
APPENDIX ITEM 9.1



APPENDIX ITEM 9.2

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 29 February 2012

TABLE OF CONTENTS

Statement of Financial Activity	2
Notes to and Forming Part of the Statement	3 to 8
Supplementary Information	9 to 14

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 29 February 2012**

	NOTE	29 Feb 2012 Actual \$	29 Feb 2012 Y-T-D Budget \$	2011/2012 Annual Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues	1,2				
Interest Earnings		467,624	223,496	619,000	109.23%
Other Revenue		1,890	0	1,949,943	0.00%
		<u>469,514</u>	<u>223,496</u>	<u>2,568,943</u>	110.08%
Expenses	1,2				
Employee Costs		(264,322)	(406,333)	(569,370)	(34.95%)
Materials and Contracts					
- Professional Consulting Fees		(45,714)	(334,450)	(445,000)	(86.33%)
- Materials and Contracts Other		(244,247)	(864,964)	(1,491,274)	(71.76%)
Depreciation		0	(3,240)	(4,501)	(100.00%)
Insurance		(6,228)	(7,400)	(7,400)	(15.84%)
Other Expenditure		(77,566)	(118,500)	(118,500)	(34.54%)
		<u>(638,077)</u>	<u>(1,734,887)</u>	<u>(2,636,045)</u>	(63.22%)
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	3,240	4,501	(100.00%)
<u>Capital Revenue and (Expenditure)</u>					
Contributed Equity		0	0	(75,000)	0.00%
Land Held for Resale	3	(1,714,954)	(5,583,602)	(13,249,209)	(69.29%)
Land and Buildings	3	(106,549)	(80,000)	(80,000)	33.19%
Furniture and Equipment	3	(859)	(40,000)	(40,000)	(97.85%)
ADD					
Net Current Assets July 1 B/Fwd	7	14,751,169	14,800,401	14,800,401	(0.33%)
Net Current Assets Year to Date	7	<u>12,760,243</u>	<u>7,588,648</u>	<u>1,293,591</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 29 February 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 29 February 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

(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

Please refer to Compilation Report

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 29 February 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 29 February 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 29 February 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

General Office Fit Out	LB	106,549	80,000
Computer Equipment	FE	0	10,000
Furniture	FE	859	30,000
Subdivision Development Costs	LH	1,714,954	13,249,209
		1,822,362	13,369,209

By Class

Land & Buildings	106,549	80,000
Land Held for Resale	1,714,954	13,249,209
Furniture and Equipment	859	40,000
	1,822,362	13,369,209

4. DISPOSALS OF ASSETS

No assets were disposed during the reporting period to the 29th February 2012.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2012 TO 29 February 2012

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for during the 2011-12 financial year.

6. CONTRIBUTED EQUITY

The amount of Contributed Equity is \$16,583,123 as at 29 February 2012.

	29 Feb 2012 Actual \$	30 June 2011 Actual \$
Town of Victoria Park	1,381,927	1,395,974
City of Perth	1,381,927	1,395,974
Town of Cambridge	1,381,927	1,395,974
City of Joondalup	2,763,854	2,791,948
City of Wanneroo	2,763,854	2,791,948
Town of Vincent	1,381,927	1,395,974
City of Stirling	5,527,708	5,583,896
TOTAL	<u><u>16,583,124</u></u>	<u><u>16,751,688</u></u>

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	29 Feb 2012 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	12,895,015	14,832,197
Receivables	16,781	64,145
	<u>12,911,796</u>	<u>14,896,342</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(151,553)</u>	<u>(145,173)</u>
NET CURRENT ASSET POSITION	12,760,243	14,751,169
NET CURRENT ASSET POSITION	<u><u>12,760,243</u></u>	<u><u>14,751,169</u></u>

8. RATING INFORMATION

No rates are budgeted to be raised during the year ending 30 June 2012.

9. TRUST FUNDS

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

Tamala Park Regional Council
Appendix Item 9.2 - February 2012
Balance Sheet
As of February 29, 2012

	Feb 29, 12	Jun 30, 11	\$ Change
ASSETS			
Current Assets			
Chequing/Savings			
A01100 - Cash at Bank			
A01101 - Unrestricted Municipal Bank	6,111.46	356,022.91	-349,911.45
A01102 - Unrestricted Short Term Investm	1,269,111.60	594.32	1,268,517.28
A01106 - Fixed Term Deposit_BankWest	6,609,750.27	7,393,062.63	-783,312.36
A01107 - Fixed Term Deposit Suncorp Metw	2,000,000.00	5,105,851.60	-3,105,851.60
A01108 - Fixed Term Deposit ANZ Bank	3,001,001.56	1,976,635.91	1,024,365.65
A01109 - ANZ Online Saver Account	9,025.03	0.00	9,025.03
A01111 - ANZ Negotiator Account	-15.00	0.00	-15.00
Total A01100 - Cash at Bank	12,894,984.92	14,832,167.37	-1,937,182.45
Total Chequing/Savings	12,894,984.92	14,832,167.37	-1,937,182.45
Accounts Receivable			
A01120 - ACCOUNTS RECEIVABLE			
A011201 - Accrued Interest	0.00	18,518.59	-18,518.59
Total A01120 - ACCOUNTS RECEIVABLE	0.00	18,518.59	-18,518.59
Total Accounts Receivable	0.00	18,518.59	-18,518.59
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
A01199 - Land Held for Resale			
99.1 - Land Develop - Infrastructure	25,048.00	0.00	25,048.00
99.2 - Land Develop - Lot Production	269,318.66	0.00	269,318.66
99.4 - Land Develop - Consultants	107,997.81	0.00	107,997.81
99.5 - Land Develop - Landscape	122,094.24	0.00	122,094.24
99.6 - Land Develop - Admin Land Dev	4,500.00	0.00	4,500.00
99.9 - Land Develop - Precinct 1 Bulk	1,185,995.65	0.00	1,185,995.65
Total A01199 - Land Held for Resale	1,714,954.36	0.00	1,714,954.36
Total Other Current Assets	1,715,984.36	1,030.00	1,714,954.36
Total Current Assets	14,610,969.28	14,851,715.96	-240,746.68
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

Appendix Item 9.2 – February 2012
Tamala Park Regional Council
Balance Sheet
As of February 29, 2012

	Feb 29, 12	Jun 30, 11	\$ Change
Total A0151 - Land	2,000,000.00	2,000,000.00	0.00
A0152 - Buildings			
A01522 - At Cost			
E168520 - Additions 10-11			
E168513 - General Office Fitout	27,128.77	0.00	27,128.77
E168521 - Refurbishment works new office	79,420.00	0.00	79,420.00
Total E168520 - Additions 10-11	106,548.77	0.00	106,548.77
Total A01522 - At Cost	106,548.77	0.00	106,548.77
Total A0152 - Buildings	106,548.77	0.00	106,548.77
A0154 - Furniture & Equipment			
A01541 - Accumulated Depn - F&E	-20,119.00	-20,119.00	0.00
A01542 - At Cost			
E168530 - F&OEquip Additions 2010-11			
E168516 - Office Furniture CEO 2010/11	3,480.00	3,480.00	0.00
E168517 - Computer Equipment 2010/11	2,600.00	2,600.00	0.00
E168518 - Microwave Oven 2010/11	45.00	45.00	0.00
Total E168530 - F&OEquip Additions 2010-11	6,125.00	6,125.00	0.00
E168540 - F&OEquip Additions 2011-12			
E168519 - Phones 2011/12	859.00	0.00	859.00
Total E168540 - F&OEquip Additions 2011-12	859.00	0.00	859.00
A01542 - At Cost - Other	27,558.88	27,558.88	0.00
Total A01542 - At Cost	34,542.88	33,683.88	859.00
Total A0154 - Furniture & Equipment	14,423.88	13,564.88	859.00
Total Fixed Assets	2,120,972.65	2,013,564.88	107,407.77
TOTAL ASSETS	16,731,941.93	16,865,280.84	-133,338.91
LIABILITIES			
Current Liabilities			
Accounts Payable			
L01215 - SUNDRY CREDITORS	89,342.57	85,890.21	3,452.36
Total Accounts Payable	89,342.57	85,890.21	3,452.36
Other Current Liabilities			
2100 - Payroll Liabilities			
L2001 - PAYG Deductions	12,958.00	10,102.00	2,856.00
L2002 - Superannuation Contributions	0.00	-50.94	50.94

Tamala Park Regional Council
Appendix Item 9.2 - February 2012
Balance Sheet
As of February 29, 2012

	Feb 29, 12	Jun 30, 11	\$ Change
2100 - Payroll Liabilities - Other	20.00	0.00	20.00
Total 2100 - Payroll Liabilities	12,978.00	10,051.06	2,926.94
 2200 - Tax Payable	 -15,780.91	 -44,626.48	 28,845.57
L0122 - Employee Entitlements			
L01225 - Annual Leave	39,882.19	39,882.19	0.00
Total L0122 - Employee Entitlements	39,882.19	39,882.19	0.00
 L01229 - Prov for Audit Fees	 9,350.00	 9,350.00	 0.00
Total Other Current Liabilities	46,429.28	14,656.77	31,772.51
 Total Current Liabilities	 135,771.85	 100,546.98	 35,224.87
 Long Term Liabilities			
L01230 - Provision - Employee LSL	13,046.69	13,046.69	0.00
Total Long Term Liabilities	13,046.69	13,046.69	0.00
 TOTAL LIABILITIES	 148,818.54	 113,593.67	 35,224.87
 NET ASSETS	 16,583,123.39	 16,751,687.17	 -168,563.78
 EQUITY			
3000 - Opening Bal Equity			
L019051 - TVP Dist Rates Equiv 07-11	-26,397.49	-26,397.49	0.00
L019052 - CP Dist Rates Equiv 07-11	-26,397.49	-26,397.49	0.00
L019053 - TC Dist Rates Equiv 07-11	-26,397.49	-26,397.49	0.00
L019054 - CJ Dist Rates Equiv 07-11	-52,794.96	-52,794.96	0.00
L019055 - CW Dist Rates Equiv 07-11	-52,794.96	-52,794.96	0.00
L019056 - TV Dist Rates Equiv 07-11	-26,397.49	-26,397.49	0.00
L019057 - CS Dist Rates Equiv 07-11	-105,589.93	-105,589.93	0.00
Total 3000 - Opening Bal Equity	-316,769.81	-316,769.81	0.00
 3900 - *Retained Earnings	 847,017.81	 1,128,009.20	 -280,991.39
L019001 - Town of Victoria Park			
L019101 - TVP Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019001 - Town of Victoria Park	1,354,610.60	1,354,610.60	0.00
 L019002 - City of Perth			
L019102 - CP Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019002 - City of Perth	1,354,610.60	1,354,610.60	0.00
 L019003 - Town of Cambridge			
L019103 - TC Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019003 - Town of Cambridge	1,354,610.60	1,354,610.60	0.00
 L019004 - City of Joondalup			

Tamala Park Regional Council
Appendix Item 9.2 - February 2012
Balance Sheet
As of February 29, 2012

	Feb 29, 12	Jun 30, 11	\$ Change
L019104 - CJ Contributed Equity	<u>2,709,219.19</u>	<u>2,709,219.19</u>	<u>0.00</u>
Total L019004 - City of Joondalup	<u>2,709,219.19</u>	<u>2,709,219.19</u>	<u>0.00</u>
 L019005 - City of Wanneroo			
L019105 - CW Contributed Equity	<u>2,709,219.19</u>	<u>2,709,219.19</u>	<u>0.00</u>
Total L019005 - City of Wanneroo	<u>2,709,219.19</u>	<u>2,709,219.19</u>	<u>0.00</u>
 L019006 - Town of Vincent			
L019106 - TV Contributed Equity	<u>1,354,610.60</u>	<u>1,354,610.60</u>	<u>0.00</u>
Total L019006 - Town of Vincent	<u>1,354,610.60</u>	<u>1,354,610.60</u>	<u>0.00</u>
 L019007 - City of Stirling			
L019107 - CS Contributed Equity	<u>5,384,558.39</u>	<u>5,384,558.39</u>	<u>0.00</u>
Total L019007 - City of Stirling	<u>5,384,558.39</u>	<u>5,384,558.39</u>	<u>0.00</u>
 Net Income	<u>-168,563.78</u>	<u>-280,991.39</u>	<u>112,427.61</u>
TOTAL EQUITY	<u>16,583,123.39</u>	<u>16,751,687.17</u>	<u>-168,563.78</u>

