
APPENDIX ITEM 9.2

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 30 NOVEMBER 2012

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 30 NOVEMBER 2012**

	NOTE	30 November 2012 Actual \$	30 November 2012 Y-T-D Budget \$	2012/2013 Annual Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues	1,2				
Interest Earnings		239,622	228,990	449,000	4.64%
Other Revenue		1,287	13,939,372	42,793,252	100.00%
		<u>240,909</u>	<u>14,168,362</u>	<u>43,242,252</u>	(98.30%)
Expenses	1,2				
Employee Costs		(212,519)	(355,655)	(620,651)	(40.25%)
Materials and Contracts					
- Professional Consulting Fees		0	(17,949,789)	(7,262,419)	(100.00%)
- Materials and Contracts Other		0	(180,923)	(293,703)	(100.00%)
Loss on Disposal of Assets		0	0	0	0.00%
Depreciation		0	(8,695)	(19,320)	(100.00%)
Utilities		0	(4,590)	(11,800)	(100.00%)
Insurance		(10,014)	(11,300)	(11,300)	(11.38%)
Other Expenditure		<u>(122,069)</u>	<u>(48,200)</u>	<u>(213,750)</u>	153.26%
		<u>(344,602)</u>	<u>(18,559,152)</u>	<u>(8,432,943)</u>	(98.14%)
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	0	19,320	0.00%
Movement in Non-current Employee Entitlements		0	0	0	0.00%
Profit(Loss) on Sale of Assets	4	0	0	0	0.00%
<u>Capital Revenue and (Expenditure)</u>					
Change in Contributed Equity	6	(1,227,258)	(37,500)	(90,000)	0.00%
Infrastructure Assets Other	3	0	(15,298,511)	(36,716,427)	(100.00%)
Land and Buildings	3	0	0	0	0.00%
Plant and Equipment	3	(63,012)	(33,333)	(80,000)	89.04%
Furniture and Equipment	3	0	0	0	0.00%
Proceeds from Disposal of Assets	4	0	0	0	0.00%
ADD Net Current Assets July 1 B/Fwd	7	13,012,597	13,465,258	13,465,258	(3.36%)
Net Current Assets Year to Date	7	<u>11,618,634</u>	<u>(6,294,877)</u>	<u>11,407,460</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 2012 TO 30 NOVEMBER 2012

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 2012 TO 30 NOVEMBER 2012

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 2012 TO 30 NOVEMBER 2012

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 2013.

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 2012 TO 30 NOVEMBER 2012

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 2012 TO 30 NOVEMBER 2012**

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

Other Property and Services

Vehicle - CEO	63,012	80,000
New Land Development	0	36,716,427
	<u>63,012</u>	<u>36,796,427</u>

By Class

Plant & Equipment	63,012	80,000
Infrastructure Other	0	36,716,427
	<u>63,012</u>	<u>36,796,427</u>

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 30 NOVEMBER 2012

4. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

<u>By Program</u>	Net Book Value		Sale Proceeds	Profit(Loss)
	30 November 2012 Actual \$		30 November 2012 Actual \$	30 November 2012 Actual \$
	0		0	0

<u>By Class</u>	Net Book Value		Sale Proceeds	Profit(Loss)
	30 November 2012 Actual \$		30 November 2012 Actual \$	30 November 2012 Actual \$
	0		0	0

<u>Summary</u>	30 November 2012 Actual \$
Profit on Asset Disposals	0
Loss on Asset Disposals	0
	0

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 30 NOVEMBER 2012

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for during the 2012-13 financial year.

6. CONTRIBUTED EQUITY

	30 November 2012 Actual \$	30 June 2012 Actual \$
Town of Victoria Park	1,148,254	1,259,167
City of Perth	1,148,254	1,259,167
Town of Cambridge	1,148,254	1,259,167
City of Joondalup	2,296,509	2,518,334
City of Wanneroo	2,296,509	2,518,334
Town of Vincent	1,148,254	1,259,167
City of Stirling	4,593,021	5,036,671
TOTAL	<u>13,779,056</u>	<u>15,110,007</u>
 Movement	 <u>(1,330,951)</u>	

Movement in Contributed Equity Represented by:

	Development Expenses 30 November 2012 \$	Land Sales 30 November 2012 \$	Rates Equivalent 30 November 2012 \$
Town of Victoria Park	(699,744)	604,682	(7,209)
City of Perth	(699,744)	604,682	(7,209)
Town of Cambridge	(699,744)	604,682	(7,209)
City of Joondalup	(1,399,488)	1,209,363	(14,418)
City of Wanneroo	(1,399,488)	1,209,363	(14,418)
Town of Vincent	(699,744)	604,682	(7,209)
City of Stirling	(2,798,978)	2,418,726	(28,836)
	<u>(8,396,930)</u>	<u>7,256,180</u>	<u>(86,508)</u>
 Total	 <u>(1,227,258)</u>		
TPRC Nett Result	<u>(103,693)</u>		
	<u>(1,330,951)</u>		

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 30 NOVEMBER 2012

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	30 November 2012 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	11,317,532	13,454,179
Receivables	<u>691,756</u>	<u>46,272</u>
	12,009,288	13,500,451
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(390,654)</u>	<u>(487,854)</u>
NET CURRENT ASSET POSITION	11,618,634	13,012,597
NET CURRENT ASSET POSITION	<u><u>11,618,634</u></u>	<u><u>13,012,597</u></u>

8. RATING INFORMATION

No rates are budgeted to be raised during the year ending 30 June 2013.

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 2012

	Nov 30, 12	Jun 30, 12	\$ Change
ASSETS			
Current Assets			
Chequing/Savings			
A01100 · Cash at Bank			
A01101 · Unrestricted Municipal Bank	41,080.27	4,399.67	36,680.60
A01102 · Unrestricted Short Term Investm	8,416.30	598.86	7,817.44
A01103 · Fixed Term Deposit _ Westpac	2,000,000.00	0.00	2,000,000.00
A01106 · Fixed Term Deposit_BankWest	3,995,055.72	4,930,049.20	-934,993.48
A01107 · Fixed Term Deposit Suncorp Metw	1,539,146.47	1,500,000.00	39,146.47
A01108 · ANZ Bank Investment AC	0.00	2,321,371.62	-2,321,371.62
A01109 · ANZ Online Saver Account	9,440.54	9,139.12	301.42
A01112 · Westpac Settlement Proceeds Acc	2,716,734.92	4,688,590.30	-1,971,855.38
A01113 · ANZ Term Deposit	1,007,627.39	0.00	1,007,627.39
Total A01100 · Cash at Bank	11,317,501.61	13,454,148.77	-2,136,647.16
Total Chequing/Savings	11,317,501.61	13,454,148.77	-2,136,647.16
Accounts Receivable			
A01120 · ACCOUNTS RECEIVABLE			
A011201 · Accrued Interest	45,272.29	45,272.29	0.00
A01120 · ACCOUNTS RECEIVABLE - Other	640,836.15	105,947.00	534,889.15
Total A01120 · ACCOUNTS RECEIVABLE	686,108.44	151,219.29	534,889.15
Total Accounts Receivable	686,108.44	151,219.29	534,889.15
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	12,004,640.05	13,606,398.06	-1,601,758.01
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	-26,793.00	-26,793.00	0.00
A01542 · At Cost			
E168540 · F&OEquip Additions 2011-12			

Tamala Park Regional Council

Balance Sheet

As of November 2012

E168519 · Phones 2011/12	780.00	780.00	0.00
E168523 · Elect_Comp Equipment 2011_12	875.41	875.41	0.00
E168525 · Wall Mounted TV	1,433.64	1,433.64	0.00
Total E168540 · F&OEquip Additions 2011-12	3,089.05	3,089.05	0.00
A01542 · At Cost - Other	30,858.88	30,858.88	0.00
Total A01542 · At Cost	33,947.93	33,947.93	0.00
Total A0154 · Furniture & Equipment	7,154.93	7,154.93	0.00
A0156 · Plant & Equipment			
A01562 · At Cost			
P121301 · CEO Vehicle	63,012.37	0.00	63,012.37
Total A01562 · At Cost	63,012.37	0.00	63,012.37
Total A0156 · Plant & Equipment	63,012.37	0.00	63,012.37
A0157 · Improvements to Leasehold Prope			
A01572 · Accum Depreciation Leasehold Im	-11,124.00	-11,124.00	0.00
A01573 · Improve, to Leasehold Prop Cost			
E168700 · 2011-12 Improvements	111,242.41	111,242.41	0.00
Total A01573 · Improve, to Leasehold Prop Cost	111,242.41	111,242.41	0.00
Total A0157 · Improvements to Leasehold Prope	100,118.41	100,118.41	0.00
Total Fixed Assets	2,170,285.71	2,107,273.34	63,012.37
TOTAL ASSETS	14,174,925.76	15,713,671.40	-1,538,745.64
LIABILITIES			
Current Liabilities			
Accounts Payable			
L01215 · SUNDRY CREDITORS	284,471.08	487,411.71	-202,940.63
Total Accounts Payable	284,471.08	487,411.71	-202,940.63
Credit Cards			
A01110 · Westpac Visa Corp Credit Card	62.99	2,669.38	-2,606.39
Total Credit Cards	62.99	2,669.38	-2,606.39
Other Current Liabilities			
2100 · Payroll Liabilities			
L2001 · PAYG Deductions	17,796.62	13,212.00	4,584.62
Total 2100 · Payroll Liabilities	17,796.62	13,212.00	4,584.62
2200 · Tax Payable	-4,648.45	2,178.15	-6,826.60
2202 · GST Suspense Account			
2203 · GST Receivable - Members	314,732.59	105,947.00	208,785.59
2202 · GST Suspense Account - Other	-314,732.59	-105,940.86	-208,791.73
Total 2202 · GST Suspense Account	0.00	6.14	-6.14

Tamala Park Regional Council
Balance Sheet
As of November 2012

L0122 - Employee Entitlements			
L01225 - Annual Leave	74,898.07	74,898.07	0.00
L01227 - Accrued Wages	3,525.67	3,525.67	0.00
Total L0122 - Employee Entitlements	78,423.74	78,423.74	0.00
L01229 - Prov for Audit Fees	9,900.00	9,900.00	0.00
Total Other Current Liabilities	101,471.91	103,720.03	-2,248.12
Total Current Liabilities	386,005.98	593,801.12	-207,795.14
Long Term Liabilities			
L01230 - Provision - Employee LSL	9,862.66	9,862.66	0.00
Total Long Term Liabilities	9,862.66	9,862.66	0.00
TOTAL LIABILITIES	395,868.64	603,663.78	-207,795.14
NET ASSETS	13,779,057.12	15,110,007.62	-1,330,950.50
EQUITY			
3000 - Opening Bal Equity			
L019051 - TVP Dist Rates Equiv 07-12	-33,606.50	-33,606.50	0.00
L019052 - CP Dist Rates Equiv 07-12	-33,606.50	-33,606.50	0.00
L019053 - TC Dist Rates Equiv 07-12	-33,606.50	-33,606.50	0.00
L019054 - CJ Dist Rates Equiv 07-12	-67,212.98	-67,212.98	0.00
L019055 - CW Dist Rates Equiv 07-12	-67,212.98	-67,212.98	0.00
L019056 - TV Dist Rates Equiv 07-12	-33,606.50	-33,606.50	0.00
L019057 - CS Dist Rates Equiv 07-12	-134,425.97	-134,425.97	0.00
Total 3000 - Opening Bal Equity	-403,277.93	-403,277.93	0.00
3900 - *Retained Earnings	798,696.43	847,017.81	-48,321.38
L019001 - Town of Victoria Park			
101.1 - ToVP revenue from Development	996,908.20	392,226.51	604,681.69
101.2 - ToVP Development Expenses	-1,224,750.57	-517,797.51	-706,953.06
L019101 - TVP Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019001 - Town of Victoria Park	1,126,768.23	1,229,039.60	-102,271.37
L019002 - City of Perth			
102.1 - CoP Revenue from Development	996,908.19	392,226.51	604,681.68
102.2 - CoP Development Costs	-1,224,750.57	-517,797.51	-706,953.06
L019102 - CP Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019002 - City of Perth	1,126,768.22	1,229,039.60	-102,271.38
L019003 - Town of Cambridge			
103.1 - ToC Revenue from Development	996,908.19	392,226.51	604,681.68
103.2 - ToC Development Costs	-1,224,750.57	-517,797.51	-706,953.06
L019103 - TC Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019003 - Town of Cambridge	1,126,768.22	1,229,039.60	-102,271.38

Tamala Park Regional Council
Balance Sheet
As of November 2012

L019004 - City of Joondalup			
104.1 - CoJ Revenue from Development	1,993,816.40	784,453.02	1,209,363.38
104.2 - CoJ Development Costs	-2,449,501.16	-1,035,595.04	-1,413,906.12
L019104 - CJ Contributed Equity	2,709,219.19	2,709,219.19	0.00
Total L019004 - City of Joondalup	2,253,534.43	2,458,077.17	-204,542.74
L019005 - City of Wanneroo			
105.1 - CoW Revenue from Development	1,993,816.40	784,453.02	1,209,363.38
105.2 - CoW Development Costs	-2,449,501.16	-1,035,595.04	-1,413,906.12
L019105 - CW Contributed Equity	2,709,219.19	2,709,219.19	0.00
Total L019005 - City of Wanneroo	2,253,534.43	2,458,077.17	-204,542.74
L019006 - Town of Vincent			
106.1 - ToV revenue from Development	996,908.20	392,226.51	604,681.69
106.2 - ToV Development Costs	-1,224,750.57	-517,797.51	-706,953.06
L019106 - TV Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019006 - Town of Vincent	1,126,768.23	1,229,039.60	-102,271.37
L019007 - City of Stirling			
107.1 - CoS Revenue from Development	3,987,632.81	1,568,906.05	2,418,726.76
107.2 - CoS Development Costs	-4,899,001.25	-2,071,188.06	-2,827,813.19
L019107 - CS Contributed Equity	5,384,558.39	5,384,558.39	0.00
Total L019007 - City of Stirling	4,473,189.95	4,882,276.38	-409,086.43
Net Income	-103,693.09	-48,321.38	-55,371.71
TOTAL EQUITY	13,779,057.12	15,110,007.62	-1,330,950.50

APPENDIX ITEM 9.2

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 DECEMBER 2012

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 DECEMBER 2012**

	NOTE	31 December 2012 Actual \$	31 December 2012 Y-T-D Budget \$	2012/2013 Annual Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues	1,2				
Interest Earnings		264,124	251,440	449,000	5.04%
Other Revenue		1,287	18,728,635	42,793,252	100.00%
		<u>265,411</u>	<u>18,980,075</u>	<u>43,242,252</u>	(98.60%)
Expenses	1,2				
Employee Costs		(244,264)	(412,121)	(620,651)	(40.73%)
Materials and Contracts					
- Professional Consulting Fees			(21,330,210)	(7,262,419)	(100.00%)
- Materials and Contracts Other			(210,138)	(293,703)	(100.00%)
Loss on Disposal of Assets			0	0	0.00%
Depreciation		0	(10,434)	(19,320)	(100.00%)
Utilities		0	(5,508)	(11,800)	(100.00%)
Insurance		(10,014)	(11,300)	(11,300)	100.00%
Other Expenditure		<u>(149,603)</u>	<u>(77,040)</u>	<u>(213,750)</u>	94.19%
		<u>(403,881)</u>	<u>(22,056,751)</u>	<u>(8,432,943)</u>	(98.17%)
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	0	19,320	0.00%
Movement in Non-current Employee Entitlements		0	0	0	0.00%
Profit(Loss) on Sale of Assets	4	0	0	0	0.00%
<u>Capital Revenue and (Expenditure)</u>					
Change in Contributed Equity	6	(3,441,635)	(45,000)	(90,000)	0.00%
Infrastructure Assets Other	3	0	(18,358,214)	(36,716,427)	(100.00%)
Land and Buildings	3	0	0	0	
Plant and Equipment	3	(63,012)	(40,000)	(80,000)	57.53%
Furniture and Equipment	3	0	0	0	0.00%
Proceeds from Disposal of Assets	4	0	0	0	0.00%
ADD					
Net Current Assets July 1 B/Fwd	7	13,012,597	13,465,258	13,465,258	(3.36%)
Net Current Assets Year to Date	7	<u>9,369,480</u>	<u>(8,054,632)</u>	<u>11,407,460</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 2012 TO 31 DECEMBER 2012

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 2012 TO 31 DECEMBER 2012

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 2012 TO 31 DECEMBER 2012

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 2013.

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 2012 TO 31 DECEMBER 2012

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 2012 TO 31 DECEMBER 2012**

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

Other Property and Services

Vehicle - CEO	63,012	80,000
New Land Development	0	36,716,427
	<u>63,012</u>	<u>36,796,427</u>

By Class

Plant & Equipment	63,012	80,000
Infrastructure Other	0	36,716,427
	<u>63,012</u>	<u>36,796,427</u>

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 DECEMBER 2012

4. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

<u>By Program</u>	Net Book Value		Sale Proceeds	Profit(Loss)
	31 December 2012 Actual \$		31 December 2012 Actual \$	31 December 2012 Actual \$
	0		0	0

<u>By Class</u>	Net Book Value		Sale Proceeds	Profit(Loss)
	31 December 2012 Actual \$		31 December 2012 Actual \$	31 December 2012 Actual \$
	0		0	0

<u>Summary</u>	31 December 2012 Actual \$
Profit on Asset Disposals	0
Loss on Asset Disposals	0
	0

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 DECEMBER 2012

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for during the 2012-13 financial year.

6. CONTRIBUTED EQUITY

	31 December 2012 Actual \$	30 June 2012 Actual \$
Town of Victoria Park	960,825	1,259,167
City of Perth	960,825	1,259,167
Town of Cambridge	960,825	1,259,167
City of Joondalup	1,921,650	2,518,334
City of Wanneroo	1,921,650	2,518,334
Town of Vincent	960,825	1,259,167
City of Stirling	3,843,303	5,036,671
TOTAL	<u>11,529,902</u>	<u>15,110,007</u>
 Movement	 <u>(3,580,105)</u>	

Movement in Contributed Equity Represented by:

	Development Expenses 31 December 2012 \$	Land Sales 31 December 2012 \$	Rates Equivalent 31 December 2012 \$
Town of Victoria Park	(920,184)	640,590	(7,209)
City of Perth	(920,184)	640,590	(7,209)
Town of Cambridge	(920,184)	640,590	(7,209)
City of Joondalup	(1,840,368)	1,281,180	(14,418)
City of Wanneroo	(1,840,368)	1,281,180	(14,418)
Town of Vincent	(920,184)	640,590	(7,209)
City of Stirling	(3,680,737)	2,562,362	(28,836)
	<u>(11,042,209)</u>	<u>7,687,082</u>	<u>(86,508)</u>
 Total	 <u>(3,441,635)</u>		
TPRC Nett Result	<u>(138,470)</u>		
	<u>(3,580,105)</u>		

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 31 DECEMBER 2012

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	31 December 2012 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	8,811,408	13,454,179
Receivables	<u>973,587</u>	<u>46,272</u>
	9,784,995	13,500,451
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(415,515)</u>	<u>(487,854)</u>
NET CURRENT ASSET POSITION	9,369,480	13,012,597
NET CURRENT ASSET POSITION	<u><u>9,369,480</u></u>	<u><u>13,012,597</u></u>

8. RATING INFORMATION

No rates are budgeted to be raised during the year ending 30 June 2013.

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 at December 2012

	Dec 31, 12	Jun 30, 12	\$ Change
ASSETS			
Current Assets			
Chequing/Savings			
A01100 - Cash at Bank			
A01101 - Unrestricted Municipal Bank	640,613.40	4,399.67	636,213.73
A01102 - Unrestricted Short Term Investm	25.14	598.86	-573.72
A01103 - Fixed Term Deposit _ Westpac	2,000,000.00	0.00	2,000,000.00
A01106 - Fixed Term Deposit_BankWest	3,995,055.72	4,930,049.20	-934,993.48
A01107 - Fixed Term Deposit Suncorp Metw	944,206.68	1,500,000.00	-555,793.32
A01108 - ANZ Bank Investment AC	0.00	2,321,371.62	-2,321,371.62
A01109 - ANZ Online Saver Account	9,463.30	9,139.12	324.18
A01112 - Westpac Settlement Proceeds Acc	214,386.72	4,688,590.30	-4,474,203.58
A01113 - ANZ Term Deposit	1,007,627.39	0.00	1,007,627.39
Total A01100 - Cash at Bank	8,811,378.35	13,454,148.77	-4,642,770.42
Total Chequing/Savings	8,811,378.35	13,454,148.77	-4,642,770.42
Accounts Receivable			
A01120 - ACCOUNTS RECEIVABLE			
A011201 - Accrued Interest	61,305.38	45,272.29	16,033.09
A01120 - ACCOUNTS RECEIVABLE - Other	904,886.30	105,947.00	798,939.30
Total A01120 - ACCOUNTS RECEIVABLE	966,191.68	151,219.29	814,972.39
Total Accounts Receivable	966,191.68	151,219.29	814,972.39
Other Current Assets			
A01105 - Petty Cash and Cash on Hand	30.00	30.00	0.00
A01180 - Accommodation Bond - CoS	0.00	1,000.00	-1,000.00
Total Other Current Assets	30.00	1,030.00	-1,000.00
Total Current Assets	9,777,600.03	13,606,398.06	-3,828,798.03
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			

Tamala Park Regional Council
Balance Sheet
As at December 2012

A01541 · Accumulated Depn - F&E	-26,793.00	-26,793.00	0.00
A01542 · At Cost			
E168540 · F&OEquip Additions 2011-12			
E168519 · Phones 2011/12	780.00	780.00	0.00
E168523 · Elect_Comp Equipment 2011_12	875.41	875.41	0.00
E168525 · Wall Mounted TV	1,433.64	1,433.64	0.00
Total E168540 · F&OEquip Additions 2011-12	3,089.05	3,089.05	0.00
A01542 · At Cost - Other	30,858.88	30,858.88	0.00
Total A01542 · At Cost	33,947.93	33,947.93	0.00
Total A0154 · Furniture & Equipment	7,154.93	7,154.93	0.00
A0156 · Plant & Equipment			
A01562 · At Cost			
P121301 · CEO Vehicle	63,012.37	0.00	63,012.37
Total A01562 · At Cost	63,012.37	0.00	63,012.37
Total A0156 · Plant & Equipment	63,012.37	0.00	63,012.37
A0157 · Improvements to Leasehold Prope			
A01572 · Accum Depreciation Leasehold Im	-11,124.00	-11,124.00	0.00
A01573 · Improve, to Leasehold Prop Cost			
E168700 · 2011-12 Improvements	111,242.41	111,242.41	0.00
Total A01573 · Improve, to Leasehold Prop Cost	111,242.41	111,242.41	0.00
Total A0157 · Improvements to Leasehold Prope	100,118.41	100,118.41	0.00
Total Fixed Assets	2,170,285.71	2,107,273.34	63,012.37
TOTAL ASSETS	11,947,885.74	15,713,671.40	-3,765,785.66
LIABILITIES			
Current Liabilities			
Accounts Payable			
L01215 · SUNDRY CREDITORS	317,344.69	487,411.71	-170,067.02
Total Accounts Payable	317,344.69	487,411.71	-170,067.02
Credit Cards			
A01110 · Westpac Visa Corp Credit Card	0.00	2,669.38	-2,669.38
Total Credit Cards	0.00	2,669.38	-2,669.38
Other Current Liabilities			
2100 · Payroll Liabilities			
L2001 · PAYG Deductions	11,930.62	13,212.00	-1,281.38
L2002 · Superannuation Contributions	1,441.73	0.00	1,441.73

Tamala Park Regional Council
Balance Sheet
As at December 2012

Total 2100 · Payroll Liabilities	13,372.35	13,212.00	160.35
2200 · Tax Payable	-7,394.85	2,178.15	-9,573.00
2202 · GST Suspense Account			
2203 · GST Receivable - Members	314,732.59	105,947.00	208,785.59
2202 · GST Suspense Account - Other	-314,732.59	-105,940.86	-208,791.73
Total 2202 · GST Suspense Account	0.00	6.14	-6.14
L0122 · Employee Entitlements			
L01225 · Annual Leave	74,898.07	74,898.07	0.00
L01227 · Accrued Wages	0.00	3,525.67	-3,525.67
Total L0122 · Employee Entitlements	74,898.07	78,423.74	-3,525.67
L01229 · Prov for Audit Fees	9,900.00	9,900.00	0.00
Total Other Current Liabilities	90,775.57	103,720.03	-12,944.46
Total Current Liabilities	408,120.26	593,801.12	-185,680.86
Long Term Liabilities			
L01230 · Provision - Employee LSL	9,862.66	9,862.66	0.00
Total Long Term Liabilities	9,862.66	9,862.66	0.00
TOTAL LIABILITIES	417,982.92	603,663.78	-185,680.86
NET ASSETS	11,529,902.82	15,110,007.62	-3,580,104.80
EQUITY			
3000 · Opening Bal Equity			
L019051 · TVP Dist Rates Equiv 07-12	-33,606.50	-33,606.50	0.00
L019052 · CP Dist Rates Equiv 07-12	-33,606.50	-33,606.50	0.00
L019053 · TC Dist Rates Equiv 07-12	-33,606.50	-33,606.50	0.00
L019054 · CJ Dist Rates Equiv 07-12	-67,212.98	-67,212.98	0.00
L019055 · CW Dist Rates Equiv 07-12	-67,212.98	-67,212.98	0.00
L019056 · TV Dist Rates Equiv 07-12	-33,606.50	-33,606.50	0.00
L019057 · CS Dist Rates Equiv 07-12	-134,425.97	-134,425.97	0.00
Total 3000 · Opening Bal Equity	-403,277.93	-403,277.93	0.00
3900 · *Retained Earnings	798,696.43	847,017.81	-48,321.38
L019001 · Town of Victoria Park			
101.1 · ToVP revenue from Development	1,032,816.66	392,226.51	640,590.15
101.2 · ToVP Development Expenses	-1,445,190.51	-517,797.51	-927,393.00
L019101 · TVP Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019001 · Town of Victoria Park	942,236.75	1,229,039.60	-286,802.85
L019002 · City of Perth			
102.1 · CoP Revenue from Development	1,032,816.65	392,226.51	640,590.14

Tamala Park Regional Council
Balance Sheet
As at December 2012

102.2 - CoP Development Costs	-1,445,190.51	-517,797.51	-927,393.00
L019102 - CP Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019002 - City of Perth	942,236.74	1,229,039.60	-286,802.86
L019003 - Town of Cambridge			
103.1 - ToC Revenue from Development	1,032,816.65	392,226.51	640,590.14
103.2 - ToC Development Costs	-1,445,190.51	-517,797.51	-927,393.00
L019103 - TC Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019003 - Town of Cambridge	942,236.74	1,229,039.60	-286,802.86
L019004 - City of Joondalup			
104.1 - CoJ Revenue from Development	2,065,633.32	784,453.02	1,281,180.30
104.2 - CoJ Development Costs	-2,890,381.04	-1,035,595.04	-1,854,786.00
L019104 - CJ Contributed Equity	2,709,219.19	2,709,219.19	0.00
Total L019004 - City of Joondalup	1,884,471.47	2,458,077.17	-573,605.70
L019005 - City of Wanneroo			
105.1 - CoW Revenue from Development	2,065,633.32	784,453.02	1,281,180.30
105.2 - CoW Development Costs	-2,890,381.04	-1,035,595.04	-1,854,786.00
L019105 - CW Contributed Equity	2,709,219.19	2,709,219.19	0.00
Total L019005 - City of Wanneroo	1,884,471.47	2,458,077.17	-573,605.70
L019006 - Town of Vincent			
106.1 - ToV revenue from Development	1,032,816.66	392,226.51	640,590.15
106.2 - ToV Development Costs	-1,445,190.51	-517,797.51	-927,393.00
L019106 - TV Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019006 - Town of Vincent	942,236.75	1,229,039.60	-286,802.85
L019007 - City of Stirling			
107.1 - CoS Revenue from Development	4,131,266.66	1,568,906.05	2,562,360.61
107.2 - CoS Development Costs	-5,780,761.01	-2,071,188.06	-3,709,572.95
L019107 - CS Contributed Equity	5,384,558.39	5,384,558.39	0.00
Total L019007 - City of Stirling	3,735,064.04	4,882,276.38	-1,147,212.34
Net Income	-138,469.64	-48,321.38	-90,148.26
TOTAL EQUITY	11,529,902.82	15,110,007.62	-3,580,104.80

APPENDIX ITEM 9.3

Tamala Park Regional Council Cheque Detail December 2012

Type	Num	Date	Name	Description	Item	Paid Amount
Bill Pmt -Cheque	CH-200279	27/12/2012	City of Wanneroo - Supplier	Stage 2 Application for Bonding Outstanding Subdivisional Works		
Bill	03673646	27/12/2012		Lot Production Items - Stage 2 Application for Bonding Outstanding Subdivisional Works	E145211	-11,331.63
			ATO Members	GST on Members Non-Capital Expenditure	MNCG	-1,133.16
TOTAL						-12,464.79
Bill Pmt -Cheque	CH-200278	27/12/2012	City of Wanneroo - Supplier	Bond requirements for fine grading; conservation fencing; site mulch		
Bill	Invoice TBA	27/12/2012		Lot Production Items - Bond requirements for fine grading; conservation fencing; site mulch	E145211	-13,759.09
			ATO Members	GST on Members Non-Capital Expenditure	MNCG	-1,375.91
TOTAL						-15,135.00
Total						-27,599.79

APPENDIX ITEM 9.3

Tamala Park Regional Council
Cheque Detail
January 2013

Type	Num	Date	Name	Description	Item	Paid Amount
Bill Pmt -Cheque	CH-200280	17/01/2013	City of Wanneroo - Supplier	Stage 4 Early Clearance Bond Proposal		
Bill	Invoice TBA	17/01/2013		Lot Production Items - Stage 4 Early Clearance Bond Proposal	E145211	-383,467.27
			ATO Members	GST on Members Non-Capital Expenditure	MNCG	-38,346.73
TOTAL						-421,814.00
Bill Pmt -Cheque	CH-200281	17/01/2013	City of Wanneroo - Supplier	Stage 4 Supervision Fee		
Bill	Invoice TBA	17/01/2013		Lot Production Items - Stage 4 Supervision Fee	E145211	-11,578.87
			ATO Members	GST on Members Non-Capital Expenditure	MNCG	-1,157.89
TOTAL						-12,736.76
Bill Pmt -Cheque	CH-200285	24/01/2013	Western Power	Lot Production Items - Stage 5 Civil Subdivision Energisation		
Bill	Invoice TBA	24/01/2013		Lot Production Items - Stage 5 Civil Subdivision Energisation	E145211	-22,662.00
TOTAL						-22,662.00
Bill Pmt -Cheque	CH-200284	24/01/2013	McMullen Nolan Surveyors	Lot Production Items - WAPC endorsement of Deposited Plan		
Bill	Invoice TBA	24/01/2013		Lot Production Items - WAPC endorsement of Deposited Plan	E145211	-887.00
TOTAL						-887.00
Bill Pmt -Cheque	CH-200283	24/01/2013	Landgate	Lot Production Items - Lodgement fee for Deposited Plan Stage 4		
Bill	Invoice TBA	24/01/2013		Lot Production Items - Lodgement fee for Deposited Plan Stage 4	E145211	-3,410.00
TOTAL						-3,410.00
Bill Pmt -Cheque	CH-200282	24/01/2013	City of Wanneroo - Supplier	Lot Production Items - Clearance Request Stage 4		
Bill	Invoice TBA	24/01/2013		Lot Production Items - Clearance Request Stage 4	E145211	-1,815.00
TOTAL						-1,815.00

