

**TAMALA PARK REGIONAL COUNCIL**  
**MONTHLY STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2013 TO 31 JULY 2013**

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**TAMALA PARK REGIONAL COUNCIL  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2013 TO 31 JULY 2013**

	NOTE	31 July 2013 Actual \$	31 July 2013 Y-T-D Budget \$	2013/2014 Adopted Budget \$	Variances Budget to Actual Y-T-D %
<b><u>Operating</u></b>					
<b>Revenues</b>	1,2				
Interest Earnings		84,758	28,444	711,090	197.98%
Other Revenue		200	0	1,890	0.00%
		<u>84,958</u>	<u>28,444</u>	<u>712,980</u>	198.69%
<b>Expenses</b>	1,2				
Employee Costs		(46,349)	(46,004)	(679,975)	0.75%
Materials and Contracts					
- Materials and Contracts Other		(12,006)	(28,375)	(348,450)	(57.69%)
Depreciation		0	(1,434)	(20,489)	(100.00%)
Utilities		0	0	(10,000)	0.00%
Insurance		(8,526)	0	(11,900)	0.00%
Other Expenditure		<u>(6,896)</u>	<u>(1,400)</u>	<u>(161,050)</u>	392.57%
		<u>(73,777)</u>	<u>(77,213)</u>	<u>(1,231,864)</u>	(4.45%)
<b><u>Adjustments for Non-Cash (Revenue) and Expenditure</u></b>					
Depreciation on Assets		0	1,707	20,489	(100.00%)
<b><u>Capital Revenue and (Expenditure)</u></b>					
Furniture and Equipment	3	(4,970)	(4,970)	(6,000)	0.00%
<b>LESS MEMBERS EQUITY</b>					
<b>Development of Land for Resale</b>					
Income Sale of Lots - Subdivision		1,309,945	6,650,404	45,640,484	(80.30%)
Income Other Subdivisions		842	0	634,349	0.00%
Development Costs		(813,390)	(5,014,802)	(45,800,319)	(83.78%)
Contribution Refund		0	0	(400,000)	0.00%
Contribution Returned		0	0	(10,000,000)	0.00%
<b>Change in Contributed Equity</b>	6	<u>497,397</u>	<u>1,635,602</u>	<u>(9,925,486)</u>	0.00%
ADD Net Current Assets July 1 B/Fwd	7	26,069,179	26,069,508	26,069,508	(0.00%)
Net Current Assets Year to Date	7	<u><u>26,572,787</u></u>	<u><u>27,653,078</u></u>	<u><u>15,639,627</u></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 2013 TO 31 JULY 2013**

**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 2013 TO 31 JULY 2013**

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(g) Trade and Other Receivables**

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

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

**(h) Inventories**

***General***

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

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

***Land Held for Resale***

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

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

Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

**(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.

Effective from 1 July 2012, the Local Government (Financial Management) regulations were amended and the measurement of non-current assets at Fair Value became mandatory.

The regulations allow for the phasing in of fair value in relation to fixed assets over three years as follows:

Plant and Equipment by June 30 2013

Plant and Equipment, Land and Buildings and Infrastructure by 30 June 2014, and

All Assets by 30 June 2015.



**TAMALA PARK REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
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**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(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

**(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.

Please refer to Compilation Report

**TAMALA PARK REGIONAL COUNCIL  
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
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**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(m) Employee Benefits (Continued)**

**(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.

**(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

**TAMALA PARK REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
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## 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**

	<b>31 July 2013 Actual \$</b>	<b>Adopted 2013/14 Budget \$</b>
Photocopier	4,970	4,970
Other Office Equipment	0	1,030
	<u><b>4,970</b></u>	<u><b>6,000</b></u>

### By Class

Furniture and Equipment	4,970	6,000
	<u><b>4,970</b></u>	<u><b>6,000</b></u>

## 4. DISPOSALS OF ASSETS

No assets have been disposed of during the period under review.

**TAMALA PARK REGIONAL COUNCIL**  
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**5. INFORMATION ON BORROWINGS**

No borrowings have been undertaken in the period under review. No borrowings are budgeted for during the 2013-14 financial year.

**6. CONTRIBUTED EQUITY**

	<b>31 July 2013 Actual \$</b>	<b>30 June 2012 Actual \$</b>
Town of Victoria Park	2,360,111	2,318,661
City of Perth	2,360,111	2,318,661
Town of Cambridge	2,360,111	2,318,661
City of Joondalup	4,720,223	4,637,323
City of Wanneroo	4,720,223	4,637,323
Town of Vincent	2,360,111	2,318,661
City of Stirling	9,440,447	9,274,648
<b>TOTAL</b>	<b>28,321,335</b>	<b>27,823,938</b>
 Movement	 <b>497,397</b>	

Movement in Contributed Equity Represented by:

	<b>Development Expenses 31 July 2013 \$</b>	<b>Land Sales 31 July 2013 \$</b>
Town of Victoria Park	(67,783)	109,232
City of Perth	(67,783)	109,232
Town of Cambridge	(67,783)	109,232
City of Joondalup	(135,565)	218,465
City of Wanneroo	(135,565)	218,465
Town of Vincent	(67,783)	109,232
City of Stirling	(271,128)	436,929
	<b>(813,390)</b>	<b>1,310,787</b>
 Total	 <b>497,397</b>	
TPRC Nett Result	<b>11,181</b>	
	<b>508,578</b>	

**TAMALA PARK REGIONAL COUNCIL**  
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**7. NET CURRENT ASSETS**

Composition of Estimated Net Current Asset Position	31 July 2013 Actual \$	Brought Forward 1-Jul \$
<b>CURRENT ASSETS</b>		
Cash - Unrestricted	26,509,166	25,985,602
Receivables	<u>370,123</u>	<u>507,774</u>
	26,879,289	26,493,376
 <b>LESS: CURRENT LIABILITIES</b>		
Payables and Provisions	<u>(306,502)</u>	<u>(424,197)</u>
 NET CURRENT ASSET POSITION	 26,572,787	 26,069,179
 <b>NET CURRENT ASSET POSITION</b>	 <u><u>26,572,787</u></u>	 <u><u>26,069,179</u></u>

**8. RATING INFORMATION**

No rates are budgeted to be raised during the year ending 30 June 2014.

**9. TRUST FUNDS**

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

Appendix 9.2 - July 2013  
**Tamala Park Regional Council  
Balance Sheet**

	<u>Jul 31, 13</u>	<u>Jun 30, 13</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Chequing/Savings</b>			
<b>A01100 - Cash at Bank</b>			
A01101 - Unrestricted Municipal Bank	71,718.23	267,177.89	-195,459.66
A01102 - Unrestricted Short Term Investm	166,221.43	165,809.18	412.25
A01103 - Fixed Term Deposit _ Westpac	9,548,956.44	9,523,504.42	25,452.02
A01106 - Fixed Term Deposit_BankWest	8,624,810.65	8,585,772.24	39,038.41
A01107 - Fixed Term Deposit Suncorp Metw	6,013,642.55	5,989,084.75	24,557.80
A01109 - ANZ Online Saver Account	9,610.35	9,591.30	19.05
A01112 - Westpac Settlement Proceeds Acc	2,074,175.97	1,444,632.29	629,543.68
<b>Total A01100 - Cash at Bank</b>	<u>26,509,135.62</u>	<u>25,985,572.07</u>	<u>523,563.55</u>
<b>Total Chequing/Savings</b>	26,509,135.62	25,985,572.07	523,563.55
<b>Accounts Receivable</b>			
<b>A01120 - ACCOUNTS RECEIVABLE</b>			
A011201 - Accrued Interest	63,078.72	72,446.90	-9,368.18
A01120 - ACCOUNTS RECEIVABLE - Other	307,044.66	435,326.92	-128,282.26
<b>Total A01120 - ACCOUNTS RECEIVABLE</b>	<u>370,123.38</u>	<u>507,773.82</u>	<u>-137,650.44</u>
<b>Total Accounts Receivable</b>	370,123.38	507,773.82	-137,650.44
<b>Other Current Assets</b>			
<b>A01105 - Petty Cash and Cash on Hand</b>	<u>30.00</u>	<u>30.00</u>	<u>0.00</u>
<b>Total Other Current Assets</b>	<u>30.00</u>	<u>30.00</u>	<u>0.00</u>
<b>Total Current Assets</b>	26,879,289.00	26,493,375.89	385,913.11
<b>Fixed Assets</b>			
<b>A0151 - Land</b>			
<b>A01512 - At Cost</b>			
E168010 - Land Acquisition 2009-10			
E168011 - Acquisition lot 807 Neerabup Rd	2,000,000.00	2,000,000.00	0.00
<b>Total E168010 - Land Acquisition 2009-10</b>	<u>2,000,000.00</u>	<u>2,000,000.00</u>	<u>0.00</u>
<b>Total A01512 - At Cost</b>	<u>2,000,000.00</u>	<u>2,000,000.00</u>	<u>0.00</u>
<b>Total A0151 - Land</b>	2,000,000.00	2,000,000.00	0.00
<b>A0154 - Furniture &amp; Equipment</b>			
A01541 - Accumulated Depn - F&E	-27,329.00	-27,329.00	0.00
<b>A01542 - At Cost</b>			
E168550 - F&OEquip Additions 2012-13			

Tamala Park Regional Council  
Appendix 9.2 - July 2013  
**Balance Sheet**

	<b>Jul 31, 13</b>	<b>Jun 30, 13</b>	<b>\$ Change</b>
<b>A01544 - Black Filing Cabinets</b>	307.27	307.27	0.00
<b>E168551 - Wardrobe WB office</b>	550.00	550.00	0.00
<b>E168552 - Office Blinds</b>	658.00	658.00	0.00
<b>Total E168550 - F&amp;OEquip Additions 2012-13</b>	<b>1,515.27</b>	<b>1,515.27</b>	<b>0.00</b>
<b>E168560 - F &amp; E Additions 13-14</b>			
<b>E168561 - Photocopier</b>	4,970.00	0.00	4,970.00
<b>Total E168560 - F &amp; E Additions 13-14</b>	<b>4,970.00</b>	<b>0.00</b>	<b>4,970.00</b>
<b>A01542 - At Cost - Other</b>	33,947.93	33,947.93	0.00
<b>Total A01542 - At Cost</b>	<b>40,433.20</b>	<b>35,463.20</b>	<b>4,970.00</b>
<b>Total A0154 - Furniture &amp; Equipment</b>	<b>13,104.20</b>	<b>8,134.20</b>	<b>4,970.00</b>
<b>A01545 - Accum Deprec - Motor Vehicle</b>	-7,535.38	-7,535.38	0.00
<b>A0156 - Plant &amp; Equipment</b>			
<b>A01562 - At Cost</b>			
<b>P121301 - CEO Vehicle</b>	62,731.78	62,731.78	0.00
<b>Total A01562 - At Cost</b>	<b>62,731.78</b>	<b>62,731.78</b>	<b>0.00</b>
<b>Total A0156 - Plant &amp; Equipment</b>	<b>62,731.78</b>	<b>62,731.78</b>	<b>0.00</b>
<b>A0157 - Improvements to Leasehold Prope</b>			
<b>A01572 - Accum Depreciation Leasehold Im</b>	-9,983.00	-9,983.00	0.00
<b>A01573 - Improve, to Leasehold Prop Cost</b>			
<b>E168700 - 2011-12 Improvements</b>	111,242.41	111,242.41	0.00
<b>Total A01573 - Improve, to Leasehold Prop Cost</b>	<b>111,242.41</b>	<b>111,242.41</b>	<b>0.00</b>
<b>Total A0157 - Improvements to Leasehold Prope</b>	<b>101,259.41</b>	<b>101,259.41</b>	<b>0.00</b>
<b>Total Fixed Assets</b>	<b>2,169,560.01</b>	<b>2,164,590.01</b>	<b>4,970.00</b>
<b>TOTAL ASSETS</b>	<b>29,048,849.01</b>	<b>28,657,965.90</b>	<b>390,883.11</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
<b>L01215 - SUNDRY CREDITORS</b>	168,331.82	295,537.16	-127,205.34
<b>Total Accounts Payable</b>	<b>168,331.82</b>	<b>295,537.16</b>	<b>-127,205.34</b>
<b>Credit Cards</b>			
<b>A01110 - Westpac Visa Corp Credit Card</b>	0.00	85.74	-85.74
<b>Total Credit Cards</b>	<b>0.00</b>	<b>85.74</b>	<b>-85.74</b>

Tamala Park Regional Council  
Appendix 9.2 - July 2013  
**Balance Sheet**

	<u>Jul 31, 13</u>	<u>Jun 30, 13</u>	<u>\$ Change</u>
<b>Other Current Liabilities</b>			
<b>2100 - Payroll Liabilities</b>			
L2001 - PAYG Deductions	26,739.02	13,259.02	13,480.00
<b>Total 2100 - Payroll Liabilities</b>	<u>26,739.02</u>	<u>13,259.02</u>	<u>13,480.00</u>
2200 - Tax Payable	-11,808.77	-7,925.26	-3,883.51
<b>2202 - GST Suspense Account</b>			
2203 - GST Receivable - Members	314,732.59	314,732.59	0.00
2202 - GST Suspense Account - Other	-314,732.59	-314,732.59	0.00
<b>Total 2202 - GST Suspense Account</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>L0122 - Employee Entitlements</b>			
L01225 - Annual Leave	109,418.21	109,418.21	0.00
L01227 - Accrued Wages	3,372.17	3,372.17	0.00
<b>Total L0122 - Employee Entitlements</b>	<u>112,790.38</u>	<u>112,790.38</u>	<u>0.00</u>
L01229 - Prov for Audit Fees	10,450.00	10,450.00	0.00
<b>Total Other Current Liabilities</b>	<u>138,170.63</u>	<u>128,574.14</u>	<u>9,596.49</u>
<b>Total Current Liabilities</b>	<u>306,502.45</u>	<u>424,197.04</u>	<u>-117,694.59</u>
<b>Long Term Liabilities</b>			
L01230 - Provision - Employee LSL	18,659.30	18,659.30	0.00
<b>Total Long Term Liabilities</b>	<u>18,659.30</u>	<u>18,659.30</u>	<u>0.00</u>
<b>TOTAL LIABILITIES</b>	<u>325,161.75</u>	<u>442,856.34</u>	<u>-117,694.59</u>
<b>NET ASSETS</b>	<u><b>28,723,687.26</b></u>	<u><b>28,215,109.56</b></u>	<u><b>508,577.70</b></u>
<b>EQUITY</b>			
3900 - *Retained Earnings	391,169.44	769,875.00	-378,705.56
<b>L019001 - Town of Victoria Park</b>			
101.1 - ToVP revenue from Development	3,621,215.73	3,511,983.84	109,231.89
101.2 - ToVP Development Expenses	-2,581,686.23	-2,513,904.12	-67,782.11
L019101 - TVP Contributed Equity	1,320,581.75	1,320,581.75	0.00
<b>Total L019001 - Town of Victoria Park</b>	<u>2,360,111.25</u>	<u>2,318,661.47</u>	<u>41,449.78</u>
<b>L019002 - City of Perth</b>			
102.1 - CoP Revenue from Development	3,621,215.72	3,511,983.83	109,231.89
102.2 - CoP Development Costs	-2,581,686.23	-2,513,904.12	-67,782.11
L019102 - CP Contributed Equity	1,320,581.75	1,320,581.75	0.00
<b>Total L019002 - City of Perth</b>	<u>2,360,111.24</u>	<u>2,318,661.46</u>	<u>41,449.78</u>



Appendix 9.2 - July 2013  
**Tamala Park Regional Council  
Balance Sheet**

	<u>Jul 31, 13</u>	<u>Jun 30, 13</u>	<u>\$ Change</u>
<b>L019003 - Town of Cambridge</b>			
103.1 - ToC Revenue from Development	3,621,215.72	3,511,983.83	109,231.89
103.2 - ToC Development Costs	-2,581,686.23	-2,513,904.12	-67,782.11
L019103 - TC Contributed Equity	<u>1,320,581.75</u>	<u>1,320,581.75</u>	<u>0.00</u>
<b>Total L019003 - Town of Cambridge</b>	<u>2,360,111.24</u>	<u>2,318,661.46</u>	<u>41,449.78</u>
<b>L019004 - City of Joondalup</b>			
104.1 - CoJ Revenue from Development	7,242,431.44	7,023,967.66	218,463.78
104.2 - CoJ Development Costs	-5,163,372.48	-5,027,808.27	-135,564.21
L019104 - CJ Contributed Equity	<u>2,641,163.52</u>	<u>2,641,163.52</u>	<u>0.00</u>
<b>Total L019004 - City of Joondalup</b>	<u>4,720,222.48</u>	<u>4,637,322.91</u>	<u>82,899.57</u>
<b>L019005 - City of Wanneroo</b>			
105.1 - CoW Revenue from Development	7,242,431.44	7,023,967.66	218,463.78
105.2 - CoW Development Costs	-5,163,372.48	-5,027,808.27	-135,564.21
L019105 - CW Contributed Equity	<u>2,641,163.52</u>	<u>2,641,163.52</u>	<u>0.00</u>
<b>Total L019005 - City of Wanneroo</b>	<u>4,720,222.48</u>	<u>4,637,322.91</u>	<u>82,899.57</u>
<b>L019006 - Town of Vincent</b>			
106.1 - ToV revenue from Development	3,621,215.73	3,511,983.84	109,231.89
106.2 - ToV Development Costs	-2,581,686.23	-2,513,904.12	-67,782.11
L019106 - TV Contributed Equity	<u>1,320,581.75</u>	<u>1,320,581.75</u>	<u>0.00</u>
<b>Total L019006 - Town of Vincent</b>	<u>2,360,111.25</u>	<u>2,318,661.47</u>	<u>41,449.78</u>
<b>L019007 - City of Stirling</b>			
107.1 - CoS Revenue from Development	14,484,862.82	14,047,935.26	436,927.56
107.2 - CoS Development Costs	-10,326,743.88	-10,055,615.45	-271,128.43
L019107 - CS Contributed Equity	<u>5,282,328.63</u>	<u>5,282,328.63</u>	<u>0.00</u>
<b>Total L019007 - City of Stirling</b>	<u>9,440,447.57</u>	<u>9,274,648.44</u>	<u>165,799.13</u>
<b>Net Income</b>	<u>11,180.31</u>	<u>-378,705.56</u>	<u>389,885.87</u>
<b>TOTAL EQUITY</b>	<u><u>28,723,687.26</u></u>	<u><u>28,215,109.56</u></u>	<u><u>508,577.70</u></u>

**TAMALA PARK REGIONAL COUNCIL**  
**MONTHLY STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2013 TO 31 AUGUST 2013**

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**TAMALA PARK REGIONAL COUNCIL  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2013 TO 31 AUGUST 2013**

	NOTE	31 Aug 2013 Actual \$	31 Aug 2013 Y-T-D Budget \$	2013/2014 Adopted Budget \$	Variances Budget to Actual Y-T-D %
<b><u>Operating</u></b>					
<b>Revenues</b>	1,2				
Interest Earnings		116,770	142,218	711,090	(17.89%)
Other Revenue		400	0	1,890	0.00%
		<u>117,170</u>	<u>142,218</u>	<u>712,980</u>	(17.61%)
<b>Expenses</b>	1,2				
Employee Costs		(84,980)	(56,665)	(679,975)	49.97%
Materials and Contracts					
- Materials and Contracts Other		(47,134)	(29,038)	(348,450)	62.32%
- Professional/Consultant Fees		(20,266)	0	0	0.00%
Depreciation		0	(3,413)	(20,489)	(100.00%)
Utilities		0	(833)	(10,000)	(100.00%)
Insurance		(8,525)	(992)	(11,900)	759.66%
Other Expenditure		(9,443)	(13,421)	(161,050)	(29.64%)
		<u>(170,348)</u>	<u>(104,361)</u>	<u>(1,231,864)</u>	63.23%
<b><u>Adjustments for Non-Cash (Revenue) and Expenditure</u></b>					
Depreciation on Assets		0	3,413	20,489	(100.00%)
<b><u>Capital Revenue and (Expenditure)</u></b>					
Furniture and Equipment	3	(4,970)	(4,970)	(6,000)	0.00%
<b>LESS MEMBERS EQUITY</b>					
<b>Development of Land for Resale</b>					
Income Sale of Lots - Subdivision		1,954,682	9,339,129	45,640,484	(79.07%)
Income Other Subdivisions		4,197	0	634,349	0.00%
Development Costs		(2,117,167)	(9,014,059)	(45,800,319)	(76.51%)
Contribution Refund		0	0	(400,000)	0.00%
Contribution Returned		(220,404)	0	(10,000,000)	0.00%
<b>Change in Contributed Equity</b>	6	<u>(378,692)</u>	<u>325,070</u>	<u>(9,925,486)</u>	0.00%
ADD Net Current Assets July 1 B/Fwd	7	26,068,417	26,069,508	26,069,508	(0.00%)
Net Current Assets Year to Date	7	<u>25,631,577</u>	<u>26,430,878</u>	<u>15,639,627</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 2013 TO 31 AUGUST 2013**

**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 2013 TO 31 AUGUST 2013**

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(g) Trade and Other Receivables**

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

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

**(h) Inventories**

***General***

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

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

***Land Held for Resale***

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

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

Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

**(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.

Effective from 1 July 2012, the Local Government (Financial Management) regulations were amended and the measurement of non-current assets at Fair Value became mandatory.