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2011 through February 2012

	Jul '11 - Feb 12	Budget	Jul '11 - Feb 12	YTD Budget	Annual Budget
Income					
I03 - GENERAL PURPOSE FUNDING					
I032 - Other GPF					
I032030 - Interest on Investment	467,623.87	223,496.00	467,623.87	223,496.00	619,000.00
Total I032 - Other GPF	467,623.87	223,496.00	467,623.87	223,496.00	619,000.00
Total I03 - GENERAL PURPOSE FUNDING	467,623.87	223,496.00	467,623.87	223,496.00	619,000.00
I14 - OTHER PROPERTY & SERVICES					
I145 - Administration					
I145010 - Reimbursements	1,889.82		1,889.82		
I145011 - Income Sale on Lots	0.00	0.00	0.00	0.00	1,949,943.00
Total I145 - Administration	1,889.82	0.00	1,889.82	0.00	1,949,943.00
Total I14 - OTHER PROPERTY & SERVICES	1,889.82	0.00	1,889.82	0.00	1,949,943.00
Total Income	469,513.69	223,496.00	469,513.69	223,496.00	2,568,943.00
Gross Profit	469,513.69	223,496.00	469,513.69	223,496.00	2,568,943.00
Expense					
E04 - GOVERNANCE.					
E041 - Membership					
E041005 - Chairman Allowance	11,250.00	6,000.00	11,250.00	6,000.00	6,000.00
E041010 - Deputy Chair Allowance	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
E041018 - Composite Allowance	63,000.00	91,000.00	63,000.00	91,000.00	91,000.00
E041020 - Conference Expenses	0.00	10,000.00	0.00	10,000.00	10,000.00
E041025 - Training	0.00		0.00		
E041030 - Other Costs	0.00	10,000.00	0.00	10,000.00	10,000.00
Total E041 - Membership	75,750.00	118,500.00	75,750.00	118,500.00	118,500.00
Total E04 - GOVERNANCE.	75,750.00	118,500.00	75,750.00	118,500.00	118,500.00
E14 - ADMINISTRATION					
E145 - Administration					
E145005 - Salaries - Basic Costs	224,640.24	345,600.00	224,640.24	345,600.00	480,000.00
E145007 - Salaries Occ. Superannuation	20,218.51	31,104.00	20,218.51	31,104.00	43,200.00
E145009 - Salaries WALGS Superannuation	0.00	2,264.00	0.00	2,264.00	3,144.00
E145011 - Advertising Staff Vacancies	2,435.80	0.00	2,435.80	0.00	10,000.00
E145015 - Insurance W/comp.	11,750.00	13,325.00	11,750.00	13,325.00	13,325.00
E145017 - Medical Exam. Costs	0.00	0.00	0.00	0.00	200.00
E145019 - Staff Training & Dev.	450.00	1,440.00	450.00	1,440.00	2,000.00
E145020 - Conference Expenses CEO	4,210.26	8,640.00	4,210.26	8,640.00	12,000.00
E145021 - Telephone - Staff Reimbursement	0.00	360.00	0.00	360.00	501.00
E145024 - Travel Expenses CEO	1,698.91	3,600.00	1,698.91	3,600.00	5,000.00

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2011 through February 2012

	Jul '11 - Feb 12	Budget	Jul '11 - Feb 12	YTD Budget	Annual Budget
E145025 · Other Accom & Property Costs	18,087.56	10,800.00	18,087.56	10,800.00	15,000.00
E145027 · Advertising General	0.00	7,200.00	0.00	7,200.00	10,000.00
E145029 · Advertising Public/Statutory	2,691.22	4,320.00	2,691.22	4,320.00	6,000.00
E145031 · Graphics Consumables	0.00	3,600.00	0.00	3,600.00	5,000.00
E145033 · Photocopying	1,247.50	1,080.00	1,247.50	1,080.00	1,501.00
E145037 · Postage, Courier & Freight	630.47	360.00	630.47	360.00	501.00
E145039 · Printing	533.82	3,600.00	533.82	3,600.00	5,000.00
E145043 · Stationery	976.18	720.00	976.18	720.00	1,000.00
E145045 · Other Admin Expenses	6,577.61	3,600.00	6,577.61	3,600.00	5,000.00
E145047 · Office Telephones & Faxes	1,431.94	2,160.00	1,431.94	2,160.00	3,000.00
E145049 · Mobil Phones, Pages, Radios	0.00	1,440.00	0.00	1,440.00	2,000.00
E145053 · Bank Charges	342.15	360.00	342.15	360.00	501.00
E145055 · Credit Charges	0.00	72.00	0.00	72.00	101.00
E145057 · Audit Fees	8,500.00	15,000.00	8,500.00	15,000.00	15,000.00
E145059 · Membership Fees	2,250.00	7,550.00	2,250.00	7,550.00	7,550.00
E145061 · Legal Expenses (General)	33,708.10	36,000.00	33,708.10	36,000.00	50,000.00
E145069 · Valuation Fees	0.00	21,600.00	0.00	21,600.00	30,000.00
E145075 · Promotions	0.00	7,200.00	0.00	7,200.00	10,000.00
E145077 · Business Hospitality Expenses	2,113.64	7,200.00	2,113.64	7,200.00	10,000.00
E145082 · Lawyers	0.00	21,600.00	0.00	21,600.00	30,000.00
E145083 · Research	0.00	21,600.00	0.00	21,600.00	30,000.00
E145086 · Probity Auditor	2,412.00	12,000.00	2,412.00	12,000.00	20,000.00
E145087 · Computer Software Mtce	669.18	3,600.00	669.18	3,600.00	5,000.00
E145088 · Accounting Management	13,760.00	18,000.00	13,760.00	18,000.00	25,000.00
E145089 · Computer Software Purchase	0.00	6,000.00	0.00	6,000.00	10,000.00
E145091 · Computer Sundries	0.00	3,000.00	0.00	3,000.00	5,000.00
E145092 · Data Communication Links	0.00	1,440.00	0.00	1,440.00	2,000.00
E145093 · Internet Provider Costs	1,510.92	3,000.00	1,510.92	3,000.00	5,000.00
E145094 · Plant & Equipment Purchase Non-	0.00	600.00	0.00	600.00	1,000.00
E145095 · Furniture & Equipment Purchase	0.00	3,600.00	0.00	3,600.00	5,000.00
E145097 · Hire of Equipment	0.00	1,440.00	0.00	1,440.00	2,000.00
E145100 · Safety Clothes and Equipment	95.45	1,440.00	95.45	1,440.00	2,000.00
E145101 · Consumable Stores	255.59	360.00	255.59	360.00	501.00
E145103 · Newspapers & Periodicals	0.00	144.00	0.00	144.00	200.00
E145105 · Publications & Brochures	0.00	576.00	0.00	576.00	800.00
E145107 · Subscriptions	0.00	360.00	0.00	360.00	501.00
E145109 · Parking Expenses	36.55	360.00	36.55	360.00	501.00
E145111 · Plans	0.00	1,080.00	0.00	1,080.00	1,501.00
E145113 · Emergency Services	1,341.82	720.00	1,341.82	720.00	1,000.00
E145117 · Electricity	0.00	1,296.00	0.00	1,296.00	1,800.00
E145119 · Professional Indemnity	1,525.43	1,600.00	1,525.43	1,600.00	1,600.00
E145121 · Insurance - Public Liability	2,048.00	2,300.00	2,048.00	2,300.00	2,300.00
E145123 · Insurance - Property (ISR)	899.70	2,500.00	899.70	2,500.00	2,500.00
E145126 · Insurance - Personal Accident	3,885.00	1,000.00	3,885.00	1,000.00	1,000.00
E145127 · Insurance - Other	-2,130.00		-2,130.00		

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2011 through February 2012

	Jul '11 - Feb 12	Budget	Jul '11 - Feb 12	YTD Budget	Annual Budget
E145222 · Depreciation Furniture_office E	0.00	3,240.00	0.00	3,240.00	4,501.00
Total E145 · Administration	370,803.55	653,051.00	370,803.55	653,051.00	907,229.00
Total E14 · ADMINISTRATION	370,803.55	653,051.00	370,803.55	653,051.00	907,229.00
E24 · CONSULTANT EXPENSE					
E145079 · Consultancy					
E145400 · Structure Planning					
E145401 · Direct Component	16,205.74	26,000.00	16,205.74	26,000.00	40,000.00
E145402 · Variation SP Options	0.00	0.00	0.00	0.00	0.00
E145403 · Aerial Perspective Diagrams	0.00	0.00	0.00	0.00	0.00
E145405 · TPG Syrinx Component	0.00	6,500.00	0.00	6,500.00	10,000.00
E145409 · Traffic consultant	9,550.00	6,500.00	9,550.00	6,500.00	10,000.00
E145410 · Economic Component	0.00	3,250.00	0.00	3,250.00	5,000.00
E145413 · Structure Plan Modification	0.00	6,500.00	0.00	6,500.00	10,000.00
Total E145400 · Structure Planning	25,755.74	48,750.00	25,755.74	48,750.00	75,000.00
E145430 · Other Struct_PI Consultancies					
E145435 · Local Water Mgmnt Strategy	0.00	0.00	0.00	0.00	0.00
E145437 · Landscaping & Env Detail Plan	0.00	0.00	0.00	0.00	0.00
Total E145430 · Other Struct_PI Consultancies	0.00	0.00	0.00	0.00	0.00
E145440 · Env Innovation Consultancies					
E145441 · Sustainability Assessment Syst	0.00	26,000.00	0.00	26,000.00	40,000.00
E145443 · Hydrology Mgmnt & Reuse	0.00	0.00	0.00	0.00	0.00
E145444 · Energy Generation-Application	0.00	13,000.00	0.00	13,000.00	20,000.00
E145445 · Communication Systems	0.00	0.00	0.00	0.00	0.00
E145446 · MRC landfill Future Use/Integra	0.00	0.00	0.00	0.00	0.00
E145447 · Graceful Sun Moth Survey	2,470.04	6,500.00	2,470.04	6,500.00	10,000.00
E145448 · EPBC Act Management	28,645.60	32,500.00	28,645.60	32,500.00	50,000.00
Total E145440 · Env Innovation Consultancies	31,115.64	78,000.00	31,115.64	78,000.00	120,000.00
E145450 · Admin-Operational Consultancies					
E145451 · GST management	0.00	13,000.00	0.00	13,000.00	20,000.00
E145452 · Recruitment_Human Resources	0.00	6,500.00	0.00	6,500.00	10,000.00
E145453 · GST Margin Scheme Consultancy	19,048.75	100,000.00	19,048.75	100,000.00	100,000.00
Total E145450 · Admin-Operational Consultancies	19,048.75	119,500.00	19,048.75	119,500.00	130,000.00
E145079 · Consultancy - Other	0.00	0.00	0.00	0.00	0.00
Total E145079 · Consultancy	75,920.13	246,250.00	75,920.13	246,250.00	325,000.00
Total E24 · CONSULTANT EXPENSE	75,920.13	246,250.00	75,920.13	246,250.00	325,000.00
E34 · PROPERTY DEVELOPMENT- SERVICES					
E345 · Property Admin & Approvals					