Tamala Park Regional Council Cheque Detail January 2013

Bill Pmt -Cheque	CH-200287	24/01/2013	Georgeta Petrisor	Refund of Deposit Lot 133 Sloman Lane - as per minor case claim Form 4 lodged 31/12/12		
Bill	Subpoena	24/01/2013		Refund of Deposit Lot 133 Sloman Lane		-5,000.00
TOTAL						-5,000.00
Bill Pmt -Cheque	CH-200288	24/01/2013	Telstra	Relocation services of Telstra Assets at Marmion Avenue, Clarkson		
Bill	Invoice TBA	24/01/2013		Relocation services of Telstra Assets at Marmion Avenue, Clarkson	E145210	-104,183.10
			ATO Members	GST on Members Non-Capital Expenditure	MNCG	-10,418.31
TOTAL						-114,601.41
Bill Pmt -Cheque	CH-200286	24/01/2013	Optus	Underground relocation work of Optus assets Marmion Avenue, Mindarie		
Bill	Invoice TBA	24/01/2013		Underground relocation work of Optus assets Marmion Avenue, Mindarie	E145210	-112,626.87
			ATO Members	GST on Members Non-Capital Expenditure	MNCG	-11,262.69
TOTAL						-123,889.56
Bill Pmt -Cheque	CH-200289	24/01/2013	Atco Gas	Relocate Gas Main at new Marmion Avenue Intersection - Tamala Park		
Bill	Invoice TBA	24/01/2013		Relocate Gas Main at new Marmion Avenue Intersection - Tamala Park	E145210	-41,778.00
			ATO Members	GST on Members Non-Capital Expenditure	MNCG	-4,177.80
TOTAL						-45,955.80
Total						-752,771.53

APPENDIX ITEM 9.3

Tamala Park Regional Council
Summary Payment List
December 2012

Type	Date	Num	Name	Description	Amount
Dec 12					
Cheque	03/12/2012	CH-200282	Westpac Bank	Bank fees Cheque Account December 2012	-64.15
Liability Cheque	13/12/2012	ET-1688	Australian Taxation Office	IAS payment for November 2012	-17,796.00
Paycheque	13/12/2012	ET-1692	Kylie Jeffs	Wages for period 29/11/12 to 12/12/12	-10,219.38
Liability Cheque	13/12/2012	ET-1689	WALGSP	KJ 9% superannuation for period 29/11/12 to 12/12/12	-157.74
Liability Cheque	13/12/2012	ET-1690	Amp	WB 9% superannuation for period 29/11/12 to 12/12/12	-317.58
Liability Cheque	13/12/2012	ET-1691	National Australia Bank	TA 9% superannuation for period 29/11/12 to 12/12/12	-957.46
Bill Pmt -Cheque	13/12/2012	ET-1669	R J Vincent & Co	Invoices	-1,068,236.58
Bill Pmt -Cheque	13/12/2012	ET-1687	Action Couriers	Courier service 22/11/12 & 29/11/12	-38.58
Bill Pmt -Cheque	13/12/2012	ET-1686	BGC Residential	Land & Special Sites Development - Deposit for Catalina Land Sales office	-3,000.00
Bill Pmt -Cheque	13/12/2012	ET-1685	Cossill & Webley	Invoices	-98,187.09
Bill Pmt -Cheque	13/12/2012	ET-1684	Docushred	Security bin on site/destruction of paperwork Oct to Nov 2012	-49.50
Bill Pmt -Cheque	13/12/2012	ET-1683	DTZ WA Pty Ltd	Lot Production Items - Revaluations undertaken on 14 lots, stage 2 Catalina Estate	-350.00
Bill Pmt -Cheque	13/12/2012	ET-1682	EPCAD	Invoices	-12,334.89
Bill Pmt -Cheque	13/12/2012	ET-1681	Haines Norton	Provision of accounting services	-2,161.50
Bill Pmt -Cheque	13/12/2012	ET-1680	LD Total	Invoices	-395,698.18
Bill Pmt -Cheque	13/12/2012	ET-1679	Macri Partners	Interim & final audit for year ended 30 June 2012	-9,900.00
Bill Pmt -Cheque	13/12/2012	ET-1678	Marketforce	Invoices	-2,252.25
Bill Pmt -Cheque	13/12/2012	ET-1677	McLeods Barristers & Solicitors	Invoices	-8,494.41
Bill Pmt -Cheque	13/12/2012	ET-1676	McMullen Nolan Surveyors	Invoices	-31,427.00
Bill Pmt -Cheque	13/12/2012	ET-1675	Neverfail	Bottled water	-26.25
Bill Pmt -Cheque	13/12/2012	ET-1674	New Great Cleaning Service	Cleaning TPRC office Nov 2012	-143.00
Bill Pmt -Cheque	13/12/2012	ET-1673	Stantons International	Probity advisory services November 2012	-531.30
Bill Pmt -Cheque	13/12/2012	ET-1672	Strategen	Conservation area management plan professional services to 25/5/12	-357.50
Bill Pmt -Cheque	13/12/2012	ET-1671	Synergy	Electricity for Sales office (8 day period 5/11/12 to 12/11/12)	-126.25
Bill Pmt -Cheque	13/12/2012	ET-1670	Wayne Burns	Reimbursements for 1/2 phone bill; coffees/parking	-92.18
Bill Pmt -Cheque	13/12/2012	Debit	Town of Vincent - supplier	GST owing for October 2012	-3,733.00
Cheque	13/12/2012	CH-200283	Westpac Bank	Payment CEO & EA credit cards December 2012	-148.74
Bill Pmt -Cheque	14/12/2012	ET-1695	R J Vincent & Co	Invoices 1747; 1779; 1713; 1752	-1,225,261.99
Paycheque	27/12/2012	ET-1697	Kylie Jeffs	Wages for period 13/12/12 to 26/12/12	-10,175.99
Bill Pmt -Cheque	27/12/2012	ET-1696	Wayne Burns	half optus phone bill reimbursement for period 13/11/12 to 12/12/12	-36.58

Tamala Park Regional Council
Summary Payment List
December 2012

Bill Pmt -Cheque	27/12/2012	CH-200279	City of Wanneroo - Supplier	Stage 2 Application for Bonding Outstanding Subdivisional Works	-12,464.79
Bill Pmt -Cheque	27/12/2012	CH-200278	City of Wanneroo - Supplier	Bond requirements for fine grading; conservation fencing; site mulch	-15,135.00
Dec 12					-2,929,874.86

APPENDIX ITEM 9.3

Tamala Park Regional Council Summary Payment List

Type	Date	Num	Name	January 2013	Description	Amount
Jan 13						
Liability Cheque	07/01/2013	ET-1710	WALGSP	KJ 9% superannuation for period 13/12/12 to 26/12/12		-166.69
Liability Cheque	07/01/2013	ET-1711	National Australia Bank	TA 9% superannuation for period 13/12/12 to 26/12/12		-957.46
Liability Cheque	07/01/2013	ET-1712	Amp	WB 9% superannuation for period 13/12/12 to 26/12/12		-317.58
Bill Pmt -Cheque	07/01/2013	ET-1700	Action Couriers	Courier from TPRC office to SPG		-28.51
Bill Pmt -Cheque	07/01/2013	ET-1702	Cabcharge	Cabcharge admin fee		-6.00
Bill Pmt -Cheque	07/01/2013	ET-1701	City of Stirling	Invoices 35634 & 36096		-2,812.19
Bill Pmt -Cheque	07/01/2013	ET-1703	Eco Logical Australia	Professional services rendered for November 2012		-2,409.00
Bill Pmt -Cheque	07/01/2013	ET-1705	EPCAD	Lump sum fees for professional services taken in April 2012		-3,597.00
Bill Pmt -Cheque	07/01/2013	ET-1704	Haines Norton	Invoice 2013 047176		-14,872.00
Bill Pmt -Cheque	07/01/2013	ET-1706	McMullen Nolan Surveyors	Invoices 65132, 65757, 65573		-3,531.00
Bill Pmt -Cheque	07/01/2013	ET-1707	Neverfail	Bottled water		-26.25
Bill Pmt -Cheque	07/01/2013	ET-1708	Telstra	TA mobile call charges to 13/12/12 & services charges for period 14/12/12 to 13/1/13		-63.99
Bill Pmt -Cheque	07/01/2013	ET-1709	WALGA	Invoices I3024187, 89, 88, 86, 85, 84, 94, 93, 92, 91, 90		-3,808.67
Paycheque	10/01/2013	ET-1728	Kylie Jeffs	Wages for period 27/12/12 to 9/1/13		-10,023.51
Liability Cheque	10/01/2013	ET-1725	WALGSP	KJ 9% superannuation for period 27/12/12 to 9/1/13		-164.73
Liability Cheque	10/01/2013	ET-1726	Amp	WB 9% superannuation for period 27/12/12 to 9/1/13		-317.58
Liability Cheque	10/01/2013	ET-1727	National Australia Bank	TA 9% superannuation for period 27/12/12 to 9/1/13		-957.46
Bill Pmt -Cheque	10/01/2013	ET-1713	Action Couriers	Courier from TPRC office to SPG 17/12/12		-28.51
Bill Pmt -Cheque	10/01/2013	ET-1715	Cabcharge	Cabcharge admin fee		-6.00
Bill Pmt -Cheque	10/01/2013	ET-1714	City of Stirling	TPRC office lease February 2013		-2,511.66
Bill Pmt -Cheque	10/01/2013	ET-1716	Cossill & Webley	Invoices 13565, 13564 & 13562		-21,814.35
Bill Pmt -Cheque	10/01/2013	ET-1717	Dominic Carbone & Associates	Consultancy services for December 2012		-8,052.00
Bill Pmt -Cheque	10/01/2013	ET-1718	Haines Norton	Invoice 2013 050118		-3,047.00
Bill Pmt -Cheque	10/01/2013	ET-1719	McLeods Barristers & Solicitors	Invoices 71395 & 71563		-4,036.90
Bill Pmt -Cheque	10/01/2013	ET-1720	Neverfail	Bottled water		-144.50
Bill Pmt -Cheque	10/01/2013	ET-1721	New Great Cleaning Service	Cleaning TPRC office Dec 2012		-143.00
Bill Pmt -Cheque	10/01/2013	ET-1722	Sally Brothers Interior Design	Payment for temporary sales office fitout		-5,603.00
Bill Pmt -Cheque	10/01/2013	ET-1723	Sporting Hospitality	Ladies summit jacket with TPRC logo		-145.00
Bill Pmt -Cheque	10/01/2013	ET-1724	Wayne Burns	Reimbursements phone screen repair & parking		-188.00
Cheque	15/01/2013	CH-200294	Westpac Bank	Payment of EA & CEO credit cards January 2013		-459.60
Bill Pmt -Cheque	17/01/2013	CH-200280	City of Wanneroo - Supplier	Stage 4 Early Clearance Bond Proposal		-421,814.00
Bill Pmt -Cheque	17/01/2013	CH-200281	City of Wanneroo - Supplier	Stage 4 Supervision Fee		-12,736.76
Paycheque	24/01/2013	ET-1759	Kylie Jeffs	Wages for period 10/1/13 to 23/1/13		-10,103.95

Tamala Park Regional Council Summary Payment List

January 2013

Liability Cheque	24/01/2013	ET-1752	WALGSP	KJ 9% superannuation for period 10/1/13 to 23/1/13	-153.27
Liability Cheque	24/01/2013	ET-1754	National Australia Bank	TA 9% superannuation for period 10/1/13 to 23/1/13	-957.46
Liability Cheque	24/01/2013	ET-1755	Amp	WB 9% superannuation for period 10/1/13 to 23/1/13	-317.58
Bill Pmt -Cheque	24/01/2013	CH-200285	Western Power	Lot Production Items - Stage 5 Civil Subdivision Energisation	-22,662.00
Bill Pmt -Cheque	24/01/2013	CH-200284	McMullen Nolan Surveyors	Lot Production Items - WAPC endorsement of Deposited Plan	-887.00
Bill Pmt -Cheque	24/01/2013	CH-200283	Landgate	Lot Production Items - Lodgement fee for Deposited Plan Stage 4	-3,410.00
Bill Pmt -Cheque	24/01/2013	CH-200282	City of Wanneroo - Supplier	Lot Production Items - Clearance Request Stage 4	-1,815.00
Bill Pmt -Cheque	24/01/2013	ET-1731	Action Couriers	Courier service from TPRC office to SPG office	-28.51
Bill Pmt -Cheque	24/01/2013	ET-1732	Allion Legal	Invoices B18095 & B18316	-4,508.80
Bill Pmt -Cheque	24/01/2013	ET-1733	Chappell Lambert Everett	Stage 7 & 8 and beyond subdivision planning fees	-19,534.59
Bill Pmt -Cheque	24/01/2013	ET-1734	City Rubber Stamps	Project self inking stamp	-42.00
Bill Pmt -Cheque	24/01/2013	ET-1735	Cossill & Webley	Invoices 13696; 13684; 13686; 13684 & 13683	-99,932.89
Bill Pmt -Cheque	24/01/2013	ET-1736	DTZ WA Pty Ltd	Invoices 110210K; 110210J; 110210I	-3,800.00
Bill Pmt -Cheque	24/01/2013	ET-1737	Eco Logical Australia	Clearing & Revegetation Management Plan (professional services rendered from 16/12/11 to 31/12/12)	-1,226.50
Bill Pmt -Cheque	24/01/2013	ET-1738	hyd20 Hydrology	Consultants - Neerabup Rd Basin infiltration testing	-990.00
Bill Pmt -Cheque	24/01/2013	ET-1739	Interiors Unleashed	50% deposit on 2m screen fabric blinds in charcoal cocoa for front office windows	-361.90
Bill Pmt -Cheque	24/01/2013	ET-1740	LD Total	Invoices 52617 & 52081	-66,483.92
Bill Pmt -Cheque	24/01/2013	ET-1741	Marketforce	Signage for Catalina Sales office	-3,534.52
Bill Pmt -Cheque	24/01/2013	ET-1742	Neverfail	Bottled water	-13.75
Bill Pmt -Cheque	24/01/2013	ET-1743	Officeworks	Reflex copying paper	-106.50
Bill Pmt -Cheque	24/01/2013	ET-1744	RBM Drilling	Bore number 2	-49,186.50
Bill Pmt -Cheque	24/01/2013	ET-1745	Realestate.com.au	3 month trial on realestate.com.au website	-292.03
Bill Pmt -Cheque	24/01/2013	ET-1746	Telstra	TA call & usage charges to 13/1/13	-47.42
Bill Pmt -Cheque	24/01/2013	ET-1747	Town of Vincent - supplier	GST owing for November 2012	-5,751.00
Bill Pmt -Cheque	24/01/2013	ET-1748	WALGA	Invoices I3024779; 78; 84; 81; 80; 82; 77; 83	-2,420.13
Bill Pmt -Cheque	24/01/2013	ET-1749	Wayne Burns	Reimbursements for Parking & Half Optus Phone Bill	-41.53
Bill Pmt -Cheque	24/01/2013	CH-200287	Georgeta Petrisor	Refund of Deposit Lot 133 Sloman Lane - as per minor case claim Form 4 lodged 31/12/12	-5,000.00
Bill Pmt -Cheque	24/01/2013	CH-200288	Telstra	Relocation services of Telstra Assets at Marmion Avenue, Clarkson	-114,601.41
Bill Pmt -Cheque	24/01/2013	CH-200286	Optus	Underground relocation work of Optus assets Marmion Avenue, Mindarie	-123,889.56
Bill Pmt -Cheque	24/01/2013	CH-200289	Atco Gas	Relocate Gas Main at new Marmion Avenue Intersection - Tamala Park	-45,955.80
Bill Pmt -Cheque	24/01/2013	ET-1750	R J Vincent & Co	Invoices 1890; 1889; 1820; 1824; 1818; 1821	-1,201,507.07
Bill Pmt -Cheque	29/01/2013	Debit	City of Wanneroo - Supplier	GST owing for November 2012	-11,502.00
Bill Pmt -Cheque	29/01/2013	Debit	City of Joondalup - Supplier	GST owing for November 2012	-58,256.00
Cheque	31/01/2013	CH-200293	Westpac Bank	Bank fees cheque AC January 2013	-21.25

Jan 13

-2,384,131.74

APPENDIX ITEM 9.4

6 February 2012

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
PO Box 655
INNALOO WA 6918

Dear Tony

Catalina Financial Report for December 2012

Please find attached the Catalina Financial Report for December 2012. This report has been prepared on a cash basis and compares actual income and expenditure to the approved budget for the period 1 December 2012 to 31 December 2012. It also compares year to date actual income and expenditure to approved budget from 1 July 2012.

Settlement revenue year to date to 31 December 2012 is \$10.8m below the approved May 2012 Budget with 55 less settlements for the year. Project to date, this variance is \$7.6m and 43 less settlements at 31 December 2012. Settlements fell a further 17 lots behind budget in January with 1 settlement for the month. With 52 lots in stage 3 and stage 6a titling in January it is currently forecast that February will be 16 settlements above budget for the month.

The end of December revenue variance arises from 2 components:

- \$3.2 million revenue received ahead of budget in FY2012 with 20 settlements achieved to 30 June 2012 against a budget of 8; and
- \$7.62 million overall project to date revenue shortfall on the overall shortfall of 43 lots.

Sales for the year to 31 December 2012 are 54 lots less than budget.

Overall year to date expenditure to 31 December 2012 is \$9m under budget per the approved May 2012 Budget, with \$9.6m spent compared to a budget of \$18.6m. The main areas of variance are summarised below:

- Lot production expenditure to 31 December 2012 is \$4,258,000 under budget, with \$7,740,000 spent to date.
- Landscape expenditure to 31 December 2012 is \$2,288,000 under budget, with \$678,000 spent to date.

- Infrastructure expenditure to 31 December 2012 is \$1,220,000 under budget, with \$110,000 spent to date.
- Sales and marketing expenditure to 31 December 2012 is \$446,000 under budget, with only \$180,000 spent to date.

Refer to the attached Cashflow Analysis for a more detailed analysis of actual to budget variances.

Should you have any queries on this report, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Justin Crooks'.

Justin Crooks
Project Director

CATALINA

FINANCIAL REPORT FOR THE MONTH ENDED December 31, 2012

- 1 FINANCE REPORT***
- 2 CASHFLOW ANALYSIS - December 12***
- 3 BUDGET - Approved May 2012***

CATALINA

FINANCE REPORT
December 31, 2012

CATALINA - FINANCE REPORT

1.0 Management Accounts - December 2012

1.1 KEY STATISTICS

	<u>Lots Produced (titles)</u>		<u>Sales</u>		<u>Settlements</u>		<u>Distributions</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
		May 2012		May 2012		May 2012		May 2012
Prior Years	24	35	48	58	20	8	-	-
Jul-2012	-	-	-	14	2	22	-	-
Aug-2012	-	38	30	24	-	5	-	-
Sep-2012	-	-	8	32	2	20	-	-
Sep-12 Qtr	-	38	38	70	4	47	-	-
Oct-2012	35	-	5	27	8	8	-	-
Nov-2012	14	43	25	15	19	6	-	-
Dec-2012	-	8	10	20	2	27	-	-
Dec-12 Qtr	49	51	40	62	29	41	-	-
Jan-2013	-	-	-	20	-	18	-	-
Feb-2013	-	47	-	13	-	9	-	-
Mar-2013	-	-	-	15	-	36	-	-
Mar-13 Qtr	-	47	-	48	-	63	-	-
Apr-2013	-	-	-	15	-	10	-	-
May-2013	-	65	-	15	-	1	-	-
Jun-2013	-	-	-	15	-	30	-	-
Jun-13 Qtr	-	65	-	45	-	41	-	-
Full 2012/13 Year	49	201	78	225	33	192	-	-
2013/14		320		180		218		8,000,000
2014/15		600		180		180		5,300,000

- 1 lot from Stage 2 and 1 from Stage 1 settled in December.

1.2 Sales & Settlements

	<u>MTH Act</u>	<u>MTH Bgt</u>	<u>YTD Act</u>	<u>YTD Bgt</u>	<u>PTD Act</u>	<u>PTD Bgt</u>
- Sales #	10	20	78	132	126	190
- Sales \$	2,545,000	4,305,561	17,118,000	28,173,141	29,107,000	41,381,285
- Sales \$/lot	254,500	215,278	219,462	213,433	231,008	217,796
- Settlements #	2	27	33	88	53	96
- Settlements \$	435,000	4,789,263	7,897,000	18,728,635	13,054,000	20,678,578
- Settlements \$/lot	217,500	177,380	239,303	212,825	246,302	215,402
- Unsettled sales #	73		{ Unconditional		1	Titled
- Unsettled sales \$	16,053,000		{ Conditional		72	73
- Unsettled sales \$/lot	219,904					

1.3 Cashflow - MTD Actuals to budget

	<u>MTD Act</u>	<u>MTD Bgt</u>	<u>Variance</u>
Revenue	435,000	4,789,263	(4,354,263)
Margin GST	(5,911)	(410,170)	404,259
Direct selling costs	(22,783)	(219,133)	196,350
Interest Income	1,812	-	1,812
Rebate Allowance	-	(12,762)	12,762
	<u>408,119</u>	<u>4,147,198</u>	<u>(3,739,079)</u>
<i>Development costs</i>			
Lot production	2,123,843	1,805,269	(318,574)
Landscaping	374,209	574,512	200,303
Consultants	2,515	30,481	27,966
Infrastructure	40,498	-	(40,498)
Sales office building	3,000	40,301	37,301
Sales & marketing	46,749	104,318	57,569
Administration	8,820	33,042	24,221
Finance	25,091	130,018	104,928
	<u>2,624,725</u>	<u>2,717,942</u>	<u>93,217</u>
Cashflow	<u>(2,216,606)</u>	<u>1,429,257</u>	<u>(3,645,863)</u>

- Actual margin scheme GST has been calculated under the concessional Item 4 basis for settlements. The next budget update will also reflect this methodology.

CATALINA - FINANCE REPORT

1.4 Cashflow - YTD Actuals to budget

	<u>YTD Act</u>	<u>YTD Bgt</u>	<u>Variance</u>
Revenue	7,897,000	18,728,636	(10,831,636)
Margin GST	(198,720)	(1,620,412)	1,421,691
Direct selling costs	(360,700)	(849,896)	489,196
Interest Income	3,164	-	3,164
Rebate Allowance	-	(95,815)	95,815
	<u>7,340,744</u>	<u>16,162,514</u>	<u>(8,821,770)</u>
<i>Development costs</i>			
Lot production	7,740,356	11,998,970	4,258,614
Landscaping	677,509	2,965,786	2,288,277
Consultants	149,589	305,857	156,268
Infrastructure	109,764	1,329,807	1,220,043
Sales office building	38,440	160,902	122,462
Sales & marketing	180,186	625,894	445,708
Administration	164,959	358,400	193,441
Finance	<u>557,347</u>	<u>915,999</u>	<u>358,652</u>
	9,618,150	18,661,615	9,043,465
Cashflow	<u>(2,277,406)</u>	<u>(2,499,101)</u>	<u>221,696</u>

The YTD revenue variance comprises:

- \$3.21m received ahead of budget on 12 more settlements than budget in FY 2012
- \$7.62m overall settlement shortfall on 43 less settlements project to date.

CATALINA

CASHFLOW ANALYSIS
December 31, 2012

Catalina Actual vs Budget Analysis

Tamalpa Park feasibility cashflow FY 2012				Actual MTD Vs Budget Dec 2012			Year to date Vs Budget to Dec 2012		
Job Description	Account Description	Actual 1 month to Dec 2012	Budget 1 month to Dec 2012	Variance	YTD to Dec 2012	YTD budget	Variance	Comments regarding variance	
REVENUE									
Settlements	Settlement revenue	435,000	4,789,263	(4,354,263)	7,897,000	18,728,636	(10,831,636)	33 settlements YTD ex GST Margin scheme.	
Margin GST	Margin GST	5,911	410,170	404,259	198,720	1,620,412	1,421,691	GST Margin as detailed in valuations from Burgess Rawson	
Direct Selling Costs		22,783	219,133	196,350	360,700	849,896	489,196	Includes Commission and Management Fees	
Interest Income		1,812	0	1,812	3,164	0	3,164	Penalty Interest Income on settlements	
Rebate Allowance		0	12,762	12,762	0	95,815	95,815	Construction Recycling Rebate	
		408,119	4,147,198	(3,739,079)	7,340,744	16,162,514	(8,821,770)		
CONSTRUCTION									
Earthworks	Siteworks / Earthworks	795,852	525,591	(270,260)	1,165,918	2,098,432	932,514		
	Authorities Fees	0	0	0	0	0	0		
	Direct Consultants	8,676	3,358	(5,318)	63,445	284,331	220,886		
Total Earthworks		804,528	528,950	(275,578)	1,229,362	2,382,763	1,153,400		
Stage 1	Siteworks / Earthworks	0	0	0	819,158	718,239	(100,919)		
	Authorities Fees	0	0	0	0	10,953	10,953		
	Direct Consultants	0	0	0	38,113	46,010	7,897		
Total Stage 1		0	0	0	857,271	775,201	(82,070)		
Stage 2	Siteworks / Earthworks	253,731	0	(253,731)	1,822,407	1,923,557	101,150		
	Authorities Fees	0	0	0	232,107	354,493	122,386		
	Direct Consultants	0	17,449	17,449	24,697	104,370	79,673		
Total Stage 2		253,731	17,449	(236,282)	2,079,211	2,382,421	303,209		
Stage 3	Siteworks / Earthworks	545,728	450,128	(95,600)	1,472,146	2,692,352	1,220,206		
	Authorities Fees	0	30,368	30,368	253,929	409,733	155,804		
	Direct Consultants	9,080	13,020	3,940	53,738	77,876	24,138		
Total Stage 3		554,808	493,516	(61,292)	1,779,812	3,179,960	1,400,148		
Stage 4	Siteworks / Earthworks	368,827	478,477	109,650	808,461	1,910,326	1,101,865		
	Authorities Fees	0	33,312	33,312	270,032	132,998	(137,034)		
	Direct Consultants	3,210	22,684	19,474	78,710	135,679	56,969		
Total Stage 4		372,037	534,472	162,436	1,157,203	2,179,003	1,021,800		
Stage 5	Siteworks / Earthworks	0	0	0	0	0	0		
	Authorities Fees	0	0	0	5,455	0	(5,455)		
	Direct Consultants	54,283	45,941	(8,342)	217,134	274,790	57,656		
Total Stage 5		54,283	45,941	(8,342)	222,589	274,790	52,201		
Stage 6	Siteworks / Earthworks	79,622	130,273	50,651	257,817	520,116	262,299		
	Authorities Fees	(460)	10,478	10,938	49,757	84,323	34,566		
	Direct Consultants	5,294	3,407	(1,887)	36,501	16,993	(19,508)		
Total Stage 6		84,456	144,158	59,702	344,075	621,432	277,357		
Stage 7	Siteworks / Earthworks	0	0	0	0	0	0		
	Direct Consultants	0	40,782	40,782	70,832	203,400	132,568		
Total Stage 7		0	40,782	40,782	70,832	203,400	132,568		
Total Production		2,123,843	1,805,269	(318,574)	7,740,356	11,998,970	4,258,614	Within budget	
Preliminary Landscaping Consultancy	Landscaping Consulting	8,805	0	(8,805)	30,950	48,017	17,067		
Northern Biodiversity Conservation Area	Landscaping Consulting	0	0	0	49,695	522,279	472,584		
Neerabup Road Verge Treatment - West	Landscaping Consulting	344,913	174,249	(170,664)	0	24,343	24,343		
Streetscapes Stg 2 Consultancy	Landscaping Consulting	1,194	0	(1,194)	510,824	695,692	184,868		
	Landscaping Consulting	0	128,829	128,829	3,042	20,783	17,741		
Neerabup Road Verge Treatment - East	Landscaping Consulting	0	0	0	0	386,004	386,004		
	Landscaping Consulting	0	106,797	106,797	0	0	0		
Neerabup Entry Statement	Landscaping Consulting	14,813	0	(14,813)	0	22,372	22,372		
Marmion Avenue Verge Treatment	Landscaping Consulting	0	3,006	3,006	18,506	256,556	238,050		
	Landscaping Consulting	0	0	0	0	17,981	17,981		
	Landscaping Consulting	0	0	0	0	0	0		