The regulations allow for the phasing in of fair value in relation to fixed assets over three years as follows:

Plant and Equipment by June 30 2013

Plant and Equipment, Land and Buildings and Infrastructure by 30 June 2014, and

All Assets by 30 June 2015.

**TAMALA PARK REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2013 TO 31 AUGUST 2013**

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(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

**(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.

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 2013 TO 31 AUGUST 2013**

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(m) Employee Benefits (Continued)**

**(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.

**(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

**TAMALA PARK REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2013 TO 31 AUGUST 2013**

## 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**

	<b>31 Aug 2013 Actual \$</b>	<b>Adopted 2013/14 Budget \$</b>
Photocopier	4,970	4,970
Other Office Equipment	0	1,030
	<u><b>4,970</b></u>	<u><b>6,000</b></u>

### By Class

Furniture and Equipment	4,970	6,000
	<u><b>4,970</b></u>	<u><b>6,000</b></u>

## 4. DISPOSALS OF ASSETS

No assets have been disposed of during the period under review.



**TAMALA PARK REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2013 TO 31 AUGUST 2013**

**5. INFORMATION ON BORROWINGS**

No borrowings have been undertaken in the period under review. No borrowings are budgeted during the 2013-14 financial year.

**6. CONTRIBUTED EQUITY**

	<b>31 Aug 2013 Actual \$</b>	<b>30 June 2013 Actual \$</b>
Town of Victoria Park	2,287,103	2,318,661
City of Perth	2,287,103	2,318,661
Town of Cambridge	2,287,103	2,318,661
City of Joondalup	4,574,208	4,637,323
City of Wanneroo	4,574,208	4,637,323
Town of Vincent	2,287,103	2,318,661
City of Stirling	9,148,417	9,274,648
<b>TOTAL</b>	<b><u>27,445,246</u></b>	<b><u>27,823,938</u></b>
 Movement	 <b><u>(378,692)</u></b>	

Movement in Contributed Equity Represented by:

	<b>Development Expenses 31 Aug 2013 \$</b>	<b>Land Sales 31 Aug 2013 \$</b>	<b>Rates Equivalent 31-Aug 2013</b>
Town of Victoria Park	(176,431)	163,240	(18,367)
City of Perth	(176,431)	163,240	(18,367)
Town of Cambridge	(176,431)	163,240	(18,367)
City of Joondalup	(352,861)	326,480	(36,734)
City of Wanneroo	(352,861)	326,480	(36,734)
Town of Vincent	(176,431)	163,240	(18,367)
City of Stirling	(705,721)	652,959	(73,468)
	<b><u>(2,117,167)</u></b>	<b><u>1,958,879</u></b>	<b><u>(220,404)</u></b>
 Total	 <b><u>(378,692)</u></b>		
TPRC Nett Result	<b><u>(53,178)</u></b>		
	<b><u>(431,870)</u></b>		

**TAMALA PARK REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2013 TO 31 AUGUST 2013**

**7. NET CURRENT ASSETS**

Composition of Estimated Net Current Asset Position	31 Aug 2013 Actual \$	Brought Forward 1-Jul \$
<b>CURRENT ASSETS</b>		
Cash - Unrestricted	25,492,679	25,985,602
Receivables	<u>390,230</u>	<u>515,699</u>
	25,882,909	26,501,301
<b>LESS: CURRENT LIABILITIES</b>		
Payables and Provisions	<u>(251,332)</u>	<u>(432,884)</u>
<b>NET CURRENT ASSET POSITION</b>	25,631,577	26,068,417
<b>NET CURRENT ASSET POSITION</b>	<u><u>25,631,577</u></u>	<u><u>26,068,417</u></u>

**8. RATING INFORMATION**

No rates are budgeted to be raised during the year ending 30 June 2014.

**9. TRUST FUNDS**

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

# Tamala Park Regional Council

Appendix 9.2 - August 2013

## Balance Sheet

As of August 31 , 2013

	Aug 31, 13	Jun 30, 13	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Chequing/Savings</b>			
<b>A01100 - Cash at Bank</b>			
A01101 - Unrestricted Municipal Bank	2,561,602.26	267,177.89	2,294,424.37
A01102 - Unrestricted Short Term Investm	166,573.22	165,809.18	764.04
A01103 - Fixed Term Deposit _ Westpac	7,048,956.44	9,523,504.42	-2,474,547.98
A01106 - Fixed Term Deposit_BankWest	8,632,505.30	8,585,772.24	46,733.06
A01107 - Fixed Term Deposit Suncorp Metw	6,019,980.46	5,989,084.75	30,895.71
A01109 - ANZ Online Saver Account	9,630.88	9,591.30	39.58
A01111 - ANZ Negotiator Account	-50.39	0.00	-50.39
A01112 - Westpac Settlement Proceeds Acc	1,053,450.86	1,444,632.29	-391,181.43
<b>Total A01100 - Cash at Bank</b>	<b>25,492,649.03</b>	<b>25,985,572.07</b>	<b>-492,923.04</b>
<b>Total Chequing/Savings</b>	<b>25,492,649.03</b>	<b>25,985,572.07</b>	<b>-492,923.04</b>
<b>Accounts Receivable</b>			
<b>A01120 - ACCOUNTS RECEIVABLE</b>			
A011201 - Accrued Interest	63,078.72	72,446.90	-9,368.18
A01120 - ACCOUNTS RECEIVABLE - Other	320,097.86	435,326.92	-115,229.06
<b>Total A01120 - ACCOUNTS RECEIVABLE</b>	<b>383,176.58</b>	<b>507,773.82</b>	<b>-124,597.24</b>
<b>Total Accounts Receivable</b>	<b>383,176.58</b>	<b>507,773.82</b>	<b>-124,597.24</b>
<b>Other Current Assets</b>			
A01105 - Petty Cash and Cash on Hand	30.00	30.00	0.00
<b>Total Other Current Assets</b>	<b>30.00</b>	<b>30.00</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>25,875,855.61</b>	<b>26,493,375.89</b>	<b>-617,520.28</b>
<b>Fixed Assets</b>			
<b>A0151 - Land</b>			
<b>A01512 - At Cost</b>			
E168010 - Land Acquisition 2009-10			
E168011 - Acquisition lot 807 Neerabup Rd	2,000,000.00	2,000,000.00	0.00
<b>Total E168010 - Land Acquisition 2009-10</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>0.00</b>
<b>A01512 - At Cost - Other</b>	<b>-2,000,000.00</b>	<b>-2,000,000.00</b>	<b>0.00</b>
<b>Total A01512 - At Cost</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>A01513 - Land at Fair Value - Independ</b>	<b>1,818,182.00</b>	<b>1,818,182.00</b>	<b>0.00</b>
<b>Total A0151 - Land</b>	<b>1,818,182.00</b>	<b>1,818,182.00</b>	<b>0.00</b>
<b>A0154 - Furniture &amp; Equipment</b>			

# Tamala Park Regional Council

Appendix 9.2 - August 2013

## Balance Sheet

As of August 31 , 2013

	Aug 31, 13	Jun 30, 13	\$ Change
<b>A01542 - At Cost</b>			
<b>E168550 - F&amp;OEquip Additions 2012-13</b>			
A01544 - Black Filing Cabinets	307.27	307.27	0.00
E168551 - Wardrobe WB office	550.00	550.00	0.00
E168552 - Office Blinds	658.00	658.00	0.00
<b>Total E168550 - F&amp;OEquip Additions 2012-13</b>	<b>1,515.27</b>	<b>1,515.27</b>	<b>0.00</b>
<b>E168560 - F &amp; E Additions 13-14</b>			
E168561 - Photocopier Kyocera 13-14	4,970.00	0.00	4,970.00
<b>Total E168560 - F &amp; E Additions 13-14</b>	<b>4,970.00</b>	<b>0.00</b>	<b>4,970.00</b>
<b>A01542 - At Cost - Other</b>	<b>-1,515.27</b>	<b>-1,515.27</b>	<b>0.00</b>
<b>Total A01542 - At Cost</b>	<b>4,970.00</b>	<b>0.00</b>	<b>4,970.00</b>
<b>A01546 - Furn &amp; Equip Fair Value-Mgmt</b>	<b>800.00</b>	<b>800.00</b>	<b>0.00</b>
<b>Total A0154 - Furniture &amp; Equipment</b>	<b>5,770.00</b>	<b>800.00</b>	<b>4,970.00</b>
<b>A0156 - Plant &amp; Equipment</b>			
<b>A01562 - At Cost</b>			
P121301 - CEO Vehicle	62,731.78	62,731.78	0.00
A01562 - At Cost - Other	-62,731.78	-62,731.78	0.00
<b>Total A01562 - At Cost</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>A01563 - Plant&amp;Equip FV - Management</b>	<b>43,550.00</b>	<b>43,550.00</b>	<b>0.00</b>
<b>Total A0156 - Plant &amp; Equipment</b>	<b>43,550.00</b>	<b>43,550.00</b>	<b>0.00</b>
<b>A0157 - Improvements to Leasehold Prope</b>			
<b>A01573 - Improve, to Leasehold Prop Cost</b>			
E168700 - 2011-12 Improvements	111,242.41	111,242.41	0.00
A01573 - Improve, to Leasehold Prop Cost - Other	-111,242.41	-111,242.41	0.00
<b>Total A01573 - Improve, to Leasehold Prop Cost</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>A01574 - Leasehold Imp at FV - Mgmt</b>	<b>101,260.00</b>	<b>101,260.00</b>	<b>0.00</b>
<b>Total A0157 - Improvements to Leasehold Prope</b>	<b>101,260.00</b>	<b>101,260.00</b>	<b>0.00</b>
<b>Total Fixed Assets</b>	<b>1,968,762.00</b>	<b>1,963,792.00</b>	<b>4,970.00</b>
<b>TOTAL ASSETS</b>	<b>27,844,617.61</b>	<b>28,457,167.89</b>	<b>-612,550.28</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
L01215 - SUNDRY CREDITORS	114,242.38	295,537.16	-181,294.78
<b>Total Accounts Payable</b>	<b>114,242.38</b>	<b>295,537.16</b>	<b>-181,294.78</b>

# Tamala Park Regional Council

Appendix 9.2 - August 2013

## Balance Sheet

As of August 31 , 2013

	Aug 31, 13	Jun 30, 13	\$ Change
<b>Credit Cards</b>			
A01110 - Westpac Visa Corp Credit Card	818.75	85.74	733.01
<b>Total Credit Cards</b>	<u>818.75</u>	<u>85.74</u>	<u>733.01</u>
<b>Other Current Liabilities</b>			
<b>2100 - Payroll Liabilities</b>			
L2001 - PAYG Deductions	13,028.02	13,259.02	-231.00
L2002 - Superannuation Contributions	-0.34	-0.34	0.00
<b>Total 2100 - Payroll Liabilities</b>	<u>13,027.68</u>	<u>13,258.68</u>	<u>-231.00</u>
2200 - Tax Payable	-7,053.35	-7,925.26	871.91
<b>2202 - GST Suspense Account</b>			
2203 - GST Receivable - Members	314,732.59	314,732.59	0.00
2202 - GST Suspense Account - Other	-314,732.59	-314,732.59	0.00
<b>Total 2202 - GST Suspense Account</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>L0122 - Employee Entitlements</b>			
L01225 - Annual Leave	109,418.21	109,418.21	0.00
L01227 - Accrued Wages	3,372.17	3,372.17	0.00
<b>Total L0122 - Employee Entitlements</b>	<u>112,790.38</u>	<u>112,790.38</u>	<u>0.00</u>
L01229 - Prov for Audit Fees	10,450.00	10,450.00	0.00
L01240 - FBT Liability	0.00	762.00	-762.00
<b>Total Other Current Liabilities</b>	<u>129,214.71</u>	<u>129,335.80</u>	<u>-121.09</u>
<b>Total Current Liabilities</b>	<u>244,275.84</u>	<u>424,958.70</u>	<u>-180,682.86</u>
<b>Long Term Liabilities</b>			
L01230 - Provision - Employee LSL	18,659.30	18,659.30	0.00
<b>Total Long Term Liabilities</b>	<u>18,659.30</u>	<u>18,659.30</u>	<u>0.00</u>
<b>TOTAL LIABILITIES</b>	<u>262,935.14</u>	<u>443,618.00</u>	<u>-180,682.86</u>
<b>NET ASSETS</b>	<u>27,581,682.47</u>	<u>28,013,549.89</u>	<u>-431,867.42</u>
<b>EQUITY</b>			
<b>3000 - Opening Bal Equity</b>			
L019051 - TVP Dist Rates Equiv 07-13	-18,367.02	0.00	-18,367.02
L019052 - CP Dist Rates Equiv 07-13	-18,367.02	0.00	-18,367.02
L019053 - TC Dist Rates Equiv 07-13	-18,367.02	0.00	-18,367.02
L019054 - CJ Dist Rates Equiv 07-13	-36,734.03	0.00	-36,734.03
L019055 - CW Dist Rates Equiv 07-13	-36,734.03	0.00	-36,734.03
L019056 - TV Dist Rates Equiv 07-13	-18,367.02	0.00	-18,367.02

# Tamala Park Regional Council

Appendix 9.2 - August 2013

## Balance Sheet

As of August 31 , 2013

	Aug 31, 13	Jun 30, 13	\$ Change
<b>L019057 · CS Dist Rates Equiv 07-13</b>	<b>-73,468.06</b>	<b>0.00</b>	<b>-73,468.06</b>
<b>Total 3000 · Opening Bal Equity</b>	<b>-220,404.20</b>	<b>0.00</b>	<b>-220,404.20</b>
 <b>3900 · *Retained Earnings</b>	 <b>183,256.77</b>	 <b>769,875.00</b>	 <b>-586,618.23</b>
<b>L019001 · Town of Victoria Park</b>			
<b>101.1 · ToVP revenue from Development</b>	<b>3,675,223.68</b>	<b>3,511,983.84</b>	<b>163,239.84</b>
<b>101.2 · ToVP Development Expenses</b>	<b>-2,690,334.36</b>	<b>-2,513,904.12</b>	<b>-176,430.24</b>
<b>L019101 · TVP Contributed Equity</b>	<b>1,320,581.75</b>	<b>1,320,581.75</b>	<b>0.00</b>
<b>Total L019001 · Town of Victoria Park</b>	<b>2,305,471.07</b>	<b>2,318,661.47</b>	<b>-13,190.40</b>
 <b>L019002 · City of Perth</b>			
<b>102.1 · CoP Revenue from Development</b>	<b>3,675,223.67</b>	<b>3,511,983.83</b>	<b>163,239.84</b>
<b>102.2 · CoP Development Costs</b>	<b>-2,690,334.36</b>	<b>-2,513,904.12</b>	<b>-176,430.24</b>
<b>L019102 · CP Contributed Equity</b>	<b>1,320,581.75</b>	<b>1,320,581.75</b>	<b>0.00</b>
<b>Total L019002 · City of Perth</b>	<b>2,305,471.06</b>	<b>2,318,661.46</b>	<b>-13,190.40</b>
 <b>L019003 · Town of Cambridge</b>			
<b>103.1 · ToC Revenue from Development</b>	<b>3,675,223.67</b>	<b>3,511,983.83</b>	<b>163,239.84</b>
<b>103.2 · ToC Development Costs</b>	<b>-2,690,334.36</b>	<b>-2,513,904.12</b>	<b>-176,430.24</b>
<b>L019103 · TC Contributed Equity</b>	<b>1,320,581.75</b>	<b>1,320,581.75</b>	<b>0.00</b>
<b>Total L019003 · Town of Cambridge</b>	<b>2,305,471.06</b>	<b>2,318,661.46</b>	<b>-13,190.40</b>
 <b>L019004 · City of Joondalup</b>			
<b>104.1 · CoJ Revenue from Development</b>	<b>7,350,447.35</b>	<b>7,023,967.66</b>	<b>326,479.69</b>
<b>104.2 · CoJ Development Costs</b>	<b>-5,380,668.74</b>	<b>-5,027,808.27</b>	<b>-352,860.47</b>
<b>L019104 · CJ Contributed Equity</b>	<b>2,641,163.52</b>	<b>2,641,163.52</b>	<b>0.00</b>
<b>Total L019004 · City of Joondalup</b>	<b>4,610,942.13</b>	<b>4,637,322.91</b>	<b>-26,380.78</b>
 <b>L019005 · City of Wanneroo</b>			
<b>105.1 · CoW Revenue from Development</b>	<b>7,350,447.35</b>	<b>7,023,967.66</b>	<b>326,479.69</b>
<b>105.2 · CoW Development Costs</b>	<b>-5,380,668.74</b>	<b>-5,027,808.27</b>	<b>-352,860.47</b>
<b>L019105 · CW Contributed Equity</b>	<b>2,641,163.52</b>	<b>2,641,163.52</b>	<b>0.00</b>
<b>Total L019005 · City of Wanneroo</b>	<b>4,610,942.13</b>	<b>4,637,322.91</b>	<b>-26,380.78</b>
 <b>L019006 · Town of Vincent</b>			
<b>106.1 · ToV revenue from Development</b>	<b>3,675,223.68</b>	<b>3,511,983.84</b>	<b>163,239.84</b>
<b>106.2 · ToV Development Costs</b>	<b>-2,690,334.36</b>	<b>-2,513,904.12</b>	<b>-176,430.24</b>
<b>L019106 · TV Contributed Equity</b>	<b>1,320,581.75</b>	<b>1,320,581.75</b>	<b>0.00</b>
<b>Total L019006 · Town of Vincent</b>	<b>2,305,471.07</b>	<b>2,318,661.47</b>	<b>-13,190.40</b>
 <b>L019007 · City of Stirling</b>			
<b>107.1 · CoS Revenue from Development</b>	<b>14,700,894.65</b>	<b>14,047,935.26</b>	<b>652,959.39</b>
<b>107.2 · CoS Development Costs</b>	<b>-10,761,336.39</b>	<b>-10,055,615.45</b>	<b>-705,720.94</b>
<b>L019107 · CS Contributed Equity</b>	<b>5,282,328.63</b>	<b>5,282,328.63</b>	<b>0.00</b>