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2011 through February 2012

	Jul '11 - Feb 12	Budget	Jul '11 - Feb 12	YTD Budget	Annual Budget
E145041 · Signage/Decals	0.00	3,250.00	0.00	3,250.00	5,000.00
E145042 · Branding/Marketing	1,455.97	13,000.00	1,455.97	13,000.00	20,000.00
E145063 · Conveyancing Expenses	0.00	0.00	0.00	0.00	0.00
E145065 · Surveyors Fees	0.00	0.00	0.00	0.00	0.00
E145067 · Title Searches	0.00	0.00	0.00	0.00	0.00
E145070 · Preliminary Engineering Design	0.00	0.00	0.00	0.00	0.00
E145072 · Subdivision Design - Stage 1	19,675.96	0.00	19,675.96	0.00	0.00
E145074 · Environmental Management Plans	98.75	0.00	98.75	0.00	0.00
Total E345 · Property Admin & Approvals	21,230.68	16,250.00	21,230.68	16,250.00	25,000.00
E346 · Mtce Services - Land					
E145204 · Fences/Walls	0.00	3,250.00	0.00	3,250.00	5,000.00
E145206 · Mtce Services - Land - Other	0.00	3,250.00	0.00	3,250.00	5,000.00
E145216 · Direct Selling Expenses	0.00	0.00	0.00	0.00	250,316.00
E145218 · Sales and Marketing	94,373.11	694,336.00	94,373.11	694,336.00	1,000,000.00
Total E346 · Mtce Services - Land	94,373.11	700,836.00	94,373.11	700,836.00	1,260,316.00
Total E34 · PROPERTY DEVELOPMENT- SERVICES	115,603.79	717,086.00	115,603.79	717,086.00	1,285,316.00
Total Expense	638,077.47	1,734,887.00	638,077.47	1,734,887.00	2,636,045.00
Net Income	-168,563.78	-1,511,391.00	-168,563.78	-1,511,391.00	-67,102.00

APPENDIX ITEM 9.2

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

TABLE OF CONTENTS

Statement of Financial Activity	2
Notes to and Forming Part of the Statement	3 to 8
Supplementary Information	9 to 14

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

	NOTE	31 March 2012 Actual \$	31 March 2012 Y-T-D Budget \$	2011/2012 Annual Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues	1,2				
Interest Earnings		503,788	322,372	619,000	56.28%
Other Revenue		2,590	0	1,949,943	0.00%
		<u>506,378</u>	<u>322,372</u>	<u>2,568,943</u>	57.08%
Expenses	1,2				
Employee Costs		(299,912)	(406,333)	(569,370)	(26.19%)
Materials and Contracts					
- Professional Consulting Fees		(54,487)	(334,450)	(445,000)	(83.71%)
- Materials and Contracts Other		(273,839)	(941,381)	(1,491,274)	(70.91%)
Depreciation		0	(3,240)	(4,501)	(100.00%)
Insurance		(6,228)	(7,400)	(7,400)	(15.84%)
Other Expenditure		<u>(77,566)</u>	<u>(118,500)</u>	<u>(118,500)</u>	(34.54%)
		<u>(712,032)</u>	<u>(1,811,304)</u>	<u>(2,636,045)</u>	(60.69%)
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	3,240	4,501	(100.00%)
<u>Capital Revenue and (Expenditure)</u>					
Contributed Equity		0	0	(75,000)	0.00%
Land Held for Resale	3	(2,869,130)	(5,583,602)	(13,249,209)	(48.62%)
Land and Buildings	3	(119,462)	(80,000)	(80,000)	49.33%
Furniture and Equipment	3	(859)	(40,000)	(40,000)	(97.85%)
ADD					
Net Current Assets July 1 B/Fwd	7	14,751,169	14,800,401	14,800,401	(0.33%)
Net Current Assets Year to Date	7	<u>11,556,064</u>	<u>7,611,107</u>	<u>1,293,591</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 MARCH 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 MARCH 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

(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

Please refer to Compilation Report

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

	31 March 2012 Actual \$	Annual 2011/12 Budget \$
General Office Fit Out	LB 119,462	80,000
Computer Equipment	FE 0	10,000
Furniture	FE 859	30,000
Subdivision Development Costs	LH 2,869,130	13,249,209
	<u>2,989,451</u>	<u>13,369,209</u>

By Class

Land & Buildings	119,462	80,000
Land Held for Resale	2,869,130	13,249,209
Furniture and Equipment	859	40,000
	<u>2,989,451</u>	<u>13,369,209</u>

4. DISPOSALS OF ASSETS

No assets were disposed during the reporting period to the 31st March 2012.

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

5. INFORMATION ON BORROWINGS

No borrowings have been made in the period under review. No borrowings are budgeted for during the 2011-12 financial year.

6. CONTRIBUTED EQUITY

The amount of Contributed Equity is \$16,531,635 as at 31 March 2012.

	31 March 2012 Actual \$	30 June 2011 Actual \$
Town of Victoria Park	1,377,636	1,395,974
City of Perth	1,377,636	1,395,974
Town of Cambridge	1,377,636	1,395,974
City of Joondalup	2,755,273	2,791,948
City of Wanneroo	2,755,273	2,791,948
Town of Vincent	1,377,636	1,395,974
City of Stirling	5,510,545	5,583,896
TOTAL	<u><u>16,531,635</u></u>	<u><u>16,751,688</u></u>

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	31 March 2012 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	11,570,102	14,832,197
Receivables	137,769	64,145
	<u>11,707,871</u>	<u>14,896,342</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(151,807)</u>	<u>(145,173)</u>
NET CURRENT ASSET POSITION	11,556,064	14,751,169
NET CURRENT ASSET POSITION	<u><u>11,556,064</u></u>	<u><u>14,751,169</u></u>

8. RATING INFORMATION

No rates are budgeted to be raised during the year ending 30 June 2012.

9. TRUST FUNDS

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

As of March 31 , 2012

	Mar 31, 12	Jun 30, 11	\$ Change
ASSETS			
Current Assets			
Chequing/Savings			
A01100 - Cash at Bank			
A01101 - Unrestricted Municipal Bank	10,019.90	356,022.91	-346,003.01
A01102 - Unrestricted Short Term Investm	125,847.32	594.32	125,253.00
A01106 - Fixed Term Deposit_BankWest	6,609,750.27	7,393,062.63	-783,312.36
A01107 - Fixed Term Deposit Suncorp Metw	2,000,000.00	5,105,851.60	-3,105,851.60
A01108 - Fixed Term Deposit ANZ Bank	2,815,401.32	1,976,635.91	838,765.41
A01109 - ANZ Online Saver Account	9,053.63	0.00	9,053.63
Total A01100 - Cash at Bank	11,570,072.44	14,832,167.37	-3,262,094.93
Total Chequing/Savings	11,570,072.44	14,832,167.37	-3,262,094.93
Accounts Receivable			
A01120 - ACCOUNTS RECEIVABLE			
A011201 - Accrued Interest	0.00	18,518.59	-18,518.59
A01120 - ACCOUNTS RECEIVABLE - Other	600.00	0.00	600.00
Total A01120 - ACCOUNTS RECEIVABLE	600.00	18,518.59	-17,918.59
Total Accounts Receivable	600.00	18,518.59	-17,918.59
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
A01199 - Land Held for Resale			
99.1 - Land Develop - Infrastructure	149,013.36	0.00	149,013.36
99.2 - Land Develop - Lot Production	321,069.23	0.00	321,069.23
99.4 - Land Develop - Consultants	107,997.81	0.00	107,997.81
99.5 - Land Develop - Landscape	124,753.33	0.00	124,753.33
99.6 - Land Develop - Admin Land Dev	4,500.00	0.00	4,500.00
99.9 - Land Develop - Precinct 1 Bulk	2,161,796.62	0.00	2,161,796.62
Total A01199 - Land Held for Resale	2,869,130.35	0.00	2,869,130.35
Total Other Current Assets	2,870,160.35	1,030.00	2,869,130.35
Total Current Assets	14,440,832.79	14,851,715.96	-410,883.17
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

Tamala Park Regional Council

Approved by Council - 12/11/12

Page 11 of 17

Balance Sheet As of March 31 , 2012

	Mar 31, 12	Jun 30, 11	\$ Change
Total A0151 - Land	2,000,000.00	2,000,000.00	0.00
A0152 - Buildings			
A01522 - At Cost			
E168520 - Additions 10-11			
E168513 - General Office Fitout	40,041.50	0.00	40,041.50
E168521 - Refurbishment works new office	79,420.00	0.00	79,420.00
Total E168520 - Additions 10-11	119,461.50	0.00	119,461.50
Total A01522 - At Cost	119,461.50	0.00	119,461.50
Total A0152 - Buildings	119,461.50	0.00	119,461.50
A0154 - Furniture & Equipment			
A01541 - Accumulated Depn - F&E	-20,119.00	-20,119.00	0.00
A01542 - At Cost			
E168530 - F&OEquip Additions 2010-11			
E168516 - Office Furniture CEO 2010/11	3,480.00	3,480.00	0.00
E168517 - Computer Equipment 2010/11	2,600.00	2,600.00	0.00
E168518 - Microwave Oven 2010/11	45.00	45.00	0.00
Total E168530 - F&OEquip Additions 2010-11	6,125.00	6,125.00	0.00
E168540 - F&OEquip Additions 2011-12			
E168519 - Phones 2011/12	859.00	0.00	859.00
Total E168540 - F&OEquip Additions 2011-12	859.00	0.00	859.00
A01542 - At Cost - Other	27,558.88	27,558.88	0.00
Total A01542 - At Cost	34,542.88	33,683.88	859.00
Total A0154 - Furniture & Equipment	14,423.88	13,564.88	859.00
Total Fixed Assets	2,133,885.38	2,013,564.88	120,320.50
TOTAL ASSETS	16,574,718.17	16,865,280.84	-290,562.67
LIABILITIES			
Current Liabilities			
Accounts Payable			
L01215 - SUNDRY CREDITORS	89,342.57	85,890.21	3,452.36
Total Accounts Payable	89,342.57	85,890.21	3,452.36
Other Current Liabilities			
2100 - Payroll Liabilities			
L2001 - PAYG Deductions	13,212.00	10,102.00	3,110.00
L2002 - Superannuation Contributions	0.00	-50.94	50.94

Tamala Park Regional Council
Balance Sheet
As of March 31 , 2012

Approved for issue - 11/2

	Mar 31, 12	Jun 30, 11	\$ Change
2100 - Payroll Liabilities - Other	<u>20.00</u>	<u>0.00</u>	<u>20.00</u>
Total 2100 - Payroll Liabilities	<u>13,232.00</u>	<u>10,051.06</u>	<u>3,180.94</u>
 2200 - Tax Payable	 -136,169.53	 -44,626.48	 -91,543.05
L0122 - Employee Entitlements			
L01225 - Annual Leave	<u>39,882.19</u>	<u>39,882.19</u>	<u>0.00</u>
Total L0122 - Employee Entitlements	<u>39,882.19</u>	<u>39,882.19</u>	<u>0.00</u>
 L01229 - Prov for Audit Fees	 <u>9,350.00</u>	 <u>9,350.00</u>	 <u>0.00</u>
Total Other Current Liabilities	<u>-73,705.34</u>	<u>14,656.77</u>	<u>-88,362.11</u>
 Total Current Liabilities	 15,637.23	 100,546.98	 -84,909.75
 Long Term Liabilities			
L01230 - Provision - Employee LSL	<u>13,046.69</u>	<u>13,046.69</u>	<u>0.00</u>
Total Long Term Liabilities	<u>13,046.69</u>	<u>13,046.69</u>	<u>0.00</u>
 TOTAL LIABILITIES	 <u>28,683.92</u>	 <u>113,593.67</u>	 <u>-84,909.75</u>
 NET ASSETS	 <u><u>16,546,034.25</u></u>	 <u><u>16,751,687.17</u></u>	 <u><u>-205,652.92</u></u>
 EQUITY			
3000 - Opening Bal Equity			
L019051 - TVP Dist Rates Equiv 07-11	-26,397.49	-26,397.49	0.00
L019052 - CP Dist Rates Equiv 07-11	-26,397.49	-26,397.49	0.00
L019053 - TC Dist Rates Equiv 07-11	-26,397.49	-26,397.49	0.00
L019054 - CJ Dist Rates Equiv 07-11	-52,794.96	-52,794.96	0.00
L019055 - CW Dist Rates Equiv 07-11	-52,794.96	-52,794.96	0.00
L019056 - TV Dist Rates Equiv 07-11	-26,397.49	-26,397.49	0.00
L019057 - CS Dist Rates Equiv 07-11	<u>-105,589.93</u>	<u>-105,589.93</u>	<u>0.00</u>
Total 3000 - Opening Bal Equity	<u>-316,769.81</u>	<u>-316,769.81</u>	<u>0.00</u>
 3900 - *Retained Earnings	 847,017.81	 1,128,009.20	 -280,991.39
L019001 - Town of Victoria Park			
L019101 - TVP Contributed Equity	<u>1,354,610.60</u>	<u>1,354,610.60</u>	<u>0.00</u>
Total L019001 - Town of Victoria Park	<u>1,354,610.60</u>	<u>1,354,610.60</u>	<u>0.00</u>
 L019002 - City of Perth			
L019102 - CP Contributed Equity	<u>1,354,610.60</u>	<u>1,354,610.60</u>	<u>0.00</u>
Total L019002 - City of Perth	<u>1,354,610.60</u>	<u>1,354,610.60</u>	<u>0.00</u>
 L019003 - Town of Cambridge			
L019103 - TC Contributed Equity	<u>1,354,610.60</u>	<u>1,354,610.60</u>	<u>0.00</u>
Total L019003 - Town of Cambridge	<u>1,354,610.60</u>	<u>1,354,610.60</u>	<u>0.00</u>
 L019004 - City of Joondalup			