Catalina Actual vs Budget Analysis

Tamala Park feasibility cashflow FY 2012		Actual MTD Vs Budget Dec 2012			Year to date Vs Budget to Dec 2012			Comments regarding variance
Job Description	Account Description	Actual 1 month to Dec 2012	Budget 1 month to Dec 2012	Variance	YTD to Dec 2012	YTD budget	Variance	
Drainage Space 1	Landscape Consulting	0	0	0	0	0	0	
	Landscape Construction	0	0	0	0	0	0	
Public Open Space 1	Landscape Consulting	0	0	0	0	0	0	
	Landscape Construction	0	63,124	63,124	0	377,566	377,566	
Public Open Space 2	Landscape Consulting	4,484	0	(4,484)	43,715	0	(43,715)	
	Landscape Construction	0	62,215	62,215	0	186,411	186,411	
Sales Centre Landscaping	Landscape Consulting	0	0	0	0	13,000	13,000	
	Landscape Construction	0	0	0	1,700	0	(1,700)	
Streetscape To Stage 1	Landscape Consulting	0	0	0	0	0	0	
	Landscape Construction	0	1,574	1,574	0	9,416	9,416	
Tamala Park Greenway Part 1	Landscape Consulting	0	0	0	0	0	0	
	Landscape Construction	0	0	0	0	0	0	
Irrigation System	Landscape Consulting	0	0	0	0	0	0	
	Landscape Construction	0	0	0	10,300	76,858	66,558	
Public Art	Landscape Consulting	0	0	0	8,775	94,938	86,163	
	Landscape Construction	0	0	0	0	0	0	
Streetscape To Stage 3	Landscape Consulting	0	0	0	0	50,250	50,250	
	Landscape Construction	0	0	0	0	3,759	3,759	
Streetscape To Stage 4	Landscape Consulting	0	0	0	0	5,487	5,487	
Public Open Space Stage 6	Landscape Consulting	0	0	0	0	26,196	26,196	
Sales Centre Landscaping Stg 2	Landscape Consulting	0	0	0	0	3,759	3,759	
	Landscape Construction	0	4,114	4,114	1	12,913	12,912	
	Landscape Consulting	0	4,408	4,408	0	4,408	4,408	
Total Landscaping		374,209	574,512	(200,303)	677,509	2,965,786	(2,288,277)	Within budget
CONSTRUCTION continued								
Planning - indirect	Planning Architect	0	21,590	21,590	133,189	207,239	74,049	
	Environmental	2,515	6,169	3,654	15,695	49,191	33,495	
	Geotechnical	0	371	371	0	4,931	4,931	
	Traffic planning	0	685	685	705	9,466	8,761	
	Planning - Hydrology	0	0	0	0	25,031	25,031	
	Planning - Sustainability	0	0	0	0	0	0	
Total Indirect Consultants		2,515	30,481	(27,966)	149,589	305,857	(156,268)	Within budget
Cell C3 West Roads Contribution		0	0	0	0	0	0	
Cell C3 West Pedestrian Underpasses		0	0	0	0	0	0	
Cell C3 West Homeswest Reimbursement		0	0	0	0	0	0	
Marmion Avenue Green Link Intersection		0	0	0	1,450	0	(1,450)	
Marmion Avenue Green Link Intersection Engineering		0	0	0	0	0	0	
Neerabup Road Key Largo Intersection		0	0	0	12,462	22,732	10,271	
Neerabup Road Key Largo Intersection Engineering		0	0	0	0	0	0	
EPBC Offset - foraging		0	0	0	0	0	0	
Gravity Sewer		19,490	0	(19,490)	19,490	0	(19,490)	
Gravity Sewer Engineering		21,008	0	(21,008)	21,008	0	(21,008)	
		0	0	0	0	0	0	
		0	0	0	0	0	0	
Total Infrastructure		40,498	(1,329,807)	(1,220,043)	109,764	1,329,807	(1,220,043)	Within budget
Sales Office Building		3,000	40,301	37,301	34,628	160,902	126,274	
Temp Sales office services		0	0	0	3,812	0	(3,812)	
Total Fixed Assets		(3,000)	(40,301)	37,301	38,440	160,902	122,462	Within budget
Total Construction		2,544,065	(2,450,564)	(93,501)	87,156	167,613	(80,457)	Within budget

Catalina Actual vs Budget Analysis

Tamala Park feasibility cashflow FY 2012

Job Description	Account Description	Actual MTD Vs Budget Dec 2012			Year to date Vs Budget to Dec 2012			Comments regarding variance
		Actual 1 month to Dec 2012	Budget 1 month to Dec 2012	Variance	YTD to Dec 2012	YTD budget	Variance	
PROFIT & LOSS EXPENDITURE Sales & Marketing	Brand Development	0	4,500	4,500	43,338	27,000	(16,338)	
	Sales Office & Builder Rel.	41,239	13,333	(27,906)	44,876	80,000	35,124	
	Brochures	0	5,583	5,583	5,370	33,500	28,130	
	Advertising	5,510	19,658	14,148	61,917	117,950	56,033	
	Signage	0	33,333	33,333	10,385	200,000	189,615	
	Website	0	5,000	5,000	1,800	30,000	28,200	
	Promotions	0	12,500	12,500	12,500	75,000	62,500	
	Public Relations	0	3,333	3,333	0	20,000	20,000	
	Comm Dev - Resident Dev	0	7,076	7,076	0	42,444	42,444	
	Total Sales and Marketing	46,749	104,318	57,569	180,186	625,894	445,708	Within budget
Administration	Audit and Tax	483	0	(483)	40,072	0	(40,072)	
	Cleaning	0	504	504	0	3,013	3,013	
	Computer Costs	0	504	504	0	3,013	3,013	
	Couriers	51	504	452	401	3,013	2,612	
	Electricity & Gas	115	504	389	115	3,013	2,898	
	Insurance	0	504	504	0	3,013	3,013	
	Legal fees	7,853	839	(7,014)	22,647	25,020	2,373	
	Licenses & Fees	0	504	504	0	3,013	3,013	
	Postage, Print & Stationery	0	504	504	692	3,013	2,321	
	Rent - Temp Sales Office	0	1,511	1,511	1,000	9,039	8,039	
	Rent - Carpark lots	0	12,892	12,892	0	77,350	77,350	
	Sundry Office Expenses	0	2,015	2,015	0	12,053	12,053	
	Telephone	0	504	504	0	3,013	3,013	
	Travel & Accommodation	0	0	0	0	0	0	
	Valuations	318	0	(318)	4,218	20,075	15,857	
Total Administration Finance	Rates & Taxes	0	0	0	86,508	120,451	33,942	
	Maintenance	0	6,717	6,717	1,845	40,175	38,330	
	Security	0	5,038	5,038	7,460	30,132	22,672	
	Total Administration	8,820	33,042	24,221	164,959	358,400	193,441	Within budget
Finance	Bank Charges - Comm Bills	0	0	0	0	0	0	
	Bank Charges - G'tees	0	0	0	0	0	0	
	Bank Charges - General	0	0	0	0	0	0	
	Interest - Comm Bills	0	0	0	0	25,000	25,000	
	Interest - General	0	0	0	0	0	0	
	Bonds - Stg 3	25,091	0	(25,091)	291,374	0	(291,374)	
	GST Paid	0	0	0	0	0	0	
	Stmnt Clearing	0	0	0	0	0	0	
	Creditors	0	0	0	265,973	622,541	356,567	
	Contingency	0	130,018	130,018	0	268,458	268,458	
	Total Finance	25,091	130,018	104,928	557,347	915,999	358,652	
	Total P&L Expenditure	80,560	226,378	186,718	902,492	1,900,293	997,801	Within budget
	Grand Expense Total	2,624,725	2,717,942	93,217	9,618,150	18,661,615	9,043,465	Within budget

CATALINA

***CURRENT BUDGET
APPROVED MAY 2012***

Catalina Annual Cashflow	FYE2013	FYE2014	FYE2015	3 YR TOTAL FYE13-FYE15	PREVIOUS FYE13-FYE15 (Jul-11)	Variance
Sales Release	219	224	155	598	495	103
Sales	225	180	180	585	504	81
Titles	201	224	211	636	563	73
Settlements	192	218	180	590	559	31
Closing Stock	9	53	28	90	113	(23)
Contracts on Hand	83	45	45	173	138	35
Average Settlement Price	216,761	231,358	271,208	238,765	237,829	936
GROSS INCOME						
Income - Lots	41,618,154	50,436,107	48,817,366	140,871,627	132,946,423	7,925,205
Income - Other	1,173,208	716,792	346,966	2,236,966	2,325,425	(88,460)
Direct Selling Expenses	6,363,941	9,605,769	9,259,722	25,229,432	22,124,770	(3,104,662)
GROSS INCOME	36,427,421	41,547,130	39,904,610	117,879,161	113,147,078	4,732,083
DEVELOPMENT COSTS						
Land & Special Sites Development	708,152	0	50,000	758,152	562,604	(195,549)
Consultants	558,535	683,917	359,302	1,601,753	938,883	(662,871)
Landscape	4,511,491	3,292,571	2,746,740	10,550,802	9,999,433	(551,369)
Infrastructure	4,101,561	1,627,033	3,968,786	9,697,381	7,401,470	(2,295,911)
Lot Production	23,837,192	25,469,176	14,918,101	64,224,469	48,768,753	(15,455,716)
Administration	551,713	859,117	860,325	2,271,156	2,215,060	(56,096)
Sales and Marketing	1,166,900	680,808	722,853	2,570,562	1,920,414	(650,147)
Community Development	84,917	110,000	167,690	362,607	360,457	(2,151)
Finance	50,000	50,000	50,000	150,000	0	(150,000)
Contingency	1,789,298	1,660,326	1,210,295	4,659,920	3,608,354	(1,051,566)
DEVELOPMENT COSTS	37,359,759	34,432,949	25,054,094	96,846,802	75,775,427	(21,071,375)
CASH FLOW	(932,338)	7,114,181	14,850,517	21,032,359	37,371,651	(16,339,292)
Capital Calls	0	0	0	0	0	0
Capital Returns	0	8,000,000	5,300,000	13,300,000	13,300,000	0
Profit Distributions	0	0	9,700,000	9,700,000	20,700,000	(11,000,000)
Cumulative Cash Balance	5,380,705	4,494,886	4,345,403	4,345,403	4,066,887	(278,516)

Catalina Monthly Cashflow	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Total	Jul 2011 Bgt	Variance
Sales Release	0	0	0	0	0	0	0	0	0	0	0	0	73	163	(90)
Sales - Stage 1	0	0	0	0	0	0	0	0	0	24	0	0	24	35	(11)
Sales - Stage 2	0	0	0	0	0	0	0	0	0	24	0	4	34	38	(4)
Sales - Stage 3	0	0	0	0	0	0	0	0	0	0	0	0	0	35	(35)
Titles	0	0	0	0	0	0	0	0	0	0	35	0	35	0	0
Settlements	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
Closing Stock	0	0	0	0	0	0	0	0	73	25	19	15	15	55	(40)
Contracts on hand	0	0	0	0	0	0	0	0	0	48	54	50	50	100	(50)
Average Settlement Price	0	0	0	0	0	0	0	0	0	0	0	243,743	243,743	243,743	0
GROSS INCOME														1,894,752	55,190
Income - Stage 1	0	0	0	0	0	0	0	0	0	0	0	1,949,943	1,949,943	0	0
Income - Stage 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 4A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 6A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 6B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Direct Selling Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GROSS INCOME	0	0	0	0	0	0	0	0	0	0	0	257,818	257,818	250,316	(7,502)
DEVELOPMENT COSTS														1,644,437	47,688
Special Sites Development	0	0	0	0	0	0	0	0	0	0	0	0	0	172,517	122,517
Consultants	0	0	0	149,184	(5,695)	43,445	18,201	4,022	3,893	20,000	20,000	20,000	273,049	600,294	327,245
Landscaping	0	0	0	12,000	25,095	70,628	5,950	1,474	5,850	25,418	31,484	37,394	215,293	144,436	(70,857)
Infrastructure	0	0	0	24,625	31,000	0	12,800	0	2,675	0	0	0	71,100	1,943,148	1,872,048
Precinct 1 Bulk Earthworks	0	0	0	103,595	297,882	791,706	768,199	60,147	(184,525)	641,203	12,583	40,690	2,531,480	2,283,125	(248,355)
Lot Production - Stage 1	0	0	0	20,240	104,040	820	66,983	422,897	60,864	1,022,809	743,580	743,580	3,185,811	3,729,864	544,053
Lot Production - Stage 2	0	0	0	55,000	19,838	1,580	6,190	0	10,525	535,008	535,008	535,008	1,697,957	2,454,782	756,824
Lot Production - Stage 3	0	0	0	0	29,181	0	25,400	25,000	8,900	12,923	12,923	12,923	127,249	737,108	609,859
Lot Production - Stage 4A	0	0	0	5,000	10,000	0	7,200	0	3,716	0	0	22,514	48,431	131,783	83,352
Lot Production - Stage 5	0	0	0	5,000	0	0	0	0	0	0	0	0	5,000	0	(5,000)
Lot Production - Stage 6A	0	0	0	5,000	14,013	0	0	0	0	0	0	3,382	22,394	0	(22,394)
Administration	(51)	59	167	(112)	410	93	8,696	15,731	(57)	30,042	30,042	150,042	235,061	333,611	98,550
Sales and Marketing	0	0	285	3,729	30,511	70,591	21,198	51,913	20,074	67,045	67,045	67,045	399,437	1,000,000	600,563
Community Development	0	0	0	0	0	0	0	0	0	6,667	6,667	6,667	20,000	40,000	20,000
Finance	9,232	(59)	4,269	(382,997)	(58,759)	407,108	(896,849)	(555,916)	1,230,790	0	40,000	0	(203,181)	0	203,181
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	678,533	678,533
DEVELOPMENT COSTS	9,181	(0)	4,721	264	497,515	1,385,971	43,969	25,268	1,162,504	2,361,113	1,549,331	1,639,244	8,679,082	14,249,201	5,570,119
CASHFLOW	(9,181)	0	(4,721)	(264)	(497,515)	(1,385,971)	(43,969)	(25,268)	(1,162,504)	(2,361,113)	(1,549,331)	52,880	(6,986,957)	(12,604,764)	5,617,807
Capital Calls															0
Capital Returns	(13,300,000)	0	0	0	0	0	0	0	0	0	0	0	(13,300,000)	(13,300,000)	0
Profit Distributions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Cash Balance	13,290,819	13,290,819	13,286,098	13,285,834	12,768,319	11,402,348	11,358,380	11,333,112	10,170,608	7,809,494	6,260,163	6,313,043	6,313,043	695,236	5,617,807
	0	0	0	(0)	0	0	(0)	0	0	0	0	(0)			

Catalina Monthly Cashflow													Previous FY13			Previous PTD			Variance		
	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Total								
Sales Release	43	0	55	0	65	0	0	0	56	0	0	0	219	110	109	292	273	35	273	19	
Sales - Stage 1	11	0	0	0	0	0	0	0	0	0	0	0	11	0	0	35	35	0	0	0	
Sales - Stage 2	3	0	0	0	0	0	0	0	0	0	0	0	3	0	0	37	37	0	0	0	
Sales - Stage 3	0	24	12	7	0	0	0	0	0	0	0	0	43	18	15	43	43	0	0	0	
Sales - Stage 4	0	0	20	14	13	0	0	0	0	0	0	0	47	47	47	47	47	0	0	0	
Sales - Stage 5	0	0	0	0	0	20	0	13	0	0	0	0	65	67	67	65	67	0	0	0	
Sales - Stage 6A	0	0	0	0	0	0	0	0	0	0	0	0	8	22	22	8	22	0	0	0	
Sales - Stage 6B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sales - Stage 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sales - Stage 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sales - Stage 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sales - Stage 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sales - Stage 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Sales	14	24	32	27	15	20	20	13	15	15	15	15	225	144	144	283	252	31	252	31	
Titles	38	0	0	0	43	8	0	47	0	0	65	0	201	195	195	236	230	6	230	6	
Settlements	22	5	20	8	6	27	18	192	36	10	1	30	192	196	196	200	204	4	204	4	
Closing Stock	44	20	43	16	66	96	69	26	54	39	24	9	9	21	21	9	21	0	21	0	
Contracts on hand	42	61	73	92	101	94	96	100	79	84	98	83	83	48	48	83	48	35	48	35	
Average Settlement Price	243,743	243,743	216,421	216,421	216,421	177,380	215,220	200,980	227,965	227,965	227,965	216,412	216,761	211,037	211,037	217,840	212,049	5,792	212,049	5,792	
GROSS INCOME	5,362,343	1,218,714	4,328,421	1,731,368	1,298,526	4,789,263	3,873,968	1,808,823	8,206,739	2,279,650	227,965	6,492,373	41,618,154	41,363,228	41,363,228	43,568,097	43,257,980	310,177	43,257,980	310,177	
Income - Stage 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Stage 2	0	0	4,328,421	1,731,368	1,298,526	649,263	2,070,000	1,207,500	8,206,739	2,279,650	227,965	6,492,373	41,618,154	41,363,228	41,363,228	43,568,097	43,257,980	310,177	43,257,980	310,177	
Income - Stage 3	0	0	0	0	0	4,140,000	2,070,000	1,207,500	8,206,739	2,279,650	227,965	6,492,373	41,618,154	41,363,228	41,363,228	43,568,097	43,257,980	310,177	43,257,980	310,177	
Income - Stage 4A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Stage 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Stage 6A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Stage 6B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Stage 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Stage 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Stage 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Stage 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Stage 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income - Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Direct Selling Expenses	709,000	178,680	588,665	246,027	201,685	642,065	523,878	265,656	1,115,305	332,612	587,163	973,205	6,363,941	6,239,847	6,239,847	6,621,759	6,490,163	131,778	6,490,163	131,778	
GROSS INCOME	4,653,343	1,040,034	3,739,756	1,485,341	1,096,841	4,147,199	3,350,090	1,543,167	7,091,435	1,947,038	814,010	5,519,168	36,427,421	36,340,315	36,340,315	38,119,546	37,984,752	134,794	37,984,752	134,794	
DEVELOPMENT COSTS	0	0	40,150	40,200	40,251	40,301	40,402	162,011	222,416	40,705	40,807	40,909	708,152	512,604	512,604	758,152	685,321	72,831	685,321	72,831	
Special Sites Development	0	0	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	
Consultants	46,141	19,870	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	17,409	
Landscaping	162,920	284,701	541,453	731,493	660,707	574,512	317,983	175,384	240,873	275,334	292,072	37,027	558,535	305,436	305,436	831,584	905,730	74,146	905,730	74,146	
Infrastructure	410,221	410,734	411,247	94,220	411,247	411,247	411,247	411,247	411,247	411,247	411,247	411,247	411,247	411,247	411,247	411,247	411,247	411,247	411,247	411,247	
Precinct 1 Bulk Earthworks	62,218	62,295	62,295	590,081	549,874	528,950	867,626	869,795	339,043	427,640	428,709	88,189	4,101,561	3,400,910	3,400,910	4,172,661	4,544,058	1,171,397	4,544,058	1,171,397	
Lot Production - Stage 1	744,509	15,337	15,337	0	0	0	0	0	0	0	0	0	775,201	0	0	793,545	2,283,125	5,652,120	2,283,125	5,652,120	
Lot Production - Stage 2	736,492	536,347	536,347	537,670	17,428	17,428	0	0	0	0	0	0	2,382,421	824,584	824,584	4,080,378	3,279,864	631,514	3,279,864	631,514	
Lot Production - Stage 3	490,443	491,056	491,056	720,379	492,900	493,512	0	0	0	0	0	0	3,179,960	2,376,814	2,376,814	3,307,210	3,113,922	193,288	3,113,922	193,288	
Lot Production - Stage 4	22,543	532,473	532,473	533,139	786,366	534,472	786,366	534,472	786,366	534,472	786,366	534,472	5,075,440	3,204,902	3,204,902	5,080,948	3,335,865	215,083	3,335,865	215,083	
Lot Production - Stage 5	45,655	45,712	45,712	45,827	45,884	45,941	760,413	762,314	764,219	1,068,848	721,527	723,331	624,818	5,463,012	5,463,012	5,463,012	5,463,012	5,463,012	5,463,012	5,463,012	
Lot Production - Stage 6A	3,386	3,390	143,619	143,798	186,467	144,158	0	0	0	0	0	0	624,818	3,920,457	3,920,457	647,212	1,920,457	1,273,240	1,920,457	1,273,240	
Lot Production - Stage 6B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lot Production - Stage 7	0	0	40,679	40,680	40,731	40,762	40,884	40,986	607,412	608,930	569,159	570,581	2,641,352	3,856,526	3,856,526	2,641,352	1,856,526	784,826	1,856,526	784,826	
Lot Production - Stage 8	0	0	0	0	0	0	0	0	42,100	42,206	42,311	42,417	169,054	169,054	169,054	169,054	169,054	169,054	169,054	169,054	
Lot Production - Stage 9	0	0	0	0	0	0	0	0	0	0	0	0	82,684	82,684	82,684	82,684	82,684	82,684	82,684	82,684	
Lot Production - Stage 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lot Production - Stage 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Administration	32,916	32,941	173,492	32,992	33,017	33,042	33,092	33,143	33,193	33,244	40,295	40,346	551,713	709,072	709,072	786,774	1,042,683	255,910	1,042,683	255,910	
Sales and Marketing	97,242	97,242	97,242	97,242	97,242	97,242	97,242	97,242	97,242	97,242	97,242	97,242	1,166,900	525,442	525,442	1,566,337	1,525,442	40,895	1,525,442	40,895	
Community Development	7,071	7,072	7,074	7,074	7,075	7,076	7,077	7,078	7,079	7,080	7,081	7,082	84,917	84,922	84,922	104,917	124,922	20,005	124,922	20,005	
Finance	0	0	0	0	25,000	0	0	0	0	0	25,000	0	50,000	0	0	153,181	0	153,181	0	153,181	
Contingency	143,076	104,863	185,073	189,527	138,440	130,018	150,758	138,004	121,799	161,000	183,324	143,377	1,789,298	1,274,882	1,274,882	1,789,298	1,953,416	164,117	1,953,416	164,117	
DEVELOPMENT COSTS	3,004,833	2,184,709	3,869,019	3,963,062	2,902,050	2,717,942	3,153,659	2,871,726	2,526,379	3,349,804	3,840,302	4,276,273	37,359,759	26,772,528	26,772,528	46,038,841	41,021,778	5,017,071	41,021,778	5,017,071	
CASHFLOW	1,648,510	1,144,675	1,239,263	2,477,721	1,805,209	1,429,257	1,964,430	1,328,558	4,565,056	1,402,767	3,026,292	2,542,895	932,338	9,567,787	9,567,787	7,819,295	3,036,977	4,882,318	3,036,977	4,882,318	
Capital Calls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Capital Returns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit Distributions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative Cash Balance	7,961,553	6,816,878	6,687,615	4,209,894	2,404,685	3,833,942	4,030,372	2,701,814	7,266,869												

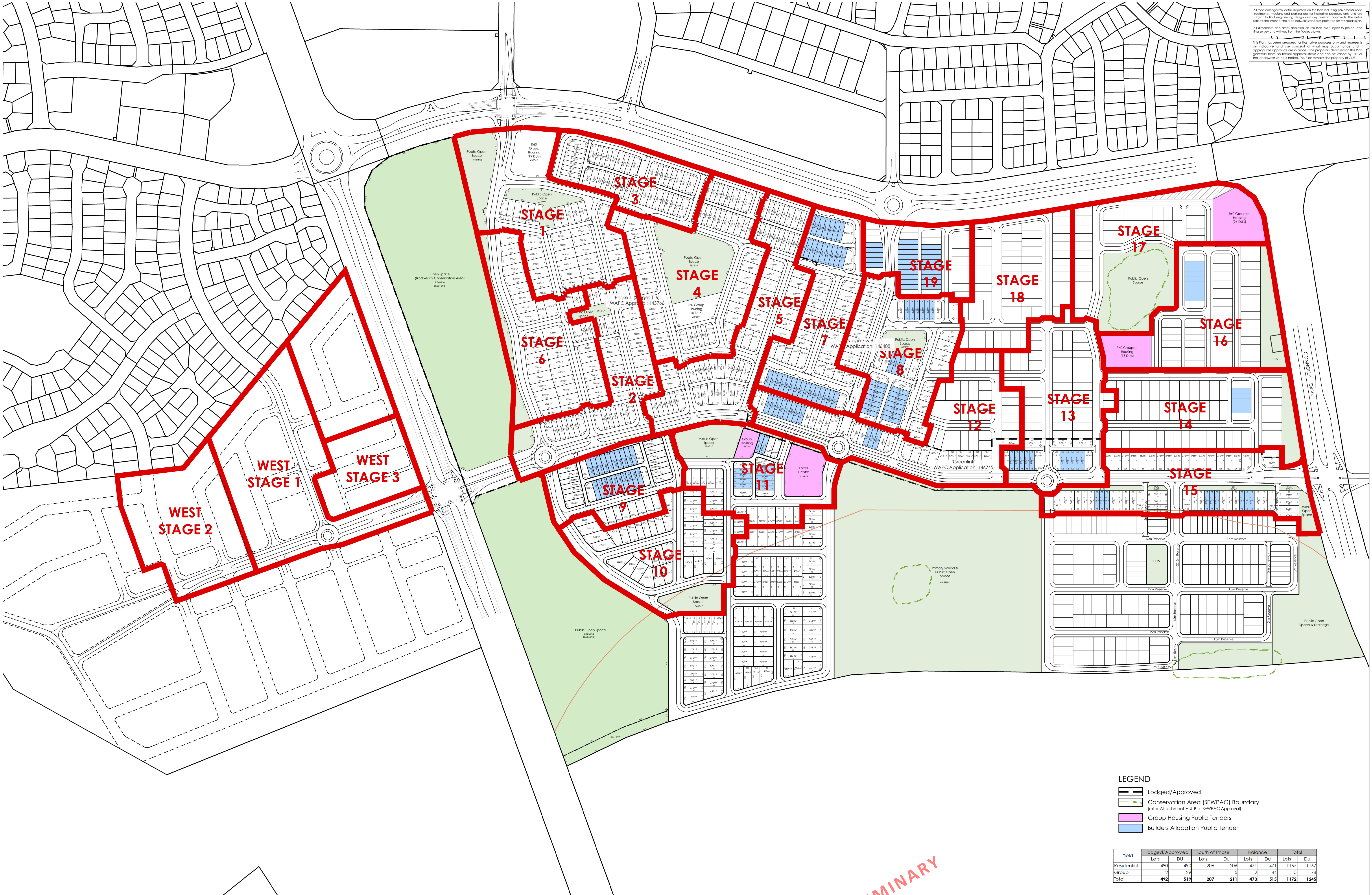
Catalina Monthly Cashflow	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Total	PTD	Previous PTD	Variance
Sales Release	54	0	0	57	0	0	0	0	0	0	56	0	224	516	478	38
Sales - Stage 1	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	0
Sales - Stage 2	0	1	0	0	0	0	0	0	0	0	0	0	1	38	38	0
Sales - Stage 3	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	0
Sales - Stage 4A	0	0	0	0	0	0	0	0	0	0	0	0	0	47	47	0
Sales - Stage 5	0	0	0	0	0	0	0	0	0	0	0	0	0	65	65	0
Sales - Stage 6A	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	0
Sales - Stage 6B	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	0
Sales - Stage 7	8	0	0	0	0	0	0	0	0	0	0	0	8	0	21	(13)
Sales - Stage 8	7	14	15	15	3	0	0	0	0	0	0	0	8	56	90	(34)
Sales - Stage 9	0	0	0	0	0	0	0	0	0	0	0	0	0	54	55	(1)
Sales - Stage 10	0	0	0	0	0	0	0	0	0	0	0	0	0	57	57	0
Sales - Stage 11	0	0	0	0	0	0	0	0	0	0	0	0	0	57	57	0
Total Sales	15	15	15	15	15	15	15	15	15	15	15	15	180	463	383	80
Titles	0	56	0	0	0	0	0	0	0	0	0	0	224	460	418	42
Settlements	20	13	5	15	16	22	22	27	30	18	218	15	224	418	387	31
Closing Stock	48	33	18	60	45	30	15	57	42	27	68	53	53	46	53	7
Contracts on hand	78	80	90	90	89	82	75	63	48	45	45	45	45	45	45	0
Average Settlement Price	216,412	216,412	215,474	214,849	214,947	216,553	218,258	237,215	239,747	252,774	259,288	0	213,226	224,890	227,908	(3,018)
GROSS INCOME																
Income - Lots Stage 1	0	0	0	0	0	0	0	0	0	0	0	0	0	8,531,000	8,289,542	241,458
Income - Stage 2	0	0	0	0	0	0	0	0	0	0	0	0	0	8,224,000	8,284,745	(60,745)
Income - Stage 3	0	0	0	0	216,421	0	0	0	0	0	0	0	216,421	7,417,500	7,417,500	(198,701)
Income - Stage 4A	0	0	0	0	0	0	0	0	0	0	0	0	0	10,714,354	10,714,354	439,376
Income - Stage 5	4,328,249	2,813,362	432,825	0	0	0	0	0	0	0	0	0	7,574,435	14,066,808	14,378,970	(3,121,122)
Income - Stage 6A	0	0	0	0	0	0	0	0	0	0	0	0	2,405,291	2,405,291	11,007,615	(8,612,325)
Income - Stage 6B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Stage 7	0	0	644,546	3,222,729	3,222,729	3,222,729	1,718,789	3,303,091	3,303,091	660,618	0	0	12,031,522	12,031,522	22,258,665	(10,227,143)
Income - Stage 8	0	0	0	0	0	1,541,443	3,082,885	3,303,091	3,889,318	3,889,318	3,889,318	0	11,891,129	11,891,129	6,079,764	5,811,364
Income - Stage 9	0	0	0	0	0	0	0	3,101,715	3,889,318	3,889,318	3,889,318	0	14,769,668	14,769,668	0	14,769,668
Income - Stage 10	0	0	0	0	0	0	0	0	0	0	0	0	3,952,931	3,952,931	0	3,952,931
Income - Stage 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income - Lots Total	4,328,249	2,813,362	1,077,371	3,222,729	3,439,150	4,764,172	4,801,674	6,404,807	7,192,409	4,549,936	3,889,318	3,952,931	50,436,107	94,004,204	88,200,432	5,803,772
Income - Other	0	0	0	0	0	0	0	716,792	0	0	0	0	716,792	1,890,000	1,958,581	(68,581)
Direct Selling Expenses	827,398	460,965	386,692	546,359	557,612	950,778	862,956	1,074,015	1,731,223	765,171	564,157	878,443	9,605,769	16,227,528	14,343,273	(1,884,255)
GROSS INCOME	3,500,851	2,352,397	690,679	2,676,370	2,881,538	3,813,394	3,938,719	6,047,584	5,461,186	3,784,765	3,325,161	3,074,488	41,547,130	79,666,675	79,666,675	0
DEVELOPMENT COSTS																
Special Sites Development	0	0	0	0	0	0	0	0	0	0	0	0	0	758,152	665,121	(3,033)
Consultants	264,158	34,860	32,672	49,710	44,742	48,603	43,631	41,500	37,401	30,537	27,185	28,918	683,917	1,515,501	1,199,800	(315,701)
Landscape	387,368	665,857	738,172	372,030	82,997	96,767	97,009	97,251	299,737	328,470	29,697	97,217	3,292,571	8,013,355	7,786,391	(226,964)
Infrastructure	854,437	308,355	308,126	0	0	0	0	0	30,850	30,927	31,004	62,335	1,627,033	5,799,695	5,948,773	(149,078)
Precinct 1 Bulk Earthworks	88,409	88,630	88,852	1,377,255	1,380,698	1,384,150	1,387,610	1,391,079	1,394,557	0	0	0	8,581,239	16,516,484	2,283,125	(4,423,359)
Lot Production - Stage 1	0	0	0	0	0	0	0	0	0	0	0	0	0	3,961,012	3,729,864	(231,148)
Lot Production - Stage 2	0	0	0	0	0	0	0	0	0	0	0	0	0	4,080,378	3,729,366	(351,012)
Lot Production - Stage 3	0	0	0	0	0	0	0	0	0	0	0	0	0	3,207,210	3,113,922	(93,288)
Lot Production - Stage 4A	0	0	0	0	0	0	0	0	0	0	0	0	0	3,550,948	3,535,865	(15,083)
Lot Production - Stage 5	0	0	0	0	0	0	0	0	0	0	0	0	0	5,080,440	5,463,012	(382,572)
Lot Production - Stage 6A	0	0	0	0	0	0	0	0	0	0	0	0	0	647,212	1,920,452	(1,273,240)
Lot Production - Stage 6B	0	0	0	0	0	0	0	0	0	0	0	0	0	15,867	2,666,476	(2,650,609)
Lot Production - Stage 7	875,050	573,438	0	0	0	0	0	0	0	0	0	15,867	15,867	4,089,840	7,729,496	(3,639,656)
Lot Production - Stage 8	631,790	633,369	634,953	930,957	638,132	596,670	0	0	0	0	0	0	1,448,488	4,234,905	4,815,840	(580,936)
Lot Production - Stage 9	41,497	41,601	680,779	682,481	684,187	998,226	687,612	647,103	0	0	0	0	4,463,487	4,546,170	2,790,738	(1,755,433)
Lot Production - Stage 10	0	0	41,705	41,809	41,913	42,018	687,612	689,331	691,055	1,008,246	694,514	653,598	4,591,803	4,591,803	745,566	(2,846,436)
Lot Production - Stage 11	0	0	0	0	0	0	41,384	41,488	41,591	680,628	682,330	684,036	2,212,739	2,212,739	0	(2,212,739)
Lot Production - Stage 12	0	0	0	0	0	0	0	0	0	0	44,785	44,897	89,683	89,683	0	(89,683)
Lot Production - Stage 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Administration	48,941	64,432	208,802	64,655	64,766	57,879	57,991	58,104	58,217	58,330	58,444	58,558	859,117	1,645,891	1,780,644	(134,753)
Sales and Marketing	55,189	55,465	55,743	56,022	56,302	56,584	56,867	57,152	57,438	57,726	58,015	58,305	680,808	2,247,146	2,209,003	(38,143)
Community Development	7,083	7,083	7,083	7,083	7,083	7,083	11,250	11,250	11,250	11,250	11,250	11,250	110,000	242,917	234,922	(7,995)
Finance	0	0	0	0	25,000	0	0	0	0	0	25,000	0	50,000	(103,181)	0	153,181
Contingency	164,225	125,572	141,819	181,016	152,120	168,543	155,639	153,618	133,019	113,236	83,815	87,706	1,060,326	3,449,624	3,307,409	(142,216)
DEVELOPMENT COSTS	3,418,147	2,598,661	2,939,705	3,763,017	3,177,941	3,497,803	3,226,606	3,187,876	2,755,115	2,319,351	1,746,039	1,802,686	34,432,949	80,471,789	63,785,584	(16,686,205)
CASHFLOW	82,703	(246,265)	(2,249,026)	(1,086,647)	(296,403)	315,590	712,112	2,859,708	2,706,071	1,465,414	1,579,122	1,271,802	7,114,181	(805,114)	12,030,155	12,835,269
Capital Calls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(13,300,000)	0
Capital Returns	0	0	0	0	0	0	0	1,000,000	3,000,000	1,000,000	2,000,000	1,000,000	8,000,000	8,000,000	13,300,000	(5,300,000)
Profit Distributions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700,000	(7,700,000)
Cumulative Cash Balance	5,463,408	5,217,143	2,968,117	1,881,470	1,585,067	1,900,657	2,612,769	4,472,477	4,178,548	4,643,962	4,223,084	4,494,886	4,494,886	4,494,886	4,330,155	164,731
Cumulative Cash Balance TPRC	6,153,914	5,907,649	3,658,623	2,571,976	2,275,573	2,591,163	3,303,275	5,162,983	4,869,054	5,334,468	4,913,590	5,185,392	5,185,392	5,185,392	5,185,392	0

APPENDIX ITEM 9.5

All road categorization detail depicted on this Plan including pavements, road footprints, medians and parking are for illustrative purposes only and are subject to final engineering design and any relevant approvals. The detail reflects the intent of the road network standards preferred for this subdivision.

