, all unpaid EARLY BIRD or REGULAR registrations will automatically roll over and will be charged at the REGULAR or LATE rate. Full payment is required prior to the commencement of the 2011 UDIA National Congress. Admission to the Congress and all social functions may be refused if payment has not been received. Late fees based on a sliding scale will apply to any outstanding invoices after the conclusion of the Congress.

Payment Methods

Payment must accompany all registration forms and may be made by either:

- Cheque payable to 'All Occasions Management – UDIA Congress'
- Credit card (MasterCard, Visa, American Express or Diners Club). Accounts paid by a credit card will incur a processing fee of 2.5% for Visa and MasterCard, 3.5% for American Express and 4.5% for Diners
- Electronic funds transfer: Commonwealth Bank, BSB 065-112, Account number 1016 3910

(To allow us to identify your EFT payment, please enter your surname as the statement reference. A remittance advice must also be forwarded by email, mail or fax).

Confirmation of Registration

Registrations will be acknowledged in writing to the email address nominated with confirmation of requirements according to the registration form submitted. A tax invoice will be attached to this email. If you have not received a written confirmation within seven days please contact All Occasions Management at udia@aomevents.com

Cancellation Policy

By completing and submitting this registration form, you are indicating your intention to attend the Congress and you will be liable for a cancellation fee if you are unable to attend. Registration cancellations must be sent in writing (mail, fax or email), to All Occasions Management. Registration cancellations received up to 30 days prior to the Congress will receive a full refund, less a \$110.00 handling fee. Registration cancellations received less than 30 days and up to seven days prior to the Congress will receive a 50% refund. No refunds will be given for registration cancellations received within seven days of the Congress; however a substitute delegate may be nominated. Refunds from any deposits forwarded to hotels, tour companies or other related business will be at the discretion of the supplier.

FINLAYSONS

cic
AUSTRALIA

ACCOMMODATION

Reservations at a number of local hotels have been made for you to access during your stay. March is a very busy time in Adelaide and accommodation bookings are limited so we encourage you to book soon. To take advantage of these special Congress rates, please book through All Occasions Management during the registration process.

Accommodation Booking and Payment

A credit card guarantee will be required to reserve your accommodation, regardless of the method of payment for your registration fees. These credit card details will be passed on to your hotel to guarantee your reservation. A reservation will not be made on your behalf without a valid credit card guarantee. It is at the discretion of the accommodation provider if this card is charged prior to arrival. If you have any queries regarding your accommodation booking, please contact the Congress Organisers, not the hotel.

Late Arrivals

Please notify All Occasions Management in writing if you will arrive at your hotel after 6.00pm on the day of arrival. Failure to do so may result in your room being released. A penalty may be charged should you not arrive on the date for which you have booked. In this instance, your subsequent night's accommodation will be cancelled and may be re-sold without notice.

Rates and Terminology

All rates are in Australian dollars inclusive of GST and are for room only unless indicated otherwise. All rates refer to single, double or twin share unless otherwise indicated. 'Single' a single occupancy room. 'Double' a room with one double or queen bed. 'Twin' a room with two beds.

Accommodation Alterations and Cancellations

Alterations or cancellation of hotel accommodation must be sent in writing to All Occasions Management, not to the hotel. Please see below for cancellation conditions for each hotel. You will be required to accept these terms and conditions when completing the registration form. If you do not accept to the terms and conditions, accommodation will not be reserved.

Intercontinental Adelaide

Adjacent the Adelaide Convention Centre

North Terrace, Adelaide SA 5000

King Room	Riverview King
\$260.00 per night	\$285.00 per night

Above rates include one breakfast per night. Cancellations made 30 days prior to the check-in date incur first night's accommodation as cancellation fee. Cancellations made 10 days prior to the check in date, or early departures or no-shows will incur a calculation fee equivalent to the room rate for each night that is cancelled or reduced.

The Sebel Playford Adelaide

Opposite the Adelaide Convention Centre

120 North Terrace, Adelaide SA 5000

Playford Guestroom	Deluxe Guestroom	Studio Suite
\$239.00 per night	\$259.00 per night	\$299.00 per night

Cancellations made 30 days prior to the check-in date incur first night's accommodation as cancellation fee. Cancellations made 15 days prior to the check in date incur a calculation fee equivalent to the full duration of the booking.