Balance Sheet
As of March 31 , 2012

	Mar 31, 12	Jun 30, 11	\$ Change
L019104 - CJ Contributed Equity	2,709,219.19	2,709,219.19	0.00
Total L019004 - City of Joondalup	2,709,219.19	2,709,219.19	0.00
 L019005 - City of Wanneroo			
L019105 - CW Contributed Equity	2,709,219.19	2,709,219.19	0.00
Total L019005 - City of Wanneroo	2,709,219.19	2,709,219.19	0.00
 L019006 - Town of Vincent			
L019106 - TV Contributed Equity	1,354,610.60	1,354,610.60	0.00
Total L019006 - Town of Vincent	1,354,610.60	1,354,610.60	0.00
 L019007 - City of Stirling			
L019107 - CS Contributed Equity	5,384,558.39	5,384,558.39	0.00
Total L019007 - City of Stirling	5,384,558.39	5,384,558.39	0.00
 Net Income	-205,652.92	-280,991.39	75,338.47
TOTAL EQUITY	16,546,034.25	16,751,687.17	-205,652.92

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2011 through March 2012

	Jul '11 - Mar 12	Budget	Annual Budget
Income			
I03 - GENERAL PURPOSE FUNDING			
I032 - Other GPF			
I032030 - Interest on Investment	502,786.78	322,372.00	619,000.00
Total I032 - Other GPF	<u>502,786.78</u>	<u>322,372.00</u>	<u>619,000.00</u>
Total I03 - GENERAL PURPOSE FUNDING	502,786.78	322,372.00	619,000.00
I14 - OTHER PROPERTY & SERVICES			
I145 - Administration			
I145010 - Reimbursements	2,435.27		
I145011 - Income Sale on Lots	0.00	0.00	1,949,943.00
Total I145 - Administration	<u>2,435.27</u>	<u>0.00</u>	<u>1,949,943.00</u>
Total I14 - OTHER PROPERTY & SERVICES	<u>2,435.27</u>	<u>0.00</u>	<u>1,949,943.00</u>
Total Income	<u>505,222.05</u>	<u>322,372.00</u>	<u>2,568,943.00</u>
Gross Profit	505,222.05	322,372.00	2,568,943.00
Expense			
E04 - GOVERNANCE.			
E041 - Membership			
E041005 - Chairman Allowance	11,250.00	6,000.00	6,000.00
E041010 - Deputy Chair Allowance	1,500.00	1,500.00	1,500.00
E041018 - Composite Allowance	63,000.00	91,000.00	91,000.00
E041020 - Conference Expenses	0.00	10,000.00	10,000.00
E041030 - Other Costs	0.00	10,000.00	10,000.00
Total E041 - Membership	<u>75,750.00</u>	<u>118,500.00</u>	<u>118,500.00</u>
Total E04 - GOVERNANCE.	75,750.00	118,500.00	118,500.00
E14 - ADMINISTRATION			
E145 - Administration			
E145005 - Salaries - Basic Costs	257,291.44	345,600.00	480,000.00
E145007 - Salaries Occ. Superannuation	23,157.11	31,104.00	43,200.00
E145009 - Salaries WALGS Superannuation	0.00	2,264.00	3,144.00
E145011 - Advertising Staff Vacancies	2,435.80	0.00	10,000.00
E145015 - Insurance W/comp.	11,750.00	13,325.00	13,325.00
E145017 - Medical Exam. Costs	0.00	0.00	200.00
E145019 - Staff Training & Dev.	450.00	1,440.00	2,000.00
E145020 - Conference Expenses CEO	4,210.26	8,640.00	12,000.00
E145021 - Telephone - Staff Reimbursement	0.00	360.00	501.00
E145024 - Travel Expenses CEO	1,698.91	3,600.00	5,000.00
E145025 - Other Accom & Property Costs	5,274.83	10,800.00	15,000.00
E145027 - Advertising General	0.00	7,200.00	10,000.00

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2011 through March 2012

	Jul '11 - Mar 12	Budget	Annual Budget
E145029 · Advertising Public/Statutory	2,691.22	4,320.00	6,000.00
E145031 · Graphics Consumables	0.00	3,600.00	5,000.00
E145033 · Photocopying	1,247.50	1,080.00	1,501.00
E145037 · Postage, Courier & Freight	648.36	360.00	501.00
E145039 · Printing	533.82	3,600.00	5,000.00
E145043 · Stationery	1,149.82	720.00	1,000.00
E145045 · Other Admin Expenses	6,660.61	3,600.00	5,000.00
E145047 · Office Telephones & Faxes	1,717.77	2,160.00	3,000.00
E145049 · Mobil Phones, Pages, Radios	0.00	1,440.00	2,000.00
E145053 · Bank Charges	361.80	360.00	501.00
E145055 · Credit Charges	0.00	72.00	101.00
E145057 · Audit Fees	8,500.00	15,000.00	15,000.00
E145059 · Membership Fees	2,250.00	7,550.00	7,550.00
E145061 · Legal Expenses (General)	33,708.10	36,000.00	50,000.00
E145069 · Valuation Fees	0.00	21,600.00	30,000.00
E145075 · Promotions	0.00	7,200.00	10,000.00
E145077 · Business Hospitality Expenses	2,519.32	7,200.00	10,000.00
E145082 · Lawyers	0.00	21,600.00	30,000.00
E145083 · Research	0.00	21,600.00	30,000.00
E145086 · Probity Auditor	2,520.00	12,000.00	20,000.00
E145087 · Computer Software Mtce	669.18	3,600.00	5,000.00
E145088 · Accounting Management	14,510.00	18,000.00	25,000.00
E145089 · Computer Software Purchase	0.00	6,000.00	10,000.00
E145091 · Computer Sundries	0.00	3,000.00	5,000.00
E145092 · Data Communication Links	0.00	1,440.00	2,000.00
E145093 · Internet Provider Costs	1,447.11	3,000.00	5,000.00
E145094 · Plant & Equipment Purchase Non-	0.00	600.00	1,000.00
E145095 · Furniture & Equipment Purchase	0.00	3,600.00	5,000.00
E145097 · Hire of Equipment	0.00	1,440.00	2,000.00
E145100 · Safety Clothes and Equipment	95.45	1,440.00	2,000.00
E145101 · Consumable Stores	305.63	360.00	501.00
E145103 · Newspapers & Periodicals	0.00	144.00	200.00
E145105 · Publications & Brochures	0.00	576.00	800.00
E145107 · Subscriptions	0.00	360.00	501.00
E145109 · Parking Expenses	36.55	360.00	501.00
E145111 · Plans	0.00	1,080.00	1,501.00
E145113 · Emergency Services	1,341.82	720.00	1,000.00
E145117 · Electricity	0.00	1,296.00	1,800.00
E145119 · Professional Indemnity	1,525.43	1,600.00	1,600.00
E145121 · Insurance - Public Liability	2,048.00	2,300.00	2,300.00
E145123 · Insurance - Property (ISR)	899.70	2,500.00	2,500.00
E145126 · Insurance - Personal Accident	3,885.00	1,000.00	1,000.00
E145127 · Insurance - Other	-2,130.00		
E145222 · Depreciation Furniture_office E	0.00	3,240.00	4,501.00
Total E145 · Administration	395,410.54	653,051.00	907,229.00

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2011 through March 2012

	Jul '11 - Mar 12	Budget	Annual Budget
Total E14 - ADMINISTRATION	395,410.54	653,051.00	907,229.00
E24 - CONSULTANT EXPENSE			
E145079 - Consultancy			
E145400 - Structure Planning			
E145401 - Direct Component	16,205.74	26,000.00	40,000.00
E145402 - Variation SP Options	0.00	0.00	0.00
E145403 - Aerial Perspective Diagrams	0.00	0.00	0.00
E145405 - TPG Syrinx Component	0.00	6,500.00	10,000.00
E145409 - Traffic consultant	9,550.00	6,500.00	10,000.00
E145410 - Economic Component	0.00	3,250.00	5,000.00
E145413 - Structure Plan Modification	0.00	6,500.00	10,000.00
Total E145400 - Structure Planning	25,755.74	48,750.00	75,000.00
E145430 - Other Struct_PI Consultancies			
E145435 - Local Water Mgmnt Strategy	0.00	0.00	0.00
E145437 - Landscaping & Env Detail Plan	0.00	0.00	0.00
Total E145430 - Other Struct_PI Consultancies	0.00	0.00	0.00
E145440 - Env Innovation Consultancies			
E145441 - Sustainability Assessment Syst	0.00	26,000.00	40,000.00
E145443 - Hydrology Mgmnt & Reuse	0.00	0.00	0.00
E145444 - Energy Generation-Application	0.00	13,000.00	20,000.00
E145445 - Communication Systems	0.00	0.00	0.00
E145446 - MRC landfill Future Use/Integra	0.00	0.00	0.00
E145447 - Graceful Sun Moth Survey	2,470.04	6,500.00	10,000.00
E145448 - EPBC Act Management	28,645.60	32,500.00	50,000.00
Total E145440 - Env Innovation Consultancies	31,115.64	78,000.00	120,000.00
E145450 - Admin-Operational Consultancies			
E145451 - GST management	0.00	13,000.00	20,000.00
E145452 - Recruitment_Human Resources	0.00	6,500.00	10,000.00
E145453 - GST Margin Scheme Consultancy	33,048.75	100,000.00	100,000.00
Total E145450 - Admin-Operational Consultancies	33,048.75	119,500.00	130,000.00
E145079 - Consultancy - Other	2,000.00	0.00	0.00
Total E145079 - Consultancy	91,920.13	246,250.00	325,000.00
Total E24 - CONSULTANT EXPENSE	91,920.13	246,250.00	325,000.00
E34 - PROPERTY DEVELOPMENT- SERVICES			
E345 - Property Admin & Approvals			
E145041 - Signage/Decals	1,120.00	3,250.00	5,000.00
E145042 - Branding/Marketing	1,455.97	13,000.00	20,000.00
E145063 - Conveyancing Expenses	0.00	0.00	0.00

Tamala Park Regional Council
Profit & Loss Budget Performance
July 2011 through March 2012

	Jul '11 - Mar 12	Budget	Annual Budget
E145065 · Surveyors Fees	0.00	0.00	0.00
E145067 · Title Searches	0.00	0.00	0.00
E145070 · Preliminary Engineering Design	0.00	0.00	0.00
E145072 · Subdivision Design - Stage 1	0.00	0.00	0.00
E145074 · Environmental Management Plans	98.75	0.00	0.00
Total E345 · Property Admin & Approvals	2,674.72	16,250.00	25,000.00
E346 · Mtce Services - Land			
E145204 · Fences/Walls	0.00	3,250.00	5,000.00
E145206 · Mtce Services - Land - Other	0.00	3,250.00	5,000.00
E145216 · Direct Selling Expenses	0.00	0.00	250,316.00
E145218 · Sales and Marketing	145,119.58	770,753.00	1,000,000.00
Total E346 · Mtce Services - Land	145,119.58	777,253.00	1,260,316.00
Total E34 · PROPERTY DEVELOPMENT- SERVICES	147,794.30	793,503.00	1,285,316.00
Total Expense	710,874.97	1,811,304.00	2,636,045.00
Net Income	-205,652.92	-1,488,932.00	-67,102.00