All dimensions and areas depicted on this Plan are subject to pre- and final survey and will vary from the figures shown.

This Plan has been prepared for illustrative purposes only and represents an indicative land use concept of what may occur, once and if appropriate approvals are in place. The proposals depicted on this Plan generally have no formal approval status and can be varied by CLE or the landowner without notice. This Plan remains the property of CLE.



- LEGEND**
- Lodged/Approved
 - Conservation Area (SEWPAC) Boundary (refer Attachment A & B of SEWPAC Approval)
 - Group Housing Public Tenders
 - Builders Allocation Public Tender

Yield	Lodged/Approved		South of Phase 1		Balance		Total	
	Lots	DU	Lots	DU	Lots	DU	Lots	DU
Residential	490	490	206	206	471	471	1167	1167
Group	2	29	1	5	2	44	5	78
Total	492	519	207	211	473	515	1172	1245

APPENDIX ITEM 9.6



Tamala Park Regional Council - Compliance Audit Return Regional Local Government 2012

Commercial Enterprises by Local Governments					
No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a)(b)(c) Functions & General Regulation 7,9	Has the local government prepared a business plan for each major trading undertaking in 2012.	Yes	Proposed lease of Lots 168-174 Aviator Blvd for the development & operation of the Catalina Estate Sales Village	Tony Arias
2	s3.59(2)(a)(b)(c) Functions & General Regulation 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2012.	N/A		Tony Arias
3	s3.59(2)(a)(b)(c) Functions & General Regulation 7,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2012.	Yes		Tony Arias
4	s3.59(4)	Has the local government given Statewide public notice of each proposal to commence a major trading undertaking or enter into a major land transaction for 2012.	Yes	Advertised December 2012	Tony Arias
5	s3.59(5)	Did the Council, during 2012, resolve to proceed with each major land transaction or trading undertaking by absolute majority.	Yes	Council meeting (October 2012)	Tony Arias

Delegation of Power / Duty					
No	Reference	Question	Response	Comments	Respondent
1	s5.16, 5.17, 5.18	Were all delegations to committees resolved by absolute majority.	Yes		Tony Arias
2	s5.16, 5.17, 5.18	Were all delegations to committees in writing.	Yes		Tony Arias
3	s5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17.	Yes		Tony Arias
4	s5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations.	Yes		Tony Arias
5	s5.18	Has Council reviewed delegations to its committees in the 2011/2012 financial year.	Yes		Tony Arias
6	s5.42(1),5.43 Administration Regulation 18G	Did the powers and duties of the Council delegated to the CEO exclude those as listed in section 5.43 of the Act.	Yes		Tony Arias
7	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO resolved by an absolute majority.	Yes		Tony Arias
8	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO in writing.	Yes	Delegation Register	Tony Arias
9	s5.44(2)	Were all delegations by the CEO to any employee in writing.	Yes	Delegation Register	Tony Arias



10	s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority.	Yes	Tony Arias
11	s5.46(1)	Has the CEO kept a register of all delegations made under the Act to him and to other employees.	Yes	Tony Arias
12	s5.46(2)	Were all delegations made under Division 4 of Part 5 of the Act reviewed by the delegator at least once during the 2011/2012 financial year.	Yes	Tony Arias
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record as required.	Yes	Tony Arias

Disclosure of Interest

No	Reference	Question	Response	Comments	Respondent
1	s5.67	If a member disclosed an interest, did he/she ensure that they did not remain present to participate in any discussion or decision-making procedure relating to the matter in which the interest was disclosed (not including participation approvals granted under s5.68).	N/A	No disclosures of interest during audit period	Tony Arias
2	s5.68(2)	Were all decisions made under section 5.68(1), and the extent of participation allowed, recorded in the minutes of Council and Committee meetings.	N/A		Tony Arias
3	s5.73	Were disclosures under section 5.65 or 5.70 recorded in the minutes of the meeting at which the disclosure was made.	N/A		Tony Arias
4	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly elected members within three months of their start day.	N/A	No new elected members	Tony Arias
5	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly designated employees within three months of their start day.	Yes	One new staff member commenced January 2012	Tony Arias
6	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2012.	Yes		Tony Arias
7	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2012.	Yes		Tony Arias
8	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return.	Yes		Tony Arias
9	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76	Yes		Tony Arias



10	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28.	Yes		Tony Arias
11	s5.88 (3)	Has the CEO removed all returns from the register when a person ceased to be a person required to lodge a return under section 5.75 or 5.76.	N/A	None during the audit period	Tony Arias
12	s5.88(4)	Have all returns lodged under section 5.75 or 5.76 and removed from the register, been kept for a period of at least five years, after the person who lodged the return ceased to be a council member or designated employee.	Yes		Tony Arias
13	s5.103 Admin Reg 34C & Rules of Conduct Reg 11	Where an elected member or an employee disclosed an interest in a matter discussed at a Council or committee meeting where there was a reasonable belief that the impartiality of the person having the interest would be adversely affected, was it recorded in the minutes.	N/A		Tony Arias
14	s5.70(2)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to the Council or a Committee, did that person disclose the nature of that interest when giving the advice or report.	N/A		Tony Arias
15	s5.70(3)	Where an employee disclosed an interest under s5.70(2), did that person also disclose the extent of that interest when required to do so by the Council or a Committee.	N/A		Tony Arias
16	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all notifiable gifts received by Council members and employees.	Yes		Tony Arias

Disposal of Property

No	Reference	Question	Response	Comments	Respondent
1	s3.58(3)	Was any property that was not disposed of by public auction or tender, given local public notice prior to disposal (except where excluded by Section 3.58(5)).	N/A		Tony Arias
2	s3.58(4)	Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.58(4), in the required local public notice for each disposal of property.	N/A		Tony Arias

Finance

No	Reference	Question	Response	Comments	Respondent
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1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act.	Yes		Tony Arias
2	s7.1B	Where a local government determined to delegate to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority.	N/A		Tony Arias
3	s7.3	Was the person(s) appointed by the local government to be its auditor, a registered company auditor.	Yes		Tony Arias
4	s7.3	Was the person(s) appointed by the local government to be its auditor, an approved auditor.	Yes		Tony Arias
5	S7.3, s7.6(3)	Was the person or persons appointed by the local government to be its auditor, appointed by an absolute majority decision of Council.	Yes		Tony Arias
6	Audit Reg 10	Was the Auditor's report for the financial year ended 30 June 2012 received by the local government within 30 days of completion of the audit.	Yes		Tony Arias
7	s7.9(1)	Was the Auditor's report for 2011/2012 received by the local government by 31 December 2012.	Yes		Tony Arias
8	s7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report prepared under s7.9(1) of the Act required action to be taken by the local government, was that action undertaken.	Yes		Tony Arias
9	s7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9(1) of the Act) required action to be taken by the local government, was a report prepared on any actions undertaken.	N/A	Items were of an incidental administrative nature	Tony Arias
10	s7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9(1) of the Act) required action to be taken by the local government, was a copy of the report forwarded to the Minister by the end of the financial year or 6 months after the last report prepared under s7.9 was received by the local government whichever was the latest in time.	Yes		Tony Arias
11	A Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit.	Yes		Tony Arias
12	A Reg 7	Did the agreement between the local government and its auditor include the scope of the audit.	Yes		Tony Arias



13	A Reg 7	Did the agreement between the local government and its auditor include a plan for the audit.	Yes		Tony Arias
14	A Reg 7	Did the agreement between the local government and its auditor include details of the remuneration and expenses to be paid to the auditor.	Yes		Tony Arias
15	A Reg 7	Did the agreement between the local government and its auditor include the method to be used by the local government to communicate with, and supply information to, the auditor.	Yes		Tony Arias

Local Government Employees

No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 18C	Did the local government approve the process to be used for the selection and appointment of the CEO before the position was advertised.	N/A	No appointment made during audit period	Tony Arias
2	s5.36(4), 5.37(3), Admin Reg 18A	Were all vacancies for the position of CEO and other designated senior employees advertised and did the advertising comply with s5.36(4), s5.37(3) and Admin Reg 18A.	N/A		Tony Arias
3	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss a designated senior employee.	N/A		Tony Arias
4	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position of CEO under section 5.36(4).	N/A		Tony Arias
5	Admin Regs 18E	Did the local government ensure checks were carried out to confirm that the information in an application for employment was true (applicable to CEO only).	N/A		Tony Arias

Official Conduct

No	Reference	Question	Response	Comments	Respondent
1	s5.120	Where the CEO is not the complaints officer, has the local government designated a senior employee, as defined under s5.37, to be its complaints officer.	N/A	CEO is Complaints Officer	Tony Arias
2	s5.121(1)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that result in action under s5.110(6)(b) or (c).	Yes		Tony Arias
3	s5.121(2)(a)	Does the complaints register maintained by the complaints officer include provision for recording of the name of the council member about whom the complaint is made.	Yes		Tony Arias



4	s5.121(2)(b)	Does the complaints register maintained by the complaints officer include provision for recording the name of the person who makes the complaint.	Yes		Tony Arias
5	s5.121(2)(c)	Does the complaints register maintained by the complaints officer include provision for recording a description of the minor breach that the standards panel finds has occurred.	Yes		Tony Arias
6	s5.121(2)(d)	Does the complaints register maintained by the complaints officer include the provision to record details of the action taken under s5.110(6)(b)(c).	Yes		Tony Arias

Tenders for Providing Goods and Services

No	Reference	Question	Response	Comments	Respondent
1	s3.57 F&G Reg 11	Did the local government invite tenders on all occasions (before entering into contracts for the supply of goods or services) where the consideration under the contract was, or was expected to be, worth more than the consideration stated in Regulation 11(1) of the Local Government (Functions & General) Regulations (Subject to Functions and General Regulation 11(2)).	Yes		Tony Arias
2	F&G Reg 12	Did the local government comply with F&G Reg 12 when deciding to enter into multiple contracts rather than inviting tenders for a single contract.	Yes		Tony Arias
3	F&G Reg 14(1)	Did the local government invite tenders via Statewide public notice.	Yes		Tony Arias
4	F&G Reg 14, 15 & 16	Did the local government's advertising and tender documentation comply with F&G Regs 14,15 & 16.	Yes		Tony Arias
5	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer, notice of the variation.	Yes		Tony Arias
6	F&G Reg 18(1)	Did the local government reject the tenders that were not submitted at the place, and within the time specified in the invitation to tender.	N/A	There were no non-complying tenders	Tony Arias
7	F&G Reg 18 (4)	In relation to the tenders that were not rejected, did the local government assess which tender to accept and which tender was most advantageous to the local government to accept, by means of written evaluation criteria.	Yes		Tony Arias



8	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of F&G Reg 17.	Yes		Tony Arias
9	F&G Reg 19	Was each tenderer sent written notice advising particulars of the successful tender or advising that no tender was accepted.	Yes		Tony Arias
10	F&G Reg 21 & 22	Did the local governments's advertising and expression of interest documentation comply with the requirements of F&G Regs 21 and 22.	Yes		Tony Arias
11	F&G Reg 23(1)	Did the local government reject the expressions of interest that were not submitted at the place and within the time specified in the notice.	N/A	No non-complying tenders	Tony Arias
12	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services.	N/A		Tony Arias
13	F&G Reg 24	Was each person who submitted an expression of interest, given a notice in writing in accordance with Functions & General Regulation 24.	N/A		Tony Arias
14	F&G Reg 24E	Where the local government gave regional price preference in relation to a tender process, did the local government comply with requirements of F&G Reg 24E in relation to the preparation of a regional price preference policy (only if a policy had not been previously adopted by Council).	N/A		Tony Arias
15	F&G Reg 11A	Does the local government have a current purchasing policy in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, \$100,000 or less.	Yes		Tony Arias

I certify this Compliance Audit return has been adopted by Council at its meeting on

Signed Chairman, Tamala Park Regional Council

Signed CEO, Tamala Park Regional

APPENDIX ITEM 9.7

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
BY PROGRAM
FOR THE PERIOD ENDING 31 DECEMBER 2012**

	2012-13 ADOPTED BUDGET	2012-13 REVISED BUDGET	2012-13 YTD ACTUAL	VARIANCE		VARIANCE
				FAVOURABLE	UNFAVOURABLE	
REVENUE	\$	\$	\$	\$	\$	%
General Purpose Funding	449,000	400,000	264,124	0	(49,000)	-10.9%
Other Property and Services	42,793,252	33,864,672	7,688,369	0	(8,928,580)	-20.9%
	\$43,242,252	\$34,264,672	\$7,952,493			
LESS EXPENDITURE						
Governance	(126,000)	(128,000)	(57,951)	0	(2,000)	0
Other Property & Services	(8,306,943)	(6,655,435)	(964,870)	1,651,508	0	24.8%
	(\$8,432,943)	(\$6,783,435)	(\$1,022,821)			
Increase(Decrease)	\$34,809,309	\$27,481,237	\$6,929,672			
ADD						
Depreciation Written Back	19,320	19,320	0	0	0	
	\$19,320	\$19,320	\$0			
Sub Total	\$34,828,629	\$27,500,557	\$6,929,672			
LESS CAPITAL PROGRAMME						
Infrastructure Assets - Other	(36,716,427)	(29,973,905)	(10,509,777)	6,742,522	0	22.5%
Purchase Plant and Equipment	(80,000)	(63,012)	(63,012)	16,988	0	27.0%
Profit Distributions	(90,000)	(90,000)	0	0	0	
	(\$36,886,427)	(\$30,126,917)	(\$10,572,789)			
Sub Total	(\$2,057,798)	(\$2,626,360)	(\$3,643,117)			
Opening Funds	13,465,258	13,012,597	13,012,597	0	(452,661)	-3.4%
SURPLUS /(DEFICIT)	\$11,407,460	\$10,386,237	\$9,369,480	\$8,411,018	(\$9,432,241)	

(1,021,223)

(\$1,021,223)

**TAMALA PARK REGIONAL COUNCIL
SURPLUS/(DEFICIT)
BY PROGRAM**

	2012-13 ADOPTED BUDGET	2012-13 REVISED BUDGET	2012-13 YTD ACTUAL
	\$	\$	\$
TOTAL OF OPERATING AND CAPITAL REVENUE AND EXPENDITURE	(2,077,118)	(2,645,680)	(3,643,117)
ADD DEPRECIATION WRITTEN BACK	19,320	19,320	-
ADD SURPLUS BROUGHT FORWARD	13,465,258	13,012,597	13,012,597
SURPLUS CARRIED FORWARD	11,407,460	10,386,237	9,369,480

NOTE 1

**TAMALA PARK REGIONAL COUNCIL
CLOSING FUNDS
BY PROGRAM**

	2012-13 ADOPTED BUDGET	2012-13 REVISED BUDGET	2012-13 YTD ACTUAL
	\$	\$	\$
CURRENT ASSETS			
Cash on Hand	30	30	30
Cash at Bank	11,487,430	10,466,207	8,811,378
Trade and Other Receivables	30,000	30,000	973,587
Total Current Assets	11,517,460	10,496,237	9,784,995
LESS CURRENT LIABILITIES			
Provisions	-	-	(84,797)
Trade and Other Payables	(110,000)	(110,000)	(330,718)
Total Current Liabilities	(110,000)	(110,000)	(415,515)
NET CURRENT ASSETS	11,407,460	10,386,237	9,369,480
SURPLUS OF CURRENT ASSETS OVER LIABILITIES	\$11,407,460	\$10,386,237	\$9,369,480

NOTE 2

2012-13 ADOPTED BUDGET HAS NOT BEEN AMENDED SINCE ADOPTION

APPENDIX ITEM 9.7

Tamala Park Regional Council
Budget Analysis
 July 2012 through December 2012

Analysis as at 31 December 2012

	YTD Actual	YTD Budget	Annual Budget	Projected Estimates to 30 June 2013	Variance Projected Estimates to Budget	Variance Projected Estimates as % of Budget
Income						
I03 - GENERAL PURPOSE FUNDING						
I032 - Other GPF						
I032030 - Interest on Investment	264,124.39	251,440.00	449,000.00	400,000.00	49,000.00	10.91%
Total I032 - Other GPF	264,124.39	251,440.00	449,000.00		449,000.00	100.00%
Total I03 - GENERAL PURPOSE FUNDING	264,124.39	251,440.00	449,000.00	400,000.00	49,000.00	10.91%
I14 - OTHER PROPERTY & SERVICES						
I145 - Administration						
I145010 - Reimbursements	1,286.93	0.00	1,890.00	1,890.00	0.00	0.00%
I145011 - Income Sale on Lots	7,682,714.92	18,728,635.00	41,618,154.00	33,862,782.00	7,755,372.00	18.63%
I145012 - Income Other	4,366.87	0.00	1,173,208.00	0.00	1,173,208.00	100.00%
I145013 - Reimburse - Dev Costs Members	0.00	0.00		0.00	0.00	0.00%
Total I145 - Administration	7,688,368.72	18,728,635.00	42,793,252.00	33,864,672.00	8,928,580.00	20.86%
Total I14 - OTHER PROPERTY & SERVICES	7,688,368.72	18,728,635.00	42,793,252.00	33,864,672.00	8,928,580.00	20.86%
Total Income	7,952,493.11	18,980,075.00	43,242,252.00	34,264,672.00	8,977,580.00	20.76%
Gross Profit	7,952,493.11	18,980,075.00	43,242,252.00	34,264,672.00	8,977,580.00	20.76%
Expense						
E04 - GOVERNANCE.						
E041 - Membership						
E041005 - Chairman Allowance	9,500.00	6,000.00	12,000.00	12,000.00	0.00	0.00%
E041010 - Deputy Chair Allowance	1,500.00	1,500.00	3,000.00	3,000.00	0.00	0.00%
E041018 - Composite Allowance	42,000.00	45,500.00	91,000.00	91,000.00	0.00	0.00%
E041019 - Alternative Member Meeting Allowance	0.00	0.00	0.00	2,000.00	-2,000.00	-2000%
E041030 - Other Costs	0.00	10,000.00	10,000.00	10,000.00	0.00	0.00%
E041020 - Conference Expenses	4,950.99	10,000.00	10,000.00	10,000.00	0.00	0.00%
Total E041 - Membership	57,950.99	73,000.00	126,000.00	128,000.00	-2,000.00	-1.59%
Total E04 - GOVERNANCE.	57,950.99	73,000.00	126,000.00	128,000.00	-2,000.00	-1.59%
E14 - ADMINISTRATION						
E145 - Administration						
E145005 - Salaries - Basic Costs	209,129.94	270,000.00	500,000.00	450,000.00	50,000.00	10.00%
E145007 - Salaries Occ. Superannuation	18,821.63	23,328.00	43,200.00	40,500.00	2,700.00	6.25%
E145009 - Salaries WALGS Superannuation	0.00	1,698.00	3,144.00	3,144.00	0.00	0.00%
E145011 - Advertising Staff Vacancies	0.00	0.00	10,000.00	10,000.00	0.00	0.00%
E145015 - Insurance W/comp.	11,564.80	13,325.00	13,325.00	13,325.00	0.00	0.00%
E145017 - Medical Exam. Costs	0.00	0.00	200.00	200.00	0.00	0.00%
E145019 - Staff Training & Dev.	0.00	2,700.00	5,000.00	5,000.00	0.00	0.00%
E145020 - Conference Expenses CEO	0.00	6,480.00	12,000.00	10,000.00	2,000.00	16.67%
E145021 - Telephone - Staff Reimbursement	206.37	270.00	500.00	500.00	0.00	0.00%
E145024 - Travel Expenses CEO	1,784.21	2,700.00	5,000.00	5,000.00	0.00	0.00%
E145025 - Other Accom & Property Costs	24,714.28	13,500.00	25,000.00	25,000.00	0.00	0.00%
E145027 - Advertising General	0.00	5,400.00	10,000.00	10,000.00	0.00	0.00%
E145029 - Advertising Public/Statutory	13,332.59	5,400.00	10,000.00	15,000.00	-5,000.00	-50.00%
E145031 - Graphics Consumables	0.00	2,700.00	5,000.00	5,000.00	0.00	0.00%
E145033 - Photocopying	725.68	1,080.00	2,000.00	2,000.00	0.00	0.00%
E145037 - Postage, Courier & Freight	440.64	540.00	1,000.00	1,000.00	0.00	0.00%
E145039 - Printing	0.00	2,700.00	5,000.00	5,000.00	0.00	0.00%
E145043 - Stationery	573.95	1,080.00	2,000.00	2,000.00	0.00	0.00%
E145045 - Other Admin Expenses	1,987.01	5,400.00	10,000.00	10,000.00	0.00	0.00%
E145047 - Office Telephones & Faxes	349.36	1,620.00	3,000.00	3,000.00	0.00	0.00%
E145049 - Mobil Phones, Pages, Radios	0.00	1,080.00	2,000.00	2,000.00	0.00	0.00%
E145053 - Bank Charges	313.80	540.00	1,000.00	1,000.00	0.00	0.00%
E145055 - Credit Charges	0.00	108.00	200.00	200.00	0.00	0.00%
E145057 - Audit Fees	9,000.00	15,000.00	15,000.00	15,000.00	0.00	0.00%
E145059 - Membership Fees	2,340.00	7,550.00	7,550.00	7,550.00	0.00	0.00%
E145061 - Legal Expenses (General)	22,647.37	27,000.00	50,000.00	50,000.00	0.00	0.00%
E145069 - Valuation Fees	0.00	27,000.00	50,000.00	30,000.00	20,000.00	40.00%
E145075 - Promotions	0.00	5,400.00	10,000.00	5,000.00	5,000.00	50.00%
E145077 - Business Hospitality Expenses	292.27	5,400.00	10,000.00	2,000.00	8,000.00	80.00%
E145082 - Lawyers	0.00	16,200.00	30,000.00	30,000.00	0.00	0.00%

Tamala Park Regional Council
Budget Analysis
July 2012 through December 2012

	YTD Actual	YTD Budget	Annual Budget	Projected Estimates to 30 June 2013	Variance Projected Estimates to Budget	Variance Projected Estimates as % of Budget
E145083 · Research	0.00	16,200.00	30,000.00	30,000.00	0.00	0.00%
E145086 · Probity Auditor	4,571.55	6,000.00	20,000.00	20,000.00	0.00	0.00%
E145087 · Computer Software Mtce	769.15	2,700.00	5,000.00	3,000.00	2,000.00	40.00%
E145088 · Accounting Management	39,370.00	21,600.00	40,000.00	50,000.00	-10,000.00	-25.00%
E145089 · Computer Software Purchase	2.72	3,000.00	10,000.00	5,000.00	5,000.00	50.00%
E145091 · Computer Sundries	109.91	1,500.00	5,000.00	5,000.00	0.00	0.00%
E145092 · Data Communication Links	2,700.00	2,700.00	5,000.00	5,000.00	0.00	0.00%
E145093 · Internet Provider Costs	2,750.00	1,500.00	5,000.00	5,000.00	0.00	0.00%
E145094 · Plant & Equipment Purchase Non-	0.00	300.00	1,000.00	1,000.00	0.00	0.00%
E145095 · Furniture & Equipment Purchase	0.00	2,700.00	5,000.00	3,000.00	2,000.00	40.00%
E145097 · Hire of Equipment	0.00	1,080.00	2,000.00	0.00	2,000.00	100.00%
E145098 · Fringe Benefit Tax MotorVehicle	0.00	0.00	13,282.00	10,000.00	3,282.00	24.71%
E145099 · Vehicle Operating Expense	1,231.05	8,100.00	15,000.00	10,000.00	5,000.00	33.33%
E145100 · Safety Clothes and Equipment	244.55	540.00	1,000.00	1,000.00	0.00	0.00%
E145101 · Consumable Stores	302.55	271.00	501.00	500.00	1.00	0.20%
E145103 · Newspapers & Periodicals	0.00	108.00	200.00	0.00	200.00	100.00%
E145105 · Publications & Brochures	0.00	270.00	500.00	0.00	500.00	100.00%
E145107 · Subscriptions	0.00	270.00	500.00	0.00	500.00	100.00%
E145109 · Parking Expenses	3.27	271.00	501.00	300.00	201.00	40.12%
E145111 · Plans	0.00	811.00	1,501.00	1,500.00	1.00	0.07%
E145113 · Emergency Services	1,845.45	5,400.00	10,000.00	10,000.00	0.00	0.00%
E145117 · Electricity	0.00	972.00	1,800.00	1,800.00	0.00	0.00%
E145119 · Professional Indemnity	0.00	2,000.00	2,000.00	2,000.00	0.00	0.00%
E145121 · Insurance - Public Liability	3,725.43	2,500.00	2,500.00	3,725.00	-1,225.00	-49.00%
E145123 · Insurance - Property (ISR)	1,618.26	1,800.00	1,800.00	1,800.00	0.00	0.00%
E145126 · Insurance - Personal Accident	3,960.00	5,000.00	5,000.00	5,000.00	0.00	0.00%
E145222 · Depreciation Furniture_office E	0.00	10,433.00	19,320.00	19,320.00	0.00	0.00%
Total E145 · Administration	381,427.79	563,225.00	1,044,524.00	952,364.00	92,160.00	8.82%
Total E14 · ADMINISTRATION	381,427.79	563,225.00	1,044,524.00	952,364.00	92,160.00	8.82%
E24 · CONSULTANT EXPENSE						
E145079 · Consultancy						
E145400 · Structure Planning						
E145401 · Direct Component	0.00	0.00	0.00		0.00	0.00%
E145405 · TPG Syrinx Component	0.00	0.00	0.00		0.00	0.00%
E145409 · Traffic consultant	0.00	0.00	0.00		0.00	0.00%
E145410 · Economic Component	0.00	0.00	0.00		0.00	0.00%
E145413 · Structure Plan Modification	705.00	4,800.00	10,000.00	10,000.00	0.00	0.00%
Total E145400 · Structure Planning	705.00	4,800.00	10,000.00	10,000.00	0.00	0.00%
E145440 · Env Innovation Consultancies	0.00					
E145441 · Sustainability Assessment Syst	0.00	9,600.00	20,000.00	20,000.00	0.00	0.00%
E145444 · Energy Generation-Application	0.00	9,600.00	20,000.00	0.00	20,000.00	100.00%
E145447 · Graceful Sun Moth Survey	0.00	4,800.00	10,000.00	10,000.00	0.00	0.00%
E145448 · EPBC Act Management	4,660.00	9,600.00	20,000.00	15,000.00	5,000.00	25.00%
Total E145440 · Env Innovation Consultancies	4,660.00	33,600.00	70,000.00	45,000.00	25,000.00	35.71%
E145450 · Admin-Operational Consultancies	0.00					
E145451 · GST management	0.00	9,600.00	20,000.00	20,000.00	0.00	0.00%
E145452 · Recruitment_Human Resources	0.00	2,400.00	5,000.00	5,000.00	0.00	0.00%
E145453 · GST Margin Scheme Consultancy	45,500.00	48,000.00	100,000.00	80,000.00	20,000.00	20.00%
Total E145450 · Admin-Operational Consultancies	45,500.00	60,000.00	125,000.00	105,000.00	20,000.00	16.00%
E145079 · Consultancy - Other	325.00				0.00	0.00%
Total E145079 · Consultancy	51,190.00	98,400.00	205,000.00	160,000.00	45,000.00	21.95%
Total E24 · CONSULTANT EXPENSE	51,190.00	98,400.00	205,000.00	160,000.00	45,000.00	21.95%
E34 · PROPERTY DEVELOPMENT- SERVICES						
E345 · Property Admin & Approvals						
E145041 · Signage/Decals	0.00	2,400.00	5,000.00	5,000.00	0.00	0.00%
E145042 · Branding/Marketing	0.00	4,800.00	10,000.00	10,000.00	0.00	0.00%
E145072 · Subdivision Design - Stage 1	0.00				0.00	0.00%
Total E345 · Property Admin & Approvals	0.00	7,200.00	15,000.00	15,000.00	0.00	0.00%
E346 · Mtce Services - Land						
E145204 · Fences/Walls	0.00	14,400.00	30,000.00	30,000.00	0.00	0.00%
E145206 · Mtce Services - Land - Other	0.00	2,400.00	5,000.00	5,000.00	0.00	0.00%