**Stamford Plaza Adelaide**

Three minute walk to Adelaide Convention Centre

North Terrace, Adelaide, 5000, Australia

Superior Room
\$235.00 per night

Cancellations made 30 days prior to the check-in date incur first night's accommodation as cancellation fee.

**Miller Apartments**

Ten minute walk to Adelaide Convention Centre

16 Hindley Street, Adelaide SA 5000

One Bedroom Deluxe Apartment	One Bedroom Executive Apartment	Two Bedroom Apartment
\$205.00 per night	\$225.00 per night	\$305.00 per night

Cancellations made 30 days prior to the check-in date incur first night's accommodation as cancellation fee.

For further information, please contact the
Congress Organisers:

All Occasions Management

41 Anderson Street
Thebarton, South Australia 5031

Telephone 08 8125 2200

Facsimile 08 8125 2233

Email udia@aomevents.com

Oaks Precinct

Fifteen minute walk to Adelaide Convention Centre
185 Morphett Street, Adelaide SA 5000

Deluxe One Bedroom Apartment	Deluxe Two Bedroom Apartment
\$195.00 per night	\$245.00 per night
Single or double occupancy	One queen bed and one double bed
No twin beds available	No twin beds available

Cancellations made 30 days prior to the check-in date incur first night's accommodation as cancellation fee.

Oaks Horizons

Opposite the Adelaide Convention Centre
104 North Terrace, Adelaide SA 5000

Deluxe One Bedroom Apartment
\$195.00 per night
Single or double occupancy. No twin beds available.

Cancellations made 30 days prior to the check-in date incur first night's accommodation as cancellation fee.

Hotel Grand Chancellor on Hindley

Five minute walk to the Adelaide Convention Centre
Hindley Street, Adelaide SA 5000

Standard Room
\$180.00 per night

Cancellations made 30 days prior to the check-in date incur first night's accommodation as cancellation fee.

Mercure Grosvenor Hotel

Opposite the Adelaide Convention Centre
125 North Terrace, Adelaide SA 5000

Standard Room	Deluxe Room
\$180.00 per night	\$210.00 per night
One queen bed or two single beds.	

Cancellations made 30 days prior to the check-in date incur first night's accommodation as cancellation fee.

TRAVEL

Travelscene at All Occasions is the in-house travel division of the All Occasions Group. With a dynamic travel management team and access to the global buying power of Travelscene American Express, Travelscene at All Occasions are strongly positioned to offer you a premium level of service at the best possible price. If you are extending on from the conference and taking the family don't forget about our newly launched 'Travel With Kidz' division specialising in family and multigenerational holidays. There are a multitude of options on offer for pre and post touring. Whatever the mode of travel we can assist with ideas and options from adventure travel to high end luxury stays. To assist with risk management and as a benefit of booking with Travelscene at All Occasions, delegates will have access to 24 hour mobile emergency assistance for any travel plans arranged by our office. For flight bookings please email travel@aomevents.com with your departure point and desired arrival and departure dates and times. Please enter 'UDIA Congress' in the subject header.

Travelscene at All Occasions can also assist with tours should you wish to extend your stay in South Australia. Tours can be customised and booked for you at a variety of locations including:

Adelaide

Adelaide Hills – the oldest wine region in South Australia

Clare Valley – famed for its wineries, restaurants and country pubs

McLaren Vale – Australia's premier wine producing district, particularly renowned for its full bodied reds

Barossa Valley – Australia's foremost wine growing region with its rich German heritage

Flinders Ranges

Kangaroo Island

Eyre Peninsula – swim with dolphins and sea lions at tranquil Baird Bay

For all your travel needs with the exception of conference accommodation and program details please contact:

Travelscene at All Occasions

16 Stirling Street, Thebarton, South Australia 5031.

Telephone: 08 8125 2222 Facsimile: 08 8125 2233

Email: travel@aomevents.com

Website: alloccasionstravel.travelscene.net.au



GENERAL INFORMATION

How to get to Adelaide

Plane

Adelaide boasts Australia's newest international airport and is serviced by six international and four domestic carriers, with regular direct flights to and from all major Australian cities. Adelaide Airport is approximately 20 minutes by taxi to the Adelaide Convention Centre.