# Tamala Park Regional Council

Appendix 9.2 - August 2013

## Balance Sheet

As of August 31 , 2013

	<b>Aug 31, 13</b>	<b>Jun 30, 13</b>	<b>\$ Change</b>
<b>Total L019007 - City of Stirling</b>	9,221,886.89	9,274,648.44	-52,761.55
<b>L02100 - Revaluation Surplus Leasehold</b>	6,353.00	6,353.00	0.00
<b>Net Income</b>	-53,178.51	-586,618.23	533,439.72
<b>TOTAL EQUITY</b>	<b>27,581,682.47</b>	<b>28,013,549.89</b>	<b>-431,867.42</b>

# Tamala Park Regional Council

Appendix 9.3 - August 2013

## Cheque Detail

August 2013

Num	Date	Name	Description	Paid Amount	Original Amount
<b>CH-200318</b>	<b>01/08/2013</b>	<b>Western Power</b>	<b>Stage 3 Subdivision energisation</b>		<b>-5,890.00</b>
04415261	01/08/2013		Lot Production Items - Stage 3 Subdivision energisation	-5,890.00	5,890.00
				-5,890.00	5,890.00
<b>CH-200319</b>	<b>15/08/2013</b>	<b>City of Wanneroo</b>	<b>Stage 7 clearance</b>		<b>-2,395.00</b>
Invoice TBA	15/08/2013		Lot Production Items - Stage 7 clearance	-2,395.00	2,395.00
				-2,395.00	2,395.00
<b>CH-200320</b>	<b>15/08/2013</b>	<b>Landgate</b>	<b>Stage 7 Lodgement fee for Deposited Plan</b>		<b>-4,466.00</b>
Invoice TBA	15/08/2013		Lot Production Items - Stage 7 Lodgement fee for Deposited Plan	-4,466.00	4,466.00
				-4,466.00	4,466.00
<b>CH-200321</b>	<b>15/08/2013</b>	<b>McMullen Nolan Surveyors</b>	<b>Stage 7 WAPC endorsement of deposited plan</b>		<b>-1,006.00</b>
Invoice TBA	15/08/2013		Lot Production Items - Stage 7 WAPC endorsement of deposited plan	-1,006.00	1,006.00
				-1,006.00	1,006.00
<b>CH-200322</b>	<b>15/08/2013</b>	<b>Western Power</b>	<b>Stage 6C subdivision energisation</b>		<b>-23,182.00</b>
MS015073	19/08/2013		Lot Production Items - Stage 6C subdivision energisation	-23,182.00	23,182.00
				-23,182.00	23,182.00
<b>CH-200323</b>	<b>22/08/2013</b>	<b>WAPC</b>	<b>Application for approval of freehold or survey strata subdivision</b>		<b>-9,492.53</b>
INvoice TBC	22/08/2013		Application for approval of freehold or survey strata subdivision	-9,492.53	9,492.53
				-9,492.53	9,492.53
<b>CH-200326</b>	<b>22/08/2013</b>	<b>Cvitan, Frank</b>	<b>Composite allowance for May, June &amp; July 2013</b>		<b>-1,750.00</b>



# Tamala Park Regional Council

Appendix 9.3 - August 2013

## Cheque Detail

August 2013

May, June, July 2013	15/08/2013		Composite allowance for May, June & July 2013	-1,750.00	1,750.00
				-1,750.00	1,750.00
<b>CH-200325</b>	<b>22/08/2013</b>	<b>Adamos Jim</b>	<b>Composite allowance for May, June &amp; July 2013</b>		<b>-1,750.00</b>
May, June, July 2013	15/08/2013		Composite allowance for May, June & July 2013	-1,750.00	1,750.00
				-1,750.00	1,750.00
<b>CH-200324</b>	<b>22/08/2013</b>	<b>Proud, Stephanie</b>	<b>Deputy member allowance for attending CL Mtg June 2013</b>		<b>-140.00</b>
May/June/July 2013	15/08/2013		Deputy member allowance for attending CL Mtg June 2013	-140.00	140.00
				-140.00	140.00
<b>CH-200327</b>	<b>29/08/2013</b>	<b>City of Wanneroo</b>	<b>Clearance request Stage 4 (Lot 248 Group Housing &amp; Lot 8007 POS)</b>		<b>-73.00</b>
Invoice TBC	29/08/2013		Lot Production Items - Clearance request Stage 4 (Lot 248 Group Housing & Lot 8007 POS)	-73.00	73.00
				-73.00	73.00
<b>CH-200328</b>	<b>29/08/2013</b>	<b>Landgate</b>	<b>Lodgement fee for deposited Plan Stage 4 (Lot 248 Group Housing &amp; Lot 8007 POS)</b>		<b>-400.00</b>
Invoice TBC	29/08/2013		Lot Production Items - Lodgement fee for deposited Plan Stage 4 (Lot 248 Group Housing & Lot 800...	-400.00	400.00
				-400.00	400.00
<b>CH-200329</b>	<b>29/08/2013</b>	<b>McMullen Nolan Surveyors</b>	<b>WAPC endorsement of Deposited Plan Stage 4 (Lot 248 Group Housing &amp; Lot 8007 POS)</b>		<b>-572.00</b>
Invoice TBC	29/08/2013		Lot Production Items - WAPC endorsement of Deposited Plan Stage 4 (Lot 248 Group Housing & Lot 8...	-572.00	572.00
				-572.00	572.00
<b>TOTAL</b>					<b>-51,116.53</b>

**Tamala Park Regional Council**  
 Appendix 9.3 - September 2013  
**Cheque Detail**  
**September 2013**

Num	Date	Name	Description	Paid Amount	Original Amount
<b>CH-200330</b>	<b>02/09/2013</b>	<b>City of Wanneroo - Supplier</b>	<b>Display Village amended Development application</b>		<b>-295.00</b>
Invoice TBA	02/09/2013		Lot Production Items - Display Village amended Development application	-295.00	295.00
				-295.00	295.00
<b>CH-200331</b>	<b>09/09/2013</b>	<b>City of Wanneroo - Supplier</b>	<b>Stage 7 Early Clearance Bond Proposal - Amended WAPC 146408</b>		<b>-35,752.00</b>
Invoice TBC	09/09/2013		Lot Production Items - Stage 7 Early Clearance Bond Proposal - Amended WAPC 146408	-35,752.00	35,752.00
				-35,752.00	35,752.00
<b>TOTAL</b>					<b>-36,047.00</b>

# Tamala Park Regional Council

## Summary Payment List

### August 2013

Type	Date	Num	Name	Description	Amount
Bill Pmt -Cheque	01/08/2013	CH-200318	Western Power	Stage 3 Subdivision energisation	-5,890.00
Cheque	01/08/2013	CH-200330	Westpac Bank	Bank fees Cheque Account August 2013	-51.10
Cheque	06/08/2013	10	ANZ	Audit Certificate fee	-50.00
Bill Pmt -Cheque	07/08/2013	ET-2106	Westpac Bank	Audit Certificate Fee	-50.00
Liability Cheque	08/08/2013	ET-2135	Australian Taxation Office	IAS July 2013	-13,480.00
Paycheque	08/08/2013	ET-2139	Employee Costs	Wages for period 25/7/13 to 7/8/13	-10,805.47
Bill Pmt -Cheque	08/08/2013	ET-2107	B Bhabra Investment Trust	Lot 173 (2nd instalment over 3 year period)	-2,887.50
Bill Pmt -Cheque	08/08/2013	ET-2108	James Paxman & Melissa Wieloch	Lot 168 (2nd instalment over 3 year period)	-3,281.25
Bill Pmt -Cheque	08/08/2013	ET-2109	Steel Test Pty Ltd	Lot 169 (2nd instalment over 3 year period)	-2,887.50
Liability Cheque	08/08/2013	ET-2136	WALGSP	KJ 9% superannuation for period 25/7/13 to 7/8/13	-157.53
Liability Cheque	08/08/2013	ET-2137	National Australia Bank	TA 9% superannuation for period 25/7/13 to 7/8/13	-1,037.00
Liability Cheque	08/08/2013	ET-2138	Amp	WB superannuation for period 25/7/13 to 7/8/13	-391.36
Bill Pmt -Cheque	08/08/2013	ET-2123	Burgess Rawson	Invoices 3559620, 3540660	-2,750.00
Bill Pmt -Cheque	08/08/2013	ET-2110	Cabcharge	Cabcharge	-6.00
Bill Pmt -Cheque	08/08/2013	ET-2129	Cedar Homes	Display unit 3 lease August 2013	-1,100.00
Bill Pmt -Cheque	08/08/2013	ET-2111	Chappell Lambert Everett	Consultants - Agreed planning fee June 2013	-16,500.00
Bill Pmt -Cheque	08/08/2013	ET-2124	Cossill & Webley	14169, 14171, 14173, 14029, 14167	-44,361.99
Bill Pmt -Cheque	08/08/2013	ET-2112	Docushred	Security bin destruction of paperwork June/July 2013	-51.70
Bill Pmt -Cheque	08/08/2013	ET-2130	Dominic Carbone & Associates	Consultancy services from April to July 2013	-13,728.00
Bill Pmt -Cheque	08/08/2013	ET-2113	Driving Force Cleaning Services	Invoices 001, 105 & 113	-630.00
Bill Pmt -Cheque	08/08/2013	ET-2125	Emerge Associates	Invoices 10505 & 10506	-12,100.00
Bill Pmt -Cheque	08/08/2013	ET-2114	hyd20 Hydrology	Consultants - Catalina Central UWMP	-1,064.80
Bill Pmt -Cheque	08/08/2013	ET-2131	Landgate	Consultancy services senior valuer Lot 9005	-525.01
Bill Pmt -Cheque	08/08/2013	ET-2115	Lavan Legal	Development agreement professional legal services	-3,330.25
Bill Pmt -Cheque	08/08/2013	ET-2126	LD Total	Invoices 55244, 55226	-39,450.43
Bill Pmt -Cheque	08/08/2013	ET-2116	McLeods Barristers & Solicitors	Review of employment contract	-2,739.55
Bill Pmt -Cheque	08/08/2013	ET-2132	McMullen Nolan Surveyors	Invoices 68275, 68276, 68274, 68234, 68201	-7,177.50
Bill Pmt -Cheque	08/08/2013	ET-2117	Neverfail	Bottled water	-26.25
Bill Pmt -Cheque	08/08/2013	ET-2127	Officeworks	Stationery - Paper, milk, envelopes, paper clips, file dividers	-59.13
Bill Pmt -Cheque	08/08/2013	ET-2118	Power Earth Technologies	AC Interference analysis for Marmion Avenue	-12,745.70
Bill Pmt -Cheque	08/08/2013	ET-2133	R J Vincent & Co	Invoices 2361, 2360, 2355, 2353, 2352	-1,503,051.64
Bill Pmt -Cheque	08/08/2013	ET-2119	Sheridan's for Badges	Name badge for Cr Topelberg	-45.76

# Tamala Park Regional Council

## Summary Payment List

### August 2013

Bill Pmt -Cheque	08/08/2013	ET-2128	Supreme Settlements	Refund of \$200 incorrectly paid to TPRC for Lot 202	-200.00
Bill Pmt -Cheque	08/08/2013	ET-2120	Total Eden	Catalina Bore Strategy	-935.00
Bill Pmt -Cheque	08/08/2013	ET-2134	WALGA	Invoice I3031196	-2,633.18
Bill Pmt -Cheque	08/08/2013	ET-2121	Wayne Burns	Reimbursements for parking and half optus phone bill	-58.17
Cheque	14/08/2013	CH-200323	Westpac Bank	Audit Certificate	-32.00
Cheque	14/08/2013	CH-200331	Westpac Bank	Payment of EA and CEO credit cards August 2013	-874.59
Bill Pmt -Cheque	15/08/2013	CH-200319	City of Wanneroo - Supplier	Stage 7 clearance	-2,395.00
Bill Pmt -Cheque	15/08/2013	CH-200320	Landgate	Stage 7 Lodgement fee for Deposited Plan	-4,466.00
Bill Pmt -Cheque	15/08/2013	CH-200321	McMullen Nolan Surveyors	Stage 7 WAPC endorsement of deposited plan	-1,006.00
Bill Pmt -Cheque	15/08/2013	CH-200322	Western Power	Stage 6C subdivision energisation	-23,182.00
Paycheque	22/08/2013	ET-2185	Employee Costs	Wages for period 0808/13 to 21/8/13	-10,864.72
Liability Cheque	22/08/2013	ET-2181	WALGSP	KJ 9% superannuation for period 8/8/13 to 21/8/13	-157.53
Liability Cheque	22/08/2013	ET-2182	Amp	WB 9% superannuation for period 8/8/13 to 21/8/13	-391.36
Liability Cheque	22/08/2013	ET-2183	National Australia Bank	TA 9% superannuation for period 8/8/13 to 21/8/13	-1,037.00
Liability Cheque	22/08/2013	ET-2184	Australian Taxation Office	BAS paid for period April to June 2013	-6,096.00
Bill Pmt -Cheque	22/08/2013	ET-2142	Amphlett, Geoff	Composite allowance for May, June & July 2013	-1,750.00
Bill Pmt -Cheque	22/08/2013	ET-2180	Artsource (The Artists Foundation of WA)	Creation of Public Art Strategy Milestone - final strategy delivered December 2011	-1,650.00
Bill Pmt -Cheque	22/08/2013	ET-2143	Cabcharge	Cabcharge expense	-6.00
Bill Pmt -Cheque	22/08/2013	ET-2179	Chappell Lambert Everett	Agreed planning Fee April 2013	-16,500.00
Bill Pmt -Cheque	22/08/2013	ET-2144	City of Joondalup - Supplier	Invoice 11051; 2012_13 rates equivalent pmt	-42,234.03
Bill Pmt -Cheque	22/08/2013	ET-2178	City of Perth - Supplier	Rates equivalent payment for 2012/13 financial year	-18,367.02
Bill Pmt -Cheque	22/08/2013	ET-2145	City of Stirling	Invoices 3723, 3724, 3725; GST payable for June & July 2013; 2012_13 rates equivalent pmt	-146,899.16
Bill Pmt -Cheque	22/08/2013	ET-2177	City of Wanneroo - Supplier	Rates payments & GST payment & Rate equivalent payment 2012_13	-42,246.56
Bill Pmt -Cheque	22/08/2013	ET-2146	Cossill & Webley	Invoices 13888, 14030 & 14090	-68,515.94
Bill Pmt -Cheque	22/08/2013	ET-2176	Eco Logical Australia	Central & Eastern POS Amendments for July 2013	-4,954.62
Bill Pmt -Cheque	22/08/2013	ET-2147	Guise, Dianne	Composite allowance for May, June & July 2013	-1,750.00
Bill Pmt -Cheque	22/08/2013	ET-2175	Italiano, Giovanni	Composite allowance & Chairman allowance for May, June & July 2013	-6,500.00
Bill Pmt -Cheque	22/08/2013	ET-2148	LD Total	Landscape maintenance services for July 2013	-1,779.80
Bill Pmt -Cheque	22/08/2013	ET-2174	Learning Horizons	Strategic community plan & corporate business plan review	-550.00
Bill Pmt -Cheque	22/08/2013	ET-2149	Macrae Corinne	Composite allowance for May, June & July 2013	-1,750.00
Bill Pmt -Cheque	22/08/2013	ET-2173	MacTiernan Alannah	Composite allowance for May, June 2013	-1,166.66
Bill Pmt -Cheque	22/08/2013	ET-2150	McLean, Tom	Composite allowance for May, June & July 2013	-1,750.00
Bill Pmt -Cheque	22/08/2013	ET-2172	McLeods Barristers & Solicitors	Subdivisional documentation 'Catalina subdivision'	-1,817.05
Bill Pmt -Cheque	22/08/2013	ET-2151	McMullen Nolan Surveyors	Prepare staging plan	-522.50