Tamala Park Regional Council
Budget Analysis
July 2012 through December 2012

	YTD Actual	YTD Budget	Annual Budget	Projected Estimates to 30 June 2013	Variance Projected Estimates to Budget	Variance Projected Estimates as % of Budget
E145216 · Direct Selling Expenses	381,289.69	2,470,308.00	6,095,519.00	5,203,894.00	891,625.00	14.63%
E145218 · Sales and Marketing	202,152.09	583,452.00	1,166,900.00	499,177.00	667,723.00	57.22%
Total E346 · Mtce Services - Land	583,441.78	3,070,560.00	7,297,419.00	5,738,071.00	1,559,348.00	21.37%
Total E34 · PROPERTY DEVELOPMENT- SERVICES	583,441.78	3,077,760.00	7,312,419.00	5,753,071.00	1,559,348.00	21.32%
E347 · Land Development Costs						
E145207 · Land & Special Sites Developmen	8,000.00	160,902.00	708,152.00	557,125.00	151,027.00	21.33%
E145208 · Consultants	88,552.42	305,857.00	558,535.00	727,920.00	-169,385.00	-30.33%
E145209 · Landscape	629,305.90	2,965,766.00	4,511,491.00	3,501,833.00	1,009,658.00	22.38%
E145210 · Infrastructure	493,142.68	1,326,422.00	4,101,561.00	4,096,647.00	4,914.00	0.12%
E145211 · Lot Production	7,068,325.80	9,715,407.00	18,701,849.00	15,357,674.00	3,344,175.00	17.88%
E145212 · Administration (Land Developmen	84,432.64	338,400.00	551,713.00	390,474.00	161,239.00	29.23%
E145213 · Community Development	0.00	42,442.00	84,917.00	76,625.00	8,292.00	9.76%
E145214 · Contingency	0.00	891,071.00	1,789,444.00	1,183,838.00	605,606.00	33.84%
E145215 · Precinct 1 Bulk Earthworks	2,086,827.72	2,382,763.00	5,403,765.00	3,797,574.00	1,606,191.00	29.72%
E145219 · Land Develop - Finance	0.00	25,000.00	50,000.00	74,195.00	-24,195.00	-48.39%
Total E347 · Land Development Costs	10,458,587.16	18,154,030.00	36,461,427.00	29,763,905.00	6,697,522.00	18.37%
Total Income	7,952,493.11	18,980,075.00	43,242,252.00	34,264,672.00	8,977,580.00	20.76%
Total Expenses	11,532,597.72	21,966,415.00	45,149,370.00	36,757,340.00	8,392,030.00	18.59%
Total Net Surplus	-3,580,104.61	-2,986,340.00	-1,907,118.00	-2,492,668.00	-585,550.00	
OTHER ITEMS						
000000 · Depreciation Written Back	0.00	9,656.00	19,320.00	19,320.00	0.00	
E145102 · Motor Vehicle - CEO	-63,012.37	-80,000.00	-80,000.00	-63,012.00	16,988.00	-21.24%
000000 ·Contribution Refund	0.00	0.00	-90,000.00	-90,000.00	0.00	
000000 ·Opening Surplus	13,012,597.00	13,465,258.00	13,465,258.00	13,012,597.00	-452,661.00	
000000 Closing Surplus	-9,369,480.02	-10,408,574.00	-11,407,460.00	-10,386,237.00	0.00	
					0.00	
Net Anticipated Variance	0.00	0.00	0.00	0.00	-1,021,223.00	

APPENDIX ITEM 9.8

TAMALA PARK – CATALINA

LOT SALE & RELEASE STRATEGY

FEBRUARY 2013

Introduction

In September 2011, the Council of the TPRC approved the Lot Sale and Release Strategy for Stage 1 to 6 of Catalina.

To date sales releases at Catalina have occurred for stages 1, 2, 3, 4 and 6A, while stage 5 is due to be released in February 2013. Releases have included:

- Sales directly to the public – on line release process.
- Builder allocation of medium density lots under put options – tender process.
- The release of the stage 2 display village – tender process.

This document outlines the sales and lot release strategy proposed by the Satterley Property Group for approval by the TPRC for Stages 7 to 19, inclusive of the initial three stages in the coastal precinct, to the public and building industry in Catalina. This represents releases up to April 2017.

Set out below is recommended process for:

- Future builder releases.
- Future public releases.
- Lot release and staging strategy for the balance of the Central precinct outside the MRS Urban Deferred buffer, and the initial stages of the Western Precinct.

The strategy is contingent on timely development approvals, and WAPC subdivision approval being obtained.

Medium Density Builders Allocation

In September 2011 the TPRC Council approved the tender procedure for medium density lots. This process requires suitably qualified building companies to tender for packages of medium density lots, with builders being ranked in accordance with the approved selection criteria, with the highest ranked builder receiving the first selection. The sale procedure represents a fair and efficient methodology for the sale of medium density lots and has yielded good results for all releases that have occurred to date.

It is recommended to continue with this procedure for future builder's releases. Furthermore it is recommended that the option period be set at 12 weeks from approval of the allocation or the estimated date of titles, whichever is later. It is proposed to use the previously approved selection criteria to assess tenders.

The lots proposed to be sold under the medium density tender process have been selected in order to achieve a uniform streetscape in medium density precincts, and capitalise on the costs efficiencies of constructing multiple dwellings, leading to increased affordability to end users.

Public Release

The sale procedure – Private Purchaser Lots, was approved by TPRC Council in September 2011. The procedure addressed sales methods available to the TPRC including public auction, public tender or private treaty sales processes. The procedure also addressed Foreign Investment Review Board and ongoing sales. To date all public releases have utilised the online private treaty procedure which has to date yielded positive sales results. The procedure has also overcome the lack of onsite sales office presence and provided a fair and equitable process for allocation of lots in the initial releases when demand has been very high, particularly for traditional stock. As the project now has an established sales office, and is moving into a more mature phase of its marketing and sales life cycle it is recommended that the future public releases be undertaken from the sales office. This methodology is further expected to improve sales results due to increased contact between the sales professional and purchaser at the time of lot selection.

It is proposed the lot release process will occur in the following manner:

- Public advertising to occur a minimum of 7 days prior to a release, advising the public that a release is to occur. Public advertising may utilize a variety of mediums, including state wide press, local press, website, direct mail or signage.
- Prospective purchasers will be allocated preference to a lot in order of their attendance at the sales office on the day of the release.
- Should queuing occur prior to release time and date, SPG will manage a register of the order in which purchasers present themselves to the sales office. Purchasers will be required to maintain their position in the queue in order to retain their order of preference.
- No lots shall be placed on hold or reserved for any purchaser prior to the scheduled release date and time as advertised.
- On selection of a lot purchasers will be required to execute an offer and acceptance immediately.
- Only purchasers that are able to sign an offer and acceptance which is either cash unconditional or subject to finance will be allocated a lot on the first 7 days following the release date.

Other elements specified in the adopted sale procedure September 2011 for private purchasers will remain unchanged, including lot release information, public notice period and contract acceptance.

Lot Sale & Release Plan

The lot release staging and sales method is represented on the attached plan (Annexure A) to provide an overview of the strategy to be employed.

A summary of this information is provided on a Stage basis as listed below. It is noted that detailed subdivision design has been completed over stages 6B, 6C, 7 and 8 only, with preliminary design available for the balance of the stage releases considered below. Release yields and lot typologies are therefore subject to detailed design and statutory approvals, which may lead to some variations in staging boundaries and yields.

Stage 7**Date of Release** **April 2013**

Forecast Stock 63 lots

Forecast Title Date September 2013

Method of Sale Private Treaty

Release Timing 32 traditional lots be released for sale April 2013.

31 rear loaded cottage lots to be released for sale as House & Land Packages
with builders' allocation in March 2013.

Stage 8**Date of Release** **August 2013**

Forecast Stock 53 lots and

Forecast Title Date February 2014

Method of Sale Private Treaty

Release Timing 30 traditional lots be released for sale July 2013

23 rear loaded cottage lots to be released for sale as House & Land Packages
with builder's allocation in July 2013

Stage 6C**Date of Release** **October 2013**

Forecast Stock 10 lots

Forecast Title Date April 2014

Method of Sale Private Treaty

Release Timing 10 traditional lots be released for sale October 2013.

Stage 9

Date of Release	January 2014
Forecast Stock	46 lots
Forecast Title Date	July 2014
Method of Sale	Private Treaty
Release Timing	22 traditional lots be released for sale January 2014. 24 rear loaded cottage lots to be released for sale as House & Land Packages with builders' allocation in January 2014.

Stage 10

Date of Release	April 2014
Forecast Stock	42
Forecast Title Date	October 2014
Method of Sale	Private Treaty
Release Timing	42 traditional lots be released for sale April 2014

Stage 11

Date of Release	July 2014
Forecast Stock	20 lots and 2 special sites
Forecast Title Date	January 2015
Method of Sale	Private Treaty, Tender
Release Timing	34 traditional lots be released for sale July 2014 12 rear loaded cottage lots to be released for sale as House & Land Packages with builders' allocation in July 2014. 1 Group housing site and 1 Local Centre site to be released via public tender in July 2014

Stage 12

Date of Release **October 2014**

Forecast Stock 46 lots

Forecast Title Date April 2015

Method of Sale Private Treaty

Release Timing 46 traditional lots be released for sale October 2014

3 rear loaded cottage lots to be released for sale as House & Land Packages with builder's allocation in October 2014

Stage 6B (Second display village)

Date of Release **June 2014**

Forecast Stock 25 display home lots

Forecast Title Date June 2015

Method of Sale Public Tender

Release Timing 25 display home lots be released for sale June 2014 via public tender.

Stage 13

Date of Release **January 2015**

Forecast Stock 60 lots

Forecast Title Date July 2015

Method of Sale Private Treaty

Release Timing 50 traditional lots be released for sale January 2015

10 rear loaded cottage lots to be released for sale as House & Land Packages with builders' allocation in January 2015

Western Precinct Stage 1**Date of Release June 2015**

Forecast Stock 50 lots

Forecast Title Date October 2015

Method of Sale Private Treaty

Release Timing 50 traditional lots be released for sale June 2015

Stage 14**Date of Release July 2015**

Forecast Stock 58 lots

Forecast Title Date January 2016

Method of Sale Private Treaty

Release Timing 53 traditional lots be released for sale in July 2015

5 rear loaded cottage lots to be released for sale as House & Land Packages with builders' allocation in July 2015

Stage 15**Date of Release October 2015**

Forecast Stock 56 lots

Forecast Title Date April 2016

Method of Sale Private Treaty

Release Timing 44 traditional lots be released for sale in October 2015

12 rear loaded cottage lots to be released for sale as House & Land Packages with builder's allocation in October 2015

Western Precinct Stage 2

Date of Release	January 2016
Forecast Stock	50 lots
Forecast Title Date	July 2016
Method of Sale	Private Treaty
Release Timing	50 traditional lots be released for sale January 2016.

Stage 16

Date of Release	April 2016
Forecast Stock	53 lots and 1 Group housing site
Forecast Title Date	October 2016
Method of Sale	Private Treaty, Public Tender
Release Timing	44 traditional lots be released for sale April 2016
	8 rear loaded cottage lots to be released for sale as House & Land Packages with builder's allocation in April 2016
	1 Group housing site for sale by public tender in April 2016

Stage 17

Date of Release	July 2016
Forecast Stock	35 lots and 1 Group housing site
Forecast Title Date	January 2017
Method of Sale	Private Treaty, Public Tender
Release Timing	35 traditional lots be released for sale July 2016.
	1 Group housing site for sale by public tender in July 2016

Western Precinct Stage 3

Date of Release	October 2016
Forecast Stock	50 lots
Forecast Title Date	April 2017
Method of Sale	Private Treaty
Release Timing	50 traditional lots be released for sale October 2016

Stage 18

Date of Release	January 2017
Forecast Stock	57 lots
Forecast Title Date	July 2017
Method of Sale	Private Treaty
Release Timing	57 traditional lots be released for sale January 2017.

Stage 19

Date of Release	April 2017
Forecast Stock	42 lots
Forecast Title Date	October 2017
Method of Sale	Private Treaty
Release Timing	20 traditional lots be released for sale April 2017 22 rear loaded cottage lots to be released for sale as House & Land Packages with builder's allocation in April 2017

APPENDIX ITEM 9.9

31 January 2012

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Dear Tony

RE: CATALINA: STAGE 7 – Civil Construction Recommendation

We are pleased to provide the following recommendation in relation to the appointment of a civil works contractor to the stage 7 civil works of Catalina.

Background

In June 2011 RJ Vincent were awarded stage 1 earthworks and stage 1 civil works for Catalina. The award included provision of a fixed schedule of rates for a period of 2 years. The appointment of the contractor for any packages beyond the stage 1 works is at the discretion of the TPRC. RJ Vincent has subsequently been appointed to stages 2, 3, 4, 5 and 6A civil works, and to date their performance on site has met expectations.

On this basis Cossill and Webley as project engineers have sought a price from RJ Vincent to undertake stage 7 civil works for Catalina. Stage 7 contains 63 lots as highlighted in yellow on the attached plan.

Pricing

RJ Vincent has submitted a price of \$2,642,020.32 (excluding GST), this price includes a contingency of \$200,000 and a telecommunications allowance of \$80,000. The budget for stage 7 civil works as approved by TPRC council in June 2012 is \$3,072,819 (Including 5% project contingency). The budget price includes the cost of the Western Power payment, which is estimated at \$50,000. After deducting the allowance for the Western Power payment from the budget, the RJ Vincent contract is \$380,798 under budget.

The construction period for the works has been set for 20 weeks. Based on an anticipated award date of the 25 February 2013, works will be complete by 26 July 2013. The above mentioned timeframe is contingent on timely approvals being received from the Water Corporation and the City of Wanneroo to commence works.

Recommendation

The May 12 budget listed 210 cumulative sales to end January 13 when the stage 7 construction would be approved. Sales to date are 154 lots, which is 56 sales less than the May 12 forecast. 26 lots have been allocated to builders in stage 5, with the allocation being subject to TPRC Management Committee approval. A further 45 lots are due to be released to the public on the 9th February 2013, for which strong demand is anticipated. From previous releases there is currently a balance stock of 1 lot available.

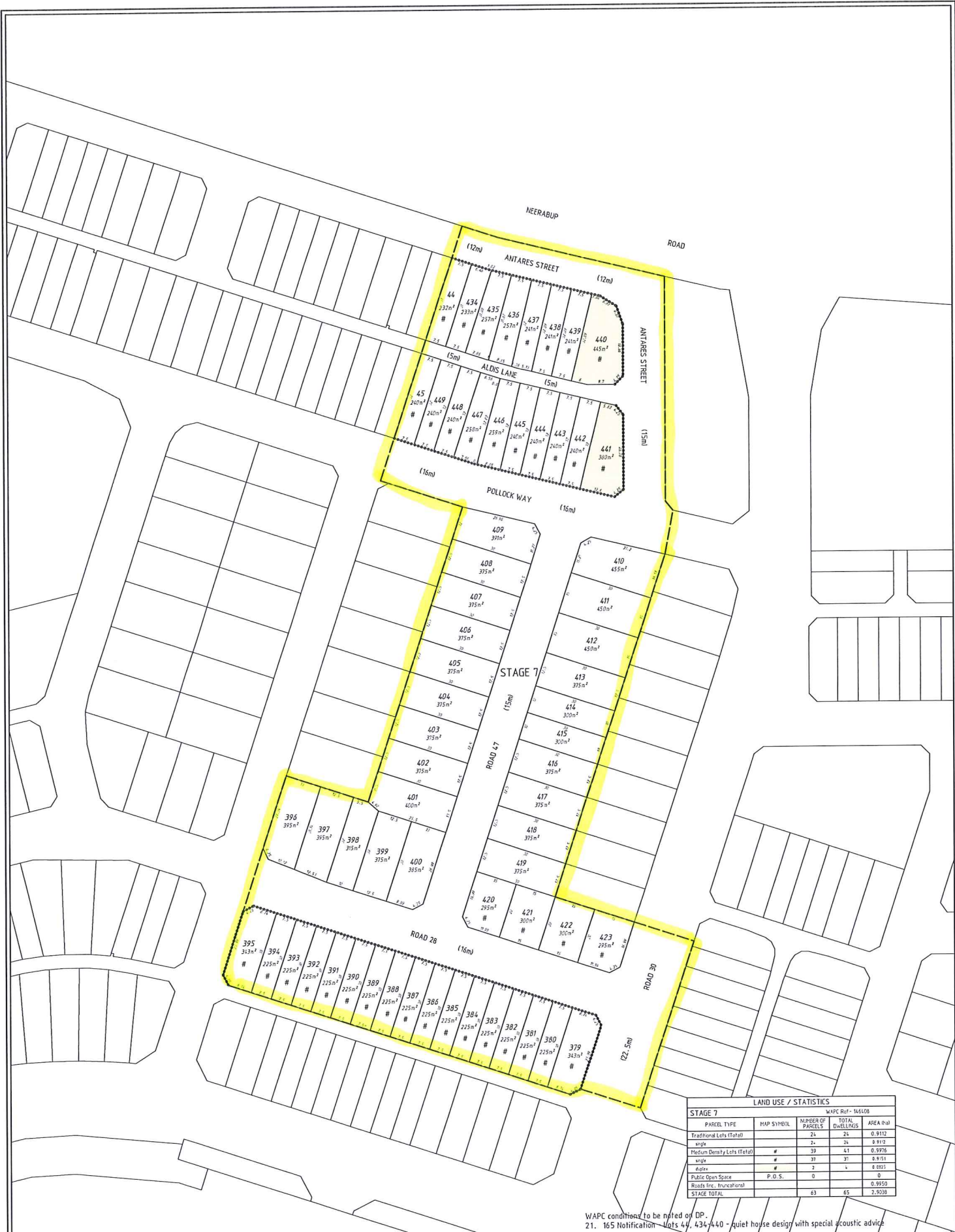
RJ Vincent has performed well in terms of timeliness, resources and quality and it is recommended to award them the Catalina stage 7 civil contract for the value of \$2,642,819 (excluding GST).

Should you require any further clarification please contact the undersigned.

Yours sincerely



Justin Crooks
Project Director



LAND USE / STATISTICS				
STAGE 7		WAPC Ref: 16508		
PARCEL TYPE	MAP SYMBOL	NUMBER OF PARCELS	TOTAL DUELLINGS	AREA (ha)
Traditional Lots (Total)	2a	24	24	0.9112
Single	#	24	24	0.9112
Medium Density Lots (Total)	#	39	43	0.9976
Single	#	39	37	0.9151
Double	#	2	4	0.0825
Public Open Space	P.O.S.	0	0	0
Roads (Inc. Truncational)				0.9950
STAGE TOTAL		63	65	2.9038

WAPC conditions to be noted on DP.
21. 165 Notification - Lots 44, 434-440 - quiet house design with special acoustic advice

Ver.	Description	Drawn	Date	Checked
B	Amended lot 440 and 433 boundary as per engineering plans	PKA	22/07/2013	SDW
A	Initial Issue	SDW	11/10/2012	SDW

FILES
map0000 - Plan009
Utilisation - 96641-069b.dgn

PRECISE LEGEND
--- Stage Boundary
--- Vehicle Access Restriction
--- Potential Dwellings / Lot

PLANNER'S DESIGN SOURCE for Rev A
Planner - C.E.
Received date - 10/10/2012
File name - 2228-127C_GLA_v07h.dwg

ENGINEER'S DESIGN SOURCE for Rev 1
Engineer -
Received date -
Data purpose -

ALL areas and dimensions depicted on this plan are subject to survey and landscape configuration. All tabular information presented in this plan is taken from the output of this plan and is not guaranteed and are subject to a public enquiry.

N

CATALINA ESTATE
STAGE 7
Tamala Park

CLIENT

Project No: 96641-069b.dwg
Scale: 1:600 @ A1
ALL DISTANCES ARE IN METRES
For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

96641 - 069 - B

APPENDIX ITEM 9.10

31 January 2013

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Dear Tony

Re: CATALINA: STAGE 8 – Bulk Earthworks Recommendation

We are pleased to provide the following recommendation in relation to the appointment of a bulk earthworks contractor to stage 8 of Catalina.

Background

In June 2011 RJ Vincent were awarded phase 1 earthworks and stage 1 civil works for Catalina. The award included provision of a fixed schedule of rates for a period of 2 years. The appointment of the contractor for any packages beyond the phase 1 works is at the discretion of the TPRC. RJ Vincent has subsequently been appointed to the stage 5 and 7 earthworks, and to date their performance on site has met expectations in terms of timeliness, resources and quality.

On this basis Cossill and Webley as project engineers have sought a price from RJ Vincent to undertake stage 8 bulk earthworks containing 53 lots within the Catalina estate. (Attached)

Pricing

RJ Vincent has submitted a price of \$1,450,135.03 (excluding GST) including a \$100,000 contingency.

The budget for stage 8 bulk earthworks as approved by TPRC council in June 2012 is \$1,758,669 (including 5% project contingency) therefore the RJ Vincent price is \$308,533 under budget.

The tender includes a maximum guaranteed amount for excavation of rock, assuming 100% of rock will be encountered during excavation. If the extent of rock is less than 100%, savings will be made against the contract sum.

The bulk earthwork period for stage 8 has been set for 10 weeks. Based on an award date of the 25th February 2013 and timely approval of the City of Wanneroo, the works will be completed by the 23rd June 2013.

Recommendation

RJ Vincent has performed well in terms of timeliness, resources and quality and it is recommended to award them the Catalina stage 8 bulk earthworks contract for the value of \$1,450,135.03 (excluding GST).

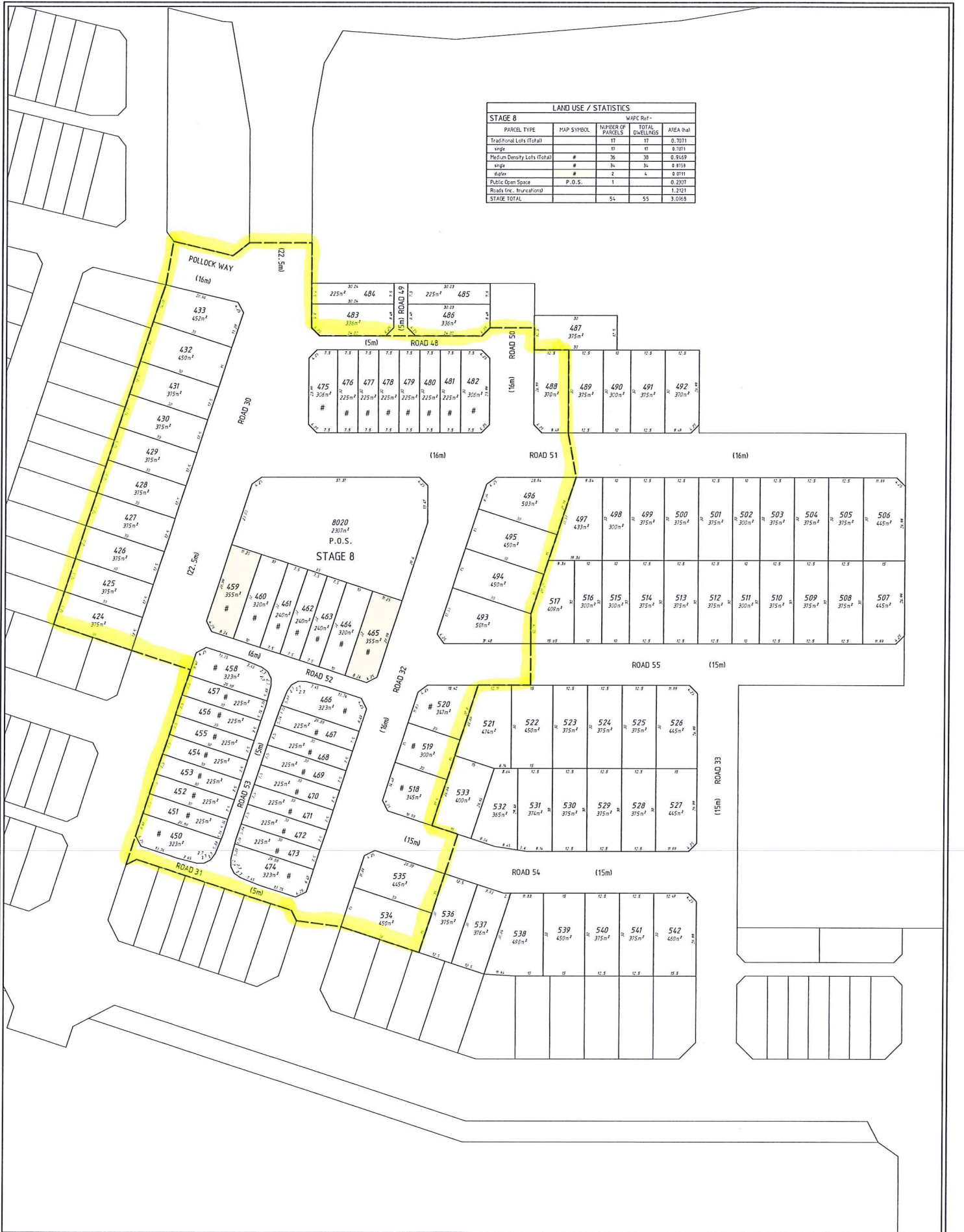
Should you require any further clarification please contact the undersigned.

Yours sincerely



Justin Crooks
Project Director

LAND USE / STATISTICS				
STAGE 8				
PARCEL TYPE	MAP SYMBOL	NUMBER OF PARCELS	TOTAL DWELLINGS	AREA (ha)
Traditional Lots (Total)		17	17	0.7071
single		17	17	0.7071
Medium Density Lots (Total)		36	36	0.9149
single		36	36	0.9149
duplex		2	4	0.0111
Public Open Space	P.O.S.	1	1	0.2507
Roads (inc. functional)		1	1	1.2121
STAGE TOTAL		54	55	3.0958



FILES map0020 - Plan083 Utilization: 9664-tp-083a.dgn		PRECAL LEGEND See below for details for further information - Stage Boundary - Vehicle Access Restriction - Potential Dwellings / Lot		CLIENT CATALINA ESTATE STAGE 8 AND UNSTAGED Tamala Park	
PLANNING & DESIGN SOURCE FOR REV A Planner: GLE Received date: 26/11/2012 File Name: 2229-TP-083a_Ver11.dwg		ENGINEER'S DESIGN SOURCE FOR REV A Engineer: [Signature] Received date: [Date] Data purpose: [Text]		TAMALA PARK Regional Council Head Office: [Address] Tel: (07) 6446 1555 Fax: (07) 6446 1555 Email: [Email] Web: [Website] PO Box 1026, TAYLORVILLE, N.S.W. 2170 Tel: (02) 931 3131	
Ver. Description		SCALE 1:600 @ A1 ALL DISTANCES ARE IN METRES For a true to scale reproduction of this plan, plot it to A1 with the Pacing Scaling set to None.		Project No: 96641-083-A Drawn: [Name] Checked: [Name] Project Manager: [Name]	

APPENDIX ITEM 9.11

29 January 2013

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Dear Tony

CATALINA PUBLIC ART IMPLEMENTATION PLAN – JANUARY 2013

Further to your correspondence dated 16 January 2013, please find attached the updated Catalina Public Art Implementation Plan – January 2013, on behalf of Justin Crooks.

Please don't hesitate to contact me should you have any queries.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Justin Crooks', with a stylized flourish at the end.

JUSTIN CROOKS
PROJECT DIRECTOR



**Public Art
Implementation Plan
January 2013**



INTRODUCTION

The Public Art Strategy prepared by Artsource was accepted by the TPRC in October 2012. As a result this Public Art Implementation Plan has been prepared to guide the implementation of public art in phase 1 of the Catalina estate.

The plan is a high level strategy, outlining the key elements of the site, stakeholders and possible artistic narratives and styles. The delivery of public art on a land development project assists to develop a theme or connect a community to a place.

There are numerous mechanisms for the delivery of public art within a project. The delivery mechanisms include:

1. Engaging a public art consultant to deliver the art work.
2. Work directly with an artist or a range of artists.
3. Engage the landscape architect to manage delivery of public art.
4. Engage a Not for Profit group, such as CAN WA to coordinate artists, community engagement and manage the process.

All of these options are available to the Tamala Park Regional Council. Key issues to consider before deciding upon the delivery mechanism are:

- Budget
- Skill set of the project team
- Public art deliverables

ENGAGE A PUBLIC ART CONSULTANT

Public art consultants typically charge a fee of up to 25% of the total public art budget. Considering that the phase 1 budget for Catalina is \$265,000, this would equate to a fee of \$66,250.

WORK DIRECTLY WITH ARTISTS

Engaging an artist directly can lead to the project team having a greater level of control of public art outcomes. This methodology relies on the project team having a thorough knowledge of public art delivery. The selection of the artist to deliver the work can prove challenging when attempting to intergrate the public art work with the overall landscape design.

LANDSCAPE ARCHITECT TO MANAGE PUBLIC ART DELIVERY

The most practical avenue of public art is engaging the landscape architect to deliver the artwork. This allows for integration of the art within the landscape, and a streamlined process for approval and delivery. This methodology can also lead to cost savings through the sourcing of multiple quotes for the production of the artwork.