Train

Keswick Railway Terminal is approximately three kilometres from Adelaide's city centre, and is serviced by the Overland to Melbourne four times per week, the Indian Pacific between Perth and Sydney twice a week and the Ghan, which runs from Adelaide to Alice Springs and Darwin.

Road

South Australia has a good network of public roads and highways to navigate if you are driving to Adelaide. National highways leading to Adelaide include the Sturt Highway (A20), Dukes Highway (A8), and Eyre Highway (A1).

Coach

Several coach carriers service the Adelaide Central Bus Station, located in Franklin Street, Adelaide, from other Australian capital cities and regional centres. Carriers include Greyhound, Premier Stateliner and Vline.

Car Parking

Car parking is available at the Adelaide Convention Centre in the Exhibition Car Park and the Riverbank Car Park. All day early bird parking is approximately AUD\$9.00. Other public car parks are situated on North Terrace.

Dress Standards

Smart casual dress is suggested for the Congress sessions and the Taste of Adelaide – Evening Picnic on Tuesday 29 March. Business casual wear is suggested for the Welcome To Adelaide – Welcome Reception on Monday 28 March and cocktail/lounge suit for the National Awards Gala Dinner on Thursday 31 March.

Temperature

For the month of March, Adelaide's mean maximum temperature is 25°C; the mean minimum is 14°C.

Airport Transfers

The Adelaide Airport is situated 7km from the central business district and major hotels. An Airport City minibus runs between the airport and major hotels every half hour from 7.00am-10.00pm (hourly on weekends) at a cost of approximately AUD\$10.00.

Taxis

A taxi from the airport to the city is approximately AUD\$15.00.

Suburban Taxi 131 008

Yellow Cabs 132 227

Adelaide Independent Taxi 132 211

Tram Runs

Adelaide Metro Trams run from Glenelg to the city, and to the Adelaide Entertainment Centre, Port Road. For more information please call 08 8210 1000 or visit the website www.adelaidemetro.com.au

Monday to Friday:

8.00am - 5.35pm (every 8 minutes on average).

Saturday, Sunday, Public Holidays:

9.00am - 6.00pm

Approximately every 15 minutes.

Other Times

To Midnight: Approximately every 20 minutes.

Name Badges

All delegates, sponsors, exhibitors and day registrants will be issued with a name badge at registration. Admittance to all sessions and social functions included in the registration fee will require presentation of your badge.

Registration Desk

All delegates must register to attend the Congress. The registration and information desk will be located inside the Exhibition area, Halls J & K, at the Adelaide Convention Centre, and will be open during the following hours:

Monday 28 March 2011

3.00pm-6.00pm

Tuesday 29 March 2011

7.30am-4.30pm

Wednesday 30 March 2011

8.00am-11.30am

Thursday 31 March 2011

8.30am-3.45pm

Privacy Policy

In accordance with the requirements of the Australian Privacy Act 2000, the All Occasions Group (encompassing All Occasions Management and Travelscene at All Occasions) complies with such legislation which is designed to protect the rights of the individual to privacy of their information. All information collected with respect to your registration for participation in this Congress will only be used for the purposes of planning, conduct of the event or communication regarding future events. These details may be made available to parties directly related to the Congress including but not limited to the

All Occasions Group, venues, accommodation and travel providers (for the purposes of room/travel bookings and Congress options), key sponsors (subject to strict conditions) and other related parties as deemed necessary. It is also usual practice to produce a 'Delegate List' of attendees at the Congress and to include the individual's details in such a list. By completing this registration form, you acknowledge that the details supplied by you may be used for the above purposes. It is your responsibility to ensure that all information provided to the All Occasions Group is accurate and kept up to date. To access or update your information, please email or fax All Occasions Management on udia@aomevents.com or 08 8125 2233.