APPENDIX ITEM 9.3

Tamala Park Regional Council
Cheque Detail
February 2012

Type	Num	Date	Name	Description	Paid Amount
Bill Pmt -Cheque	CH-200237	23/02/2012	Australia Post	Payment of TPRC Postal Box @ Innaloo Shopping Centre for period 1/4/12 to 31/3/13	
Bill	Inv 24543922	23/02/2012		E145037 - Postage, Courier & Freight - Payment of TPRC Postal Box	-124.55
			Australian Taxation Office	Non-Cap. Acq. - Inc GST	-12.45
					<u>-137.00</u>
Bill Pmt -Cheque	CH-200238	23/02/2012	Cvitan, Frank	November, December 2011, January 2012 composite allowance	
Bill	NovDecJan2012	16/02/2012		November, December 2011, January 2012 composite allowance	-1,750.00
					<u>-1,750.00</u>
TOTAL					<u>-1,887.00</u>

APPENDIX ITEM 9.3

Tamala Park Regional Council
Cheque Detail
March 1 - 29, 2012

Type	Num	Date	Name	Description	Paid Amount
Bill Pmt -Cheque	CH-200239	19/03/2012	City of Wanneroo	Clearance Request	
Bill		19/03/2012		Land held for resale - development costs - lot production - Clearance Request	-918.18
			Australian Taxation Office	Non-Cap. Acq. - Inc GST	-91.82
					-1,010.00
Bill Pmt -Cheque	CH-200240	19/03/2012	Landgate	Lodgement fee for the deposited plan	
Bill		19/03/2012		Land held for resale - development costs - lot production - Lodgement fee for the deposited plan	-1,728.18
			Australian Taxation Office	Non-Cap. Acq. - Inc GST	-172.82
					-1,901.00
Bill Pmt -Cheque	CH-200241	19/03/2012	McMullen Nolan Survey	WAPC endorsement of deposited plan	
Bill		19/03/2012		Land held for resale - development costs - lot production - WAPC endorsement of deposited plan	-618.00
			Australian Taxation Office	Non-Cap. Acq. - Inc GST	-61.80
					-679.80
Bill Pmt -Cheque	CH-200243	22/03/2012	City of Wanneroo	Council Supervision Fee - Stage 1 Catalina Estate	
Bill		22/03/2012		Land held for resale - development costs - lot production - Council Supervision Fee - Stage 1 Catalina Estate	-26,128.43
			Australian Taxation Office	Non-Cap. Acq. - Inc GST	-2,612.84
					-28,741.27
Bill Pmt -Cheque	CH-200242	22/03/2012	Water Corporation	Headworks contributions; planning fees; water main link; security deferred headworks; agreement fee	
Bill	Inv 1295271	22/03/2012		Land held for resale - development costs - infrastructure - Headworks contributions; planning fe...	-123,965.36
			Australian Taxation Office	Non-Cap. Acq. - Inc GST	-12,396.54
					-136,361.90
Bill Pmt -Cheque	CH-200244	29/03/2012	Hang Art	Hanging of collage artwork in TPRC office	
Bill		29/03/2012		E145025 - Other Accom & Property Costs - Hanging of collage artwork in TPRC office	-100.00
			Australian Taxation Office	Non-Cap. Acq. - Inc GST	-10.00
					-110.00

APPENDIX ITEM 9.3

Tamala Park Regional Council
Summary Payment List
February 2012

Date	Num	Name	Description	Amount
01/02/2012	CH-200239	Westpac Bank	Bank fees cheque Account February 2012	-19.75
09/02/2012	ET-1186	Employee Costs	Wages for period 26/1/12 to 8/2/12	-9,636.71
09/02/2012	ET-1181	WALGSP	KJ 9% superannuation for period 26/1/12 to 8/2/12	-142.34
09/02/2012	ET-1182	NAB	TA 9% superannuation for period 26/1/12 to 8/2/12	-969.57
09/02/2012	ET-1183	NAB	TA SS superannuation for period 26/1/12 to 8/2/12	-1,424.57
09/02/2012	ET-1184	Amp	WB 9% superannuation for period 26/1/12 to 8/2/12	-317.58
09/02/2012	ET-1185	ATO	IAS payment for January 2012	-8,094.00
09/02/2012	ET-1170	Active Sustainability	Sustainability Initiatives Plan - Stage 1 Review & Recommendations	-2,200.00
09/02/2012	ET-1171	Chess Removals	Removalist cost to move to new TPRC office	-654.50
09/02/2012	ET-1173	DTZ WA Pty Ltd	Invoices 110210 & 110210A	-1,900.00
09/02/2012	ET-1172	Eco Logical Australia	Post EPBC Act Approval Advice Phase 2 (services 7/11/11 to 31/1/12)	-4,424.64
09/02/2012	ET-1175	Ergoline Furniture	Balance of payment for new TPRC office furniture	-14,204.00
09/02/2012	ET-1174	Ernst & Young	GST & Stamp duty consultancy services for period ending 13/1/12	-14,353.63
09/02/2012	ET-1177	Haines Norton	February 2012 accounting provision + December 2011 BAS preparation	-1,155.00
09/02/2012	ET-1176	Interiors Unleashed	Design and completion of installing new offices for TPRC - final payment	-11,000.00
09/02/2012	ET-1178	Kyocera Mita	Photocopying - B/W and colour copying to 12/1/12	-497.02
09/02/2012	ET-1179	Neverfail	Bottled spring water x 3	-36.95
09/02/2012	ET-1180	Telstra	TPRC office landline to 27/1/12 + White pages listing	-430.86
15/02/2012	CH-200240	Westpac Bank	Payment EA and CEO Credit Cards February 2012	-1,001.31
17/02/2012	CH-200241	Westpac Bank	Bank Fee Maxi Account February 2012	-5.00
22/02/2012	ET-1189	Tony Arias	Backpay 4.1% from 12/10/11 to 22/2/12	-2,712.78
23/02/2012	ET-1212	Employee Costs	Wages 9/2/12 to 22/2/12	-10,284.34
23/02/2012	ET-1209	WALGSP	KJ 9% superannuation for period 9/2/12 to 22/2/12	-142.34
23/02/2012	ET-1210	Amp	WB 9% superannuation for period 9/2/12 to 22/2/12	-317.58
23/02/2012	ET-1211	NAB	TA 9% superannuation for period 9/2/12 to 22/2/12 + backpay for 12/10/11 to 22/2/12	-1,391.23
23/02/2012	CH-200237	Australia Post	Payment of Postal Box for period 1/4/12 to 31/3/13	-137.00
23/02/2012	CH-200238	Cvitan, Frank	November, December 2011, January 2012 composite allowance	-1,750.00
23/02/2012	ET-1190	Amphlett, Geoff	November, December 2011, January 2012 composite allowance	-1,750.00
23/02/2012	ET-1192	City of Stirling	Content filtering, firewall, spam filtering & antivirus Oct to Dec 2011	-330.00
23/02/2012	ET-1191	Eco Logical Australia	Clearing & Revegetation Management Plan - services 8/12/11 to 31/1/12	-2,389.75
23/02/2012	ET-1194	Evangel, Eleni	November, December 2011, January 2012 composite allowance	-1,750.00
23/02/2012	ET-1193	Guise, Dianne	November, December 2011, January 2012 composite allowance	-1,750.00
23/02/2012	ET-1195	Italiano, Giovanni	Nov, Dec 2011, Jan 2012 composite allowance + Chairman allowance	-6,500.00
23/02/2012	ET-1196	Macrae Corinne	November, December 2011, January 2012 composite allowance	-1,750.00
23/02/2012	ET-1197	MacTiernan Alannah	November, December 2011, January 2012 composite allowance	-1,750.00
23/02/2012	ET-1198	McLean, Tom	November, December 2011, January 2012 composite allowance	-1,750.00
23/02/2012	ET-1199	Michael, David	November, December 2011, January 2012 composite allowance	-1,750.00
23/02/2012	ET-1204	Neverfail	Bottled water	-25.05
23/02/2012	ET-1200	New Great Cleaning	Cleaning service TPRC office 18/1/12	-110.00
23/02/2012	ET-1201	Sheridan's for Badges	Invoices 54075 & 54276	-229.36
23/02/2012	ET-1202	Telstra	CEO Mobile Phone usage and charges to 13/3/12	-36.06
23/02/2012	ET-1205	Tyzack, Terry	November, December 2011, January 2012 composite allowance	-1,750.00
23/02/2012	ET-1203	UDIA	Delegate registration UDIA National Congress March 2012	-2,235.00
23/02/2012	ET-1206	Vaughan, Trevor	Nov, Dec 2011, Jan 2012 composite allowance + Deputy Chair allowance	-2,500.00
23/02/2012	ET-1207	Wayne Burns	Mileage & Reimbursements February 2012	-21.10
23/02/2012	ET-1208	Wilcox Rod	November, December 2011, January 2012 composite allowance	-1,750.00
27/02/2012	6	ANZ	Bank Fees ANZ Negotiator Account February 2012	-15.00

-119,344.02

APPENDIX ITEM 9.3

Tamala Park Regional Council
Summary Payment List
March 1 - 29, 2012

Date	Num	Name	Description	Amount
02/03/2012	ET-1234	R J Vincent & Co	RJ Vincent invoices 1107/1108/1153/1154	-1,073,381.07
05/03/2012	ET-1215	Westnet	Business standard email hosting for period 25/2/12 to 38/2/13	-100.00
08/03/2012	ET-1230	Employee Costs	Wages for period 23/2/12 to 7/3/12	-9,719.60
08/03/2012	ET-1226	WALGSP	KJ 9% superannuation for period 23/2/12 to 7/3/12	-142.34
08/03/2012	ET-1227	National Australia Bank	TA 9% superannuation for period 23/2/12 to 7/3/12	-1,009.38
08/03/2012	ET-1228	Amp	WB 9% superannuation for period 23/2/12 to 7/3/12	-317.58
08/03/2012	ET-1229	ATO	IAS February 2012	-12,958.00
08/03/2012	ET-1216	Award Signs	TPRC office roof sign and door sign	-1,232.00
08/03/2012	ET-1217	DTZ WA Pty Ltd	Valuation 35 lots Stage 1 Catalina Estate (35 lots @ \$50/lot plus 24 lot grouped housing site)	-2,950.00
08/03/2012	ET-1218	Haines Norton	Accounting service March 2012	-825.00
08/03/2012	ET-1220	Imagesource	50% deposit canvas prints x 7	-657.36
08/03/2012	ET-1219	Neverfail	bottled water	-25.05
08/03/2012	ET-1221	Officeworks	Files, dividers, binders	-191.00
08/03/2012	ET-1222	Optimum Media Decisions	Marketforce Communications Catalina Planning Senior Planner	-318.21
08/03/2012	ET-1223	Signs & Lines	6000mm x 3000mm Single sided hoarding sign & solar powered lighting	-41,421.92
08/03/2012	ET-1224	Telstra	White pages listing February 2012	-254.25
08/03/2012	ET-1225	Workplace Solutions	CEO Annual appraisal for period October 2010 to 2011	-2,200.00
12/03/2012	ET-1233	Bar Fridges Australia	BCH-70B Mini Bar Fridge & freight	-446.25
19/03/2012	CH-200239	City of Wanneroo	Clearance Request	-1,010.00
19/03/2012	CH-200240	Landgate	Lodgement fee for the deposited plan	-1,901.00
19/03/2012	CH-200241	McMullen Nolan Surveyors	WAPC endorsement of deposited plan	-679.80
22/03/2012	ET-1251	Employee Costs	Wages for period 8/3/12 to 21/3/12	-9,719.60
22/03/2012	ET-1248	WALGSP	KJ 9% superannuation for period 8/3/12 to 21/3/12	-142.34
22/03/2012	ET-1249	Amp	WB 9% superannuation for period 8/3/12 to 21/3/12	-317.58
22/03/2012	ET-1250	National Australia Bank	TA 9% superannuation for period 8/3/12 to 21/3/12	-1,009.38
22/03/2012	ET-1235	Action Couriers	Courier from TPRC to Imagesource delivering CD for TPRC office collages	-19.68
22/03/2012	ET-1236	ANZ	Repayment of ANZ investment interest on term deposit 968940651 incorrect paid by ANZ to TPRC	-1,001.56
22/03/2012	ET-1238	City of Stirling	Recycling bin from 31/1/12 to 30/6/12	-91.30
22/03/2012	ET-1239	Ernst & Young	Provision of GST advisory services with respect to anti-avoidance query from COW on proposed POA	-15,400.00
22/03/2012	ET-1240	Imagesource	invoices 401379 & 402955	-814.07
22/03/2012	ET-1241	Marketforce	Catalina Aerial Photograph - Superimpose artwork for aerial map	-537.08
22/03/2012	ET-1242	McMullen Nolan	Stage 1 miscellaneous surveys	-4,895.00
22/03/2012	ET-1243	Neverfail	Bottled water	-25.05
22/03/2012	ET-1244	Optimum Media Decisions	Sunday Times; West Australian; Community newspapers November 2011 advertising ROI campaign	-7,177.49
22/03/2012	ET-1246	Stantons International	Provision of Probity Advisory Services in support of TP project for Feb 2012	-118.80
22/03/2012	ET-1245	Telstra	TA mobile call and usage charges to 13 April 2012	-60.16
22/03/2012	ET-1247	Tree Watering Services	Watering grass trees 3 x weekly November 2011	-2,925.00
22/03/2012	CH-200243	City of Wanneroo	Council Supervision Fee - Stage 1 Catalina Estate	-28,741.27
22/03/2012	CH-200242	Water Corporation	Headworks contributions; planning fees; water main link; security deferred headworks; agreement fee	-136,361.90
29/03/2012	CH-200244	Hang Art	Hanging of collage artwork in TPRC office	-110.00
				-1,361,207.07