ENGAGE COMMUNITY ARTS NETWORK WA (CAN WA)

CAN WA advocates the value of community arts and cultural development for community well being, by acting as both a service and an arts producer organisation. CAN WA recommends artists and manages the public art process. They will engage an artist that is

highly skilled in public art but often requires mentoring in the business side. They will also facilitate community engagement throughout the process. Typically the fee for their service is 20% of the project cost.

DELIVERY STEPS

Satterley recommend that public art within the Catalina Estate is delivered through the landscape architect.

Under this methodology three artists will be pre-selected from a range of CV's showcasing examples of work from experienced artists, to present initial concepts in a design workshop. This approach has the benefit of providing multiple options for artwork developed in alignment with a brief, prior to committing to a specific artist.

The key steps in delivering public art on site are:

- 1. Agree on a budget and key locations of phase 1 public art**

The budget for public art in Phase 1 is \$265,000. This will be sufficient to engage an Artist to design, fabricate and install at least one large and two medium scale art pieces. The Public Art Masterplan for stages 1 – 6 is attached. The plan includes entry statements, interpretive signage and public art in the form of a seating and information piece. The budget would be allocated to each piece and generally would depend on materials, time and fabrications.

- 2. Develop and distribute public art brief / expression of interest**

Develop the public art brief and send to relevant Public Artist networks. These briefs will include guidance drawn from the Catalina Public Art Strategy prepared by Artsource. Request that Artists submit concept drawings and a written response addressing key criteria and considerations outlined in the brief.

- 3. Preselection of artwork concepts**

Upon receipt of the concept drawings and designs, 3 Artists will be shortlisted for further consideration via a presentation process. Approval of these 3 Artists is required by TPRC, based on the recommendations by the Landscape Architect and Satterly Property Group.

- 4. Artist to present concepts**

A presentation will be held in order to select the final artwork. This will involve the Artists presenting their concepts along with additional drawings or background information that explains their concept development and inspiration for the designs.

The Artists will need to provide sufficient information regarding material and structure to demonstrate that the artwork can be properly and safely built. A final selection of the successful Artist will be made following the presentation. This final decision is to be approved by TPRC, based on the recommendations by the Landscape Architect and Satterly Property Group.

5. Detailed design

The successful Artist will develop detailed documentation, including:

- Clear working drawings detailing exactly how the artwork will look and how it will fit into the site.
- A written description of the artwork.
- Details of all materials to be used and the construction method for the artwork, including all fixtures and fittings on site, and technology if applicable.
- Names and addresses of sub contractor/s, if applicable.
- A detailed budget breakdown for the project, including all fees for design documentation.

6. Seek approval from the City of Wanneroo

Landscape Architect will seek approval from the City of Wanneroo.

7. Construction

Once approval is received from the City of Wanneroo the Artist, or contractor as recommended by the Landscape Architect, will be instructed to fabricate the artwork. Following this, the artwork will be installed under supervision of Landscape Architect.

8. Documentation

Artist to provide as constructed documentation of artwork. Certification of the artwork to be issued by the Landscape Architect and Satterley Property Group.

9. Review of Phase 1

Following completion of the works, public art outcomes of the Phase 1 area are to be reviewed by Satterley Property Group, with recommendations provided to TPRC.

FUNDING OPTIONS

The budgeted amount for the public art is 5% of the total landscaping budget which equates to \$265,000.

Available options:

1. Pay for the Public Art from Catalina budget.
2. Seek alternative financial support through the use of community grants. A number of grants may be available to TPRC. There is detailed criteria that determine the eligibility of grant funds along with specific application dates. Generally, a not for profit group must auspice the grant, and/or an individual artist in some circumstances.

Should the TPRC choose to seek grant funding, it will be necessary to engage a Grant Writing Consultant to complete a scoping exercise on TPRC grant eligibility.

Potential options for grant applications include:

Arts and Culture Grant Directory	Agency	Closing Dates
Catalyst Community Arts Fund	CAN WA	Two periods of funding available, ending 30 March and 30 September 2012-2014
Indigenous Arts	Depart of Arts and Culture	20 March 2013, 20 September 2013
Lotterywest: Arts and Culture	Lotterywest Grants Program	Ongoing
Visual Arts and Crafts	Department of Culture and the Arts	20 September 2013
Young People and the Arts	Department of Culture and the Arts	22 February 2013, 20 September 2013
Environment and Nature	Lotterywest Grants Program	Ongoing
Coastwest	Western Australian Planning Commission	TBC 2013

PUBLIC ART MASTERPLAN

The Public Art Masterplan for Stage 1-6 is enclosed. The following elements are included:

- Neerabup Entry Statement (Landscape Architect)
Temporary marketing signage Catalina.
- Biodiversity and Conservation Area (Landscape Architect and Artist)
Interpretive signage for education purposes to be incorporated into seating, resting and shade areas.
- Community Information (Landscape Architect)
Community signage, marketing information and advertising can be incorporated into this structure.
- Stage 4 POS Main Sculpture (Artist)
Acting as the main sculpture feature in stages 1-6, this will be a large vertical piece.
- Marmion Avenue Entry Area (Landscape Architect)
This entry statement to have a large sculpture or sculpture wall that will be a permanent fixture.



Catalina
Hill & Studio

Neerabup Entry Statement

Temporary signage to relate specifically to marketing the Catalina development. Signs to be installed and removed as the date and moved to another POS or entry area to continue marketing future stages.

Biodiversity and Conservation Area

Interpretive signage to entry points of the Biodiversity and Conservation Area. Signage to include information about flora and fauna and the importance of the area. Signage to be incorporated into seating, resting points or shade structures.

Community Information

Community signage, marketing information and advertising can be included on the 'Info Pod'. The Pod is a pre-cast concrete structure with associated seating and lighting.

Stage 4 POS Main Sculpture

Acting as the main feature sculpture in stages 1-6, the sculpture shall be a large vertical structure that specifically relates to the sustainable principles adopted for this development. This sculpture may also have a strong relationship to any possible play equipment or 'nature play' installed in this park.

Biodiversity and Conservation Area

Interpretive signage to entry points of the Biodiversity and Conservation Area. Signage to include information about flora and fauna and the importance of the area. Signage to be incorporated into seating, resting points or shade structures.

Marmion Avenue Entry Area

Entry Statement to have large sculpture or sculpture wall that will be a permanent feature. This will provide a key landmark feature along Marmion Avenue and identify the Catalina/Tamala Park site.



Catalina

PUBLIC ART Masterplan Stage 1-6

March 2012
EPCAD Scale 1:1000 @ A1

APPENDIX ITEM 9.12

1 February 201

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Dear Tony

Design Guideline Requirement – Mixed Use Lots

The full Council of the Tamala Park Regional Council approved the Catalina Central Design Guidelines in December 2011. The Design Guidelines include a requirement for lots which include a mixed use zoning along Neerabup Road to include a minimum floor to ceiling height of 3.2 meters.

All other rear loaded medium density lots within Catalina have the requirement to build a house with a ceiling height of 32 courses of brickwork. This is over and above the regular minimum of 28 courses. A 3.2 meter minimum ceiling height is equivalent to 38 courses of brickwork and leads to a cost variation of approximately \$30,000 to a 10m wide house.

The initial rationale behind incorporating the 3.2m ceiling height to lots along Neerabup road was to allow for adaptable housing for future mixed uses. The form of development which has occurred over these lots, being 7.5m wide medium density product, does not support this outcome. In addition the landform in this particular location has made it necessary to install front retaining walls to the lots, which leads to difficulty for universal access.

Given the issues outlined above, and with consideration to the impact on affordability and ability to develop the lots in a cost efficient manner, SPG recommend that the Design Guidelines be amended to reduce the minimum ceiling height to lots fronting Neerabup road to 32 courses.

Please do not hesitate to contact me if you wish to discuss

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Justin Crooks'.

JUSTIN CROOKS
PROJECT DIRECTOR

APPENDIX ITEM 9.13

20 December 2012

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Dear Tony

CATALINA SUSTAINABILITY INITIATIVE PLAN ANNUAL REVIEW AND REPORTING

The Catalina Sustainability Initiatives Plan (SIP) was prepared by Active Sustainability in September 2011. The SIP provides a detailed analysis of sustainability initiatives which may be considered for implementation at Catalina in order to ensure the projects sustainability objectives are met. The full Council of the TPRC confirmed receipt of the Sustainability Initiatives Plan in December 2011 and approved implementation of specific elements of the SIP at the same meeting.

The SPG 2012 KPI's require an annual review of the SIP to be undertaken, along with reporting on its implementation.

Reporting on Sustainability Initiatives Implementation

At its December meeting the full Council of the TPRC adopted the following sustainability initiatives for implementation in Stage 1:

- Third Pipe (non-potable water supply system)
- Waterwise Landscape Package
- Solar Panel Rebate
- Fibre Optic Service
- Community Development
- Waste Recycling

Each of these initiatives is currently in various stages of implementation, as summarised below:

Third Pipe

Third pipe infrastructure was approved to be installed to facilitate the supply of a ground water fed non-potable water supply system into Stages 1, 2 and 3 of the development. While this represented the

preferred option of the TPRC, new guidelines published by the Water Corporation increasing the infrastructure requirements of a ground water fed third pipe system resulted in the project becoming financially unviable. As an alternative the TPRC resolved at the June 2012 Council meeting to undertake a trial shared bore program on Stages 1 and 4. Implementation of this program is summarised below:

- Identification of the locations and operation system is controlled by a registration of easements on titles over Stage 4.
- Identification of bore locations for Stage 1 due to titles having been issued prior to adoption of the program, is still under development
- Preparation of tender documentations for the appointment of the contractor to implement the system has been presented to TPRC for approval.

The third pipe system initially adopted under the sustainability initiatives plan has been effectively replaced by the trial shared bore system for Stages 1 and 4. Over the course of the sale of Stage 4 the initiative was received reasonably well by purchasers, and it is recommended that program be implemented to all stages beyond Stage 4. We note that the trial shared bore program is only recommended for implementation on front loaded lots. This is due to the limited amount of soft landscaping which occurs on high and medium density rear loaded lots, which would result in limited reduction in potable water use, and lack of value for money for the Council should its implementation occur over this product type.

Waterwise Landscape Packages

The Council adopted to provide waterwise landscape packages to front yards and side boundaries of corner lots as part of the sales incentive package.

As a result of the cost savings which were realised due to the adoption of the trial shared bore system, the Council of the TPRC adopted to provide additional water saving initiatives to front landscaping packages at its August 2012 meeting. These initiatives included the upgrade of irrigation controllers with a solar sensor, sub surface irrigation to garden beds and the provision of water retaining media to soil conditioner to enhance water retention within landscaped areas.

Implementation of the water wise landscape packages, including the additional initiatives adopted by Council to increase the water efficiency of the landscaping, have been included within a tender document presented to the TPRC, to facilitate the engagement of a landscape contractor.

Solar Panel Rebates

The provision of the solar panel rebates allows purchasers which build a single storey house within 18 months of settlement, or a 2 storey house within 24 months of settlement, and install a photovoltaic cell array with a minimum 1.5kw inverter, to receive a \$2000 rebate (GST inclusive). While this provision is included within the Sales and Acceptance documentation, no houses have been completed within the estate, therefore no rebate applications have been received. The initial applications are anticipated to occur near the end of the first quarter of 2013.

Fibre Optic Services

At the December 2011 Council Meeting the TPRC elected to proceed with entering into an agreement for the supply of fibre optic services through NBN Co. As a result of this decision implementation of the system has commenced through the provision of pit and pipe infrastructure to Stages 1, 2, 3, 4, 6A and 5, ready for the provision of fibre optic cabling by NBN Co. NBN Co have provided advice that their infrastructure planning for the connection of the estate is advanced and will be occurring in the first quarter of 2013.

SPG have sought formal advice from NBN Co on this matter, along with confirmation of the level of temporary infrastructure to be provided to residents whose building program is advance of this program.

Community Development

SPG's community development team has been appointed Community Development Manager for the Catalina project. The implementation of the community development program focuses around a number of factors including community engagement and consultation, community sponsorship, community involvement, education and community building.

Implementation of each element of the community development program has been undertaken in accordance with approvals provided by the TPRC CEO. Recommendations have been provided in relation to community building, sponsorship management and community engagement. Implementation of each of these elements will occur once approval is received from the TPRC. Further community development programs will be required once residents begin moving into the estate.

Waste Recycling (Housing Construction)

A program for the establishment of a waste recycling program within the Catalina development during the construction phase, has been initiated. Tenders were called for suitably qualified waste recycling providers in September 2012. Subsequently a second tender was called in December 2012 based on an adjusted program to meet the TPRC's financial requirements and achieve value for money. Once tenders close a recommendation will be made to Council for the implementation of a program across the central precinct. It is anticipated that the program will exceed best practice in waste recycling during housing construction and civil works construction.

Summary of Implementation Review

To date all sustainability initiatives approved by the Council for implementation have been undertaken in accordance with the project budget, and over the course of 2012 have been adapted to meet the evolving requirements of the Council and ensure value for money is achieved for the development.

Review of Sustainability Initiatives Plan

The SIP was received by the TPRC full Council in December 2011. The SIP seeks to benchmark initiatives to be implemented within the Catalina estate against the Enviro Development (ED) certification which is managed by the UDIA. ED sets the bar above current practices and targets the top 10 to 20% of urban

development projects. The objectives of ED are to provide consumer awareness of sustainability, promoting adoption of sustainability principles in project planning, and to communicate sustainability.

ED certification works on the basis of certification in 6 key areas (leaves). The areas include waste, eco systems, community, water, energy and materials. The SIP benchmarks the initiatives proposed for implementation in Catalina and recognises the ability to achieve certification in 4 to 5 areas. It is noted that the TPRC have indicated their requirement to achieve certification in 5 areas. To date a total of 12 projects within WA have achieved ED certification with these projects being spread around the metro area and within the North West. The maximum number of leaves achieved by any one project in WA to date is 5 with an average of 3. By achieving up to 5 leaves under ED Catalina will be able to clearly demonstrate its position as a market leader in implementation of best practice and sustainability initiatives.

SPG has been advised by the TPRC that it wishes to move into the certification phase for ED. A comprehensive list of recommendations for implantation in order to achieve ED certification for 5 of the 6 criteria are included within the Sustainability Initiatives Plan.

The SIP has been review by SPG, with the status of implementation and recommendation relating to each of the initiatives is summarised in the attached table. All recommended ED initiatives have been implemented or have been scheduled for implementation at the appropriate point in the development cycle, with the exception of recommendation 5 under energy. It is not envisaged that this initiative will be required to achieve certification in the energy area, and the initiative is also not funded within the approved cash flow.

In addition to the ED Initiative Recommendations table, the SIP also examined a number of other sustainability initiatives. SPG has reviewed these initiatives and recommended action within the SIP. Apart from those initiatives which have also been endorsed by Council and those which are accounted for on the Enviro Development Initiatives Recommendations, SPG do not recommend the implementation of any additional initiatives at this time. In relation to initiative 22 "Establish Community Garden", it should be noted that this is endorsed by SPG, and future planning should consider the initiative, however timing for implementation will be linked to the planning approval of the primary school site in the central precinct and the associate playing fields / POS.

We trust the above reporting and review satisfies the requirements of SPG KPI 3.6.1.

Please contact me should you have any queries.

Yours sincerely



JUSTIN CROOKS
PROJECT DIRECTOR

ENVIRO DEVELOPMENT INITIATIVE RECOMMENDATIONS

EnviroDevelopment – Energy		
Recommendations: (in addition to the supported initiatives listed in the SIP)		
	Status	Next Step
Incorporate energy efficient lighting on streets and POS, as a minimum as a trial in Stage 1	Implemented in Stage 1	Continue implementation program
Mandate climate responsive passive solar design, such as living area orientation and cross flow ventilation	Advice and recommendation within Catalina Design Guidelines (DG's).	Within DG's to educate purchasers
Provide incentives for photovoltaic (PV) systems and direct load control devices	\$2000 incentive implemented for all releases to date	Continue with implementation
Promote high efficiency appliances and fixtures through design guidelines	Recommendation implemented within DG's	Continue to include within DG's to educate purchasers
Investigate potential for direct load control devices installed on household appliances and linked to the local Western Power sub-station	Initiative not costed within project budget.	Do not seek to implement initiative.
Implement a Sustainable Living and Behaviours Change Coaching program to address end-user education, continuous improvement and verification of targets.	Not yet implemented	Develop program for implementation once critical mass of residents is established.
EnviroDevelopment – Water		
Recommendations: (in addition to the supported initiatives listed in the SIP)		
Implement a 3 rd pipe scheme for garden irrigation requirements	Scheme deemed financial unviable. Shared bore program adopted for Stage 1 & 4 instead.	Implement shared bore program for all new stages for front loaded lots only.
Investigate opportunities to extend the 3 rd pipe scheme for in-house toilet and laundry uses.	Scheme deemed financial unviable. Shared bore program adopted for Stage 1 & 4 instead.	Implement shared bore program for all new stages for front loaded lots only.
Promote high efficiency fittings and fixtures through design guidelines	Recommendation implemented within DG's	Continue to include within DG's to educate purchasers
Ensure open space and street planting is predominantly local native and drought resistant	Implemented in Stage 1	Continue with implementation program for future stages.
Implement a Sustainable Living and Behaviours Change Coaching program to address end-user education, continuous improvement and verification of targets.	Not yet implemented	Develop program for implementation once critical mass of residents is established.

EnviroDevelopment – Waste		
Recommendations:		
Develop a detailed Waste Management Strategy through the services of a Waste Management Specialist ensure on-site recycling activities through all three phases of develop.	Program developed through SPG / TPRC consultation of incorporated in waste tender document.	Appoint a waste management contractor and monitor results to ensure targets in recycling are met.
Engage a Waste Management Recycler, with proven recycling credentials, to undertake on-site waste management and recycling, including through a central recycling centre on-site for reuse by residents and other builders	Tender for provider advertised	Make recommendation to TPRC for appointment of contractor
Implement a Sustainable Living program to address end-user education	Not yet implemented	Develop program for implementation once critical mass of residents is established.
EnviroDevelopment – Community		
Recommendations/Actions		
Promote sustainability vision and apply community development and engagement initiatives to create a strong vibrant and sustainable community.	Not yet implemented	Develop program for implementation once critical mass of residents is established.
Ensure community feedback has been considered and incorporated	Complete during structure planning	Monitor community feedback and incorporate requirements if appropriate.
Undertake and maintain on-going community engagement, with a focus on sustainable living	Not yet implemented	Develop program for implementation once critical mass of residents is established.
Develop a community education for sustainable living program – with a focus on direct community engagement, behaviour change and demand management, data collection and goal setting to achieve continuous improvement and verify targets.	Not yet implemented	Develop program for implementation once critical mass of residents is established.
Ensure inclusion of pedestrian and cycle options such as dedicated and connected paths, secure bicycle park facilities, and public transport options	Requirement included within structure plan and implemented in detailed engineering design to date	Continue to implement and maintain high level of contact with PTA on design of transport facilities
Ensure provision of affordable housing product to 10 percent of lots/dwellings	Delivery of project to date meets required levels.	Continue to deliver affordable housing options over life of the development.
Include indoor environment quality (IEQ) criteria in built form design guidelines	Not yet initiated, relevant to commercial of community builders	Implement at delivery of community of commercial buildings.

EnviroDevelopment – Ecosystem		
Recommendations/Actions		
Undertake a detailed assessment of all approvals (LSP, LWMS), design approaches and initiatives against the ED Ecosystems standards to confirm compliance and proceed toward	Not yet initiated	To be undertaken when certification for enviro development is sought.
Design & Accreditation		
Recommendation		
Progress fulfilling the requirements for ED certification in Energy, Water, Waste, Community and Ecosystem.	Not yet initiated	To be undertaken when certification for enviro development is sought.

APPENDIX ITEM 9.15

UDIA National Congress 2013

4 – 7 March 2013 | Crown Towers | Melbourne



Registration Brochure



Congress Partner



James Hardie
A smarter way to build

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Congress Sponsors

Congress Partner



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Gold Sponsors



Silver Sponsors



Invitation to Attend

Melbourne in March 2013 is Population - Vision For A Nation

The City of Melbourne is the home, workplace and leisure centre of one of the world's most harmonious and culturally diverse communities. Melbourne is truly one of the world's great cities. It has been described as Australia's sporting capital, a cosmopolitan mecca, Australia's most European city, and voted as the world's most liveable city 2011.

There is a lot to love about Melbourne - just ask the locals. Melbourne's lifestyle, the climate and its future plans are all part of what inspires so much passion in those who live here and it is a magnet for visitors because its distinctive characteristics create memorable and vibrant experiences.

We look forward to your participation in March 2013 for the annual UDIA National Congress and our theme POPULATION: VISION FOR A NATION will highlight some of the major issues facing us as a growing community and our speakers will focus on the major issues facing our own industry.

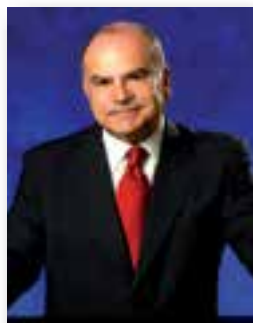
During Congress you will have time to enjoy some outstanding sporting opportunities and enjoy the world's best food and wine at our unique chosen venues.

Melbourne in March is Marvellous!

We look forward to welcoming you to Melbourne for a truly memorable experience.



Julie Katz
UDIA National President



Tony De Domenico
Executive Director, UDIA (Vic)


Congress Organising Committee

Julie Katz	Joint Congress Chair
Tony De Domenico	Joint Congress Chair
John Cicero	President, UDIA (Vic)
Tony De Domenico	Sponsorship/Programme/Speakers
Martin Musgrave	Programme/Speakers
Duncan McLellan	Finance
Helen Rafferty	Finance
Mark Bartley	Development Tours
Jacqui Diamond	National Awards & Gala Dinner
Anucia De Boer	Partners Programme
Kylie Mannix	Marketing
Peter Vlitaz	Committee
David Payes	Committee

Congress Manager

Marg Scarlett
UDIA Congress Secretariat
Conference Organising Group
PO Box 5739
Cranbourne VIC 3977

Telephone: 03 5991 4661
Facsimile: 03 5996 0424
Email: pcs@cogroup.com.au
Website: www.udiacongress.com.au



"Sometimes,
you just have
to flex a bit."

This cladding gives me the flexibility to offer my clients a massive range of beautifully balanced geometric façades. The panels are sealed on all sides and, like all Scyon™ products, Matrix™ cladding is very durable. The sleek result makes it hard to believe Scyon™ Matrix™ cladding is so fast and easy to install."

Dean Rzechta from 94 Feet Pty Ltd knows the importance of flexibility when it comes to providing a range of unique looks with one building product.



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Scan QR code for more information about performance, installation, warranties, warnings and image gallery, or visit scyon.com.au
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Programme at a Glance

Monday 4 March	Tuesday 5 March	Wednesday 6 March	Thursday 7 March
8.30am - 6.00pm Registration	8.00am - 4.00pm Registration	7.30am - 11.30am Registration	8.00am - 4.00pm Registration
Delegates and accompanying persons are encouraged to register for the congress before departing by coach for the sporting activities.	Mike Zorbas - Master of Ceremonies		
	8.30am-9.00am Welcome Julie Katz, President, UDIA Tony De Domenico, Executive Director, UDIA (Vic)	7.30am-8.30am Breakfast hosted by Women in Property Sponsored by Stockland Carolyn Creswell	
6.45am Coach departure for Golf Sponsored by James Hardie Australia Sanctuary Lakes Golf Club	9.00am-9.30am Official Opening Sponsored by Bank of Melbourne	9.00am-9.30am Keynote – Regeneration and Renewal Professor Lorraine Farrelly	9.00am-10.00am Keynote – Population Growth for a Stronger Economy The Hon Kevin Rudd MP
9.00am Coach departure Sailing Sponsored by Beverage Williams Sandringham Yacht Club Shooting Stars Werribee Victorian Clay Target Club Partners Tour - Mornington Peninsula	9.30am-10.00am Official Opening Sponsored by Bank of Melbourne	9.30am-10.00am Keynote – Serving the Infrastructure Needs of the Growing Population	
	10.00am-10.30am Keynote - Population Setting the Scene Brian Haratsis	10.00am-10.30am Keynote – Congestion – Is It Time To Price It? John Daly	10.00am-10.30am Keynote – Growth Development and the Environment – Population and Environment Policy Greg Hunt
	10.30am-11.00am Morning Tea and Exhibition	10.30am-11.00am Morning Tea and Exhibition	10.30am-11.00am Morning Tea and Exhibition
	11.00am-11.30am Keynote – Economic Update Robert Gottlieb	11.00am-12.00noon Forum: Transport Infrastructure In Australia and the World Sponsored by GTA Consultants Lyndsay Neilson John Daly Kate Roffey	11.00am-11.40am Forum: In, Out, Shake-It-All-About - Greenfields, Consolidation or Both Ruth Spielman Peter Seamer Prof Lorraine Farrelly Stephen Mayne Prof Michael Buxton
	11.30am-12.00noon Keynote – The Economy and the Outlook for the Industry Daniel Grollo		11.40am-12.15pm Forum: Development and the Environment – Is It All or Nothing? Kate Auty Kirsty Chessher Kimberly Dripps
	12.00noon-12.45pm Forum: Planning System Reform The Hon Matthew Guy The Hon Ian Walker	12.00noon-5.00pm Development Tours Tour A Tour B Tour C Tour D	12.15pm-12.45pm Keynote – Technology and City Making Michelle Cramer
	12.45pm-1.45pm Lunch and Exhibition		12.45pm-1.45pm Lunch and Exhibition
	1.45pm-2.20pm Keynote – The Three P's – Population, Participation and Productivity		1.45pm-2.00pm Keynote - Social Services and Population Growth Kate Carnell
			2.00pm-2.15pm Keynote - Social Services and Population Growth Mandy Burns
	2.20pm-2.45pm Keynote – Planning for Population Malcolm Snow		2.15pm-2.35pm Keynote- The Politics of Population Andrew Bolt
	2.45pm-3.15pm Afternoon Tea and Exhibition		2.35pm-3.00pm Forum: The Politics of Population and what a "Big" Australia it means Bob Birrell Graham Hugo Owen Donald Kimberley Dripps
	3.15pm-4.00pm Keynote – Housing, Population and Growth The Hon Brendan O'Connor		3.00pm-3.30pm Afternoon Tea and Exhibition
	4.00pm-5.00pm Forum: Changing Population Through the Eyes of Sport Ron Gauci Scott Munn Michelle Plane		3.30pm-4.15pm Melbourne's Underbelly John Silvester
	5.00pm Close		4.15pm-4.30pm Brisbane 2014 Launch and 2013 Prize Draw
6.00pm Welcome Reception Mural Hall	6.00pm Night Out AAMI Park Sponsored by realestate.com.au	6.00pm Evening Free	7.00pm James Hardie National Awards for Excellence Gala Dinner Palladium Room – Crown Towers Presentation of National UDIA Awards for Excellence

Master of Ceremonies

Michael Zorbas



Head of Strategy & Corporate Communications, Grocon Pty Limited

In his capacity as Grocon's Head of Strategy and Corporate Communications, Michael is responsible for partnering with the CEO and executive team to drive company strategy and is responsible for ensuring that Grocon's reputation and licence to operate reflects the excellence of its projects. Michael has 12 years of change management, strategy, communications and government relations experience in Australia and two years political and media experience in the UK having been variously General Manager, Government Relations for Stockland, Deputy Head of Media for the Liberal Democrats in the UK and Chief Advocate for the Property Council of Australia among other roles. In particular this experience includes six years of corporate work with directors and executives on improving projects and community outcomes, driving organisational change and growing licence to operate with key external stakeholders on scores of projects across Australia. Michael is a member of the Board

of the Sydney Institute. He is a past director of the Canadian Government's Forum of Federations and he served two terms on the Special Broadcasting Service Community Advisory Committee.

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* Compared to tested lightweight construction. See full report 'A Study of the Thermal Performance of Australian Housing' at www.thinkbrick.com.au.

Speakers

Kate Auty



Commissioner for Environmental Sustainability, Victoria

Professor Kate Auty was appointed Commissioner for Environmental Sustainability in June 2009. She has worked in agriculture and academia, as a solicitor in her own law firm, as a barrister and as a multi-jurisdictional magistrate in both Victoria and Western Australia. She was a senior lawyer

for the Royal Commission into Aboriginal Deaths in Victoria, Tasmania and Western Australia. In 2008 and 2009, she held the Chair of the Ministerial Reference Council on Climate Change Adaptation and was a member of the Premier's Reference Committee on Climate Change. Kate recently accepted an appointment as Adjunct Professor in the LaTrobe Institute for Social and Environmental Sustainability Centre and is a member of other academic and research boards. In December 2012 she was appointed as a member to the Murray Darling Basin Authority Advisory Committee on Social Economic and Environmental Sciences.

Mandy Burns



Chief Executive Officer Ardoch

Mandy Burns has been CEO of Ardoch Youth Foundation since 2008. Ardoch Youth Foundation is a children's charity providing education support for disadvantaged children and young people. Ardoch mobilises volunteers to support schools and early childhood centres and advocate for change.

Mandy started with Ardoch as a volunteer back in 1997 and held various roles in the organisation before becoming CEO. During her four years as CEO, the organisation has expanded significantly and now supports over fifty schools and early childhood centres. Mandy is passionate about creating programs that focus on literacy and numeracy, student well-being and early childhood education to help children and young people access education and stay in school to break the poverty cycle. Mandy is a psychologist, relationship counsellor and trainer. She was the recipient of the 2012 Victorian Telstra Business Women's Award (Community and Government category) and the Victorian Children's Community Award in 2009.

Kate Carnell



Chief Executive Officer beyond blue

Kate Carnell was appointed Chief Executive Officer at beyondblue in 2012. beyondblue is a national, independent, not-for-profit organisation working to address issues associated with depression, anxiety and related disorders in Australia. Kate Carnell was elected to the ACT Legislative

Assembly in 1992, and became leader of the ACT Liberal Party in 1993. She was elected Chief Minister, ACT in March 1995, and re-elected in 1998 becoming the first Liberal woman to be elected as Chief Minister or Premier in Australian political history. Kate was appointed an Officer of the Order of Australia in 2006 for her services to community through contributions to economic development and support for the business sector, knowledge industries, the medical sector and medical technology advances. Kate is excited to lead beyondblue during its next phase of growth.