Liability/Insurance

In the event of industrial disruptions or natural disasters, UDIA, UDIA(SA), the Organising Committee, and All Occasions Group (encompassing All Occasions Management and Travelscene at All Occasions) cannot accept responsibility for any financial or other losses incurred by the delegates. The UDIA, UDIA(SA), the Organising Committee and the All Occasions Group take no responsibility for injury or damage to persons or property occurring during the Congress. All insurance, including medical cover, or expenses incurred in the event of the cancellation of the Congress is the individual delegate's responsibility. Attendees are encouraged to choose a travel insurance policy that includes loss of fees/deposits through

cancellation of your participation in the Congress, or through the cancellation of the Congress itself, loss of airfares for any reason, medical expenses, loss or damage to personal property, additional expenses and repatriation should travel arrangements have to be altered. UDIA, UDIA(SA), the Organising Committee, and All Occasions Group will take no responsibility for any participant failing to insure.

For further information, please contact the Congress Organisers:

All Occasions Management

41 Anderson Street, Thebarton,
South Australia 5031.

Telephone 08 8125 2200

Facsimile 08 8125 2233

Email udia@aomevents.com

Website www.udiacongress.com.au



REGISTRATION FORM

UDIA National Congress 2011 28 - 31 March

Please accept this form as a Tax Invoice from Urban Development Institute of Australia (SA Division) Inc.
ABN: 40 534 124 524 All prices are in Australian dollars and are inclusive of GST.



Delegate Details

Title	Given Name	Family Name
Preferred Name on badge		
Organisation/Company		Position
Mailing Address		
City	State	Postcode
Phone	Fax	Mobile
Email (Congress correspondence will be sent to this email address)		
Special Requirements (e.g. Dietary requirements, mobility issues)		

Accompanying Person

Preferred Name on badge
Email
Special Requirements (e.g. Dietary requirements, mobility issues)

Privacy

In registering for this Congress relevant details will be incorporated into a delegate list for the benefit of all delegates. These details may be made available to parties directly related to the Congress including All Occasions Group (encompassing All Occasions Management and Travelscene at All Occasions), UDIA, venues and accommodation providers (for the purposes of room bookings and Congress options), key sponsors and parties associated with related Congress. By completing the registration form, you acknowledge that the details supplied by you may be used for the above purposes. Should you not wish your details to be used for these purposes, please contact All Occasions Management as soon as possible.

☐ Please do not include my name and organisation on the delegate list.

The All Occasions Group uses Commercial Electronic Messages (i.e. email updates, newsletters etc) to keep delegates informed on both current and future, events and travel.

☐ Yes, I would like to be kept informed of Conferences, travel & accommodation specials or prize draws.

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	EARLY BIRD (paid for before or on 21 December 2010)	REGULAR (paid for before or on 28 February 2011)	LATE (paid for after 28 February 2011)
Full Delegates			
UDIA Member Registration	<input type="checkbox"/> \$2040.00	<input type="checkbox"/> \$2150.00	<input type="checkbox"/> \$2260.00
Non-member Registration	<input type="checkbox"/> \$2150.00	<input type="checkbox"/> \$2260.00	<input type="checkbox"/> \$2360.00
Group Registration	<input type="checkbox"/> \$1850.00	<input type="checkbox"/> \$1960.00	<input type="checkbox"/> \$2040.00
Day Delegates			
UDIA Member Registration	<input type="checkbox"/> \$765.00	<input type="checkbox"/> \$765.00	<input type="checkbox"/> \$765.00
Non-member Registration	<input type="checkbox"/> \$870.00	<input type="checkbox"/> \$870.00	<input type="checkbox"/> \$870.00
Accompanying Persons			
Accompanying Person Registration	<input type="checkbox"/> \$995.00	<input type="checkbox"/> \$1045.00	<input type="checkbox"/> \$1140.00
AVJennings National Congress Breakfast			
	<input type="checkbox"/> \$99.00 per person	Quantity _____	Cost \$
REGISTRATION TOTAL			\$