## Tamala Park Regional Council Summary Payment List August 2013

Bill Pmt -Cheque	22/08/2013	ET-2171	Michael, David	Composite allowance for May, June & July 2013	-1,750.00
Bill Pmt -Cheque	22/08/2013	ET-2152	Neverfail	Bottled water	-26.25
Bill Pmt -Cheque	22/08/2013	ET-2170	New Great Cleaning Service	Cleaning TPRC office for July 2013	-143.00
Bill Pmt -Cheque	22/08/2013	ET-2153	Officeworks	File dividers (supplied from back order)	-28.98
Bill Pmt -Cheque	22/08/2013	ET-2169	Optimum Media Decisions	Invoices 1483 & 17737	-1,077.23
Bill Pmt -Cheque	22/08/2013	ET-2154	Quick Corporate	Cups and saucer supply - for kitchen fitout	-57.20
Bill Pmt -Cheque	22/08/2013	ET-2168	R J Vincent & Co	Stage 8 BEW Certificate number 3	-180,687.08
Bill Pmt -Cheque	22/08/2013	ET-2155	Satterley Property Group	Sales commission on Lots 202, 43, 200, 36, 46 & 256	-63,688.36
Bill Pmt -Cheque	22/08/2013	ET-2167	T Arias	Reimbursements for coffees, parking & train tickets	-77.10
Bill Pmt -Cheque	22/08/2013	ET-2156	Telstra	TA mobile call & usage charges to 13/8/13 & service charges to 13/9/13	-52.65
Bill Pmt -Cheque	22/08/2013	ET-2166	Town of Cambridge - supplier	Rates equivalent payment for 2012/13 financial year	-18,367.02
Bill Pmt -Cheque	22/08/2013	ET-2157	Town of Victoria Park - Supplier	Rates equivalent payment for 2012/13 financial year	-18,367.02
Bill Pmt -Cheque	22/08/2013	ET-2165	Town of Vincent - supplier	Rates equivalent payment for 2012/13 financial year	-18,367.02
Bill Pmt -Cheque	22/08/2013	ET-2158	Treacy Fencing	Invoices 635373, 635374 & 635368	-6,272.64
Bill Pmt -Cheque	22/08/2013	ET-2164	Tyzack, Terry	Composite allowance for May, June & July 2013	-1,750.00
Bill Pmt -Cheque	22/08/2013	ET-2159	Vaughan, Trevor	Composite allowance & Deputy Chairman allowance for May, June & July 2013	-2,500.00
Bill Pmt -Cheque	22/08/2013	ET-2163	WALGA	Invoices I3032000; 3032004; 3032003; 3032002 & 3032001	-2,699.53
Bill Pmt -Cheque	22/08/2013	ET-2160	Water Corporation	Temporary service at Elsbury Approach, Clarkson Lot 9510	-1,551.42
Bill Pmt -Cheque	22/08/2013	ET-2162	Wayne Burns	Reimbursements for coffees & parking	-55.09
Bill Pmt -Cheque	22/08/2013	ET-2161	Willox Rod	Composite allowance for May, June & July 2013	-1,750.00
Bill Pmt -Cheque	22/08/2013	CH-200323	West Australian Planning Commission	Application for approval of freehold or survey strata subdivision	-9,492.53
Bill Pmt -Cheque	22/08/2013	CH-200326	Cvitan, Frank	Composite allowance for May, June & July 2013	-1,750.00
Bill Pmt -Cheque	22/08/2013	CH-200325	Adamos Jim	Composite allowance for May, June & July 2013	-1,750.00
Bill Pmt -Cheque	22/08/2013	CH-200324	Proud, Stephanie	Deputy member allowance for attending CL Mtg June 2013	-140.00
Cheque	22/08/2013	11	ANZ	Debit interest charged on overdrawn account	-0.39
Bill Pmt -Cheque	27/08/2013	ET-2192	Shan-Hao Yang & Xiuying Chen	Lot 172 (2nd instalment over 3 year period)	-2,887.50
Bill Pmt -Cheque	29/08/2013	CH-200327	City of Wanneroo - Supplier	Clearance request Stage 4 (Lot 248 Group Housing & Lot 8007 POS)	-73.00
Bill Pmt -Cheque	29/08/2013	CH-200328	Landgate	Lodgement fee for deposited Plan Stage 4 (Lot 248 Group Housing & Lot 8007 POS)	-400.00
Bill Pmt -Cheque	29/08/2013	CH-200329	McMullen Nolan Surveyors	WAPC endorsement of Deposited Plan Stage 4 (Lot 248 Group Housing & Lot 8007 POS)	-572.00
Bill Pmt -Cheque	29/08/2013	ET-2191	Aaron & Nicole Grant	Lot 171 (1st instalment over 3 year period)	-2,887.50
Bill Pmt -Cheque	29/08/2013	ET-2190	City of Wanneroo - Supplier	GST owing July 2013	-3,509.24
					<b>-2,460,180.06</b>

# Tamala Park Regional Council

## Summary Payment List

### September 2013

Type	Date	Num	Name	Description	Amount
Bill Pmt -Cheque	01/09/2013	E-2188	Aaron & Nicole Grant	Lot 171 (2nd instalment over 3 year period)	-2,887.50
Bill Pmt -Cheque	02/09/2013	CH-200330	City of Wanneroo - Supplier	Display Village amended Development application	-295.00
Cheque	02/09/2013	CH-200333	Westpac Bank	Cheque Account Bank Fees September 2013	-58.65
Paycheque	05/09/2013	ET-2196	Employee Costs	Wages for period 22/8/13 to 4/9/13	-10,630.72
Liability Cheque	05/09/2013	ET-2193	WALGSP	KJ 9.25% superannuation for period 22/8/13 to 4/9/13	-157.53
Liability Cheque	05/09/2013	ET-2194	Amp	WB 9.25% superannuation for period 22/8/13 to 4/9/13	-391.36
Liability Cheque	05/09/2013	ET-2195	National Australia Bank	TA 9.25% superannuation for period 22/8/13 to 4/9/13	-1,037.00
Bill Pmt -Cheque	09/09/2013	E-2199	Action Couriers	Courier service for August 2013	-89.01
Bill Pmt -Cheque	09/09/2013	ET-2200	Burgess Rawson	Valuations May 2013 (22 lots)	-1,210.00
Bill Pmt -Cheque	09/09/2013	ET-2201	Cedar Homes	Cedar Homes Display Unit 3 Lease September 2013	-1,100.00
Bill Pmt -Cheque	09/09/2013	ET-2202	Chappell Lambert Everett	Invoices 2228:4748 & 2228:4750	-3,816.67
Bill Pmt -Cheque	09/09/2013	ET-2203	City of Wanneroo - Supplier	Rate Ref 3099898; 3080625, 3099906, 3080617, 3080609, 3080591, 3080583, 3080666, 30800070, 3099989	-14,537.03
Bill Pmt -Cheque	09/09/2013	ET-2204	Cossill & Webley	Invoices 14168, 14257, 14258, 14259, 14250, 14251, 14256, 14248, 14249, 14097, 14166, 13729, 13971	-142,363.79
Bill Pmt -Cheque	09/09/2013	ET-2205	Graffiti Busters	Remove graffiti from Catalina Estate	-82.50
Bill Pmt -Cheque	09/09/2013	ET-2206	LD Total	Invoices 55821, 55306	-731.65
Bill Pmt -Cheque	09/09/2013	ET-2207	McLeods Barristers & Solicitors	Subdivisional documentation Catalina subdivision	-5,146.13
Bill Pmt -Cheque	09/09/2013	ET-2208	McMullen Nolan Surveyors	Invoices 68675, 68674, 68672	-29,051.00
Bill Pmt -Cheque	09/09/2013	ET-2209	Metrix Consulting Pty Ltd	Geomapping for Catalina	-1,478.40
Bill Pmt -Cheque	09/09/2013	ET-2210	Michael Drew & Adile Drew	Solar panel rebate Lot 198 Nomad Drive	-2,000.00
Bill Pmt -Cheque	09/09/2013	ET-2211	Neverfail	Bottled water	-26.25
Bill Pmt -Cheque	09/09/2013	ET-2212	R J Vincent & Co	Invoices 2460, 2461, 2431, 2459, 2139, 2362	-760,952.08
Bill Pmt -Cheque	09/09/2013	ET-2213	Replants	Fauna relocation	-14,709.00
Bill Pmt -Cheque	09/09/2013	ET-2214	Satterley Property Group	Commission payable for Lot 56 Pollock Way	-9,809.25
Bill Pmt -Cheque	09/09/2013	ET-2215	Synergy	Lot 9003 Marmion Avenue electricity supply for period 6/6/13	-424.40
Bill Pmt -Cheque	09/09/2013	ET-2216	Wayne Burns	Reimbursements	-41.78
Bill Pmt -Cheque	09/09/2013	ET-2217	Jason Borgomastro	2nd instalment leased premises Lot 174	-3,850.00
Bill Pmt -Cheque	09/09/2013	CH-200331	City of Wanneroo - Supplier	Stage 7 Early Clearance Bond Proposal - Amended WAPC 146408	-35,752.00
Cheque	13/09/2013	CH-200334	Westpac Bank	Payment CEO & EA credit cards September 2013	-826.25
Paycheque	19/09/2013	ET-2221	Employee Costs	Wages for period 5/9/13 to 18/9/13	-10,630.72
Liability Cheque	19/09/2013	ET-2218	WALGSP	KJ 9% superannuation for period 5/9/13 to 18/9/13	-157.53
Liability Cheque	19/09/2013	ET-2219	Amp	WB 9% superannuation for period 5/9/13 to 18/9/13	-391.36
Liability Cheque	19/09/2013	ET-2220	National Australia Bank	TA 9% superannuation for period 5/9/13 to 18/9/13	-1,037.00

# Tamala Park Regional Council

## Summary Payment List

### September 2013

Liability Cheque	19/09/2013	CH-200335	Australian Taxation Office	IAS payment for August 2013	-13,028.00
Bill Pmt -Cheque	23/09/2013	E-2224	Burgess Rawson	Valuation Fee for August settlements	-165.00
Bill Pmt -Cheque	23/09/2013	ET-2225	Chappell Lambert Everett	Invoices 2228:4764 & 2228:4765	-16,930.49
Bill Pmt -Cheque	23/09/2013	ET-2226	City of Stirling	Lease TPRC office for October 2013	-2,566.92
Bill Pmt -Cheque	23/09/2013	ET-2227	City of Wanneroo - Supplier	Lot 9500 HN 47 Aviator Blvd Rates 2013/14	-4,873.63
Bill Pmt -Cheque	23/09/2013	ET-2228	Content Living	Lot 162 Display Home Opening Rebate 5% of Purchase price (\$260,000)	-13,000.00
Bill Pmt -Cheque	23/09/2013	ET-2229	Cossill & Webley	Invoices 14252, 14253, 14254, 14260, 14323, 14324, 14325, 14326, 14328, 14329, 14330, 14331, 143...	-138,818.15
Bill Pmt -Cheque	23/09/2013	ET-2230	Data #3	Purchase of Adobe Acrobat X1 Pro licence	-294.22
Bill Pmt -Cheque	23/09/2013	ET-2231	Driving Force Cleaning Services	Weekly Clean July 2013 Sales office	-180.00
Bill Pmt -Cheque	23/09/2013	ET-2232	Emerge Associates	Invoices 10238, 10698, 10699, 10700, 10701, 10702 & 10703	-11,508.10
Bill Pmt -Cheque	23/09/2013	ET-2233	Lavan Legal	Professional services for period 26/7/13 to 27/8/13	-1,272.36
Bill Pmt -Cheque	23/09/2013	ET-2234	LD Total	Invoices 54167, 56267, 55661, 56051, 56268 & 56399	-26,514.71
Bill Pmt -Cheque	23/09/2013	ET-2235	Marketforce	Stage 8 Builders Tender	-225.74
Bill Pmt -Cheque	23/09/2013	ET-2236	McMullen Nolan Surveyors	Invoices 69028, 69029 & 69031	-39,279.90
Bill Pmt -Cheque	23/09/2013	ET-2237	MMJ Real Estate	Revaluations of Lot 1 (Grouped Housing Site)	-450.00
Bill Pmt -Cheque	23/09/2013	ET-2238	National Homes	Invoices 200799 & 200800	-78,136.00
Bill Pmt -Cheque	23/09/2013	ET-2239	Neverfail	Bottled water	-26.25
Bill Pmt -Cheque	23/09/2013	ET-2240	Officeworks	Stationery - Paper, suspension files, marbig A4 files	-114.29
Bill Pmt -Cheque	23/09/2013	ET-2241	Optimum Media Decisions	Catalina 2013 Launch Advertising Joondalup/Wanneroo community times & West Australian	-2,064.96
Bill Pmt -Cheque	23/09/2013	ET-2242	R J Vincent & Co	Invoices 2429 & 2430	-1,365,616.43
Bill Pmt -Cheque	23/09/2013	ET-2243	RBM Drilling	Tamala Park Bore number 3	-51,122.50
Bill Pmt -Cheque	23/09/2013	ET-2244	Riders Choice	Workforce Plan	-2,227.50
Bill Pmt -Cheque	23/09/2013	ET-2245	Satterley Property Group	Lots 35, 197, 207, 209, 213, 226, 227, 228 & 231 commission	-84,574.88
Bill Pmt -Cheque	23/09/2013	ET-2246	Telstra	TA mobile usage to 13/9/13 & service charges to 13/10/13	-32.60
Bill Pmt -Cheque	23/09/2013	ET-2247	Transcore	Lot 9004 Traffic Engineering Services	-1,210.00
Bill Pmt -Cheque	23/09/2013	ET-2248	Treacy Fencing	Invoices 635685 & 635820	-5,510.89
Bill Pmt -Cheque	23/09/2013	ET-2249	Vince Pedulla	Solar Rebate for Lot 196	-2,000.00
					<b>-2,917,415.08</b>

26 September 2013

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

Dear Tony

**Catalina Financial Report for August 2013**

Please find attached the Catalina Financial Report for August 2013. This report has been prepared on a cash basis and compares actual income and expenditure to the approved budget for the period 1 August 2013 to 31 August 2013.

Settlement revenue for the financial year to 31 August 2013 is \$2.0m which is \$7.3m below the approved 'June 2013' Budget with 34 less residential settlements for the year to date. Project to date settlement revenue is \$45.2m, resulting in an unfavorable variance of \$3.0m due to 16 less residential settlements to 31 August 2013.

The August project to date revenue variance arises from 2 components:

- \$4.3 million favourable variance for the period 1 March 2013 to 30 June 2013 against the June 2013 budget due to 18 more residential settlements. (Note, the budget update approved in June 2013 only reflected actual income and expenditure to 28 Feb 2013)
- \$7.3 million unfavourable variance for FY2014 revenue to budget due to 34 less settlements YTD.

Selling costs for FY2014 is \$1.3m below the approved 'June 2013' budget due to 34 less settlements.

Sales for FY2014 are \$3.4m favourable to budget due to 15 more residential lots selling during the year to date.

Overall FY2014 expenditure is \$5.4m under budget per the approved 'June 2013' Budget, with \$1.9m spent compared to a budget of \$7.3m. The main areas of variance are summarised below:

- Lot Production \$2.2m favourable against budget due to progress payments for stages 5 and 7 being 1 month behind budget
- Landscaping \$0.6m behind budget due to construction progress payments yet to be processed
- Infrastructure budget yet to be fully utilized by \$1.6m due to payments not yet made for Marmion Avenue Green Link Intersection and Connolly Drive Sewer.

Please 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



**Brenton Downing**  
Project Director



Catalina Actual vs Budget Analysis

Tamatla Park feasibility cashflow FY 2013		Actual MTD Vs Budget Aug 2013			Year to date Vs Budget to Aug 2013			Project to date Vs Budget to Aug 2013			Comments regarding variance
Job Description	Account Description	Actual 1 month to Aug 2013	Budget 1 month to Aug 2013	Variance	YTD to Aug 2013	YTD budget	Variance	PTD to Aug 2013	PTD budget	Variance	
<b>REVENUE</b>											
Settlements	Settlement revenue	657,000	2,688,725	(2,031,725)	1,988,000	9,339,129	(7,351,129)	45,211,500	48,201,683	(2,990,183)	9 settlements YTD ex GST Margin scheme.
Margin GST	Margin GST	(12,263)	(232,767)	220,504	(33,318)	(810,435)	777,117	(1,154,387)	(3,232,360)	2,077,973	GST Margin as detailed in Burgess Rawson valuations
Direct Selling Costs		(29,570)	(122,160)	92,590	(89,448)	(423,452)	334,004	(2,034,019)	(2,178,713)	144,694	Includes Commission and Management Fees
Interest Income		3,558	0	3,558	4,396	0	4,396	20,475	3,546	16,929	Penalty Interest Income on settlements
Fortified Deposits		0	0	0	0	0	0	9,091	0	9,091	
Rebate Allowance		(21,352)	(80,008)	58,656	(32,814)	(170,861)	138,047	(79,173)	(361,956)	282,782	Construction Recycling, Fencing, Landscape, Shared Bore, Solar, and Display Builder Rebates
		597,374	2,253,791	(1,656,417)	1,836,816	7,934,381	(6,097,564)	41,973,487	42,432,200	-458,713	
<b>CONSTRUCTION</b>											
Earthworks Stages 1-4, 6	Siteworks / Earthworks	36,253	0	(36,253)	36,253	0	(36,253)	2,122,609	2,189,150	66,541	Timing variance, within total budget
	Authorities Fees	0	0	0	0	0	0	68,982	0	(68,982)	
	Direct Consultants	0	0	0	0	0	0	152,733	181,607	28,874	
Total Earthworks Stages 1-4, 6		36,253	0	(36,253)	36,253	0	(36,253)	2,344,323	2,370,757	26,433	
Earthworks Stages 5 & 7	Siteworks / Earthworks	0	0	0	0	0	0	2,353,699	2,329,305	(24,393)	
	Authorities Fees	0	0	0	0	0	0	0	0	0	
	Direct Consultants	0	0	0	0	0	0	122,477	171,726	49,249	
Total Earthworks Stages 5 & 7		0	0	0	0	0	0	2,476,176	2,501,031	24,855	
Earthworks Stage 8	Siteworks / Earthworks	128,008	383,405	255,397	128,008	6,328	6,328	1,148,066	1,450,221	302,155	
	Authorities Fees	0	0	0	0	0	0	0	0	0	
	Direct Consultants	2,402	0	(2,402)	2,402	6,463	4,061	64,657	58,665	(5,992)	
Total Earthworks Stage 8		130,409	383,405	252,996	130,409	549,538	419,129	1,212,723	1,508,886	296,164	
Earthworks Stages 9-11	Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
	Authorities Fees	0	0	0	0	0	0	0	0	0	
	Direct Consultants	29,798	15,455	(14,343)	29,798	30,871	1,074	62,575	61,588	(986)	
Total Earthworks Stages 9-11		29,798	15,455	(14,343)	29,798	30,871	1,074	62,575	61,588	(986)	
Earthworks Stages 12-13	Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
	Authorities Fees	0	0	0	0	0	0	0	0	0	
	Direct Consultants	0	0	0	0	0	0	0	0	0	
Total Earthworks Stage 12-13		0	0	0	0	0	0	0	0	0	
Stage 1	Siteworks / Earthworks	0	0	0	0	0	0	3,328,045	3,361,431	33,386	
	Authorities Fees	0	0	0	0	0	0	138,392	247,888	109,496	
	Direct Consultants	0	9,730	9,730	0	19,461	19,461	214,916	273,669	58,753	
Total Stage 1		0	9,730	9,730	0	19,461	19,461	3,681,353	3,882,987	201,634	
Stage 2	Siteworks / Earthworks	0	0	0	0	0	0	2,523,492	2,679,498	156,006	
	Authorities Fees	0	0	0	0	0	0	232,107	393,290	161,183	
	Direct Consultants	0	0	0	0	22,528	22,528	164,171	220,011	55,840	
Total Stage 2		0	0	0	0	22,528	22,528	2,944,861	3,317,890	373,029	
Stage 3	Siteworks / Earthworks	0	0	0	280	0	(280)	2,944,861	3,317,890	373,029	
	Authorities Fees	5,890	0	(5,890)	5,890	109,612	103,722	1,979,620	2,035,653	56,032	
	Direct Consultants	0	0	0	0	0	0	259,819	423,619	163,800	
Total Stage 3		5,890	0	(5,890)	5,890	109,612	103,722	187,648	204,890	17,243	
Stage 4	Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
	Authorities Fees	5,890	0	(5,890)	5,890	109,612	103,722	2,427,087	2,664,162	237,075	
	Direct Consultants	13,505	0	(13,505)	67,523	0	(67,523)	2,260,291	2,532,829	272,538	
Total Stage 4		18,905	6,558	(12,347)	72,922	145,521	72,599	2,759,817	3,219,572	459,754	
Stage 5	Siteworks / Earthworks	798,171	94,610	(703,561)	800,114	1,094,915	294,801	2,911,619	3,654,080	742,461	
	Authorities Fees	0	0	0	5,121	177,503	172,382	392,082	633,065	240,983	
	Direct Consultants	0	9,517	9,517	2,819	19,011	16,192	354,130	351,188	(2,942)	