Michelle Cramer



Portfolio Director of Urban Design and Planning Hames Sharley

A Harvard Graduate and highly qualified Urban Designer and Architect, Michelle brings an impeccable resume of work to the practice as well as a national and global understanding of urban development and its application to the site in focus. Previously Michelle has worked on a series of large scale

architectural, urban design and infrastructure projects across Australia, including the site of the Sydney 2000 Olympic Games. Her experience also extends to strategic and conceptual master planning for urban developments, including complex mixed use town centres, neighbourhoods and communities in the Middle East, Asia and the UK. In addition to her experience and skills as a project leader, Michelle is a Fulbright Scholar, was a research leader for Woods Bagot, and is an active speaker and well known academic amongst her peers. Michelle has recently presented at the 3rd International Urban Design Conference in Canberra (September 2011), Sustainable Cities in the Tropical World in Cairns in (August 2010) and is currently researching a paper that looks at the future trends of retail integration into town centres.

Carolyn Cresswell



Founder Carman's Fine Foods

Carolyn Cresswell is living proof that you can run a highly successful business and still have a genuine work-life balance. From hand-making muesli for a few local cafes as an 18 year old student, Carolyn bought the little business for \$1000 and went on to grow Carman's to be the number one selling muesli and bar brand on

Australian supermarket shelves. Carman's now exports to 32 countries world-wide. Carolyn has led by example ensuring Carman's is an employer of choice, offering flexible hours and a trusting environment for staff. In 2007 Carolyn was awarded the Ernst & Young Young Entrepreneur of the Year Award and this year took away the 2012 Telstra Business Woman of the Year Award. Today, Carolyn not only runs Carman's on a day-to-day basis, but is also a board member of the Stephanie Alexander Kitchen Garden Foundation. Carolyn recently became a graduate member of the Australian Institute of Company Directors Course and writes a quarterly opinion piece for BRW magazine.

John Daley



CEO Grattan Institute

John Daley is Chief Executive of Grattan Institute. Grattan Institute's work fosters informed public debate on the key issues for Australia, through both private forums and public events, engaging key decision makers and the broader community. The current programs of Grattan Institute focus on productivity growth, cities, school

education, tertiary education, energy and health. John graduated from the University of Oxford in 1999 with a DPhil in public law after completing an LLB (Hons) and a BSc from the University of Melbourne in 1990. He has 20 years' experience spanning policy, academic, government and corporate roles recently at ANZ where he was Managing Director of the online stockbroker, E*TRADE Australia. John's current research and publishing interests include government prioritisation, the objectives of government, the situations in which government intervention is justified, and the limits to government.

Kimberly Dripps



Deputy Secretary, Department of Sustainability, Environment, Water, Population and Communities

Kimberley Dripps joined the Department as Deputy Secretary in January 2011. She is responsible for five Divisions encompassing environmental regulation, marine, heritage, wildlife and regulatory reform. Kimberley is also responsible for managing the department's relationship

with the Great Barrier Reef Marine Park Authority. Prior to joining the Department, Kimberley was a senior executive in Victoria's Department of Sustainability and Department of Transport. Kimberley trained as a veterinary surgeon and practiced in rural areas of Australia, New Zealand and the UK prior to joining the public service. She has a Bachelor of Veterinary Science (Hons) and an MBA. Kimberley is a member of the Institute of Public Administration Australia, and a fellow of the Williamson Community Leadership Program.

Owen Donald



Chairman, National Housing Supply Council

Dr Owen Donald is a policy consultant and experienced company director who has worked in the public and private sectors as well as academia. He has been Chairman of the National Housing Supply Council since its establishment in May 2008. The Council's principal objectives are to monitor and forecast

housing demand and supply in Australia, and to assess ways in which imbalances may be rectified. It also advises on the provision of urban infrastructure. The Council has worked with the industry to ensure that governments at all levels understand the state of housing supply in Australia and the impact of their actions on supply and affordability. He is also a member of the Commonwealth Government's Urban Policy Forum and the Ministerial Advisory Committee on Social Housing and Homelessness. Owen was previously the Director of Housing in Victoria, managing the state's social housing system and advising the government on urban planning and housing policy. Before taking on that role, Owen was the CEO of the Australian Housing and Urban Research Institute (AHURI).

Prof Lorraine Farrelly



Prof Architecture and Design, University of Portsmouth

Lorraine Farrelly is Professor of Architecture and Design at the University of Portsmouth UK. Her research interests include a multi-disciplinary approach to architecture at various scales, through understanding ideas of interior detail to urban concepts.

She has a postgraduate urban design

studio, which has made mixed use and housing proposals for European sites in Dublin, Paris, Amsterdam, Vienna, Venice, Rotterdam, London, Dublin and Segovia in Spain. She has written many books and academic articles, her most recent publications are 'Drawing for Urban Design' 2011 Laurence King Publishers, 'Materials and the Interior' 2012 Laurence King Publishers and 'Fundamentals of Architecture' 2012 AVA publishers. She was appointed honorary Professor at Deakin University in 2011.

Ron Gauci



CEO Melbourne Storm

Ron Gauci was appointed Chief Executive Officer for the Melbourne Storm Rugby League Club in the NRL at the end of July 2010 three months after the salary scandal engulfed the club. Gauci has held senior management and executive positions in some of the world's largest multinational and domestic organisations including

Microsoft, Telstra, IBM, and most recently Verizon Business as Vice President Aust/NZ. Gauci has spent the past two decades as a "fix it" businessman taking on some of the most difficult challenges. He has been described as an inspiring leader as well as the "go to" man when handling complex issues. From the devastating events of 2010, the club has gone on to post significant success in its off field operations and on field performances including securing the Minor Premiership and Club Championship in 2011 and most recently success as NRL Premiers in 2012. He is married with five children and a granddaughter. Gauci has a long history of active involvement in sport, as well as a keen passion for music and golf. He is also a member of the rock band Big Kahuna which is made up of fellow corporate executives.

Robert Gottlieb



Co Founder businessspectator.com.au

Robert Gottlieb has been writing and commenting about investment and business events for almost half a century. In 2007, with strong financial backing, Alan Kohler, Robert Gottlieb and Stephen Bartholomeusz left their print jobs to start businessspectator.com.au. The venture has been an

enormous success and now boasts an electronic business audience that rivals the Australian Financial Review in print. Its associate publication The Eureka Report is one of Australia's largest electronic newsletters to self managed funds and private investors. In June 2012 the business was sold to News Corporation. Gottlieb's comments on business and investment trends have one of the highest audiences in the country and he has a long term contract to continue writing.



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Daniel Grollo



CEO Grocon

As CEO of Australia's largest privately owned development and construction company, Daniel has a wealth of experience in property development, through all facets including construction, delivery, investment and management of stakeholder relationships. Over the past 15 years, Daniel has had extensive involvement with the Property Council

of Australia which until recently, included being on the National Board and the National President of the Property Council of Australia. Daniel is also currently a Director on the Board of the Green Building Council of Australia and is a Non-Executive Director of BlueScope Steel. Daniel has instituted four primary values in his business which are Safety, Sustainability, Community and Innovation. Grocon has recently completed the greenest building in Australia, the Pixel Building, on the Carlton Brewery site in Melbourne. Pixel has received the highest ever rating from the GBCA, with a perfect score of 100. As part of its community initiatives, Grocon is also involved in building Common Ground facilities around Australia for the homeless and low income earners, having completed the first in Melbourne in August 2010 - it is now currently working on similar buildings in Sydney and Brisbane.

Brian Haratsis



Brian Haratsis is a best-selling author, futurist, thought leader and is regarded by corporate Australia as the leading economic and strategic advisor operating in the property sector locally and internationally. Brian established MacroPlan Australia in 1985 and has devoted the last 28 years to his loyal client base through the delivery of effective business and property strategy, precise

forecasting of niche trends, successful facilitation of strategic outcomes and triumphant provision of major projects / policies. Some of Brian's recent achievements include:

- The Royal Automobile Club of Victoria ('club of the future') in Melbourne (\$160m)
- Australia's first and largest mixed use development the QV building (\$700m)
- Australia's first new generation 'main street' in Brighton Butler, Perth
- Australia's first fully integrated Greenfields transit-orientated development at Varsity Lakes in South East Queensland.
- Australia's tallest residential building Eureka Towers (\$700m – 99 storeys);

As well as his role of chairman, Brian currently has two key areas of professional focus; providing concept development and transactional advisory for clients facing complex issues around property as well as taking a leading role in shaping the Melbourne Metropolitan Planning Strategy (MPS).

Graeme Hugo



Director of Australian Population and Migration Research Centre, University of Adelaide

Graeme HUGO is ARC Australian Professorial Fellow, Professor of the Discipline of Geography, Environment and Population and Director of the Australian Population and Migration Research Centre at the University of Adelaide. His research interests are in

population issues in Australia and South East Asia, especially migration. He is the author of over three hundred books, articles in scholarly journals and chapters in books, as well as a large number of conference papers and reports. In 2002 he secured an ARC Federation Fellowship over five years for his research project, "The new paradigm of international migration to and from Australia: dimensions, causes and implications". His recent research has focused on migration and development, environment and migration and migration policy. In 2009 he was awarded an ARC Australian Professorial Fellowship over five years for his research project "Circular migration in Asia, the Pacific and Australia: Empirical, theoretical and policy dimensions".

Scott Munn



CEO Melbourne Heart

The career of Melbourne Heart FC Chief Executive Officer Scott Munn has seen him travail across the nation on behalf of the nation's leading sports organisations. From the AFL and NRL to the Sydney Olympic Games, Munn has built an enviable portfolio and reputation as an administrator on the rise, achieving much throughout his

time in the professional sphere. After a decade working for some of Australia's more established sporting brands, Munn sought a fresh challenge and football beckoned as the final frontier. Munn's determination to utilise sport's remarkable ability to transcend has been demonstrated in Melbourne Heart FC's partnership with the Big Issue's Street Soccer program. The initiative harnesses "the power of sport to promote social inclusion and personal change for homeless, marginalised and disadvantaged people", and with Heart's involvement, awareness of the program is set to reach a new plane.

Lyndsay Neilson



Professor Lyndsay Neilson is well known in Australia and internationally as a consultant and adviser on strategic public policy and urban management. He has worked in both the public and private sectors and in academia during a career spanning the past five decades, and has served as Chief Executive of The National Capital Planning Authority in Canberra,

and Secretary of both the Department of Infrastructure and the Department of Sustainability and Environment in Melbourne. As head of Neilson Associates Pty Limited he also has had extensive consulting experience in Australia and overseas, including in China, Indonesia, and the Middle East. He is currently advising the Arriyadh Development Authority (ADA) in Riyadh, capital of Saudi Arabia, on metropolitan planning issues and is also advising the Saudi Government on a new metropolitan strategy for Jeddah, the second largest city in the Kingdom. His main project in Riyadh is to assist the leadership group of the ADA to manage the expenditure of some A\$25 billion on a new public transport system for Riyadh comprising over 175 km of rail for a new METRO system (with 96 stations on 6 lines) and a new BUS network (over 750 route kms and 600+ buses) to be designed and built over the next four years. The METRO will be the largest driverless train network in the world when completed in 2016.

Michelle Plane



CEO Netball Victoria

Michelle is the CEO of Netball Victoria and the Melbourne Vixens – Victoria's team in the Trans-Tasman Netball League. Netball is the largest participation sport for women; and Netball Victoria strategically develops, delivers and supports netball at all community and elite pathway levels.

Prior to this role Michelle has held

a number of CEO and senior executive roles in the health, local government and community services sectors. A Fellow of the Institute of Company Directors, she has served on a number of Boards including the Committee for Geelong, Health Issues Centre and Netball Victoria; as well as with Ministerial Appointments to Government panels. Michelle holds a Bachelor of Education, Diploma of Company Directorship, Graduate Diploma in Management, and a Master of Business Administration. An experienced leader and business manager, she is passionate about developing strong cultures and practices that support people and organisations to achieve ambitious goals.

Kate Roffey



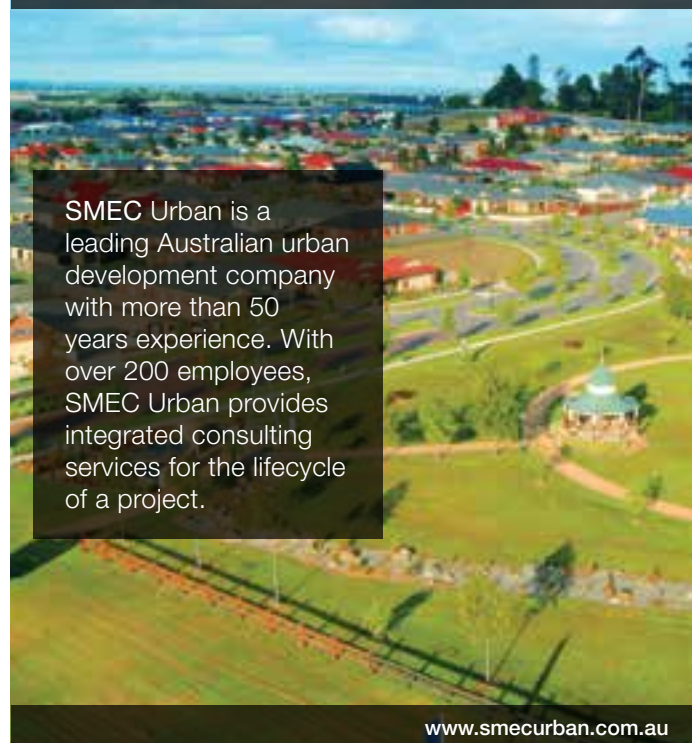
CEO, Committee for Melbourne

Kate has extensive experience within the commercial, government and not-for-profit sectors, providing high-level expertise in strategic and operational planning and delivery, stakeholder management, organisational change management and political strategy. Kate joins the Committee from an executive position at Tennis Australia (2008 – 2012) where, among

other things, she helped develop the Masterplan vision of, and secure government funding for, the Melbourne Park redevelopment, which will see 12 years of major infrastructure building take place to ensure the Australian Open Grand Slam remains in Melbourne until 2036. Prior to her role at Tennis Australia, Kate was the CEO of VicSport, the peak body for the Victorian Sport and Recreation sector. In her time at VicSport, Kate was an influential leader of the Victorian Sport and Active Recreation sector, and played a key role in advancing the sport and recreation agenda on behalf of all member organisations. Kate has a strong interest in governance and is a current Director at Harness Racing Victoria, HRV Management Limited, and the Melbourne Vixens Advisory Board and is a graduate member of the Australian Institute of Company Directors.



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The Hon Kevin Rudd MP



Mr Rudd was born in the country town of Nambour in Queensland in 1957, the son of a share farmer and a nurse. Mr Rudd was educated at the Eumundi Primary School, Marist College Ashgrove and Nambour State High School, where he was Dux of the school. He joined the Australian Labor Party at the age of 15 in 1972. Prior to entering Parliament in 1998, Mr Rudd

worked as a diplomat, as a senior official in the Queensland Government, and as a consultant helping Australian firms to establish and build their business links in China. In 1998 Mr Rudd again contested the seat of Griffith and was elected to the Parliament of Australia. He was immediately elected Chair of the Parliamentary Labor Party's Committee on National Security & Trade and served on a variety of parliamentary committees and taskforces. Following the November 2001 election, Mr Rudd was appointed Shadow Minister for Foreign Affairs, subsequently adding responsibilities for International Security in 2003 and Trade in 2005. He was elected as the 19th leader of the Australian Labor Party in 2006 and was sworn in as the 26th Prime Minister of Australia on December 3 2007 and was Prime Minister from December 2007 to June 2010. Mr Rudd and his wife Thérèse were married in 1981. They have three children – Jessica (married to Albert Tse), Nicholas and Marcus.

Peter Seamer



Growth Areas Authority

Peter has a background in engineering, planning and management with a Master of Engineering Science in Transport Planning and a Master of Urban Planning both from Melbourne University. With a professional career starting in planning new towns in the UK and Australia, much of Peter's career has been in Local Government as the

CEO of several cities including Essendon, Greater Bendigo, Whitehorse, and the City of Sydney. Peter was the CEO of Federation Square during its building phase and its first few years of operation and since mid 2007 has been CEO of the Victoria's Growth Areas Authority. In this time the Authority has been responsible for the planning more than 25 new suburbs and has a program to plan an additional 75 suburbs to house some 1 million new residents using innovative, highly liveable and sustainable planning to build a future for Melbourne and to successfully manage its growth.

John Silvester



Journalist and Crime Writer

John Silvester has been a crime reporter based in Melbourne from the late 1970s. He has written, edited and published crime books that have sold more than 1 million copies in Australia. His work was adapted into the top rating Underbelly television series shown on Channel Nine and he has acted as presenter in a series of award winning

television crime documentaries. In 2008 he won Graham Perkin Australian Journalist of the Year and was highly commended in the same award in 1998. In 2008 he was judged the Victoria Law Foundation Legal Reporter of the Year. He has won six Melbourne Press Club Quill awards (commended seven times), eight Victorian Law Foundation Awards, a Walkley Award, a Ned Kelly Award for true crime writing and a Ned Kelly lifetime achievement award. He is the senior crime reporter for The Age and appears on 3AW as crime commentator Sly of the Underworld. He has given evidence in Royal Commissions on crime and corruption.

Malcolm Snow



General Manager Design & Placemaking, Places Victoria

Malcolm Snow is one of Australia's leading urban designers and placemakers acknowledged for his advocacy for better cities. With qualifications in urban planning and landscape architecture and a career spanning more than 35 years, Malcolm has led major city revitalization projects

throughout Australia, Asia and the United Kingdom. He is an advisor to international, state and local governments on urban design and city planning and accepted regular invitations to act as juror on major public design competitions. In his current role as General Manager Design and Placemaking, Malcolm is focused on maintaining Places Victoria's leadership position in urban renewal. In delivering urban renewal Places Victoria works with the State Government, local governments, local communities and the private sector to stimulate the economy by turning under-utilised land into new homes, workplaces and public spaces.

Ruth Spielman



EO National Growth Areas Alliance

Ruth is Executive Officer of the National Growth Areas Alliance (NGAA) which incorporates 25 of the nation's fastest growing municipalities on the outskirts of the major cities around the nation, where over 3m people are housed. These Councils formed a group in 2007 to input into urban policy and to advocate for needed infrastructure and

services for growth areas. Qualified in both social work and urban planning, Ruth has 20 years experience working in growth area councils across social planning, strategic planning and community services. She has also worked for a regional organisation of local government on housing policy, in the nongovernment sector in community health and planning, in private practice and at state government level in community services and transport. Ruth has been involved in a number of Ministerial Advisory Panels and is currently a member of the National Housing Supply Council.



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Ian Walker



QLD Assistant Minister for Planning Reform

Ian commenced his legal career with prominent Queensland law firm Cannan & Peterson in 1976, becoming a partner in 1984. He practised in the areas of property development and town planning. In 2000 he became Managing Partner of the Brisbane Office guiding the Queensland firm to a merger to

become the national law firm, Deacons. Ian was elected Member for Mansfield at the State Election held on March 24 2012 and was appointed Assistant Minister for Planning Reform on April 12 2012. Ian was secretary of the Urban Development Institute of Queensland (Qld) for 7 years and in 2008 was appointed a Life Member of that organisation. Ian was a member of the School Council of Anglican Church Grammar School (Churchie) from 1990 to 1995 and then a board member of Churchie Foundation becoming President in 2002. In the mid-1990's, Ian chaired the steering committee which led to the establishment of a boy's campus for Moreton Bay College.

Bob Birrell

Prof Michael Buxton

Kirsty Chessher

Matthew Guy

Stephen Mayne

The Hon Brendan O'Connor



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Sports Programme

Monday 4 March 2013

Golf – Sanctuary Lakes Resort



Sponsored by James Hardie Australia

Point Cook Road,
Point Cook

The Sanctuary Lakes Golf Club is an exclusive members

only club, featuring a championship standard Greg Norman designed course. Demanding considerable concentration and an appreciation of the effect of weather on golf strategy, the links style layout is testing to the novice and challenging to the champions. A light breakfast will be provided by James Hardie at their display home located 200 sanctuary lakes south boulevard, Sanctuary Lakes Estate, Point Cook. Golf will be followed by presentations and snacks before departing at 4.15pm for return coach transfer to Crown Towers.

Sailing – Sandringham Yacht Club



Sponsored by Beverage Williams

Jetty Road, Sandringham

9.00am Coach departure for Sandringham Yacht Club for a 9.30am briefing then it is all aboard maxi yachts Rush, Goldfinger or Georgia at 10.00am to begin the race. Sailing from Sandringham to New Quay Marina at Docklands. Lunch and awards at Docklands before transferring back to Crown Towers.

Shooting Stars – Clay shooting with Russell Marks



Werribee Victorian Clay Target Club, Ballan Road, Werribee

Your gold medal experience starts here! Clay Target Shooting is ideal for all ages, levels of fitness and genders, as well as being one of the safest sports in the World. It is the perfect choice as it creates great self confidence in the people who try it. Your hosts, two of the best shooters in Australia will make your day

unforgettable: Russell Mark, Olympic Gold and Silver Medallist and Lauryn Mark, triple Commonwealth Gold Medallist and Olympian. Coach transfers and lunch included.

Development Tours

Wednesday 6 March 2013

A choice of four development tours departing at 12 noon are offered. Please ensure you indicate on the registration form the development tour of your choice, listing tours in preferential order (i.e. 1, 2, 3, 4). As there will be limited space available on each tour, it is important that you return your registration form early to ensure your chosen tour can be booked.

Tour A - South West of Melbourne visiting Wyndham Marina and another recent major project in the Point Cook/Werribee corridor.

Sponsored by Maddocks

Tour B - This tour will take you to the Eynesbury Newtown, a heritage and environmental development to the west of Melbourne.

Sponsored by James Hardie

Tour C - South East growth area visiting two developments by leading UDIA Victorian projects, Marriott Waters and Somerfield. Sponsored by Intrapac Projects and Villawood Properties

Tour D - Inner urban tour visiting the latest Melbourne has to offer and UDIA Award Winners including 'The Nicholson Project' demonstrating innovative use of prefabricated housing units.

Breakfast hosted by Women in Property

Wednesday 6 March 2013

Hosted by the UDIA Women in Property Chapter, a delicious breakfast held in Crown's River Room will be the perfect start to the day with speaker and Founder Carman's Fine Foods, Carolyn Cresswell.

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Congress Exhibitors



Social Programme

Welcome Reception – Myer Mural Hall

Monday 4 March 2013, 6.30pm-8.30pm



Take one step inside Mural Hall and you will be transported to another world. Perhaps it is the Parisian inspiration, the parquet flooring or the 18th century style mirrored commodes that

dance light around the room, that create the illusion that you are celebrating in a lavish European ballroom. Located on the top floor of the iconic Myer city store, Mural Hall so called because of the impressive collection of 8 original murals displaying influential figures from the arts, opera, literature, dance and fashion. So significant are these murals, the venue has been honoured with a National Trust Classification. Filled with lavish stories from the past, the space was originally designed by business extraordinaire, Sidney Myer to host private fashion parades and exclusive events for the Melbourne elite, and now for the first time in history, it's your turn.

This evening offers delegates coach transfers (departing from Crown Towers at 6.00pm), entertainment, finger food and drinks. (Included in full registration fees).

Night Out – AAMI Park

Tuesday 5 March 2013, 6.30pm – 8.30pm

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AAMI Park holds its own amongst famous neighbouring landmarks - the MCG, the Arts Centre, Government House, the Botanical Gardens and Rod Laver Arena. For the Stadium's short history it

has won wide acclaim and awards locally and internationally for architecture, engineering, construction, atmosphere and viewing experience, and the pitch itself. This evening event will be relaxed, entertaining and a great opportunity to network with colleagues and friends whilst enjoying gourmet footy finger food.

This evening offers delegates coach transfers (departing from Crown Towers at 6.00pm), entertainment, finger food and drinks. (Included in full registration fees).

Free Night

Wednesday 6 March 2013



The Congress leaves you a free night to spend at your leisure. Go out and experience one of the many fine restaurants Melbourne is famous for. Venture down to Lygon Street to the Italian

restaurants, cafes and bars or Little Bourke Street for an Asian experience. Greek, Moroccan and Middle Eastern food can be found on Smith Street in Collingwood. Enjoy.

James Hardie

UDIA Awards for Excellence Gala Dinner Palladium, Crown Towers

Thursday 7 March 2013, 7.00pm – 12.00 midnight



James Hardie

A smarter way to build



The Gala dinner sponsored by James Hardie promises all that you could expect. The enjoyment of fine food, good wine and the UDIA National Awards for Excellence. A gentle

reminder to reserve your seats early. (Included in full registration fees).

Accompanying Persons Programme

Registration Fee:	Early Bird by 31/1/2013 \$990	Registration after 31/1/2013 \$1200
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Accompanying Persons Registration fee includes:

Mornington Peninsula Day Tour – Monday 4 March 2013



Coach departure for Gippsland Galleries to be met by Ern Trembath, renowned landscape artist, then on to Royal Botanic Gardens Cranbourne for morning tea. Next stop is the McClelland Sculpture Park for lunch and local wine.

Welcome Reception – Monday 4 March 2013, Myer Mural Hall

Unwind in the company of delegates and friends at Melbourne's beautifully restored Mural Hall. An evening of entertainment and relaxation. Coaches will depart from Crown Towers at 6.00pm.

/ OUR BUSINESS
IS CREATING
COMMUNITIES
WHERE PEOPLE
WANT TO BE.

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OF PLACE

☎ 9044 1200 www.dacland.com.au

Opening, Welcome Session and Let's be Stylish – Tuesday 5 March 2013, Crown Towers

Come to the opening session then morning tea with Stylist, Victoria Tomaro. 10.30am-4.00pm Victoria will accompany you to Chadstone and guide you and offer advice as you explore the many fabulous offerings Chadstone has on show. Time for lunch at Capital Kitchen before departing at 3.30pm for return to Crown.

Night Out – Tuesday 5 March 2013, AAMI Park

Sponsored by realestate.com.au

This evening event will be relaxed, entertaining and a great opportunity to network with colleagues and friends whilst enjoying gourmet footy finger food, entertainment and fun.

Coaches will depart from Crown Towers at 6.00pm.

Breakfast hosted by Women In Property – Wednesday 6 March 2013

Sponsored by Stockland.

Make your way to the River Room at Crown Towers for breakfast and presentation by Carolyn Cresswell, Founder Carmen's Fine Foods and recently named Business Woman Of The Year.

Immigration Museum and Lunch at Madame Brussels – Thursday 7 March 2013



Depart Crown Towers for an opportunity to follow the journey of a lifetime at the Immigration Museum before making your way to Madame Brussels (which has a history of its own) for a light lunch.

James Hardie National Awards for Excellence Gala Dinner – Thursday 7 March 2013, Palladium Ballroom, Crown Towers

This evening promise is a night to be remembered at the James Hardie National Awards for Excellence Gala Dinner. With Vince Sorrenti on hand to keep the evening flowing.

Access to sessions and exhibition at any time

Refer to the congress programme at a glance for session/exhibition hours. In addition, you can register to attend the Wednesday Development Tours (additional cost).

Accompanying Persons Name Badge and Kit

The kit will include a map of Melbourne; Partner's Programme; Map of the public transport system; List of "things to do in Melbourne"



Cardno**Knows** how to create engaging places

Cardno helps lay the foundations for thriving communities and public spaces across the nation.

Projects such as Beresford Foreshore Coastal Protection Plan in Western Australia and Queensland's first light rail system on the Gold Coast, will have a significant impact on the broader community long into the future. Bonnie Hills Urban Subdivision in Port Macquarie and Brisbane's River Quay also prove that amenity and aesthetics can go hand in hand. Our regional offices nationally are providing expert guidance to the mining and resources sector, enabling them to deliver sustainable physical, social and economic infrastructure.

Cardno is an ASX200 professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno's team includes leading professionals who plan, design, manage and deliver sustainable projects and community programs. Cardno is an international company headquartered in Brisbane, Queensland, listed on the Australian Securities Exchange [ASX:CDD].

For more information contact:

Phone 07 3369 9822

Email cardno@cardno.com.au

www.cardno.com

 **Cardno**[®]
Shaping the Future

Registration Procedures

Those wishing to attend National Congress should complete the registration form and return it with payment to the Congress Secretariat. Each delegate must complete a separate form. It is important that your registration form be completed including all accommodation details and sent by post or facsimile or you can register online.

Post: UDIA Congress Secretariat
C/- Conference Organising Group
PO Box 5739, Cranbourne VIC 3977

Facsimile: 03 5996 0424

Online: www.udiacongress.com.au

Information Telephone: 03 5991 4661

Registration Fees and Inclusions

Registration will not be accepted without the completion of the registration form and payment of the appropriate fees.

	Early Bird	Registration
	Received by 31/1/2013	Received after 31/1/2013
Full Member Registration	\$2200.00	\$2500.00
Full Non Member Registration	\$2500.00	\$2800.00
Day Registration Member*	\$1000.00	\$1250.00
Day Registration Non Member*	\$1250.00	\$1450.00
Accompanying Persons Registration	\$990.00	\$1200.00

Full Registration Fees include attendance at sessions and Exhibition Tuesday to Thursday; Monday Welcome Reception; Tuesday Night Out; Wednesday Development Tour; Thursday James Hardie National Awards for Excellence Gala Dinner and UDIA National Awards; Name badge and congress kit. **Not included:** Sports on Monday or Breakfast on Wednesday. Tickets can be purchased for these events at an additional cost

One Day Registration Fees (Tuesday, Wednesday, Thursday only) includes attendance at sessions/exhibition and the congress kit on the day of registration only. Tuesday and Thursday includes morning tea. Wednesday includes morning tea, lunch. **Not included:** Sports or Welcome Reception on Monday; Night Out on Tuesday; Breakfast or Development Tours on Wednesday; James Hardie National Awards for Excellence Gala Dinner on Thursday. Tickets can be purchased for these events at an additional cost.

Accompanying Persons Fees include access to sessions and exhibition on Tuesday, Wednesday and Thursday. Name badge and accompanying persons kit. Monday – Peninsula Tour and the Welcome Reception; Tuesday – Opening Congress Session and Let's Be Stylish Retail Therapy and Night Out; Wednesday – Breakfast Session; Thursday – Immigration Museum and lunch; and the James Hardie National Awards for Excellence Gala Dinner and UDIA National Awards. **Not included:** Sports on Monday; Development Tours on Wednesday. Tickets can be purchased for these events at an additional cost.

Additional or Individual Tickets

For guests or if not included in your registration package

- Golf – Monday 4 March 2013 \$300pp
- Sailing – Monday 4 March 2013 \$260pp
- Shooting Stars – Monday 4 March 2013 \$260pp
- Mornington Peninsula Tour & Lunch
– Monday 4 March 2013 \$140pp
- Welcome Reception Mural Hall
– Monday 4 March 2013 \$140pp
- Congress Opening then Let's Be Stylish
– Tuesday 5 March 2013 \$140pp
- Night Out AAMI Park – Tuesday 5 March 2013 \$140pp
- Breakfast hosted by Women in Property
– Wednesday 6 March \$88pp
- Immigration Museum & Lunch
– Thursday 7 March \$100pp
- James Hardie National Awards for Excellence
Gala Dinner – Thursday 7 March 2013 \$220pp

Payment of Fees

All congress fees shown on the registration form are to be paid by credit card, MasterCard, Visa or Amex or by a single cheque.