Social Program

Optional Events

Monday 28 March 2011

Golf	<input type="checkbox"/> \$220.00 per ticket	Quantity _____	Cost \$
I require (at an additional cost payable on the day)	<input type="checkbox"/> Golf club and bag hire	<input type="checkbox"/> Left handed	
	<input type="checkbox"/> Motorised golf cart	<input type="checkbox"/> Right handed	
Cycling	<input type="checkbox"/> \$195.00 per ticket	Quantity _____	Cost \$
I will participate in the	<input type="checkbox"/> Challenging bicycle ride or	<input type="checkbox"/> Social bicycle ride	
	<input type="checkbox"/> I require bicycle hire (social riders only)	<input type="checkbox"/> Jersey size (Please Circle) S M L XL XXL	
Taste of the Barossa	<input type="checkbox"/> \$130.00 per ticket	Quantity _____	Cost \$
A Day at the Bay	<input type="checkbox"/> \$100.00 per ticket	Quantity _____	Cost \$

OPTIONAL EVENTS TOTAL

\$

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Evening Functions

To assist with catering please indicate your intentions. Failure to do so will be noted as non-attendance.

'Welcome to Adelaide', Land Management Corporation Welcome Reception, Monday 28 March 2011

<input type="checkbox"/> Inclusive ticket included in full registration	<input type="checkbox"/> Inclusive ticket included in accompanying person registration
Additional Tickets <input type="checkbox"/> \$154.00 per person	Quantity _____ Cost \$

'Taste of Adelaide', Evening Picnic, Tuesday 29 March 2011

<input type="checkbox"/> Inclusive ticket included in full registration	<input type="checkbox"/> Inclusive ticket included in accompanying person registration
Additional Tickets <input type="checkbox"/> \$176.00 per person	Quantity _____ Cost \$

'The Awards', National Awards Gala Dinner, Thursday 31 March 2011

<input type="checkbox"/> Inclusive ticket included in full registration	<input type="checkbox"/> Inclusive ticket included in accompanying person registration
Additional Tickets <input type="checkbox"/> \$220.00 per person	Quantity _____ Cost \$

EVENING FUNCTIONS TOTAL

\$

Site Tours – Sponsored by Brock Urban Projects

Wednesday 30 March 2011

A - Affordable Housing

☐ Inclusive ticket included in full registration

B - Branding and Marketing

☐ Inclusive ticket included in full registration

C - Retirement Living

☐ Inclusive ticket included in full registration

D - Wetlands, Water and Sustainability

☐ Inclusive ticket included in full registration

E - Project Design and Engineering

☐ Inclusive ticket included in full registration

F - Mixed Use and Density Living

☐ Inclusive ticket included in full registration

G - The Diversity of City Living

☐ Inclusive ticket included in full registration

H - Urban Renewal

☐ Inclusive ticket included in full registration

I - Defence

☐ Inclusive ticket included in full registration

J - Development Opportunities in Adelaide CBD

☐ Inclusive ticket included in full registration

K - Giant Pandas at Adelaide Zoo and Haighs Chocolate Factory

☐ \$85.00 per ticket Number _____ Cost \$

☐ Inclusive ticket included in accompanying person registration

L - Adelaide Hills – Hahndorf, Shaw & Smith and Nepenthe winery

☐ \$75.00 per ticket Number _____ Cost \$

☐ Inclusive ticket included in accompanying person registration

SITE TOURS TOTAL

\$



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Accompanying Person Tours

Vineyards, Almonds and Olives by the Sea, Tuesday 29 March 2011

☐ Inclusive ticket included in accompanying person registration

Additional Tickets ☐ \$185.00 per person Quantity _____ Cost \$

A Taste of South Australia, Thursday 31 March 2011

☐ Inclusive ticket included in accompanying person registration

Additional Tickets ☐ \$115.00 per person Quantity _____ Cost \$

ACCOMPANYING PERSON TOURS TOTAL

\$

Accommodation

Please indicate your preference below. All rates are quoted in Australian Dollars, are GST inclusive and room only per night.