Appendix 9.4

Catalina Actual vs Budget Analysis

Job Description	Actual MTD Vs Budget Aug 2013			Year to date Vs Budget to Aug 2013			Project to date Vs Budget to Aug 2013			Comments regarding variance
	Actual 1 month to Aug 2013	Budget 1 month to Aug 2013	Variance	YTD to Aug 2013	YTD budget	Variance	PTD to Aug 2013	PTD budget	Variance	
Account Description										
Clearance Bond	(564,813)	0	564,813	(493,638)	0	493,638	71,175	508,626	437,451	
<b>Total Stage 5</b>	<b>233,358</b>	<b>104,128</b>	<b>(129,230)</b>	<b>314,416</b>	<b>1,291,429</b>	<b>977,013</b>	<b>3,729,006</b>	<b>5,146,959</b>	<b>1,417,953</b>	
Stage 6A	0	0	0	0	0	0	297,465	312,914	15,449	
Siteworks / Earthworks	0	0	0	0	0	0	50,207	89,716	39,509	
Authorities Fees	0	0	0	0	0	0	44,033	74,115	30,082	
Direct Consultants	0	0	0	0	0	0	391,705	476,745	85,040	
<b>Total Stage 6A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,748</b>	<b>20,748</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Stage 6B	0	0	0	0	0	0	0	0	0	
Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
Authorities Fees	0	0	0	0	0	0	0	0	0	
Direct Consultants	0	9,418	9,418	0	9,418	9,418	0	9,418	9,418	
<b>Total Stage 6B</b>	<b>0</b>	<b>9,418</b>	<b>9,418</b>	<b>0</b>	<b>9,418</b>	<b>9,418</b>	<b>0</b>	<b>9,418</b>	<b>9,418</b>	
Stage 6C	23,182	0	(23,182)	23,182	0	(23,182)	23,182	0	(23,182)	
Siteworks / Earthworks	23,182	0	(23,182)	23,182	0	(23,182)	23,182	0	(23,182)	
Authorities Fees	0	0	0	0	0	0	0	0	0	
Direct Consultants	0	0	0	0	0	0	0	0	0	
<b>Total Stage 6C</b>	<b>23,182</b>	<b>0</b>	<b>(23,182)</b>	<b>23,182</b>	<b>0</b>	<b>(23,182)</b>	<b>23,182</b>	<b>0</b>	<b>(23,182)</b>	
Stage 7	452,536	457,003	4,467	452,536	1,007,007	554,471	1,106,674	1,907,013	800,340	
Siteworks / Earthworks	452,536	457,003	4,467	452,536	1,007,007	554,471	1,106,674	1,907,013	800,340	
Authorities Fees	6,544	385,759	379,215	61,459	433,864	372,405	425,907	529,715	103,808	
Direct Consultants	0	16,814	16,814	5,788	33,609	27,821	209,954	261,537	51,582	
Clearance Bond	0	0	0	378,405	0	(378,405)	378,405	266,283	(112,121)	
<b>Total Stage 7</b>	<b>459,080</b>	<b>859,576</b>	<b>400,496</b>	<b>898,188</b>	<b>1,474,480</b>	<b>576,292</b>	<b>2,120,339</b>	<b>2,964,548</b>	<b>843,608</b>	
Stage 8	102,198	0	(102,198)	102,198	0	(102,198)	174,878	0	(174,878)	
Siteworks / Earthworks	102,198	0	(102,198)	102,198	0	(102,198)	174,878	0	(174,878)	
Authorities Fees	0	0	0	0	0	0	0	0	0	
Direct Consultants	1,100	16,309	15,209	3,535	32,607	29,072	149,616	126,903	(22,713)	
<b>Total Stage 8</b>	<b>103,298</b>	<b>16,309</b>	<b>(86,989)</b>	<b>105,733</b>	<b>32,607</b>	<b>(73,126)</b>	<b>324,494</b>	<b>126,903</b>	<b>(197,591)</b>	
Stage 9	0	0	0	0	0	0	0	0	0	
Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
Authorities Fees	0	0	0	2,264	0	(2,264)	2,264	0	(2,264)	
Direct Consultants	1,785	18,400	16,615	4,596	36,789	32,193	4,596	110,249	105,653	
<b>Total Stage 9</b>	<b>1,785</b>	<b>18,400</b>	<b>16,615</b>	<b>6,860</b>	<b>36,789</b>	<b>29,929</b>	<b>6,860</b>	<b>110,249</b>	<b>103,389</b>	
Stage 10	0	0	0	0	0	0	0	0	0	
Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
Authorities Fees	0	0	0	2,264	0	(2,264)	2,264	0	(2,264)	
Direct Consultants	1,050	11,725	10,675	2,704	23,444	20,740	2,704	23,444	20,740	
<b>Total Stage 10</b>	<b>1,050</b>	<b>11,725</b>	<b>10,675</b>	<b>4,967</b>	<b>23,444</b>	<b>18,477</b>	<b>4,967</b>	<b>23,444</b>	<b>18,477</b>	
Stage 11	0	0	0	0	0	0	0	0	0	
Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
Authorities Fees	0	0	0	2,264	0	(2,264)	2,264	0	(2,264)	
Direct Consultants	1,610	0	(1,610)	1,610	0	(1,610)	1,610	0	(1,610)	
<b>Total Stage 11</b>	<b>1,610</b>	<b>0</b>	<b>(1,610)</b>	<b>3,874</b>	<b>0</b>	<b>(3,874)</b>	<b>3,874</b>	<b>0</b>	<b>(3,874)</b>	
Stage 9	0	0	0	0	0	0	0	0	0	
Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
Authorities Fees	0	0	0	0	0	0	0	0	0	
Direct Consultants	2,894	0	(2,894)	2,894	0	(2,894)	20,258	0	(20,258)	
<b>Total Stage 9</b>	<b>2,894</b>	<b>0</b>	<b>(2,894)</b>	<b>2,894</b>	<b>0</b>	<b>(2,894)</b>	<b>20,258</b>	<b>0</b>	<b>(20,258)</b>	
Stage 10	0	0	0	0	0	0	0	0	0	
Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
Authorities Fees	0	0	0	0	0	0	0	0	0	
Direct Consultants	0	0	0	0	0	0	0	0	0	
<b>Total Stage 10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Stage 11	0	0	0	0	0	0	0	0	0	
Siteworks / Earthworks	0	0	0	0	0	0	0	0	0	
Authorities Fees	0	0	0	0	0	0	0	0	0	
Direct Consultants	0	0	0	0	0	0	0	0	0	
<b>Total Stage 11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Stage 11</b>	<b>1,047,512</b>	<b>1,464,071</b>	<b>416,559</b>	<b>1,635,666</b>	<b>3,790,878</b>	<b>2,155,212</b>	<b>24,554,459</b>	<b>28,403,243</b>	<b>3,848,783</b>	Within budget
<b>Total Lot Production</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,576</b>	<b>0</b>	<b>(11,576)</b>	
Stage 8 Landscaping	0	1,652	1,652	0	1,652	1,652	0	1,652	0	
Stage 8 Landscaping	0	0	0	0	0	0	0	0	0	
Stage 8 Landscaping	1,000	0	(1,000)	1,000	0	(1,000)	4,000	0	(4,000)	Within total Landscaping budget
Stage 10 POS (10.1)	0	0	0	0	0	0	3,000	0	(3,000)	

## Catalina Actual vs Budget Analysis

Appendix 9.4														
Tamala Park feasibility cashflow FY 2013		Actual MTD Vs Budget Aug 2013			Year to date Vs Budget to Aug 2013			Project to date Vs Budget to Aug 2013			Comments regarding variance			
Job Description	Account Description	Actual 1 month to Aug 2013	Budget 1 month to Aug 2013	Variance	YTD to Aug 2013	YTD budget	Variance	PTD to Aug 2013	PTD budget	Variance				
Stage 11 Landscape Consultancy Preliminary Landscaping Consultancy	Landscape Consulting	0	0	0	5,000	0	(5,000)	5,000	0	(5,000)				
	Landscape Consulting	0	0	0	0	0	0	0	0	0				
	Landscape Consulting	850	0	(850)	850	0	(850)	41,320	40,470	(850)				
	Landscape Consulting	0	0	0	0	0	0	49,695	49,695	0				
Northern Biodiversity Conservation Area	Landscape Consulting	0	3,577	3,577	2,000	7,144	5,144	2,000	17,794	15,794				
	Landscape Consulting	0	0	0	0	0	0	760,451	850,070	89,619				
	Landscape Consulting	0	0	0	0	0	0	47,056	59,525	12,469				
	Landscape Consulting	0	0	0	0	0	0	0	0	0				
Neerabup Road Verge Treatment - West	Landscape Consulting	0	0	0	0	0	0	0	12,370	12,370				
	Landscape Consulting	0	108,314	108,314	0	108,314	108,314	0	108,314	108,314				
	Landscape Consulting	0	0	0	5,000	0	(5,000)	18,355	22,503	4,148				
	Landscape Consulting	0	0	0	0	0	0	85,532	133,081	47,549				
Streescapes Stg 2 Consultancy	Landscape Consulting	0	1,574	1,574	0	3,144	3,144	0	9,384	9,384				
	Landscape Consulting	0	1,351	1,351	0	2,699	2,699	369,509	377,566	8,057				
	Landscape Consulting	0	0	0	0	0	0	46,158	54,472	8,315				
	Landscape Consulting	0	0	0	0	0	0	0	0	0				
Neerabup Road Verge Treatment - East	Landscape Consulting	0	0	0	0	3,313	3,313	0	13,202	13,202				
	Landscape Consulting	0	0	0	0	0	0	1,700	1,700	0				
	Landscape Consulting	0	1,184	1,184	0	2,366	2,366	0	2,366	2,366				
	Landscape Consulting	0	8,459	8,459	0	16,897	16,897	0	50,439	50,439				
Public Open Space 1	Landscape Consulting	0	0	0	0	0	0	0	3,518	3,518				
	Landscape Consulting	0	283,516	283,516	0	283,516	283,516	44,715	328,231	283,516				
	Landscape Consulting	10,000	0	(10,000)	10,000	0	(10,000)	66,980	81,716	14,736				
	Landscape Consulting	0	0	0	0	0	0	73,085	73,085	0				
Irrigation System	Landscape Consulting	0	0	0	0	0	0	4,050	750	(3,300)				
	Landscape Consulting	0	0	0	0	0	0	0	(0)	(0)				
	Landscape Consulting	0	0	0	0	6,261	6,261	0	18,736	18,736				
	Landscape Consulting	0	0	0	0	0	0	0	5,536	5,536				
Streetscape To Stage 3	Landscape Consulting	0	0	0	0	26,626	26,626	0	26,626	26,626				
	Landscape Consulting	0	17,896	17,896	0	17,896	17,896	0	17,896	17,896				
	Landscape Consulting	0	0	0	0	0	0	0	3,721	3,721				
	Landscape Consulting	0	2,039	2,039	0	4,074	4,074	0	4,074	4,074				
Streetscape To Stage 4	Landscape Consulting	0	51,940	51,940	0	51,940	51,940	0	51,940	51,940				
	Landscape Consulting	0	0	0	500	0	(500)	8,000	10,792	2,792				
	Landscape Consulting	20,214	0	(20,214)	20,214	0	(20,214)	20,214	0	(20,214)				
	Landscape Consulting	0	0	0	0	0	0	10,000	13,610	3,610				
Public Open Space Stage 6	Landscape Consulting	0	0	0	0	0	0	0	9,662	9,662				
	Landscape Consulting	0	1,142	1,142	0	2,281	2,281	0	50,755	50,755				
	Landscape Consulting	0	50,755	50,755	0	50,755	50,755	0	10,553	10,553				
	Landscape Consulting	0	0	0	0	0	0	0	52,414	52,414				
Public Access Way 2.1	Landscape Consulting	0	52,414	52,414	0	52,414	52,414	0	10,925	10,925				
	Landscape Consulting	0	0	0	0	0	0	0	33,937	33,937				
	Landscape Consulting	0	0	0	0	11,341	11,341	0	30,150	30,150				
	Landscape Consulting	0	711	711	0	711	711	0	711	711				
Aviator Blvd Entry Strmt Roundabout	Landscape Consulting	0	0	0	0	0	0	0	7,053	7,053				
	Landscape Consulting	0	0	0	0	0	0	0	49,872	49,872				
	Landscape Consulting	0	0	0	0	0	0	0	3,482	3,482				
	Landscape Consulting	0	1,692	1,692	0	3,379	3,379	0	3,379	3,379				
Southern Carpark Landscaping Lot 1 Group Housing Site	Landscape Consulting	0	0	0	0	0	0	0	1,409	1,409				
	Landscape Consulting	0	614,842	582,777	44,564	656,721	612,157	1,660,821	2,709,136	1,048,315				
	Landscape Consulting	32,064	614,842	582,777	44,564	656,721	612,157	1,660,821	2,709,136	1,048,315				
	Landscape Consulting	0	0	0	0	0	0	0	0	0				
Fauna Relocation	Landscape Consulting	0	0	0	0	0	0	0	0	0				
	Landscape Consulting	0	0	0	0	0	0	0	0	0				
	Landscape Consulting	0	0	0	0	0	0	0	0	0				
	Landscape Consulting	0	0	0	0	0	0	0	0	0				
Total Landscaping		32,064	614,842	582,777	44,564	656,721	612,157	1,660,821	2,709,136	1,048,315	Within budget			

Catalina Actual vs Budget Analysis

Job Description	Account Description	Actual MTD Vs Budget Aug 2013			Year to date Vs Budget to Aug 2013			Project to date Vs Budget to Aug 2013			Comments regarding variance
		Actual 1 month to Aug 2013	Budget 1 month to Aug 2013	Variance	YTD to Aug 2013	YTD budget	Variance	PTD to Aug 2013	PTD budget	Variance	
CONSTRUCTION continued Planning - indirect	Planning	41,468	18,069	(23,399)	41,468	87,353	45,886	593,188	690,304	97,116	
	Architect	0	846	846	0	1,690	1,690	0	1,690	1,690	
	Environmental	4,504	6,053	1,548	4,504	12,090	7,586	93,293	113,149	19,857	
	Geotechnical	0	2,291	2,291	0	4,900	4,900	0	9,221	9,221	
	Title - Survey & Legal fees	0	3,333	3,333	0	6,667	6,667	4,965	17,970	13,005	
	Engineering fees	0	0	0	0	0	0	0	0	0	
	Traffic planning	0	3,000	3,000	0	6,000	6,000	24,895	40,895	16,000	
	Planning - Hydrology	968	0	(968)	968	25,314	24,346	37,720	75,014	37,294	
	Planning - Sustainability	0	6,344	6,344	0	12,673	12,673	24,960	37,633	12,673	
	Total Indirect Consultants	46,940	43,320	(3,620)	46,940	163,445	116,505	779,021	992,635	213,614	Within budget
Cell C4 West Pedestrian Underpasses Marmion relocation services Marmion relocation services Marmion Avenue South Drive Intersection Marmion Avenue South Drive Intersection Nearabup Road Key Largo Intersection Nearabup Road Key Largo Intersection Eng EPBC Offset - foraging EPBC Offset - foraging Gravity Sewer Gravity Sewer Engineering Marmion Avenue Green Link Intersection Marmion Avenue Green Link Intersection Eng	Elizabeth St Pt 1	0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	258,588	453,384	194,796	
		0	0	0	0	0	0	36,563	36,563	0	
	Elizabeth St Pt 2	0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	874,913	974,127	99,214	
		0	0	0	0	0	0	54,024	60,169	6,145	
		0	0	0	0	0	0	490,000	493,684	3,684	
		0	0	0	0	0	0	0	0	0	
		0	325,346	325,346	0	649,880	649,880	19,490	1,289,745	1,270,255	
Total Infrastructure GHS R60 Stage 7 GHS R60 Stage 4 Sales Office Building Sales Office Carports Temp Sales office services Total Special Sites & Fixed Assets Total Construction		63,169	33,131	(30,038)	63,169	66,179	3,010	63,169	66,179	3,010	
		63,169	825,373	762,204	63,169	1,654,274	1,591,105	2,146,091	4,668,954	2,522,863	Within budget
		0	0	0	1,365	0	(1,365)	2,867	0	(2,867)	Timing variance, within total budget
		0	0	0	0	0	0	3,812	0	(3,812)	Timing variance, within total budget
		52	49,669	49,617	467	99,214	98,747	36,323	183,731	147,408	
		0	121,811	121,811	0	243,319	243,319	0	243,319	243,319	
		0	0	0	0	0	0	0	70,115	70,115	
		52	171,480	171,428	1,832	342,532	340,700	43,001	497,165	454,164	
		1,189,737	3,119,085	1,929,349	1,792,171	6,607,851	4,815,680	29,183,393	37,271,132	8,087,739	Within budget
		0	0	0	0	0	0	0	0	0	
Land PROFIT & LOSS EXPENDITURE Sales & Marketing	Brand Development	0	2,622	2,622	15,516	5,238	(10,278)	63,846	70,509	6,663	Within total Sales & Marketing Budget
	Sales Office & Builder Rel.	0	3,722	3,722	0	7,435	7,435	76,887	95,286	18,399	
	Brochures	980	6,598	5,618	980	13,180	12,200	65,222	86,093	20,872	
	Advertising	2,886	8,671	5,785	7,713	17,320	9,607	185,562	187,931	2,369	Within total Sales & Marketing Budget
	Signage	0	15,226	15,226	0	30,415	30,415	104,614	275,923	171,309	
	Website	0	178	178	0	355	355	5,751	6,731	980	
	Promotions	5,000	4,230	(770)	5,000	13,449	8,449	20,907	36,709	15,802	
	Public Relations	0	846	846	0	1,690	1,690	0	10,632	10,632	
	Comm Dev - Resident Dev	0	7,083	7,083	2,760	14,167	11,407	6,475	38,167	31,692	
	Sales & Mktg Contingency	0	2,105	2,105	0	4,204	4,204	0	4,204	4,204	
Total Sales and Marketing		8,866	51,281	42,415	31,969	107,451	75,482	529,263	812,133	282,921	Within budget
Administration	Audit and Tax	0	0	0	0	0	0	134,782	83,098	(51,684)	Within total Administration budget
	Cleaning	630	508	(122)	630	1,014	384	630	3,026	2,396	
	Computer Costs	0	508	508	0	1,014	1,014	0	1,077	1,077	
	Couriers	0	508	508	0	1,014	1,014	888	3,533	2,644	