Congress fees should include:-

- All registration fees
- Sports day (if wishing to participate)
- Welcome Reception (if additional tickets are required)
- Night Out (if additional tickets are required)
- James Hardie National Awards for Excellence Gala Dinner (if additional tickets are required)

Registration Acknowledgement

Confirmation of your registration and accommodation details will be forwarded to you as soon as possible after receipt of your completed registration form and remittance.

Cancellation Policy

All cancellations must be made in writing to the UDIA Congress Secretariat. Cancellations received prior to January 15, 2013 will receive a 50% refund. No refund will be given after this date; however, an alternative delegate name may be submitted.

Disclaimer

Contents contained in this brochure are correct at time of printing. The Organising Committee reserve the right to make changes to the text or programme herein as may be required.

Accommodation

Conference Organising Group can co-ordinate your accommodation requirements whilst in Melbourne. Attractive rates have been secured for delegates attending National Congress at the congress venue Crown Towers, Crown Promenade, Crown Metropol and Short Stay Apartments. The rates published may only be obtained by booking your accommodation before 15 January 2013 on the form enclosed in this brochure. Accommodation will be allocated strictly in order of receipt of booking with payment. Early registration is advised. All costs include GST.

1. Crown Towers (Congress Venue)

8 Whiteman Street, Southbank Vic 3006

Standard Room	\$299.00
Standard Room +1 B'fast	\$334.00
Standard Room +2 B'fast	\$369.00

2. Crown Promenade

8 Whiteman Street, Southbank Vic 3006

Standard Room	\$235.00
Standard Room +1 B'fast	\$260.00
Standard Room +2 B'fast	\$285.00

3. Crown Metropol

8 Whiteman Street, Southbank Vic 3006

Standard Room	\$265.00
Standard Room +1 B'fast	\$295.00
Standard Room +2 B'fast	\$325.00

4. Short Stay Apartments

SouthbankONE
180 City Road, Southbank Vic 3006

One Bedroom Apartment	\$230.00
Two Bedroom Apartment	\$311.00



Hotel Booking Terms and Conditions

RESERVATIONS

Please indicate on the registration form your accommodation requirements, listing hotels in preferential order (i.e. 1,2,3,). As there is limited space available at each hotel, it is important that you book early. Accommodation will be allocated strictly in order of receipt of registration form. Please include a minimum of one night's room rate as a deposit with your registration fee payment. **ACCOMMODATION CAN ONLY BE BOOKED UPON RECEIPT OF YOUR ROOM DEPOSIT.** You must pay the balance of your accommodation account and any incidental charges in full directly to the hotel on departure.

Any enquiries regarding your accommodation options please feel free to contact the Congress Secretariat on telephone 03 5991 4661 or email pcs@cogroup.com.au

AMENDMENTS AND CANCELLATIONS

Any amendments or cancellations must be made in writing to Conference Organising Group.

Your amendment or cancellation will be reconfirmed in writing; it is your responsibility to ensure you have received a copy of any changes requested.



General Information

Crown Towers and Entertainment Complex

Congress returns to Crown, confident that the 2013 event will surpass even the high standards enjoyed in 2003 and 2008. Crown Towers dominates the banks of the Yarra River and is a focal point for the CBD, Docklands, Southbank, and Federation Square – all just a short walk away. Crown offers outstanding accommodation, theatres, meeting places, restaurants and bars, Australia's leading casino and a variety of other entertainment options are within your reach.

Registration

Delegates and partners are encouraged to register for the Congress before departing for sports day activities.

The registration desk will be located in the Crown Palladium Foyer and be open as follows:

Monday	8.30am – 6.00pm
Tuesday	8.00am – 4.00pm
Wednesday	7.30am – 11.30am
Thursday	8.00am – 4.00pm

Delegates will receive a name badge, programme book and other materials of use during their time at the Congress.

Dress Standards

Dress is smart casual for all events and business sessions. For any of the Development Tours flat shoes and comfortable clothing is preferred. Evening wear and/or business suit for the James Hardie National Awards for Excellence Gala Dinner.

People with Special Needs

Every effort has been made to ensure people with special needs are catered for. Should you require any specific assistance, please include a notation with your registration form to enable us to make your stay in Melbourne a pleasant and comfortable experience.

Weather

You should experience mild sunny days and cooler nights during your stay in Melbourne during March.

Car Parking

Crown has optional car parking available for visitors. Multi level parking entry via Clarke Street, Haig Street or Kingsway 0-6 hours \$6.00, 6-8 hours \$8.00, 8-24 hours \$10.00. Daily maximum \$10.00. Fri & Sat 5pm - midnight \$15.00 flat rate.

Basement parking entry via Whiteman Street, Kings Bridge or South Bank Bvd 0-6 hours \$20.00, 6-8 hours \$23.00, 8-10 hours \$27.00, 10-24 hours \$30.00. Daily maximum \$30.00. Fri & Sat 11.00am - midnight \$25.00.

Transport from Melbourne Airport

Melbourne Airport, located 20km north-west of the city centre on the Tullamarine Freeway is open 24 hours a day and handles both international and domestic flights at terminals in the same building. Skybus Airport Coach Service provides regular service to and from the airport with transfer time of 35-40 minutes. The contact number for Skybus is 03 9335 3066. Skybus: Adult one way \$17.00, return \$28.00.

Taxis are available at the airport ranks at an approximate cost of \$60.00 including tolls.

Pre and Post Tours Information

For those of you interested in touring Melbourne and Victoria visit the Tourism Victoria website at www.visitvictoria.com.au they will be able to help you with tours, attractions or any upcoming events.

Exhibition and Sponsorship Details

If you require information on exhibition and/or sponsorship opportunities please contact:

Marg Scarlett
Conference Organising Group
PO Box 5739
Cranbourne VIC 3977

Telephone: 03 5991 4661
Facsimile: 03 5996 0424
Email: pcs@cogroup.com.au

Delegate and Partners Registration Form & Tax Invoice

ABN: 69 005 125 280
UDIA NATIONAL CONGRESS 2013
Crown Towers, Melbourne, Victoria. 4-7 March 2013
ONLINE REGISTRATION NOW OPEN – www.udiacongress.com.au

Please note:

- (i) One delegate per Registration Form (The Registration Form can be copied).
- (ii) This Registration Form can only be accepted if accompanied by full payment and will become a tax invoice upon receipt of payment.
- (iii) Hotel rates are per room per night except where specified otherwise.
- (iv) All prices include GST and are cost per person

Delegate Details

Prof/Dr/Mr/Mrs/Ms/Miss: Surname:

First Name: Position:

Company/Organisation:

Postal Address:

State: Postcode: Mobile:

Telephone: Facsimile: Email:

Preferred Name for Badge:

Special Diet or Disability Assistance:

Accompanying Person Information

First Name: Surname:

Special Diet or Disability Assistance:

Accommodation

Please number in order of preference, i.e. 1, 2, 3 etc.

Crown Towers (Congress Venue)		
Standard Room	\$299.00	
Standard Room +1 B'fast	\$334.00	
Standard Room +2 B'fast	\$369.00	

Crown Metropol		
Standard Room	\$265.00	
Standard Room +1 B'fast	\$295.00	
Standard Room +2 B'fast	\$325.00	

Crown Promenade		
Standard Room	\$235.00	
Standard Room +1 B'fast	\$260.00	
Standard Room +2 B'fast	\$285.00	

Short Stay Apartments		
One Bedroom Apartment	\$230.00	
Two Bedroom Apartment	\$311.00	

Room Type Required (Please tick ☒) ☐ SINGLE ☐ TWIN ☐ DOUBLE ☐ APARTMENT

Arrival Day/Date: Departure Day/Date:

Accommodation Special Requests:

I Wish To Share My Accommodation With:

1: ACCOMMODATION DEPOSIT Equal To One Night's Room Rate

(A) \$ _____

Delegate Registration Fees

	Early Bird Received by 31/1/2013	Registration Received after 31/1/2013	Cost
Member Full Registration	\$2200.00	\$2500.00	
Non Member Full Registration	\$2500.00	\$2800.00	
Member Day Registration*	\$1000.00	\$1250.00	
Non Member Day Registration*	\$1250.00	\$1450.00	

* Day Registrations (✓) Tick day attending: ☐ Tuesday ☐ Wednesday ☐ Thursday *Maximum one day*

Delegates must tick ✓ function/s they will be attending. Failure to indicate will be registered as a non-attendance.

☐ Monday Welcome Reception ☐ Tuesday Night Out ☐ Thursday National Awards for Excellence Gala Dinner

DEVELOPMENT TOURS (Full Registration and Wednesday Registration only)
I would like to participate in the following Development Tour on Wednesday 6th March 2013. Failure to indicate will be registered as a non-attendance.
Please number in order of preference, i.e. 1, 2, 3, 4.

Development Tour A ☐

Development Tour B ☐

Development Tour C ☐

Development Tour D ☐

Tours will be allocated on a "first come – first served" basis. Once your preferred tour is filled, we will book in order of preference. The Development Tour is included in the full delegate registration fee.

2: DELEGATE REGISTRATION FEE sub total (A) \$ _____

Accompanying Persons Registration Fee

	Early Bird Received by 31/1/2013	Registration Received after 31/1/2013	Cost
Registration	\$990.00	\$1200.00	

Accompanying person must tick ✓ function/s they will be attending. Failure to indicate will be registered as a non-attendance.

Monday ☐ Peninsula Tour & Lunch ☐ Welcome Reception

Tuesday ☐ Session and Morning Tea ☐ Let's be Stylish ☐ Night Out

Wednesday ☐ Breakfast hosted by Women in Property

Thursday ☐ Immigration Museum & Lunch ☐ Closing Plenary ☐ National Awards for Excellence Gala Dinner

3: ACCOMPANYING PERSONS REGISTRATION FEE sub total (A) \$ _____

Additional Activities (not included in Full Registration Package)

Date	Activity	Price	Number of Tickets	Cost
Monday 4 March 2013	Golf	\$300		
	Sailing	\$260		
	Shooting Stars	\$260		
	Mornington Peninsula Tour & Lunch	\$140		
Wednesday 6 March 2013	Breakfast hosted by Women in Property	\$88		

4: ADDITIONAL ACTIVITIES sub total (A) \$ _____

Individual/Extra Tickets

Date	Activity	Price	Number of Tickets	Cost
Monday 4 March 2013	Welcome Reception Mural Hall	\$140		
Tuesday 5 March 2013	Night Out AAMI Park	\$140		
Wednesday 6 March 2013	Development Tour A	\$75		
	Development Tour B	\$75		
	Development Tour C	\$75		
	Development Tour D	\$75		
Thursday 7 March 2013	National Awards for Excellence Gala Dinner	\$220		
5: INDIVIDUAL/EXTRA TICKETS sub total				(A) \$ _____

Payment Summary (All prices include GST)

Sub Totals	Cost
1: Accommodation Deposit	
2: Delegate Registration Fee	
3: Accompanying Person Registration	
4: Additional Activities	
5: Individual/Extra Tickets	
TOTAL PAYABLE	(A) \$ _____

Please Charge My Credit Card

☐ MasterCard
 ☐ Visa
 ☐ Amex

Card No:
 Expiry Date:...../..... CCV:

Name of card holder: (Please print)

Signature of card holder Date

Signature of person completing this form:..... Date

OUR PRIVACY POLICY:

By registering for this congress, relevant details will be held on a database by Conference Organising Group and UDIA. A delegate list will be provided to all congress participants (name, position and organisation only). Information may also be made available to parties directly related to the congress including sponsors and/or exhibitors. If you do not wish your information to be used in this manner, please tick ✓ this box ☐.



All enquiries should be directed to

Marg Scarlett

UDIA National Congress Manager

PO Box 5739

Cranbourne Victoria 3977

Tel: 03 5991 4661

Email: pcs@cogroup.com.au

Web: www.udiacongress.com.au

APPENDIX ITEM 9.16

4 February 2013

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
INNALOO WA 6018

Dear Tony

Development Management Agreement – Tamala Park


In accordance with section 4.5 of the Development Management Agreement the Satterley Property Group seeks the approval of the Tamala Park Regional Council to replace the following Key Person under Schedule 4 as follows:

Name of Person	Job
Justin Crooks	Project Director

Name of Replacement Person	Job
Brenton Downing	Project Director

Brenton's CV is attached for your information

Yours faithfully

PP 

PETER MILLER
GENERAL MANAGER DEVELOPMENT WA

Brenton Downing | Resume

9 Jupiter Street, Carlisle WA 6101
P: 0457 778 885
E: downings@iinet.net.au

Career Profile

- Tertiary qualified Development Manager with 14 years experience in the property industry in both Western Australia and Victoria, including extensive experience as development manager of large master planned residential communities with publicly listed and private developers.
- Strong management experience through all stages of the development process including acquisitions, structure planning, marketing and construction.
- Management of all forms of development structures including joint ventures, project management (for private owners), syndicate management and company owned.

Key Skills

- ✓ Strong leadership skills and experience managing project teams on large residential projects.
- ✓ A delivery focus ensuring developments are delivered to a high quality, on time and on budget.
- ✓ Strong communication skills with the ability to consult, negotiate and build relationships with key stakeholders including the local community, joint venture partners, local councils and state government authorities.
- ✓ Excellent financial skills and understanding of investment returns utilising computer programs such as Estate Master Feasibility, Estate Master Development Manager, Microsoft Project and Circle Feasibility.

Employment History

Nov 2010 – January 2013 Development Manager Newland Developers

For over 30 years Newland has operated as the land development arm of Metricon Homes, Victoria's leading home builder. Newland currently has over 8,700 lots in current projects across Australia.

Responsibilities

- Development Manager at Warralily, a development south of Geelong, Victoria, which

will gross \$1 billion in sales on completion and includes 5,000 residential lots, two retail sites, community centre and three schools. Since release in June 2010 Warralily has sold 730 residential lots, making Warralily one of Victoria's best selling developments.

- Carry out acquisition investigations in Melbourne Growth Areas including identifying suitable land, undertaking feasibility studies and negotiating with landowners.
- Work closely and form relationships with all stakeholders including the Warralily project team, joint venture partners, local Council and State government authorities.

Achievements

- ✓ Appointment and leadership of consulting team in carrying out the urban design and obtaining approvals for planning permits, cultural heritage plans, engineering plans, vegetation management plans and landscape plans for Warralily Coast to launch the project on time.
- ✓ Successful management of the early release of the Warralily Coast precinct as an aspirational precinct, including the filling of a 50 home display village.
- ✓ Construction of the first 3 stages of the development (137 lots) including a major signalised intersection completed on time and budget, with a further 47 lots currently under construction.
- ✓ Completion of urban design for Warralily Promenade (Section D), lodgement and negotiation of planning permit conditions with City of Greater Geelong and service authorities (700 residential lots and mixed use site).
- ✓ Formation of strong relationships with all stakeholders including joint venture partner, Council planning and engineering staff and all State government service authorities.

November 2007 – December 2009

**Property Investment Manager
Becton**

An ASX listed, integrated property group with an enviable reputation for successful and innovative property development and construction.

Responsibilities

- Investment Manager for Becton Development Fund #1 which consisted of 4 developments in Melbourne, Canberra and Byron Bay, with a sales value in excess of \$160 million.
- Investigation and carrying out of feasibility studies for future development funds through acquisitions and the sale of projects on Becton's balance sheet.
- Asset Manager for Becton commercial properties in Victoria, Queensland and Northern Territory.
- Management of capital expenditure projects including two major office refurbishments in Brisbane and Sydney.
- Management of Becton's Environmental Performance including promoting initiatives and methods to reduce water and power usage.

Achievements

- ✓ Managed Becton Development Fund #1 through the Global Financial Crisis. This including ceasing works and divesting North Beach Byron project to ensure adequate cashflow and funding for the construction of Melbourne and Canberra projects.
- ✓ Successfully transitioned to a role in Asset Management of commercial properties when Becton ceased further acquisitions and Development Funds. As Asset Manager, negotiated numerous new lease agreements including a \$21 million 10 year lease for 7,000 sq m of office space to the Queensland Government.
- ✓ Managed the sale of many properties including appointment of agents, marketing campaigns and negotiations. This included preparing 675 – 679 Victoria Street, Abbotsford for sale as a development site, which involved negotiating the surrender of leases with numerous tenants, before selling the property as a development site for \$31 million.
- ✓ Improved the Becton office portfolio's National Australian Built Energy Rating (NABERS) from 2.31 stars to 2.88 stars by managing Becton's environmental performance. Improvements were obtained primarily through improved the awareness of Asset Managers with a limited capital budget.

April 2000 – November 2007 Senior Development Manager

Peet Limited (Perth and Melbourne offices)

Peet is a large specialist residential land developer, with more than 115 years experience.

Responsibilities

- Managed numerous projects at all stages of the development process. In Victoria developments managed included the 4,000 lot Aston / Greenvale Lakes (Craigieburn) developments which will have a value on completion of approximately \$900 million. In Western Australia developments managed included the 3,000 lot development Carramar Golf Course Estate, Atwell Waters and St Paul's Estate in Bibra Lake.
- Managed staff including Assistant Development Managers and Administrative Assistants who worked on developments in the northern and south-eastern Melbourne growth corridors.
- Managed each project as an individual business, in particular where the project has been syndicated through a prospectus.

Achievements

- ✓ Managed multiple developments at any one time. Consistently met development sales and settlement targets required for Peet to meet profit forecasts.
- ✓ Managed Point Cook Gardens, including 8 hectares of wetlands, which won the Victorian Stormwater Industry Award for Best Water Sensitive Urban Design on a Greenfield site.
- ✓ Participated in numerous capital raisings including the public listing of Peet Limited and the syndication of Peet projects by prospectus. Involvement included commissioning and management of valuations, specialist reports and general due diligence.

August 1999 – April 2000 Trainee Valuer

Property Valuation and Consulting Services, Perth WA

A boutique valuation firm focused on specialist and commercial valuations.

Responsibilities and Key Achievements

- Assisted with valuations of numerous commercial sites including residential development sites.
- Assisted in the management of small business and obtained sound understanding of property consulting work.
- Obtained valuation licence in 2000.

Professional Qualifications

1998 Completed Bachelor of Commerce (Property), Curtin University

2000 Property Valuation Licence, Perth

Professional Courses

Australian Institute of Management Negotiation Course

Australian Institute of Management Time Management Course

Occupational Health & Safety Training (hold Red Card)

Estate Master Feasibility and Development Management

Circle Feasibility Software

Environmental Management Workshops

Referees

Available on request

APPENDIX ITEM 9.18

Catalina

life & style

STAGE 3

A Parcel A B Parcel B C Parcel C D Parcel D E Parcel E

Mandatory Double Storey Lots:

F Parcel F G Parcel G H Parcel H I Parcel I J Parcel J

Stage 1 Release Future Residential

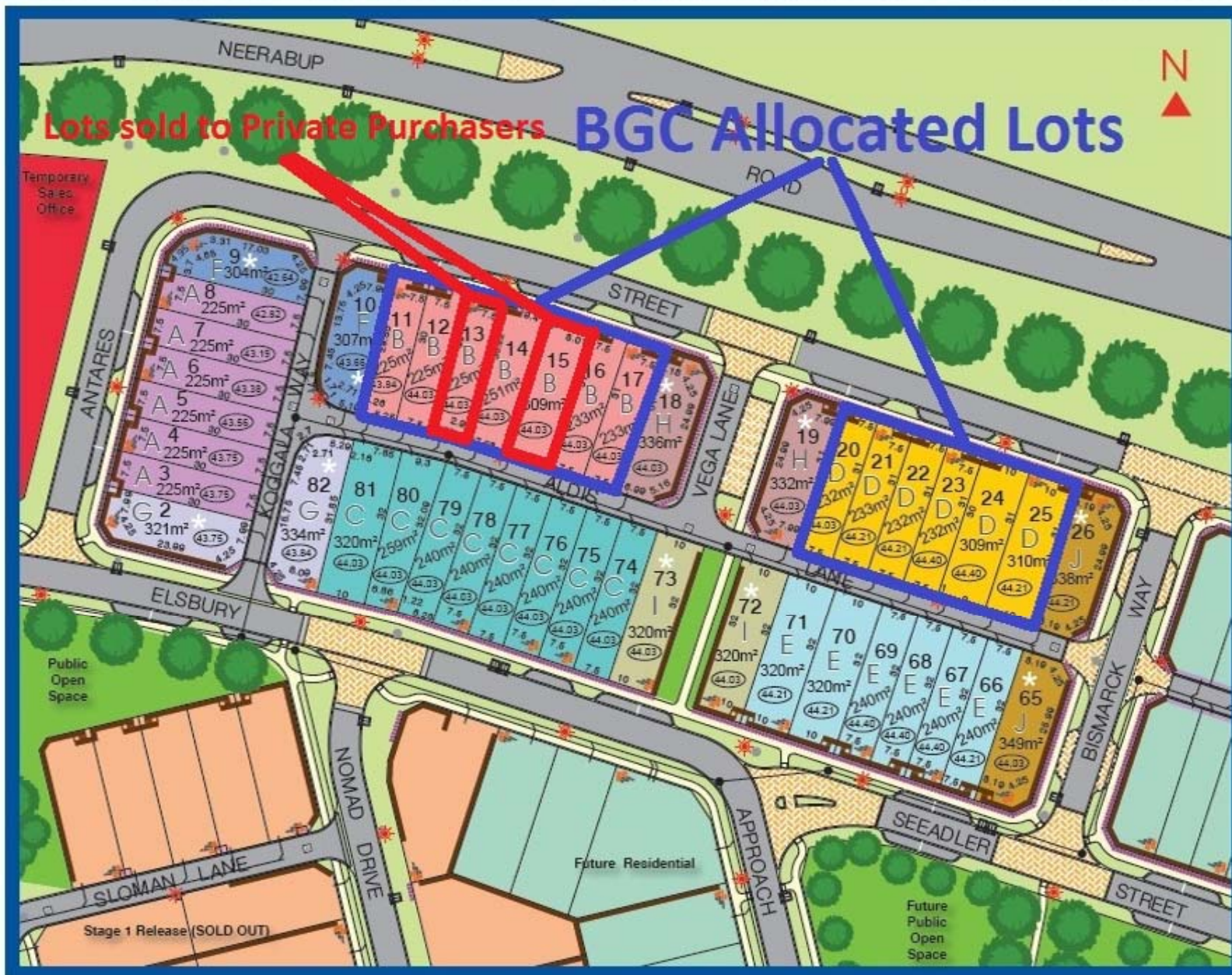
Legend

- Brick Paving
- Red Asphalt
- Side Entry Pit
- Drainage Grate
- Access Restriction
- Bin Pad Location
- Footpath
- Drainage Manhole
- Sewer Housing Connection/Manhole
- Crossover Location
- Service Basement
- Boilers
- Limestone Retaining Wall
- Lot Level
- Western Power Housing Connection (To be designed)
- Street Light & 1m x 1m Street Light Road Widening
- Mandatory Double Storey



TAMALA PARK Regional Council Catalina is being undertaken by the Tamala Park Regional Council.

All Dimensions and Areas are subject to survey. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only.



Live a charmed coastal life.

Satterley.com.au

MAPS REF: 0664100-0040 DATE: 14/10/2012 ©COPYRIGHT



Our Ref ND:TAMA-29441

Your Ref

3 December 2012

Mr T Arias
Chief Executive Officer
Tamala Park Regional Council
PO Box 655
INNALOO WA 6918

Dear Tony

Sale of lots to individual purchasers

Thank you for your instructions in our telephone discussion on 27 November 2012 and your email of 28 November 2012.

1. Put Option Deed

You sent me a copy of the Put Option Deed dated 23 July 2012 between Tamala Park Regional Council (TPRC) and BGC Residential Pty Ltd (BGC) in relation to Lot 24 Antaris Street, Catalina Estate Clarkson (Property) (Put Option Deed).

Under the Put Option Deed –

- (1) BGC granted to TPRC an irrevocable option to sell the Property to BGC;
- (2) the option must be exercised, if it is exercised at all, by TPRC during the 'Option Period' which is defined to be before 15 December 2012; and
- (3) the option cannot be exercised by TPRC if the Property is the subject of a 'Land Contract' between TPRC and a 'purchaser' requiring the purchaser to enter into a 'Building Contract' with BGC (for the construction of a residence on the Property).

2. Your question

I understand that the Department of Housing wishes to purchase the Property by entering into a Land Contract with TPRC.

However, you have informed me that TPRC has promoted the Catalina Estate as a private estate and considers that it is not consistent with this to sell the Property to the Department of Housing, rather than to a private individual.

You have asked, in effect, whether the TPRC can lawfully decline, on this basis, to sell the Property to the Department of Housing.



Stirling Law Chambers
220-222 Stirling Highway
Claremont WA 6010
Tel (08) 9383 3133
Fax (08) 9383 4935
Email: mcleods@mcleods.com.au

Denis McLeod
Neil Douglas
Fiona Grgich
David Nadebaum
Geoff Owen
Andrew Roberts
Craig Clarke
Peter Wittkuhn
David Nicholson
Peter Gillett
Elisabeth Stevenson (Special Counsel)
Trudi Firth (Associate)
Tim Beckett (Associate)

3. Advice

3.1 Overview

The question you have asked has private law and public law aspects. In essence, the private law aspects focus on –

- (1) whether TPRC has a contractual obligation to sell the Property to the Department of Housing – either as a result of any direct contractual obligation owed to the Department of Housing, or, indirectly, as a result of its contractual obligations to BGC; and
- (2) whether there may also be trade practices issues arising from the relevant commercial dealings between, or involving, the TPRC, BGC and the Department of Housing.

The public law aspects focus on the question whether any decision made by the TPRC to decline to sell the Property to Department of Housing could be challenged on the basis of administrative law unlawfulness.

3.2 Contractual obligations

I am not aware of any relevant contract between TPRC and the Department of Housing. On the information that you have provided to me, the only relevant contract is the Put Option Deed between the TPRC and BGC. The Put Option Deed does not contain any express obligation on TPRC to enter into any particular 'Land Contract' with a particular purchaser. Instead, under the terms of the Put Option Deed, the TPRC has a discretion whether to enter into any particular 'Land Contract', as it has a discretion whether to exercise the option that is granted to it by BGC within the Option Period.

The only argument to the contrary might be based on the provisions of the 'Background' in the Put Option Deed which refer to TPRC's agreement for BGC 'to market the Property as part of a "house and land package" to individual purchasers'. However, the Put Option Deed contains no provisions requiring TPRC to use its best endeavours or to facilitate any arrangement that might be proposed to BGC as a result of its marketing of the Property. Indeed, the 'Background' makes it clear that –

- (1) TPRC is to 'draw up the Land Contract on behalf of [BGC] with an individual purchaser in respect of the property'; and
- (2) BGC 'will do all things necessary to enter into a Building Contract with the purchaser who has entered into the Land Contract' – with no corresponding obligation on the TPRC to enter into a particular Land Contract resulting from BGC's marketing of the Property.

In these circumstances, on the information that you have provided, there are strong grounds for the TPRC to conclude that it has no contractual obligation to enter into a Land Contract with the Department of Housing.

3.3 Possible trade practices issues

The TPRC may be subject to legislative provisions dealing with misleading or deceptive conduct, unconscionable conduct and unfair practices. These were formerly contained in the *Trade Practices Act 1974* (Cth) but are now located in the *Competition and Consumer Act 2010* (Cth) (in Parts 2.1, 2.2 and 3.1).

Whether, and if so, to what extent, any of these provisions might apply to fetter the otherwise unrestricted contractual discretion that the TPRC has in relation to determining whether or not to sell the Property to the Department of Housing would depend on, and require a review and analysis of, all the relevant circumstances relating to the advertising and marketing of the Catalina Estate and of the representations made by, and other conduct of, the TPRC in the course of that marketing and advertising and in its dealings with prospective purchasers.

Please let me know if you would like me to undertake the review and analysis of those circumstances.

At this stage, however, this may not be necessary if you are satisfied that the TPRC has not done or represented anything that is inconsistent with its unrestricted commercial discretion to determine whether to enter into a Land Contract with the Department of Housing. In that situation, I think that it would be reasonable for the TPRC to proceed on the basis that, unless the Department of Housing or BGC provides reasons to the contrary, the TPRC may decline to enter into a Land Contract with the Department of Housing without being in breach of any of the provisions of the *Competition and Consumer Act 2010*.

3.4 Possible administrative law issues

As a public agency, the TPRC is required to make its decisions, and to exercise its functions, in good faith, for proper purposes and taking into account any relevant considerations (by reference, in particular, to the *Local Government Act 1995* and the TPRC's Establishment Agreement). It would be open to a person with a relevant interest, such as the Department of Housing in this case, to challenge a decision of the TPRC for a breach of one or more of these requirements and, if successful, the decision may be held by a court to be unlawfully made.

Whether the Department of Housing would have grounds to challenge a decision of the TPRC to decline to sell the Property to it would depend on all the circumstances including, in particular, the lawfulness and reasonableness of TPRC's position that land within the Catalina Estate, including the Property, should be sold only to private individuals.

You have not provided me with any information to indicate that this has been a previously settled position of the TPRC, or that the advertising and promotion of the Catalina Estate has proceeded on that basis. The Put Option Deed refers, in its 'Background' to the sale of lots to 'individual purchasers' – but this term is broad enough to include the Department of Housing in respect of the purchase of the Property.

However, for reasons similar to those set out above in relation to the possible trade practices issues, I think that it would be reasonable, in the circumstances, for the TPRC to proceed on the basis that, unless the Department of Housing or BGC provides reasons to the contrary, the TPRC may lawfully decline to enter into the Land Contract with the Department of Housing.

4. Conclusions

In my view, on the information that you have provided and for the reasons set out –

- (1) the TPRC does not have a contractual obligation to sell the Property to the Department of Housing;
- (2) there is insufficient information to determine whether –
 - (a) the provisions of the *Competition and Consumer Act 2010* might apply to a decision by the TPRC to decline to sell the Property to the Department of Housing; or
 - (b) if the TPRC were to decline to sell the Property to the Department of Housing, that decision may be open to an administrative law challenge; and
- (3) in the circumstances, I think that it would be reasonable for the TPRC to proceed on the basis that, unless and until the Department of Housing or BGC provides reasons to the contrary, the TPRC is entitled to decline to enter into the Land Contract with the Department of Housing.

I trust that this is sufficient for your present purposes but please let me know if I can be of any further assistance.

Yours sincerely



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