Check in date _____ Check out date _____ Estimated time of arrival _____ am/pm

☐ Single ☐ Double ☐ Twin

☐ Smoking ☐ Non Smoking

If applicable, please provide the name of the person you are sharing with _____

★★★★★ Intercontinental Adelaide

☐ \$260.00 per king room per night (one breakfast)

☐ \$285.00 per Riverview king room per night (one breakfast)

☐ \$285.00 per king room per night (two breakfasts, per night)

☐ \$310.00 per Riverview king room per night (two breakfasts, per night)

★★★★★ The Sebel Playford Adelaide

☐ \$239.00 per Playford guestroom per night

☐ \$259.00 per deluxe guestroom per night

☐ \$299.00 per studio suite per night

★★★★★ Stamford Plaza Adelaide

☐ \$235.00 per superior room per night

★★★★★ Miller Apartments

☐ \$205.00 per one bedroom deluxe apartment per night

☐ \$225.00 per one bedroom executive apartment per night

☐ \$305.00 per two bedroom apartment per night

★★★★★ Oaks Precinct

☐ \$195.00 per deluxe one bedroom apartment per night-Single or double occupancy | no twin beds available

☐ \$245.00 per deluxe two bedroom apartment per night-One queen bed and one double bed | no twin beds available

★★★★★ Oaks Horizons

☐ \$195.00 per deluxe one bedroom apartment per night-Single or double occupancy | no twin beds available

★★★★★ Hotel Grand Chancellor on Hindley

☐ \$180.00 per standard room per night

★★★★★ Mercure Grosvenor Hotel

☐ \$180.00 per standard room per night (one queen bed or two single beds)

☐ \$210.00 per deluxe room per night

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Accommodation Credit Card Guarantee

<input type="checkbox"/> MasterCard	<input type="checkbox"/> Visa	<input type="checkbox"/> American Express	<input type="checkbox"/> Diners Club
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Card holder's name as it appears on the card _____

Card number _____ CCV Number _____

Expiry date _____ Signature _____

A reservation will not be made on your behalf without a valid credit card guarantee. Please note debits to the credit card provided on this page will appear as the trading name of the hotel selected. Alterations or cancellation of hotel accommodation must be sent in writing to All Occasions Management, not to the hotel. Please refer to pages 18 and 19 for the cancellation policy of each hotel. I have read and agree to the terms, conditions and the cancellation policy of my selected accommodation provider and I give permission for All Occasions Management to forward my credit card details to the hotel for charging at their discretion. **If this clause is not signed, accommodation will not be reserved.**

Signature _____

Payment

I have read and agree to the terms and conditions contained within the registration brochure and the cancellation policy as outlined on page 16.
If this clause is not signed, accommodation will not be reserved.

Signature _____

REGISTRATION	\$
OPTIONAL EVENTS	\$
EVENING FUNCTIONS	\$
SITE TOURS	\$
ACCOMPANYING PERSON TOURS	\$
TOTAL	\$

Please arrange payment for the above total with one of the following methods

☐ Cheque – Enclosed payable to “All Occasions Management – UDIA Congress”

☐ Electronic Funds Transfer

Account Name: “All Occasions Management – UDIA Congress” BSB: 065-112

Account Number: 1016 3910

Bank: Commonwealth Bank of Australia – Hindmarsh SA

Statement Reference – Delegate Surname

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☐ Credit Card

Accounts paid by a credit card will incur a processing fee of 2.5% for Visa and MasterCard, 3.5% for American Express and 4.5% for Diners. If you intend on paying registration fees by credit card, you must complete the section below even if you have completed the accommodation credit card guarantee. **Please debit my credit card for the above previous total, plus processing fee:**

☐ MasterCard ☐ Visa ☐ American Express ☐ Diners Club

Card holder's name as it appears on the card _____

Card number _____ CCV Number _____

Expiry date _____ Signature _____

Please note that debits to your credit card will appear as 'All Occasions Management' on your statement.

Please forward this form together with payment to

UDIA National Congress 2011
C/- All Occasions Management
41 Anderson Street
Thebarton SA 5031
Telephone: 08 8125 2200
Facsimile: 08 8125 2233
Email: udia@aoevents.com

UDIA NATIONAL CONGRESS 2011
WHERE IDEAS TAKE FLIGHT
ADELAIDE



28 - 31 March 2011
Adelaide Convention Centre
South Australia