Appendix 9.4

**Catalina Actual vs Budget Analysis**

Tamala Park feasibility cashflow FY 2013		Actual MTD Vs Budget Aug 2013			Year to date Vs Budget to Aug 2013			Project to date Vs Budget to Aug 2013			Comments regarding variance
Job Description	Account Description	Actual 1 month to Aug 2013	Budget 1 month to Aug 2013	Variance	YTD to Aug 2013	YTD budget	Variance	PTD to Aug 2013	PTD budget	Variance	
Total Administration	Electricity & Gas	0	508	508	0	1,014	1,014	2,687	1,842	(845)	
	Insurance	0	508	508	0	1,014	1,014	0	0	1,014	
	Legal fees	0	846	846	0	1,689	1,689	102,833	115,581	12,748	
	Licenses & Fees	0	508	508	0	1,014	1,014	-80	1,321	1,401	
	Postage, Print & Stationery	0	7,508	7,508	97	15,014	14,917	1,808	40,779	38,971	
	Rent - Temp Sales Office	1,000	0	(1,000)	1,000	0	(1,000)	10,000	0	(10,000)	
	Rent - Carpark lots	17,719	0	(17,719)	17,719	0	(17,719)	33,513	0	(33,513)	
	Sundry Office Expenses	0	2,030	2,030	0	4,055	4,055	875	6,070	5,195	
	Telephone	0	508	508	0	1,014	1,014	0	1,014	1,014	
	Travel & Accommodation	0	0	0	0	0	0	0	8	8	
	Valuations	2,977	2,961	(17)	4,977	5,914	937	24,705	33,081	8,376	
	Rates & Taxes	7,064	0	(7,064)	7,064	120,000	112,936	110,448	244,017	133,569	
	Maintenance	1,693	30,453	28,760	1,993	37,203	35,210	12,280	67,335	55,056	
	Security	0	5,075	5,075	0	10,138	10,138	15,920	31,327	15,407	
<b>Total Administration</b>		<b>31,083</b>	<b>52,425</b>	<b>21,342</b>	<b>33,480</b>	<b>201,110</b>	<b>167,630</b>	<b>451,289</b>	<b>634,124</b>	<b>182,835</b>	Within budget
Finance	Bank Charges - Comm Bills	0	0	0	0	0	0	0	15,000	15,000	
	Bank Charges - G'tees	0	0	0	0	0	0	0	0	0	
	Bank Charges - General	0	0	0	0	0	0	0	0	0	
	Interest - Comm Bills	0	0	0	0	0	0	0	25,000	25,000	
	Interest - General	0	0	0	0	0	0	0	0	0	
	Stlmt Clearing	0	0	0	0	0	0	0	0	0	
	Contingency	11,455	161,140	149,685	30,017	345,571	315,553	299,486	1,052,235	752,749	
<b>Total Finance</b>		<b>11,455</b>	<b>161,140</b>	<b>149,685</b>	<b>30,017</b>	<b>345,571</b>	<b>315,553</b>	<b>299,486</b>	<b>1,092,235</b>	<b>792,749</b>	
<b>Total P&amp;L Expenditure</b>		<b>51,403</b>	<b>264,845</b>	<b>213,442</b>	<b>95,466</b>	<b>654,132</b>	<b>558,665</b>	<b>1,280,038</b>	<b>2,538,543</b>	<b>1,258,505</b>	Within budget
<b>Grand Expense Total</b>		<b>1,241,140</b>	<b>3,383,931</b>	<b>2,142,790</b>	<b>1,887,637</b>	<b>7,261,982</b>	<b>5,374,346</b>	<b>30,463,431</b>	<b>39,809,675</b>	<b>9,346,244</b>	Within budget

Appendix 9.4

# CATALINA - FINANCE REPORT

Appendix 9.4

## 1.0 Management Accounts - August 2013

### 1.1 KEY STATISTICS

	<u>Lots Produced (titles)</u>		<u>Sales</u>		<u>Settlements</u>		<u>Distributions</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
	June 2013		June 2013		June 2013		June 2013	
Prior Years	220	232	270	285	195	177	-	-
Jul-2013	-	-	24	5	6	30	-	-
Aug-2013	14	-	(1)	3	3	13	-	-
Sep-2013		63		19		4		-
<b>Sep-12 Qtr</b>	<b>14</b>	<b>63</b>	<b>23</b>	<b>27</b>	<b>9</b>	<b>47</b>	-	-
Oct-2013		-		22		6		4,000,000
Nov-2013		-		16		54		-
Dec-2013		-		20		5		-
<b>Dec-12 Qtr</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>58</b>	<b>-</b>	<b>65</b>	<b>-</b>	<b>4,000,000</b>
Jan-2014		-		9		2		-
Feb-2014		53		23		2		-
Mar-2014		-		19		20		-
<b>Mar-13 Qtr</b>	<b>-</b>	<b>53</b>	<b>-</b>	<b>51</b>	<b>-</b>	<b>24</b>	<b>-</b>	<b>-</b>
Apr-2014		10		20		21		4,000,000
May-2014		70		17		13		-
Jun-2014		-		15		36		-
<b>Jun-13 Qtr</b>	<b>-</b>	<b>80</b>	<b>-</b>	<b>52</b>	<b>-</b>	<b>70</b>	<b>-</b>	<b>4,000,000</b>
<b>Full 2012/13 Year</b>	<b>14</b>	<b>196</b>	<b>23</b>	<b>188</b>	<b>9</b>	<b>206</b>	<b>-</b>	<b>8,000,000</b>
<b>PTD</b>	<b>234</b>	<b>232</b>	<b>293</b>	<b>293</b>	<b>204</b>	<b>220</b>	<b>-</b>	<b>-</b>
* The following numbers reflect the latest budget update								
<b>2014/15</b>		<b>193</b>		<b>222</b>		<b>234</b>		<b>14,000,000</b>
<b>2015/16</b>		<b>253</b>		<b>200</b>		<b>168</b>		<b>18,000,000</b>

- 3 lots settled in July 2013. The total settlements comprise of 1 lot from Stage 4; and 2 lots from stage 5.

### 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 #	(1)	3	23	8	293	293
- Sales \$	(275,000)	626,514	5,027,000	1,672,235	63,776,000	63,552,346
- Sales \$/lot	275,000	208,838	218,565	209,029	217,666	216,902
- Settlements #	3	13	9	43	204	220
- Settlements \$	657,000	2,688,725	1,988,000	9,339,129	45,214,000	48,201,683
- Settlements \$/lot	219,000	206,825	220,889	217,189	221,637	219,099
- Spec. Site Sales #	-	-	-	-	-	-
- Spec. Site Sales \$	-	(0)	-	(0)	-	(0)
- Spec Site Sales \$/lot	-	-	-	-	-	-
- Spec. Site Stlmts #	-	-	-	-	-	-
- Spec. Site Stlmts \$	-	(0)	-	(0)	-	(0)
- Spec Site Stlmts \$/lot	-	-	-	-	-	-
- Unsettled sales #	89		{ Unconditional 23 Conditional 66 }		Titled 234	
- Unsettled sales \$	18,562,000					
- Unsettled sales \$/lot	208,562					

**1.3 Cashflow - MTD Actuals to budget**

	<u>MTD Act</u>	<u>MTD Bgt</u>	<u>Variance</u>
Revenue	657,000	2,688,725	(2,031,725 )
Margin GST	(12,263 )	(232,767 )	220,504
Direct selling costs	(29,570 )	(122,160 )	92,590
Interest Income	3,558	-	3,558
Forfeited Deposits	-	-	-
Rebate Allowance	(21,352 )	(80,008 )	58,656
	<u>597,374</u>	<u>2,253,791</u>	<u>(1,656,417 )</u>
<i>Development costs</i>			
Lot production	1,047,512	1,464,071	416,559
Landscaping	32,064	614,842	582,777
Consultants	46,940	43,320	(3,620 )
Infrastructure	63,169	825,373	762,204
Sales office building	52	171,480	171,428
Sales & marketing	8,866	51,281	42,415
Administration	31,083	52,425	21,342
Finance	11,455	161,140	149,685
	<u>1,241,140</u>	<u>3,383,931</u>	<u>2,142,790</u>
Cashflow	<u>(643,767 )</u>	<u>(1,130,140 )</u>	<u>486,373</u>

- Actual margin scheme GST has been calculated under the concessional Item 4 basis for settlements.

**1.4 Cashflow - YTD Actuals to budget**

	<u>YTD Act</u>	<u>YTD Bgt</u>	<u>Variance</u>
Revenue	1,988,000	9,339,129	(7,351,129 )
Margin GST	(33,318 )	(810,435 )	777,117
Direct selling costs	(89,448 )	(423,452 )	334,004
Interest Income	4,396	-	4,396
Forfeited Deposits	-	-	-
Rebate Allowance	(32,814 )	(170,861 )	138,047
	<u>1,836,816</u>	<u>7,934,381</u>	<u>(6,097,564 )</u>
<i>Development costs</i>			
Lot production	1,635,666	3,790,878	2,155,212
Landscaping	44,564	656,721	612,157
Consultants	46,940	163,445	116,505
Infrastructure	63,169	1,654,274	1,591,105
Sales office building	1,832	342,532	340,700
Sales & marketing	31,969	107,451	75,482
Administration	33,480	201,110	167,630
Finance	30,017	345,571	315,553
	<u>1,887,637</u>	<u>7,261,982</u>	<u>5,374,346</u>
Cashflow	<u>(50,821 )</u>	<u>672,398</u>	<u>(723,219 )</u>

The YTD revenue variance comprises:

- \$7.3m unfavourable to budget on 34 less residential settlements than YTD budget for FY 2014

**1.5 Bonds**

	<u>Last Year</u>	<u>Last Month</u>	<u>This Month</u>
City of Wanneroo	589,904	1,039,483	474,670
	<u>589,904</u>	<u>1,039,483</u>	<u>474,670</u>

Bonds relate to Stage 2, 5 & 7 early clearances

## 2.0 PROFIT &amp; LOSS

	<u>MTH Act</u>	<u>MTH Bgt</u>	<u>Var</u>	<u>YTD Act</u>	<u>YTD Bgt</u>	<u>Var</u>	<u>PTD Act</u>	<u>PTD Bgt</u>
- Revenue \$ (Stlmnts)	657,000	2,688,726	(2,031,726)	1,988,000	9,339,130	(7,351,130)	45,214,000	48,201,684
- Revenue \$/lot	219,000	206,825		220,889	217,189		221,637	219,099
- Selling & GST \$	87,156	560,337	473,182	235,101	1,818,039	1,582,938	4,853,241	6,781,762
- Selling & GST \$/lot	29,052	43,103		26,122	42,280		23,790	30,826
- Cost of sales \$	317,140	1,379,776	1,062,636	951,419	4,570,127	3,618,708	23,735,765	25,671,617
- Cost of sales \$/lot	105,713	106,137		105,713	106,282		116,352	116,689
- Gross profit \$	252,704	748,613	(495,908)	801,480	2,950,964	(2,149,484)	16,624,994	15,748,305
- Gross profit \$/lot	84,235	57,586		89,053	68,627		81,495	71,583
- Gross profit Mgn %	38.46%	27.84%		40.32%	31.60%		36.77%	32.67%
- Special Sites \$	-	-	-	-	-	-	-	-
- Other income \$	3,558	-	3,558	4,396	-	4,396	29,566	3,546
- Sales & Marketing	8,989	51,394	42,405	15,683	107,677	91,994	533,241	786,954
- Administration \$	36,797	74,108	37,311	46,886	124,464	77,577	569,365	517,705
- Finance \$	-	-	-	-	-	-	-	40,000
- Contingency \$	-	163,887	163,887	-	351,716	351,716	-	794,909
- Net profit \$	210,477	459,223	(248,747)	743,307	2,367,108	(1,623,801)	15,551,954	13,612,283
- Net profit \$/lot	70,159	35,325		82,590	55,049		76,235	61,874

FY14 YTD net profit is unfavourable against budget by \$1.6m.

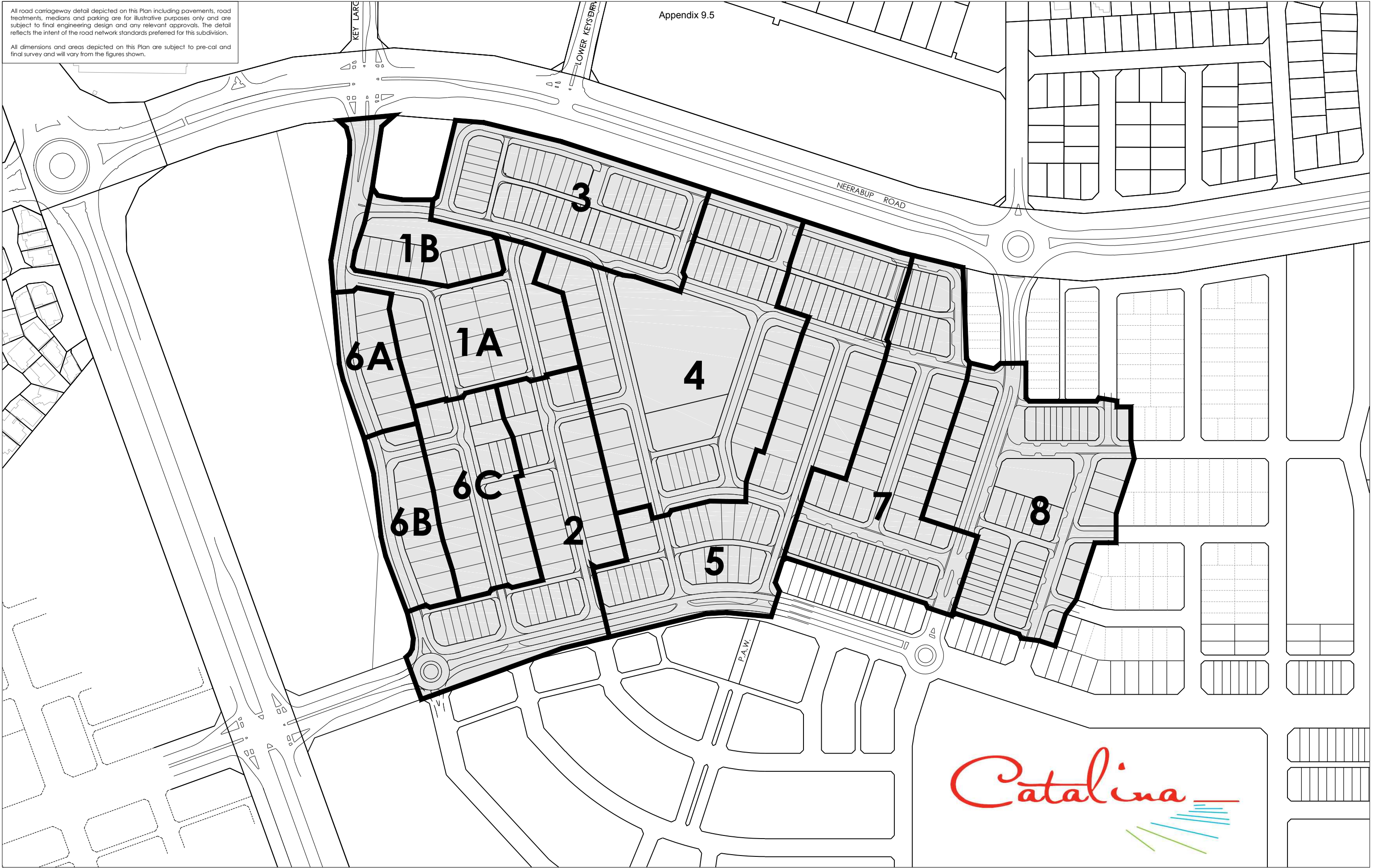
Gross profit is \$2.1m behind budget. YTD settlements are 34 lots below budget resulting in gross residential revenues being \$7.3m unfavourable.



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

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

Appendix 9.5



**STAGING PLAN - SALES**  
Lot 9504 Marmion Avenue, Tamala Park  
City of Wanneroo



**plan no: 2228-114-01**  
scale: 1:3000 @ A3  
date: 25.07.2012

This plan is current at the revised date & subject to approval, survey & engineering detail. This plan remains the property of CLE ©

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PO BOX 796 SUBIACO WA 6904

## Meeting Legend

MRC	Management	CEO Group	Council	North Zone
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2014

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	
Council venue: COP						

March						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
Council venue: COW						

May						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					
Council venue: TOC						

July						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	Council venue: COJ					

September						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
Council venue: COS						

November						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
Council venue: ToVP						

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

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



YIELD SUMMARY	
Stage	Single Res Lots
1	35
2	38
3	43
4	47
5	63
6	43
7	63
8	53
'Greenlink'	105
9	51
10	30
11	46
Total	617

DRAFT





25 September 2013

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

Dear Tony

**Re: CATALINA: STAGES 9 and 10 Civil Construction Recommendation**

We are pleased to provide the following recommendation in relation to the appointment of a civil construction contractor for stages 9 and 10 within the Catalina estate. Stages 9 and 10 will create 81 lots south of Aviator Boulevard with a future neighbourhood centre and primary school abutting this precinct.

**Background**

In June 2013 RJ Vincent were awarded a 2 year civil construction contract for Catalina. The award included provision of a fixed schedule of rates for a period of 2 years. The appointment of the contractor for any packages beyond this scope of works is at the discretion of the TPRC. RJ Vincent has completed civil works on stages 1 - 5, 6A and 7 with stage 8 currently under construction. To date their performance on site has met expectations in terms of timeliness, resources and quality.

Cossill and Webley as project engineers have sought a price from RJ Vincent to undertake stages 9 and 10 civil construction containing 81 lots within the Catalina estate. (Attached)

**Pricing**

RJ Vincent has submitted the following prices for Stages 9 and 10 civil construction below:

Stage	RJ Vincent	Budget (inc 5% Cont)
9	\$2,838,595.89	\$3,306,563.40
10	\$1,549,369.87	\$2,209,786.95
<b>TOTAL</b>	<b>\$4,387,965.76</b>	<b>\$5,516,350.35</b>

All prices are exclusive of GST.

The budget for stages 9 and 10 civil construction as approved by TPRC council in June 2013 is \$5,516,350 (including 5% project contingency) therefore the price submitted by RJ Vincent is \$1,128,384.59 under budget.

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

In line with RJ Vincent's tender costs will increase 3% from 24 April 2014. Therefore allowing for 25% of the contract to be completed after 24 April the cost increase will be \$32,910 for stages 9 and 10. The increase cost will be covered by the contingency within each stage of development.