APPENDIX ITEM 9.4

2 April 2012

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

Dear Tony

Catalina Financial Report for March 2012

Please find attached the Catalina Financial Report for March 2012.

This report has been prepared on a cash basis and compares actual expenditure to approved budget expenditure for the period 1 July 2011 to 31 March 2012. There has been no revenue to date with revenue not budgeted until June 2012, following titles in May 2012.

Overall expenditure to 31 March 2012 is \$6,062,162 under budget, with \$3,006,186 spent compared to a budget of \$9,068,349. The main areas of variance are summarised below:

- Lot production expenditure to 31 March 2012 is \$2,965,057 under budget, with only \$2,514,799 spent to date. Works commenced in August 2011.
- Landscape expenditure to 31 March 2012 is \$55,408 over budget, with \$109,108 spent to date. This is due to the requirement to commence bore construction and Neerabup Road landscaping ahead of budgeted timing.
- Infrastructure expenditure to 31 March 2012 is \$1,554,553 under budget, with only \$55,625 spent to date.
- Sales and marketing expenditure to 31 March 2012 is \$696,990 under budget, with only \$93,760 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 'JC' or 'Justin Crooks'.

Justin Crooks
Project Director

CATALINA
FINANCE REPORT
March 31, 2012

CATALINA - FINANCE REPORT

1.0 Management Accounts - March 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> (July 11)	<u>Actual</u>	<u>Budget</u> (July 11)	<u>Actual</u>	<u>Budget</u> (July 11)	<u>Actual</u>	<u>Budget</u> (July 11)
Prior Years	-	-	-	-	-	-	-	-
Jul-2011	-	-	-	-	-	-	-	-
Aug-2011	-	-	-	-	-	-	-	-
Sep-2011	-	-	-	-	-	-	-	-
Sep-11 Qtr	-	-	-	-	-	-	-	-
Oct-2011	-	-	-	12	-	-	-	-
Nov-2011	-	-	-	12	-	-	-	-
Dec-2011	-	-	-	12	-	-	-	-
Dec-11 Qtr	-	-	-	36	-	-	-	-
Jan-2012	-	-	-	12	-	-	-	-
Feb-2012	-	-	-	12	-	-	-	-
Mar-2012	-	-	-	12	-	-	-	-
Mar-12 Qtr	-	-	-	36	-	-	-	-
Apr-2012	-	-	-	12	-	-	-	-
May-2012	-	35	-	12	-	-	-	-
Jun-2012	-	-	-	12	-	8	-	-
Jun-12 Qtr	-	35	-	36	-	8	-	-
Full 2011/12 Year	-	35	-	108	-	8	-	-
2012/13	-	195	-	144	-	196	-	6,000,000
2013/14	-	188	-	180	-	183	-	7,300,000

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 #	-	12	-	72	-	72
- Sales \$	-	2,627,117	-	16,354,449	-	16,354,449
- Sales \$/lot	-	218,926	-	227,145	-	227,145
- Settlements #	-	-	-	-	-	-
- Settlements \$	-	-	-	-	-	-
- Settlements \$/lot	-	-	-	-	-	-
- Unsettled sales #	-	{ Unconditional Conditional }		-	{ }	
- Unsettled sales \$	-			-		
- Unsettled sales \$/lot	-			-		

22 offers made in March 2012, expected to be accepted April 2012

1.3 Cashflow - Actuals to budget

	<u>PTD Act</u>	<u>PTD Bgt</u>	<u>Variance</u>
Revenue	-	-	-
Direct selling costs	-	-	-
<i>Development costs</i>			
Lot production	2,514,799	5,479,857	2,965,057
Landscaping	109,108	53,700	(55,408)
Consultants	195,436	446,239	250,803
Infrastructure	55,625	1,610,178	1,554,553
Sales office building	-	20,000	20,000
Sales & marketing	93,760	790,750	696,990
Administration	37,458	236,781	199,323
Finance	-	430,845	430,845
	3,006,186	9,068,349	6,062,162
Cashflow	(3,006,186)	(9,068,349)	(6,062,162)

APPENDIX ITEM 9.5

Contract for Sale of Land
Offers Acceptance Summary

STAGE ONE OFFERS TO PURCHASE

Lot No	Price \$	Finance Clause	Advertised Date
89	330,000.00	N/A	21/03/2012
90	266,000.00	N/A	21/03/2012
91	266,000.00	N/A	21/03/2012
92	266,000.00	Applicable	21/03/2012
93	265,000.00	Applicable	31/03/2012
94	265,000.00	Applicable	21/03/2012
136	220,000.00	N/A	21/03/2012
137	260,000.00	Applicable	21/03/2012
138	260,000.00	Applicable	21/03/2012
139	260,000.00	N/A	31/03/2012
140	260,000.00	Applicable	21/03/2012
141	230,000.00	Applicable	21/03/2012
142	230,000.00	Applicable	21/03/2012
143	260,000.00	Applicable	21/03/2012
144	260,000.00	N/A	21/03/2012
145	260,000.00	N/A	21/03/2012
146	255,000.00	Applicable	21/03/2012
147	225,000.00	Applicable	21/03/2012
182	280,000.00	UNSOLD	
195	260,000.00	Applicable	21/03/2012
196	260,000.00	N/A	21/03/2012
197	260,000.00	Applicable	21/03/2012
198	260,000.00	N/A	21/03/2012
199	275,000.00	UNSOLD	

APPENDIX ITEM 9.5

15 March 2012

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Unit 2, 369 Scarborough Beach Road
Innaloo WA 6018
(PO Box 655, Innaloo WA 6918)

Dear Tony

RE: PROBITY CERTIFICATE – SALES PROCESS FOR LOTS AT CATALINA STAGE 1

This report details our opinion regarding the probity of the processes undertaken by Satterley Property Group for the management of an on-line tendering process for the sale of lots in the Catalina development at Tamala Park.

1. Purpose and Scope

The purpose of the review has been to ensure that the process conducted by Satterley on behalf of the Tamala Park Regional Council was administered fairly and impartially to all parties and that all participants in the process received fair and equitable treatment.

2. Process

Stantons International was appointed as independent Probity Advisors to the overall project in June 2012 and have now participated in two ballots conducted by the Satterley Property Group, on for the allocation of lots to display builders and this process for the first of the residential lots. While these processes have been of a commercial nature and have not been bound by strict public sector guidelines, they have been developed to provide a transparent, verifiable trail to support the award processes.

The process employed for the ballot for the twenty four residential lots employed an on-line bidding system whereby proponents lodged a Registration of Offer and were given the opportunity to identify three lot preferences. The bidding system opened at 8.00am on Saturday 10 March, 2012 with bids being recorded in a strict sequential basis, which were then produced in time sequence. At the close of the process, bids had been received for twenty lots, however, I have been advised by the Estate Manager, Ms Danuta Wnek, that due to some proponents declining the allocated lot or funds not being available, she has firm contracts for nineteen lots. This would appear to have been an excellent outcome in the current environment.

3. Significant Issues

No significant issues arose during the bid opening or the allocation process. We were satisfied that the processes employed were transparent and free from bias.

4. Recommendations

No specific recommendations are made to improve the probity of future land sales by tender of this nature.

5. Deviations from the Agreed Procedures

No deviations were observed from procedures established before the bidding process and applied during the allocation stage.

6. Other Issues

Based on our involvement in the lot allocation process and our subsequent review of all relevant documents -

- It is our opinion that the allocation process was free from bias and inequity.
- It is our opinion that documentation supporting the allocation process provides sufficient evidence for third party review and accurately describes the process undertaken.
- It is our opinion that the process was conducted fairly and equitably by all parties involved.

It is our opinion that the process was fair and equitable and in accordance with the requirements of the Registration of Offer process.

Should you wish to discuss any aspect of this report or our involvement in the process, please do not hesitate to contact the undersigned.

Yours faithfully



Kevin Donnelly
Principal, Probity and Consulting
STANTONS INTERNATIONAL

APPENDIX ITEM 9.6

29 March 2012

Mr Tony Arias
Chief Executive Officer
Tamala Park Regional Council
Room 3 Scarborough Civic Centre
173 Gildercliffe Street
SCARBOROUGH WA 6019

Dear Tony

Catalina – Medium Density Allocation –Put Option Deed

It is proposed to use a Put Option Deed to contractually bind builders for the purchase of the medium density cottage lots which are proposed to be offered in parcels of 2-8 lots.

A Put Option Deed is a legal agreement which will protect the interests of the seller, in this case the TPRC, by granting them the option to compel the builder to complete the purchase of the lots. Up until the deed expires the builder can market the lots as medium density house and land packages.

In the current market builders are reluctant to commit to the outright purchase of lots due to the high holding cost involved. An outright purchase by the builder can also penalize the home owner with the builder passing on holding costs such as stamp duty which increases the cost of the overall house and land package with no benefit to the builder, TPRC or homeowner.

The advantage to the TPRC of the Put Option Deed is that the builder is required to buy up any lots remaining which they have not been able to contract direct to a purchaser and the end purchaser (home owner) is not penalized with additional lot holding costs.

The key elements of the Put Option Deed are:

- The deed will be between the TPRC and the Builder.
- The deposit is \$5,000 per lot.
- The price for the lots is subject to approval by TPRC.
- A copy of the Lot Purchase Contract is annexed to the deed.
- The TPRC has the ability to exercise the option (compelling the Builder to purchase).
- The TPRC can set the time period in which the option may be exercised. This would be 30 days prior to issue of title.
- The Builder has the ability to source and present clients to purchase lots from the date of receiving their lot allocation up until the option is exercised.
- Settlement of lots to occur within 21 to 28 days of issue of title providing surety of revenue.

It is important that the allocation of lots to builders be undertaken now to provide a sufficient period in which the builder can complete their designs over all 2-8 lots in the allocation and market their house and land packages.

It is anticipated that title for the Stage 3 medium density lots will be available in November 2012. The allocation of the medium density lot parcels can occur during April or May and this will provide the Builder a sufficient period in which to complete their designs and take to market.