The civil construction period for stages 9 and 10 are both set for 22 weeks in accordance with the RJ Vincent two year contract award. Based on an award date of the 18 November 2013 and timely approval of the City of Wanneroo and Water Corporation, stage 9 will be completed by June 2014, allowing for a three week shutdown over the Christmas period. Stage 10 will be completed by the end of June 2014. It is expected stage 10 will run approximately 3 weeks behind stage 9 and will be confirmed by RJ Vincent once approvals are granted.

### **Risk**

The risk to the project is the ability to commence civil construction on stages 9 and 10 in November 2013 with the sewer required to extend west along Aviator Boulevard and through Stage 11 to service both stages 9 and 10. This scenario represents a moderate risk, which could potentially lead to a delay in titles.

It is anticipated a subdivision approval for stages 9-11 will be obtained from WAPC by 21 October 2013 with the final sewer drawings requiring approval from the Water Corporation on 1 November 2013 in order to commence onsite by 18 November 2013. SPG are seeking to mitigate this risk through ongoing negotiations with the City of Wanneroo and Water Corporation for approvals and RJ Vincent to achieve project milestones.

To date the Catalina estate has released 348 lots to the market with 345 lots sold as at 25 September 2013. Stages 9 and 10 will provide a further 81 lots to be created to meet buyers demand with the next release to the market being in November 2013. The product mix consists of predominantly cottage lots within stage 9 targeting builders through the "put option" arrangement with stage 10 providing traditional lots for families to be released to the general public. Several lots within both stages 9 and 10 will have potential ocean views.

Stages 9 and 10 lot production is required in order to facilitate sales and settlements in accordance with the TPRC approved FY14 budget.

The budget includes a stock level trigger of 35 lots before civil construction of additional lots can commence. We note that there are currently 17 lots under construction or in stock that have not yet sold; hence this trigger has been met.

### **Recommendation**

RJ Vincent has performed well in terms of timeliness, resources and quality and it is recommended to award them the Catalina stages 9 and 10 civil construction contract to create 81 lots to the value of \$4,387,965.76 (excluding GST).

Should you require any further clarification please contact the undersigned.

Yours sincerely



**Brenton Downing**  
Project Director

Cossill & Webley Pty Ltd  
 Level 2  
 431 Roberts Road  
 Subiaco WA 6008  
 PO Box 680  
 Subiaco WA 6904  
 T (08) 9422 5800  
 F (08) 9422 5801  
 E admin@cosweb.com.au



23<sup>rd</sup> September 2013

Tamala Park Regional Council  
 c/- Satterley Property Group  
 18 Bowman Street  
 SOUTH PERTH WA 6151

**Attention: Mr Brenton Downing**

Dear Brenton

**RE: CATALINA STAGES 9 AND 10 CIVIL WORKS PRICING**

RJ Vincent & Co. (RJV) was requested to submit prices for the civil works for Stage 9 and Stage 10 at Catalina Estate as documented for construction consisting of 51 and 30 lots respectively.

RJV submitted their latest price on 23<sup>rd</sup> September 2013 for the sum of \$2,838,595.89 excluding GST for Stage 9 and \$1,549,369.87 excluding GST for Stage 10. Copies of their submissions are attached.

A number of Provisional Sums have been allowed in the price. Not including the Maximum Guaranteed Provisional Sum items, these are:

<u>Description</u>	<u>Stage 9</u>	<u>Stage 10</u>
Item 2.12: Extra over for retaining wall construction joints	\$2,794.50	\$2,794.50
Item 2.20: Allowance for modifications to retaining walls	\$20,000.00	\$20,000.00
Item 3.13: Traffic signs and line marking	\$5,000.00	\$5,000.00
Item 3.21: Modifications to road layout	\$40,000.00	\$40,000.00
Item 4.1.11: Drainage: Survey of rock	\$8,899.50	\$6,229.65
Item 4.12: Modifications to drainage design	\$20,000.00	\$20,000.00
Item 5.1.11: Sewer: Survey of rock	\$15,129.15	\$11,569.35
Item 5.12: Connection to existing by Water Corporation	\$6,000.00	\$6,000.00
Item 5.14: Modifications to sewer design	\$20,000.00	\$20,000.00
Item 6.1.14: Water: Survey of rock	\$12,459.30	\$7,119.60
Item 6.18: Modifications to water design	\$20,000.00	\$20,000.00
Item 7.15: Modifications to power design	\$20,000.00	\$20,000.00

As requested previously by Tamala Park Regional Council (TPRC), RJV has calculated guaranteed maximum quantities for rock in trenches to reduce the risk to TPRC, as was done for previous stages. These amounts are:



<u>Description</u>	<u>Stage 9</u>	<u>Stage 10</u>
Item 4.1.6: Drainage: Extra over for rock excavation	\$72,606.24	\$47,786.76
Item 4.1.7: Drainage: Extra over for sand bedding	\$1,438.35	\$863.01
Item 4.1.8: Drainage: Screen trench material	\$15,939.60	\$8,975.00
Item 4.1.9: Drainage: Removal of trench rubble	\$2,874.90	\$1,618.75
Item 4.1.10: Drainage: Replace trench rubble with sand	\$2,874.90	\$1,618.75
Item 5.1.6: Sewer: Extra over for rock excavation	\$134,181.60	\$101,994.48
Item 5.1.7: Sewer: Extra over for sand bedding	\$1,615.64	\$1,241.00
Item 5.1.8: Sewer: Screen trench material	\$24,727.92	\$18,093.60
Item 5.1.9: Sewer: Removal of trench rubble	\$4,459.98	\$3,263.40
Item 5.1.10: Sewer: Replace trench rubble with sand	\$4,459.98	\$3,263.40
Item 6.1.10: Water: Extra over for rock excavation	\$108,045.00	\$61,945.80
Item 6.1.11: Water: Screen trench material	\$49,010.68	\$28,102.52
Item 6.1.12: Water: Removal of trench rubble	\$8,839.67	\$5,068.63
Item 6.1.13: Water: Replace trench rubble with sand	\$8,839.67	\$5,068.63

The above values are based on quantities determined by RJV to represent maximum guaranteed volumes. The actual extent of rock encountered on site can be surveyed to determine the amount of these items to be awarded.

In addition to the above Provisional Sum items, a Contingency Sum of \$200,000 has been included in RJV's price for Stage 9 and a \$100,000.00 Contingency Sum for Stage 10.

The breakdown of the price into TPRC budget items is:

	<u>Stage 9</u>	<u>Stage 10</u>
Civil Works - Tender	\$2,370,181.64	\$1,108,752.59
Underground Power	\$230,522.58	\$315,468.73
Telecommunications	\$37,891.67	\$25,148.55
Contingency	\$200,000.00	\$100,000.00
<b>TOTAL</b>	<b>\$2,838,595.89</b>	<b>\$1,549,369.87</b>

The OPC of August 2013 for Stage 9 and 10 civil works was calculated prior to detailed engineering drawings being prepared. The OPC was for the amounts of \$3,250,000.00 for Stage 9 and \$1,890,000.00 for Stage 10 (excluding GST). The following summarises the OPC's prepared for these stages.

	<u>Stage 9 OPC</u>	<u>Stage 10 OPC</u>
Civil Works	\$2,580,000.00	\$1,500,000.00
Underground Power	\$390,000.00	\$210,000.00
Telecommunications	\$80,000.00	\$60,000.00
Contingency	\$200,000.00	\$120,000.00
<b>TOTAL</b>	<b>\$3,250,000.00</b>	<b>\$1,890,000.00</b>

It is noted the prices submitted by RJV are less than the overall OPC's.

RJV's price submission included qualifications, as attached. A few of these are new qualifications from those presented at the time of the original tender. It is not considered that these qualifications would have a significant monetary impact. However, TPRC may wish to review these to ensure they have no concerns.

With regards to the overall Stages 9 and 10 prices, we reiterate that due to time constraints, our office has undertaken an initial review only. The following points are noted:

- We have checked the rates used to ensure they are in accordance with the original tender.
- We have checked the quantities used. The values are within normal industry tolerances.
- RJV has advised that the program to complete the works is 22 weeks for Stage 9 and 22 weeks for Stage 10. They have advised that whilst there will be an ability of overlap between the stages, both stages would not be constructed together within 22 weeks and that the program would need to be determined following clarification of statutory approval timeframes.
- The ability to have the necessary approvals in place to be able to commence works on site will be dependent on how quickly the Water Corporation and City of Wanneroo can review drawings and issue approvals following the completion of the WAPC approval process. This will influence the proposed start dates.
- RJV has not yet provided a reply to some outstanding queries as they are awaiting information from their sub-contractors. These items are relatively minor and any changes are expected to be accommodated with the Contingency Sums.

To maintain the overall project program it is necessary for Cossill and Webley to issue a recommendation today without waiting for all clarification to meet the TPRC agenda closing date for the October Council meeting. On this basis and assuming the prices are within budget, it is recommended that RJ Vincent be awarded the contracts for the Stages 9 and 10 civil works for the sums of:

- **\$2,838,595.89 excluding GST for Stage 9** including the Contingency Sum; and
- **\$1,549,369.87 excluding GST for Stage 10**, including the Contingency Sum.

The above award would be subject to obtaining the necessary approvals. We await your instructions with regards to awarding the Stages 9 and 10 civil works contracts.

Yours faithfully

**COSSILL & WEBLEY PTY LTD**



**NATHAN BUTSON**  
Associate





4 Kirke Street Balcatta Western Australia 6021

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www.rjvincent.com.au

23rd September 2013

Nathan Butson  
Cossill & Webley Engineers  
431 Roberts Road  
SUBIACO WA

Dear Mr. Butson

**TENDER – CATALINA STAGE 9 CIVIL WORKS**

Please find enclosed our tender submission for the above mentioned project.  
The following clarifications and qualifications are to form part of our submission:

1. We have priced stage 9 as a typical 50 lot stage. The rates within this schedule are valid 24<sup>th</sup> April 2013 – 23<sup>rd</sup> April 2014. A 3% increase will apply to this schedule for works completed 24<sup>th</sup> April 2014 – 23<sup>rd</sup> April 2015. We would like to negotiate a 3<sup>rd</sup> year if successful.
2. Cash retentions are held as security up until practical completions thereafter, defects liability to be surety bond as per current arrangement.
3. Headworks charges and connection fees payable to utilities have not been included unless otherwise noted. No allowance has been made for attendance by spotters / representatives from utilities / authorities unless specifically noted.
4. Please note that we have made allowance for Dustrak dust monitors with solar enclosures as per our previous works onsite.
5. Please note that we have allowed to draw construction water from an existing bore / soak on the basis that an extraction licence has been obtained by the Principal. If an extraction licence needs to be obtained we note that this can take up to 10 weeks for approval, and approval is not necessarily guaranteed. No allowance has been made to develop a new bore.
6. No allowance has been made for earthworks within our price, we have assumed that final levels are as per the design levels for the BEW already completed for this portion.
7. We have allowed for wind fencing as per the attached plan only.
8. We have assumed that we can utilize the existing compound constructed as part of the 9-11 BEW for the purpose of completing the Stage 9 civil works.
9. We have assumed that all sand required for bedding and backfill of all services is available from excavations onsite.
10. Please note that Western Power Materials rates are based on the March 2013 WP Materials Price List. The cost of materials for power is subject to change monthly and any increase in these costs from the date of tender to the date of purchasing these materials will be passed onto the client.
11. Please note that payment of Power materials needs to be received within 28 days of placement of our order with Western Power. Advance notice can be provided prior to placing our order to allow sufficient time to organize payment.

12. Earthing for switchgear and transformers has been allowed within our submission based on the standard earthing rods that are supplied with these units, installed by percussion hammer. Any additional earthing or drilling required to achieve the required Western Power 1 ohm resistance will be claimed as a variation.
13. We note that disposal rates for items such as topsoil, mulch and building rubbish are charged by the truck load and will be verified by truck dockets.
14. No allowance has been made to transport any unsuitable trench excavated material offsite.
15. We have allowed for fencing as per the drawings. No allowance has been made for Brushwood Panels.



**Keith Dwyer**  
Estimator



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23rd September 2013

Nathan Butson  
Cossill & Webley Engineers  
431 Roberts Road  
SUBIACO WA

Dear Mr. Butson

### **TENDER – CATALINA STAGE 9 CIVIL WORKS**

Please find enclosed our tender submission for the above mentioned project.

The following clarifications and qualifications are to form part of our submission:

1. We have priced stage 9 as a typical 50 lot stage. The rates within this schedule are valid 24<sup>th</sup> April 2013 – 23<sup>rd</sup> April 2014. A 3% increase will apply to this schedule for works completed 24<sup>th</sup> April 2014 – 23<sup>rd</sup> April 2015. We would like to negotiate a 3<sup>rd</sup> year if successful.
2. Cash retentions are held as security up until practical completions thereafter, defects liability to be surety bond as per current arrangement.
3. Headworks charges and connection fees payable to utilities have not been included unless otherwise noted. No allowance has been made for attendance by spotters / representatives from utilities / authorities unless specifically noted.
4. Please note that we have made allowance for Dustrak dust monitors with solar enclosures as per our previous works onsite.
5. Please note that we have allowed to draw construction water from an existing bore / soak on the basis that an extraction licence has been obtained by the Principal. If an extraction licence needs to be obtained we note that this can take up to 10 weeks for approval, and approval is not necessarily guaranteed. No allowance has been made to develop a new bore.
6. No allowance has been made for earthworks within our price, we have assumed that final levels are as per the design levels for the BEW already completed for this portion.
7. We have allowed for wind fencing as per the attached plan only.
8. We have assumed that we can utilize the existing compound constructed as part of the 9-11 BEW for the purpose of completing the Stage 9 civil works.
9. We have assumed that all sand required for bedding and backfill of all services is available from excavations onsite.
10. Please note that Western Power Materials rates are based on the March 2013 WP Materials Price List. The cost of materials for power is subject to change monthly and any increase in these costs from the date of tender to the date of purchasing these materials will be passed onto the client.
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13. We note that disposal rates for items such as topsoil, mulch and building rubbish are charged by the truck load and will be verified by truck dockets.
14. No allowance has been made to transport any unsuitable trench excavated material offsite.
15. We have allowed for fencing as per the drawings. No allowance has been made for Brushwood Panels.



**Keith Dwyer**  
Estimator





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5<sup>th</sup> September 2013

Nathan Butson  
Cossill & Webley Engineers  
431 Roberts Road  
SUBIACO WA

Dear Mr. Butson

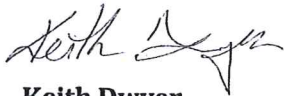
### **TENDER – CATALINA STAGE 10 CIVIL WORKS**

Please find enclosed our tender submission for the above mentioned project.

The following clarifications and qualifications are to form part of our submission:

1. We have priced stage 10 as a typical 50 lot stage. The rates within this schedule are valid 24<sup>th</sup> April 2013 – 23<sup>rd</sup> April 2014. A 3% increase will apply to this schedule for works completed 24<sup>th</sup> April 2014 – 23<sup>rd</sup> April 2015. We would like to negotiate a 3<sup>rd</sup> year if successful.
2. Cash retentions are held as security up until practical completions thereafter, defects liability to be surety bond as per current arrangement.
3. Headworks charges and connection fees payable to utilities have not been included unless otherwise noted. No allowance has been made for attendance by spotters / representatives from utilities / authorities unless specifically noted.
4. Please note that we have made allowance for Dustrak dust monitors with solar enclosures as per our previous works onsite.
5. Please note that we have allowed to draw construction water from an existing bore / soak on the basis that an extraction licence has been obtained by the Principal. If an extraction licence needs to be obtained we note that this can take up to 10 weeks for approval, and approval is not necessarily guaranteed. No allowance has been made to develop a new bore.
6. No allowance has been made for earthworks within our price, we have assumed that final levels are as per the design levels for the BEW already completed for this portion.
7. We have allowed for wind fencing as per the attached plan only.
8. We have assumed that we can utilize the existing compound constructed as part of the 9-11 BEW for the purpose of completing the Stage 10 civil works.
9. We have assumed that all sand required for bedding and backfill of all services is available from excavations onsite.
10. Please note that Western Power Materials rates are based on the March 2013 WP Materials Price List. The cost of materials for power is subject to change monthly and any increase in these costs from the date of tender to the date of purchasing these materials will be passed onto the client.
11. Please note that payment of Power materials needs to be received within 28 days of placement of our order with Western Power. Advance notice can be provided prior to placing our order to allow sufficient time to organize payment.

12. Earthing for switchgear and transformers has been allowed within our submission based on the standard earthing rods that are supplied with these units, installed by percussion hammer. Any additional earthing or drilling required to achieve the required Western Power 1 ohm resistance will be claimed as a variation.
13. We note that disposal rates for items such as topsoil, mulch and building rubbish are charged by the truck load and will be verified by truck dockets.
14. No allowance has been made to transport any unsuitable trench excavated material offsite.
15. No allowance for letterboxes.



**Keith Dwyer**  
Estimator



# **Catalina Housing and Built Form Strategy**

**September 2013**

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## Catalina Strategy

### Background

Satterley Property Group (SPG) is development manager and exclusive selling agent for the Catalina estate in the City of Wanneroo.

The land is owned by the Tamala Park Regional Council (TPRC) which is a corporate entity representing the interests of seven local governments which have a shared ownership in the land.

The vision for Catalina is to ... “create an urban centre for choice, sustainability, community and opportunity from the land”.

When completed, Catalina will be a predominantly residential area with commercial, retail, business, education and community facilities, and good access to public transport and regional facilities. It is anticipated the development will facilitate in excess of 2,600 dwellings over the 170ha project area comprising a mix of separate housing, group housing, and apartment units.

The first stage of construction commenced in 2011 and, to date, 198 lots have been sold and settled and a further 116 lots are under construction. The project has a 15 year lifecycle and is expected to be completed in 2026.

The project is subject to the Tamala Park Local Structure Plan No. 79 (LSP79) which was adopted by the WAPC in February 2013 and is shortly to be certified by the City of Wanneroo. LSP79 identifies land for residential development and other purposes, allocates residential densities and sets a minimum target of 2,600 dwellings (**Attachment 1**).

### Purpose of the Housing Strategy

The purpose of the Housing and Built Form strategy is to guide the planning, provision and delivery of housing in Catalina over the project period. The Strategy looks at the preferred location and type of residential development to meet the project vision whilst delivering a commercial return to the constituent local governments.

The strategy follows and incorporates the Preliminary Built Form and Demonstration Housing Strategy for Phase 1 of the project adopted by the TPRC in June 2011.