The use of the Put Option Deed has been successfully applied on SPG projects such as Brighton and Belgravia Central, Bertram with the Department of Housing & Works and has been positively received by both the building industry and home purchasers.

It is recommended that the TPRC endorse use of a Put Option Deed in accordance with the above terms and this be entered into with builders participating in the allocation of medium density cottage lots.

Yours faithfully

A handwritten signature in black ink, appearing to read 'JP Crooks', followed by a long horizontal flourish.

JUSTIN CROOKS
PROJECT DIRECTOR

APPENDIX ITEM 9.6

Catalina

life & style

STAGE 3

Parcel A

Parcel B

Parcel C

Parcel D

Parcel E

Parcel F

Parcel G

Parcel H

Parcel I

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 Easement

Limestone Retaining Wall

Lot Level

Western Power Housing Connection (To be designed)

Street Light & 1m x 1m Street Light Road Widening

NEERABUP ROAD

MARMON AVENUE

SALES OFFICE

Display Village

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. Call Danuta on 9368 9068 today.

APPENDIX ITEM 9.7

12 March 2012

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

Dear Tony

CATALINA: Non-potable Water Scheme

Further to your correspondence dated 27 February 2012, in response to SPG's recommendation you have approved the installation of pipe work for a future non-potable water scheme for Stage 1 of Catalina.

We acknowledge the requirement to undertake immediate action to confirm the viability of a future scheme.

In response to your primary concerns of scope, water source, service provider and financial viability, we wish to confirm the following as the appropriate options/actions for progressing the scheme.

Scope

Based on the underlying assumption that the Non-Potable Water Scheme will be fed by ground water, the two most likely options for the structure of the system are:

- A central system which provides water to areas of public open space as well as individual private lots from a shared infrastructure network of bores irrigation controllers. This option will require the support of the City of Wanneroo as it is mostly likely to lead to the City having to purchase water from the operating entity.
- An independent system providing water to private lots only. This option will still require support from the City of Wanneroo to construct infrastructure in areas of public open space. The major disadvantage related to this option is the overall cost of the system in comparison to Option 1, as it would result in duplication of infrastructure in the form bores and irrigation control units.

Action:

SPG to engage the City of Wanneroo to determine their level of support for participating in a central system for irrigation purposes for public open space and private lots. Should support not be forthcoming it will assumed an independent system is required and a feasibility analysis will be prepared to assess whether the infrastructure component of such a system is viable.

Water Source

There are two main issues relating to water source which require resolution in order to implement the non-potable water system, these are:

- Water quality and availability – an existing bore has been installed on the site and is currently supplying construction water and will be used for future irrigation purposes. It has been identified that this bore has a high iron content and as a result, water extracted from the bore will require treatment prior to distribution on public open space areas in order to prevent both iron staining and blockages in the irrigation system. An even higher degree of iron treatment may be required to distribute water over private areas due to community expectations regarding water quality.
- In preparation of the Catalina LWMS the principle source of groundwater information was monitoring undertaken by third parties, namely the Department of Water and the CSIRO. No known monitoring bores have been installed onsite by TPRC. SPG has consulted with ENV, which prepared the LWMS, to gauge whether the available data is suitable for assessing and supporting a business case for a non-potable water scheme. In order to obtain statutory approvals to the proposed scheme it is essential that a strong and well supported business case based on net environmental benefits is compiled.

Action:

- Assess the suitability of existing bore water supply for distribution on private open space and associated cost of treatment.
- Assessment of available ground water information for the preparation of an environmental business case to support statutory approvals, including recommendation of the extent of further sampling/monitoring as required.

Service Provider

A number of potential service providers were identified in the previous implementation strategy. Of the options available two organisations stand out as the most practicable candidates, these being a private provider and the Water Corporation.

Total Eden have already shown a strong interest in becoming the service provider for a future scheme and remain a good quality option.

The preferred provider is the Water Corporation, being a statutory department with the infrastructure, experience and expertise in running water distribution networks.

We have received confirmation from both the TPRC and the City of Wanneroo that neither organisation has any interest in becoming a service provider for a 3rd pipe system.

Action:

1. Seek a meeting with the Water Corporation to confirm their interest in trialing a 3rd pipe scheme at Catalina.
2. (in parallel with Item 1) Seek a proposal from Total Eden for becoming the service provider for the network.

** it is acknowledged that should the option of a private provider be selected, a public selection process may be required and will be subject to a private provider being able to obtain the necessary licenses to operate the system.*

Financial Viability

It is understood that the TPRC, while willing to invest in upfront infrastructure for the provision of a 3rd pipe network, is unwilling to invest in the system beyond this point. All future discussions with service providers will be made with this understanding and it will also be intended to design any network with a minimum life cycle of 25 years.

The above action items are currently being worked through as a matter of urgency and it is intended to provide a budget for progressing the scheme further by the end of March. The Budget will include both consultant fee requirements and also an indication of the extent of future proofing infrastructure required for forthcoming stages while the viability of the network and approvals are being assessed.

Should you wish to discuss further please do not hesitate to contact me.

Yours sincerely



JUSTIN CROOKS
PROJECT DIRECTOR

APPENDIX ITEM 9.8



TAMALA PARK
Regional Council

Tamala Park Regional Council

Delegation Register 2012/13

April 2012

First adopted: August 2006
First review: August 2007
Last updated: April 2012
Date for review: April 2013



Explanatory Notes

1. General

The Local Government Act of 1995 provides that powers and duties generally vest with the 'local government' as a corporate entity.

The elected Council exercises the powers and discharges the duties of the local government through resolutions.

There are some specific powers or duties conferred by the Act upon the Chairman, and the Chief Executive Officer (CEO).

Delegations of authority to exercise the statutory powers of Council may be made to:

- Committees (as detailed in sections 5.16 and 5.17 of the Act), or
- The Chief Executive Officer (as detailed in sections 5.42 and 5.43).

The Act also allows the Chief Executive Officer to further delegate the authority to another employee. This cannot, however, be further sub-delegated.

2. Role of the Council

Section 2.7 of the Act sets out the role of the Council:-

2.7 (1) The Council -

- a) Directs and controls the local government's affairs; and
- b) Is responsible for the performance of the local government's functions.

(2) Without limiting subsection (1), the Council is to -

- a) Oversee the allocation of the local government's finances and resources; and
- b) Determine the local government's policies.

3. Role of the Chairman, Deputy Chairman and Councillors

Sections 2.8, 2.9 and 2.10 set out the roles of Chairman, Deputy Chairman and Councillors:

TPRC Delegation Register

The role of the Chairman

2.8 (1) the Chairman

- a) Presides at (Council) meetings in accordance with this Act;
- b) Provides leadership and guidance to the community in the district;
- c) Carries out civic and ceremonial duties on behalf of the local government;
- d) Speaks on behalf of the local government;
- e) Performs such other functions as are given to the Chairman by this Act or any other written law; and
- f) Liaises with the CEO on the local government's affairs and the performance of its functions.

(2) Section 2.10 applies to a councillor who is also the Chairman and extends to a Chairman who is not a councillor.

The role of the Deputy Chairman

2.9 The Deputy Chairman performs the functions of the Chairman when authorised to do so under section 5.34 (i.e. where the office of Chairman is vacant, or when the Chairman is unwilling, unavailable or unable to perform his or her functions).

The role of Councillors

2.10 A Councillor -

- a) Represents the interests of electors, ratepayers and residents of the district;
- b) Provides leadership and guidance to the community in the district;
- c) Facilitates communication between the community and the council;
- d) Participates in the local government's decision-making processes at council and committee meetings; and
- e) Performs such other functions as are given to a councillor by this Act or any other written law.

4. Function of the CEO

5.41 The CEO's functions are to -

- a) Advise the Council in relation to the functions of a local government under this Act and other written laws;
- b) Ensure that advice and information is available to the council so that informed decisions can be made;

TPRC Delegation Register

- c) Cause Council decisions to be implemented;
- d) Manage the day-to-day operations of the local government;
- e) Liaise with the Chairman on the local government's affairs and the performance of the local government's functions;
- f) Speak on behalf of the local government if the Chairman agrees;
- g) Be responsible for the employment, management supervision, direction and dismissal of other employees (subject to section 5.37 (2) in relation to senior employees);
- h) Ensure that records and documents of the local government are properly kept for the purposes of this Act and any other written law; and
- i) Perform any other function specified or delegated by the local government or imposed under this Act or any other written law as a function to be performed by the CEO.

5. Delegations of Some Powers and Duties to CEO

Pursuant to Sections 5.42, 5.43, 5.44, 5.45, and 5.46 of the Local Government Act 1995, a Council may delegate authority to the Chief Executive Officer some of its functions. These sections are set out below:

Delegation of some powers and duties to CEO

5.42. (1) A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in section 5.43.

**Absolute majority required.*

(2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

Limits on delegations to CEO's

5.43. A local government cannot delegate to a CEO any of the following powers or duties -

- a) Any power or duty that requires a decision of an absolute majority or a 75% majority of the local government;
- b) Accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
- c) Appointing an auditor;
- d) Acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;
- e) Any of the local government's powers under section 5.98, 5.99 or 5.100; (these relate to: fees, expenses and allowances for Councillors)

TPRC Delegation Register

- f) Borrowing money on behalf of the local government:
- g) Hearing or determining an objection of a kind referred to in section 9.5;
- h) Any power or duty that requires the approval of the Minister or the Governor; or
- i) Such other powers or duties as may be prescribed.

CEO may delegate powers and duties to other employees

- 5.44. (1) A CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under this Act other than this power of delegation.
- (2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.
- (3) This section extends to a power or duty the exercise or discharge of which has been delegated by a local government to the CEO under section 5.42, but in the case of such a power or duty –
- a) The CEO's power under this section to delegate the exercise of that power or the discharge of that duty; and
 - b) The exercise of that power or the discharge of that duty by the CEO-s delegate,
- Are subject to any conditions imposed by the local government on its delegation to the CEO.
- (4) Subsection (3)(b) does not limit the CEO's power to impose conditions or further conditions on a delegation under this section.
- (5) In subsection (3) and (4):
- ‘Conditions’ includes qualifications, limitations or exceptions.’

Other matters relevant to delegations under this Division

- 5.45. (1) Without limiting the application of sections 58 and 59 of the Interpretation Act 1984-
- a) A delegation made under this Division has effect for the period of time specified in the delegation or where no period has been specified, indefinitely; and
 - b) Any decision to amend or revoke a delegation by a local government under this Division is to be by an absolute majority.
- (2) Nothing in this Division is to be read as preventing -
- a) A local government from performing any of its functions by acting through a

TPRC Delegation Register

person other than the CEO; or

- b) A CEO from performing any of his or her functions by acting through another person.

Register of, and records relevant to, delegations to CEO's and employees

5.46. (1) The CEO is to keep a register of the delegations made under this Division to the CEO and to employees.

(2) At least once every financial year, delegations made under this Division are to be reviewed by the delegator.

(3) A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."

With reference to section 5.46 (3), Regulation 19 from the Local Government (Admin.), Regulations 1996 states the following

'Records to be kept by delegates –s.5.46(3)

19. Where a power or duty has been delegated under the Act to the CEO or to any other local government employee, the person to whom the power or duty has been delegated is to keep a written record of -

- a) How the person exercised the power or discharged the duty;
- b) When the person exercised the power or discharged the duty; and
- c) The persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty.'

The practical workings needs to be developed over time and for the time being the pragmatic approach that the CEO will need to employ is to take advice from a Committee where previously authority to make decisions was taken by a Committee of staff members.

Also, in respect of the supervision and audit activity, it will probably be the case, to ensure effectively distributed administration, that the CEO, at the time of making a delegation of a power also make a further delegation to the Divisional Supervisor to supervise the exercise and performance measures associated with the delegated power.

Section 9.38 of the Local Government Act:

"Evidence that a document has been given or written by or on behalf of the local government may be given by tendering what purports to be the document and purports to be signed by the Chairman or president, the CEO, or any other person authorised to sign it, without proof of the signature or proof that the person signing was a person who could sign then document."

TPRC Delegation Register

6. Numerical Listing of Delegations

NUMBER	DELEGATION	CONDITION	CEO DELEGATION
CHIEF EXECUTIVE OFFICER			
1	Press Statements and media comments: Authority to issue statements to the News Media and make comments on behalf of Council.	Subject to the prior approval of the Chairman.	
2	Press Statements on Policy: Authority to issue statements of Policy to the News Media on behalf of the Council.	Subject to the prior approval of the Chairman	
3	Contract Signing: Authority to sign formal contracts with the co-signature of the Chairman – upon affixation of the Common Seal to the contract documents.	Subject to budget provision or after authority for sealing by the Council.	
4	Voluntary Emergency Service: Authority to deploy Council equipment and manpower in an emergency.		
5	Leave: Authority to grant the following leave: 1. Leave without pay 2. Study Leave	Subject to policy provisions or if no policy with Chairman's approval.	
6	1. Authority to appoint all staff with the exception of designated officers ; 2. Authority to advertise vacancies	Subject budget provision.	
7	Authority to appoint consultants.	a) Subject to the value being less than \$100,000. b) Subject to there being a budget allocation.	
8	Authority to place and/or approve purchase orders • With formally contracted suppliers in accordance with the Purchasing Policy Local Government Act and contracts. • Non-contracted and non-accredited suppliers in accordance with Purchasing Policy and Local Government Act.	Subject to budget provision or budget allowance policy.	Executive Assistant
9	Statutory Nominations: Chief Executive Officer and Chairman authorised to complete Ballot Paper.		

TPRC Delegation Register

10	Payments: Power to make payments and transfers from Tamala Park Regional Council funds including Municipal & Trust funds.	For purposes authorised by the Local Government Act.	Executive Assistant in conjunction with CEO
11	Authorising the submission of subdivision and development applications to the Western Australian Planning Commission on land owned by or under the care and control of the TPRC or where TPRC acts in pursuit of the objectives set out in the Establishment Agreement.		
12	Contracts – • Authority to sign contracts for maintenance support of computer and telecommunication hardware and software and general office equipment; • Signify acceptance of contracts works as 'completed to TPRC satisfaction'.		
13	Authority to make minor amendments to the Policy Manual due to changes in names or titles.		Executive Assistant
14	Advertise Invitations to Tender: responsibility for the placement of advertisements		Subject to Council or CEO approval.
15	Authority to invite period supply tenders and tenders for the disposal of surplus Council property (except land) only.		
16	Procurement of goods and services & disposal of Council property and associated advertisements in accordance with the TPRC Procurement Policy and Local Government Act.		
17	Authority to sign grant applications, acquittals and audited statements related to grants.		Following Council CEO approval.
18	Authority to approve applications to place advertising signs from any organisation – temporary signage.		
19	Attendance at Conference: Authority to approve where budget allocation has been made, subject to the conference being within WA.		
20	Certifying documents (section 9.31 Local Government Act).		
21	Authority to write off unrepresented stale cheques to the value of \$20,000.		
22	Authority to approve an extension to a contract.	Subject to: a) The tender specifying the provisions of the option term;	

TPRC Delegation Register

		b) The contract providing for the extension; and c) The extension being on the same terms and conditions as the last year of the original term but does allow for price increases in line with the contract provisions (if any) for the price.	
23	Authority to make payments to elected members subject to Council policies, the Local Government Act 1995 and its Regulations.	Funds being available in the Council's annual budget and Council policies.	
24	Authority to make payments from the municipal fund or the trust fund, subject to Regulation 12(1) of the Local Government (Financial Management) Regulations 1996.	Subject to the requirements of Regulation 13 of the Local Government (Financial Management) Regulations 1996.	
25	Authority to invest money and establish investment internal control procedures, subject to Section 6.14 of the Local Government Act 1995 and Regulation 19 of the Local Government (Financial Management) Regulation 1996.	Subject to Council's 'Investment Policy'.	
26	Authority to publicly invite tenders before the Council enters into a contract for the supply of goods or services if the consideration under the contract is, or is expected to be, worth more than \$100,000, subject to Regulation 11(1) of the Local Government (Functions and General) Regulations 1996 and Section 3.57(1) of the Local Government Act 1995.	Tenders can only be invited for those goods and services identified in the annual budget, Future Plan or separately approved by Council.	
27	Authority to accept or decline any tender, subject to Regulation 18(4) and (5) of the Local Government (Functions and General) Regulations 1996.	Delegation subject to a provision in the annual budget and limited to an amount of \$100,000.	
28	Authority, with the approval of the tenderer, to make a minor variation in a	That the variation is minor	

TPRC Delegation Register

	contract for goods or services before the Council enters the contract with the successful tenderer, subject to Regulation 20(1) of the Local Government (Functions and General) Regulations 1996.	having regard to the total goods or services that tenderers were invited to supply.	
29	Authority to approve requests for donations or sponsorship from community groups, subject to Section 6.7(2) of the Local Government Act 1995.	Subject to a value not exceeding \$500 and funding being allocated in the annual budget.	
30	Authority to allocate decommissioned computers to community groups and organisations, subject to Section 3.58 of the Local Government Act 1995.	Subject to conditions contained in Council policies.	
31	Authority to attend interstate meetings associated with Council business.	Subject to being required for Council business and consistent with TPRC objectives.	
32	Authority to <u>approve and</u> submit development, landscaping and servicing plans for the Tamala Project.	Subject to being required for Council business and consistent with TPRC objectives and, as appropriate, approved TPRC policies and strategies.	
33	Authority to approve and negotiate conditions of approval and servicing agreements relating to subdivision, development, landscaping applications and servicing plans for the Tamala Project.	Subject to being required for Council business and consistent with TPRC objectives and, as appropriate, approved TPRC policies and strategies.	
34	Authority to approve signage, marketing and advertising brochures and sales information.	Subject to being required for Council business and consistent with the approved Marketing Plan	

TPRC Delegation Register

		2011.	
35	Authority to approve minor changes to the Local Structure Plan.	Subject to being required for Council business and consistent with TPRC objectives and, as appropriate, approved TPRC policies and strategies.	
36	Authority to make a minor variation in a contract for goods or services, subject to Regulation 20(1) of the Local Government (Functions and General) Regulations 1996.	Subject to being required for Council business and consistent with TPRC objectives. Subject to there being a budget allocation.	
37	Authority to enter into a contract for the supply of goods or services if the consideration under the contract is, or is expected to be worth less than \$100,000, subject to Regulation 11(1) of the Local Government (Functions and General) Regulations 1996 and Section 3.57(1) of the Local Government Act 1995.	Subject to there being a budget allocation and TPRC policies.	
38	Authority to dispose of the single residential lots by private treaty under Section 3.58(3) of the Local Government Act 1995. For the purpose of Delegation 38, the disposal is to be considered by Council if the property value exceeds one million (\$1,000,000) dollars.		
39	Authority to consider submissions under Section 3.58(3)(b) of the Local Government Act 1995.		
40	Authority to determine the sale price for each of the single residential lots based upon the valuations supplied by the Development Manager and an independent valuer being cognisant of the approved Project Cashflow. Where there is a difference between the valuations supplied by the		

TPRC Delegation Register

	Development Manager and the independent valuer then the higher of the two values will be determined as the sale price. In the event that the determined sale price is less than the valuation estimation contained within the Project Cashflow the CEO shall refer the matter back to Council before exercising this delegation.		
41	Authority to administer the provisions of the sales contract and proceed to dispose of the lot by private treaty subject to the requirements of Section 3.58 of the Local Government Act 1995.		
42	Authority to grant approval to proceed with the Display Village Lots Tender and Allocation Procedure in accordance with the Display Village Lot ranking as recommended by the Development Manager.		
43	Authority to establish the sale time/date for the Stage 1 lots.	Subject to all necessary documentation being completed.	

APPENDIX ITEM 9.10

SALES OFFICE AND INFORMATION CENTRE- BUILDERS BRIEF



1. BACKGROUND

The Catalina development is located within the City of Wanneroo, approximately six (6) kilometers North-West of the Joondalup Regional centre. It is bounded by the residential areas of Mindarie and Clarkson to the North, a bush forever site to the West, Burns Beach and the future Mitchell Freeway to the East.

The Tamala Park Regional Council (TPRC) is a collective group of seven local government authorities: City of Stirling, City of Wanneroo, City of Joondalup, City of Perth, Town of Victoria Park, Town of Vincent and Town of Cambridge.

The TPRC seeks to develop this land as home to approximately 6,000 residents and achieve best practice in urban design and community building. At the heart of this development is a high quality 24 home display village showcasing both two and single storey homes.

Satterley Property Group as project managers on behalf of the Tamala Park Regional Council is seeking an appropriately experience project builder to deliver a sales office at the entrance of the display village. The home is expected to operate as a sales office for around 5 years after which it revert to a residential home.

2. BRIEF

Construct a permanent double storey dwelling with impressive street and side elevation (adjacent to the car park) for use as an interactive Sales and Information Centre. The office will be built on lot 170. This lot is 10 meters wide x 32m deep and is serviced by a rear laneway.

The main entry to the Land Sales Office will be at rear of the common boundary with lot 171. It is important to have clear visibility to entering traffic from both entries –side and rear of the office.

Find attached:

- Design guidelines
- Lot diagram including DAP
- Intended customer Traffic follow

3. OVERVIEW

The Land Sales Office will be positioned on lot 170 fronting the main boulevard entry to the estate. The floor plan layout of the home can be mostly conventional to the front and upper level of the home. The rear of the home needs to be open plan.

Of critical importance is the requirement for a functional interactive display area which will need to be large and open and preferable include two defined areas. This area will be to the rear of the home to allow direct eye contact with visiting customers.

Visitors to the project will enter the Land Sales Office from the car park – lot 171 - and move through the rear of lot 170 and either enter the office or pass by and into the Builders Display area. A large Alfresco/Verandah area to the rear of the office is preferred.

The building will eventually be retrofitted to a residential home after and sold as a dwelling.

4. IMPORTANT FEATURES

- The house should demonstrate innovation in construction and design.
- A visually impressive double storey dwelling with some iconic external features/elements.
- Designed in accordance with the attached estate Design Guidelines (see attached)
- Able to be 'retrofitted' back to a family home at a later date. This can include the construction of some non load bearing internal walls if required.
- 32c ceilings to the ground floor, 30c upper level
- Minimum 3 bedrooms and 2 bathrooms (after retrofitting)
- Good quality carpets to all bedrooms
- Good quality wooden or tiled floors to all living areas
- Ducted reverse cycle air-conditioning to all rooms
- Monitored security alarm
- Allowance for 30 low voltage down lights through the home
- Provide skirting boards throughout
- Provide nosing to all windows
- Fully painted finish Internally & externally
- The kitchen environment may be utilized as a general administration area. The office needs basic facilities like an oven, sink and power but items like Island benches etc may be retrofitted
- The kitchen needs to be capable of handling functions; heat and store food, e.g. fridge, workspace, area for coffee machine, plenty of storage cupboards, etc.
- Separate Sales Office with double glazed doors
- Designated kids corner of approx 10 sqm within line of site from the large open plan area and Sales Office environments. Needs to allow space for TV screen and games storage
- Must have clear views from inside the office area to both sides of the home – critical for monitoring visitor activities.
- Budget **\$400,000 (including GST)** all inclusive – i.e. all window treatments, all floor coverings, light fitting, cabinetry and skirting

5. SUBMISSION REQUIREMENTS

All submissions must include the following:

- Plan A – Sales Office
- Plan B – residential home after retrofit
- Front, side and rear elevations
- Costing – including Addenda and standard inclusions
- Provisional Sum for retrofitting costs to convert to residential home
- Delivery timeframe including time allowed for design documentation approvals, etc
- Confirmation the home will be complete 12 months or less post receipt of building license
- Specific details of how the house incorporates sustainability initiatives into the design

6. SELECTION CRITERIA

Submission will be judged on the following criteria

- Meeting the requirements of the brief 40%
- Value for money 40%
- An existing presence in the Catalina display village 20%

Submissions are due on the xx April 2012 and should be delivered to:

Satterley Property Group
18 Bowman Street
South Perth

For further information please contact Catalina Project Director Justin Crooks on 9368 9085.