### The Preliminary Built Form and Demonstration Housing Strategy (Phase 1)

The preliminary strategy:

- outlined the scope and purpose of the strategy focussing on providing the TPRC with strategic direction on development opportunities to deliver built form outcomes particularly for medium density and mixed use development in Phase 1 of the project;
- summarised the relevant provisions of LSP79;
- identified five housing objectives related to creating a mix of lot types, affordable housing, mixed use development opportunities, sustainability in energy and water conservation, and built form;
- considered delivery models to achieve the five objectives;
- recommended a lot mix strategy for single residential housing;
- recommended strategies for delivery of multiple dwellings and mixed use developments by nominating “guided development” sites for prominent locations and transport nodes (where a high level of design control is necessary by TPRC/SPG using design guidelines, sale contracts, partnerships with builders, contracting to builders, contracting to government agencies or design competitions) and “commercial return” sites (subject to design guidelines and covenants but using a standard method of sale);

- proposed four locations (**Attachment 3**) to achieve built form and density outcomes being:
  - Area 1 – mixed use site (R60) south-east of the intersection of Neerabup Road and McAllister Boulevard for a guided mixed commercial and residential development;
  - Area 2 – group housing site (R60) adjoining public open space for a guided two-storey group housing development overlooking the park;
  - Area 3 – cottage lot precinct (R60) adjoining public open space for a two-storey development by builders participating in the display village;
  - Area 4 – cottage lot precinct on Neerabup Road, opposite Ocean Keys district centre suitable for housing for future adaptation to commercial use by builders participating in the display village.

The recommended lot mix and sites for guided medium density and mixed use development were identified at the conceptual planning stage in the preparation of a preliminary subdivision design. Site selection followed consideration by the project team against relevant criteria and endorsement by the TPRC.

### **Review of the Preliminary Built Form and Demonstration Housing Strategy (Phase 1)**

Implementation of the preliminary strategy has been successful to date providing for a variety of housing, including affordable housing opportunities, with the introduction of demonstration projects showcasing built form and sustainability initiatives. Progress to date is summarised below:

- **Area 1** – Lot 1 Neerabup Road/McAllister Boulevard has been created as a 4,380m<sup>2</sup> R60 residential-mixed use lot capable of accommodating up to 24 dwellings. Lot 1 has views westward across conservation areas to the ocean and is in close proximity to the Ocean Keys shopping centre, ideally suited to the development of residential and mixed uses. The TPRC has accepted an initial tender for the sale of Lot 1 to a builder subject to design guidelines with the objective of creating a distinctive and attractive multi storey development with a restaurant/café on the ground floor.
- **Area 2** – Lot 248 is a R60 residential group housing site adjacent to public open space. A tender document is to be prepared for the site for sale to a builder/developer subject to design guidelines to achieve a high quality development including potential for two-storey housing overlooking the park.
- **Area 3** – Lots 83-88 and 131-135 comprise a R60 residential cottage lot precinct overlooking public open space which also presents an ideal opportunity for a two-storey development framing the park. These lots have been sold subject to design guidelines to achieve a high standard of housing, including designated two-storey lots.
- **Area 4** – This row of R60 cottage lots overlooking Neerabup Road and opposite the Ocean Keys district centre has been sold by public tender through an option contract, to BGC and the ABN Group for the delivery of 31 affordable compact cottage houses with construction expected to commence early in 2014.

In addition:

- Stage 2 has been designated as a display village with a variety of single and two-storey housing, including affordable housing options and the first 7.5m wide lots to be developed in a display village in Perth (**Area 5**).
- The sales office and information centre is due to commence construction in mid-2013. This will be a demonstration project incorporating sustainability initiatives and alternative construction technology (**Area 6**).

To date, approximately 396 lots have subdivision approval and will provide a range of lot sizes suitable for a variety of housing types, including terrace, cottage, contemporary family, as well as the medium density and mixed use housing discussed above. This includes a substantial offering of market-based affordable housing.

The current lot mix is summarised in **Attachment 4** and has provided a variety of housing in a commercially viable way based on contemporary commercial parameters for a greenfield project of this nature.

The preliminary built form and demonstration housing strategy provides a sound basis for the final strategy. For the future, however, the scope of the strategy needs to be broadened particularly to consider options for the delivery of affordable housing, including social and not-for-profit housing, circumstances where the TPRC may consider contributions towards affordable housing projects, and the scope for aged persons developments. In essence, the scope of the final strategy needs to be more wide ranging, and requires a more comprehensive framework to direct future residential development in Catalina over the next 10 years. The scope and content of the final strategy has, therefore, been expanded and the description modified to “Catalina Housing and Built Form Strategy” to reflect the more comprehensive nature of the strategy.

### **Scope and Purpose of the Housing and Built Form Strategy**

The scope and purpose of the strategy is to:

- encourage a range of housing types that meets the existing and future housing needs of the project, having regard to the demand for housing, as well as improving housing mix, affordability and availability of housing for those with special needs, together with concrete measures to implement these objectives;
- provide a clear framework to help guide the TPRC decision-making and planning, clearly communicate the TPRC’s housing-related strategies and objectives, and provide clarity and certainty about future housing within Catalina;
- identify potential sites for innovation, demonstration projects and partnering which should be subject to feasibility assessments, negotiation with builders, community housing providers and other levels of Government;
- identify circumstances and criteria where the TPRC may consider contributions towards affordable housing projects, as well as the nature of such contributions;
- consider the potential for, and impacts of, housing projects being undertaken or managed by not-for-profit housing providers, social housing or community housing providers, and options for the delivery of such projects;
- consideration of potential aged persons developments.

### **Form of Strategy**

The form of the Housing Strategy is as follows:

- the over-arching objectives of the strategy;
- a series of objective-based strategies on how each of the objectives will be achieved;
- precinct concept plans identifying sites requiring special treatment in terms of housing type and delivery models.

### **Housing and Built Form Objectives**

The following housing objectives have been derived from LSP79 and the SPG Tamala Park development project submission:

- Providing housing choice.  
To provide for a mixture of lot types for single traditional homes, cottage homes, semi-detached housing, terraced housing, flats, maisonettes and apartments, combining to create a community that is vibrant, self-sustaining and varied.
- Creating affordable housing opportunities.  
To encourage the provision of various forms of affordable housing in the Catalina housing market, including consideration of both low cost market housing and various forms of subsidised housing.

- Providing for mixed use development.  
To provide opportunities for mixed use development, combining residential, commercial and community uses, in strategic locations particularly future activity centres.
- Promoting sustainability in the planning, design and delivery of housing.  
To facilitate urban design and housing development consistent with the sustainability initiatives and commitments set out in LSP79 and the Catalina Sustainability Initiatives Plan (September 2011).
- Achieving a quality, contemporary, place-responsive built form.  
To encourage a high quality and distinct urban vernacular which promotes a distinctive sense of place and terrain responsive housing where appropriate to integrate with the natural landscape.

### **Balancing Housing Objectives and Commercial Returns**

The housing and built form objectives form the cornerstone of planning for the future of Catalina. The project, however, must also be undertaken in a commercially viable way, delivering commercial returns to the constituent local governments consistent with a greenfield residential development of this nature. This inevitably imposes some constraints on the available options but a combination of careful planning, contemporary urban design, and best practice project management and marketing, will ensure an optimal response to the objectives in a commercially sustainable way.

### **Local Structure Plan No. 79**

LSP79 (**Attachment 1**) provides the planning policy framework to guide the future development of the Catalina project.

The key elements of LSP79 are:

- An overall dwelling target of approximately 2,600 dwellings at a gross density of around 14.5du/ha and accommodating approximately 6,500 people based on a projected occupancy rate of 2.5 persons per dwelling.
- Indicative targets of 67% separate housing, 21% semi-detached/townhouses and 12% flats and apartment units.
- Higher residential densities in strategic locations to activate future activity centres with lower densities for predominantly single residential housing and where necessary to retain landform and natural features.
- R-code densities of R30-R60 and R80-R100 with specific densities to be assigned by way of Residential Density Code Plans to be submitted to the WAPC at the same time as applications for subdivision.
- The designation of three activity centres – the Tamala Park Neighbourhood Centre in the eastern precinct drawing on the activation potential of Clarkson station; the Central Tamala Park Local Centre in the central western precinct; and the West Tamala Park Local Centre in the western precinct, together with the identification of a business and mixed use development along Neerabup Road.
- Provision of a central green link as a significant public transport, cycle, pedestrian and recreational corridor.
- The protection of bushland conservation areas through the structure plan mechanisms and environmental management plans.

LSP79 proposes four precincts:

- The western (Coastal) precinct providing medium/low density housing with medium density housing located to take advantage of proximity to the coastal reserve, higher land with ocean views, and the future local centre.
- The central western precinct (east of Marmion Avenue) providing a mix of low and medium density housing, with the medium density housing close to a major conservation reserve on the eastern side of Marmion Avenue, and around the future local centre and business precinct.

- The central eastern precinct, west of Connolly Drive, which is intended for predominantly low density residential with higher density mixed use development along Neerabup Road.
- The eastern precinct, east of Connolly Drive, with medium and higher residential development adjacent to the proposed neighbourhood centre and mixed use area in the catchment of the nearby Clarkson train station, and lower density residential development in the south-east quadrant.

The boundaries of these precincts adjusted to reflect the current planned staging of subdivision is shown in **Attachment 2**.

### **Population Growth and Housing Demand**

The demographic analysis supporting LSP79 provides a profile of the future population and housing demand for Catalina based on residents living in the surrounding locality. Since then, the latest WA Tomorrow Report No. 7 (WAPC 2012) has been published providing population and household forecasts for the State, the metropolitan region and the City of Wanneroo which further assists in understanding likely future housing demands and requirements. The key findings are:

- the vast majority of households living in the surrounding area are families, ranging from 83% in Clarkson to 90% in Kinross compared to 75% for the City of Wanneroo as a whole;
- there is a relatively low proportion of single person households ranging from 15% in Clarkson to 9% in Mindarie, and 10% in Kinross, compared to 20% for the City of Wanneroo as a whole;
- the majority of all dwellings in the surrounding area are separate houses comprising 100% in Clarkson, 97% in Kinross and 91% in Mindarie;
- the high proportion of family households is indicative of demand for traditional subdivision and development, however, the proportion of couples without children is marginally higher in the City of Wanneroo compared to the Perth metropolitan average, indicating a demand for smaller dwelling types and associated lifestyle amenities.

The likely future demographic and household type characteristics include:

- a high proportion of family households with children of all ages, and some without children;
- a relatively small but increasing proportion of single person households consistent with wider metropolitan and city-wide trends;
- the vast majority of demand for new dwellings is likely to be for separate houses with a high proportion of owner-occupiers who are purchasing their own home;
- an increase in the proportion of over 60s, reflecting trends in the City of Wanneroo (expected to increase from the current 14.2% of the City's population to 19.4% by 2026), but lower than the metropolitan average (forecast 23.2% in 2026).

The recently released report "The Housing We Choose" (May 2013), a joint initiative of the Departments of Planning and Housing, Housing Industry Association, Planning Institute of Australia and Property Council of Australia, reaffirms the overwhelming preference for a separate house by residents of Perth and Peel, although people are prepared to make trade-offs in location, house type and size to realise their dream of owning a home. The surveys indicated that 79% of respondents preferred a separate house, 13% a semi-detached house, and 7% a flat, unit or apartment. When constrained by income, the percentage preferring to live in a semi-detached house in order to secure a preferred location, increased to 35%, pointing to the need for more medium density semi-detached housing in Perth, particularly as compared to flats or apartments. In the study, "semi-detached", means dwellings on their own private grounds with no dwellings above or below and either attached or separated from neighbouring dwellings by less than 0.5m. This would include terraced, group, villa, duplex and townhouses.

Overall, the study concludes that Perth's current housing stock closely matches people's preferred housing type when not constrained by location and affordability factors. When comparing the current housing stock to people's financially-constrained housing choices, however, the study shows that separate housing

is oversupplied, and there is an undersupply of semi-detached housing. The study showed, however, a reluctance to accept apartment living because of high cost, amenity concerns and lack of experience with this type of dwelling. The study concluded that “there needs to be a shift in the current pattern of supply to ensure a diversity of house types and sizes in all locations; the need being more pressing in inner areas”.

### **Housing Diversity and Choice**

The analysis of housing demand and consumer preferences points to a predominant need for single housing in Catalina, but with some more diverse options including semi-detached, terraced, group and multiple living, particularly for small households, couples, single people and retirees. Offering a diversity of housing types, sizes and tenures can also cater for the evolving needs of residents in the area over time and provide accommodation for key workers and others close to services, facilities and public transport. A diversity of housing types is also inextricably linked to affordability and a more sustainable housing mix.

An increasing proportion of over 60s highlights the need to enable ageing in place so that people can stay in the same house or locality as their needs change. This requires consideration of suitable accommodation including smaller single and two bedroom units, dwellings for over 55s using the density bonus under the Residential Design Codes, “granny flats” using the ancillary accommodation provisions of the Codes, retirement villages and residential care facilities.

One of the emerging trends in providing greater variety in housing and of enabling ageing in place is to provide housing which is adaptable the needs of households as they change over time.

The Commonwealth and State Governments have initiated a Liveable Homes project designed to promote adaptable housing, including checklists on essential and desirable features. Liveable homes are designed to be easy to enter, easy to move in and around, capable of easy and cost-effective adaptation, and designed to anticipate and respond to the changing needs of residents. There is also Australian Standard 4299-1995 which sets out standards for adaptable housing.

An extension of adaptable housing is the concept of intergenerational housing which involves designing homes which can function as a large family home initially and then later be converted into separate living quarters, for the parents or adult children, or by adding separate living quarters using the ancillary accommodation and aged or dependant person’s provisions of the R Codes. Many of these changes can be made under the prevailing density codings and without the need for subdivision approval or strata titling. The Town of Cambridge has recently published a brochure entitled “Housing Options” illustrating examples of adaptable and intergenerational housing which provides useful guidance. Adaptable and intergenerational housing provides flexibility for families as they increase or downsize, variety in housing provision, and opportunities for affordable housing and ageing in place.

LSP79 provides the framework to facilitate a variety of lot product and housing choice through flexible density codings and locational criteria for density development. The density ranges are as follows:

- R30-R60 with a base density code of R30 and medium densities of R40-R60 in areas of high amenity, including within 800m of the Clarkson train station and activity neighbourhood centres, around public open space and adjacent to major public transport or neighbourhood connector routes;
- R80-R100 densities within 400m of the Clarkson train station, adjacent to arterial roads and major public transport routes, and in high amenity locations on the coast.

The broad residential codings can be refined at the more detailed conceptual planning and subdivision stage in the light of future evolving demand.

The LSP sets a minimum dwelling target of 2,600 dwellings and provides an indication as to potential dwelling yield and various house types for each of the LSP precincts. These are indicative only and will be subject to more detailed consideration at the precinct concept planning stage.

**Attachment 5** illustrates indicative lot profiles and dwelling density options for Catalina to provide variety in built form, typology, product and tenure consistent with the density provisions of LSP79. The range is extensive and includes rear (laneway) and front loaded terraced and cottage lots, family home sites, unit developments, townhouses and modest multilevel apartments.

The award-winning Junctions development at Brighton is an example of an innovative, integrated, medium density housing project which delivered a diverse mix of housing including apartments, maisonettes, townhouses and single housing within walking distance of the future Butler train station and opposite a local park (**Attachment 6**).

**Attachment 7** shows indicative house types and target markets.

The product range for Catalina includes:

- house and land packages;
- lots for public sale to accommodate home designs in accordance with precinct design guidelines to manage the built form design and intent whilst still providing the customer with choice;
- turnkey architecturally designed, ready-to-move-in homes particularly suitable for prominent locations, such as adjacent to public open space, conservation areas, coastal reserves and activity centres;
- medium density attached or semi-detached homes developed as a group of dwellings to optimise their efficiency and amenity;
- medium density apartments subject to design guidelines and product mix.

There is a range of delivery models which can be utilised to facilitate housing affordability, diversity and choice in Catalina. These include:

- conventional subdivision into single dwelling lots for public sale subject to precinct design guidelines and covenants;
- subdivision of medium density single dwelling lots for sale by allocation to nominated home builders subject to design guidelines and covenants;
- partnering with nominated builders on single residential medium density sites subject to design guidelines and covenants;
- partnering with nominated builders on group and/or multiple housing development sites for one, two or three bedroom dwellings, subject to design guidelines and covenants;
- partnering with State government agencies or not-for-profit housing providers in the provision of affordable housing;
- demonstration of built form types by direct funding from TPRC or partnering with a builder/developer.

The current proposed lot yield and dwelling mix (**Attachment 4**) suggest that the building target of 2,600 dwellings and dwelling mix of 67% separate houses and 21% semi-detached and townhouses is achievable.

The market for flats and apartments is less certain and the target 12% proposed in LSP79 is likely to be over-optimistic, especially given the findings of the Housing We'd Choose Study. Having regard to recent trends and preferences, any deficiency in flats and apartments is likely to be taken up by semi-detached housing.

The TPRC will be undertaking market research to update data influencing housing demand in Catalina, including potential purchaser profiles, price sensitivities and affordability capacity. This will be used to inform the ongoing review of the desired dwelling mix, along with discussions with home builders, and enquiries and registrations of interest on the Catalina website.

The strategy for housing diversity and choice is:

### **Density**

- *Retain the current base density code of R30/R60 which provides an appropriate framework for the delivery of a wide range of single lot product ranging from small cottages to more traditional family homes, together with group housing, to accommodate the predominant housing demand.*
- *Retain the higher density R80/R100 coding in the western precinct to provide opportunities for multiple dwellings in a high amenity coastal location, and the R80/R100 coding in the north/ south-eastern precincts to provide opportunities for more affordable group and multiple dwellings in close proximity to the Tamala Park neighbourhood centre and Clarkson station, accessible to shops, services and public transport. Medium and high density development should be achieved in these areas.*
- *Monitor, review and refine the density codings under LSP79 as required to provide flexibility and facilitate the delivery of a wide range of housing types.*

### **Diversity**

- *Provide single family housing as the predominant housing type in Catalina to meet the current and future needs of the resident population.*
- *Provide a diversity of housing options for single people, couples without dependants and retirees, including smaller one, two and three bedroom dwellings, cottage and terrace houses, group housing units and apartments to meet different residential lifestyle needs.*
- *Determine the density, lot mix, product mix and appropriate delivery models at the precinct concept planning stage having regard to the strategy objectives and market demand.*
- *Identify sites for sale to nominated home builders and builder partnerships for medium density developments at the precinct concept planning stage, having regard to the criteria set out above and in LSP79.*
- *Investigate sites for integrated affordable medium density apartment and townhouse development in the eastern precinct in proximity to the neighbourhood centre and Clarkson train station.*
- *Encourage integrated housing and studio apartment laneway developments using the ancillary accommodation provisions of the R Codes.*

### **Aged Housing**

- *Provide a variety of housing options for older people to enable ageing in place, including consideration of low cost compact housing, ancillary accommodation, retirement villages and residential care homes. This accommodation would need to be affordable, easy care and maintenance, and close to shops and facilities, public open space and transport.*
- *Invite expressions of interest from aged care providers to establish retirement living services in the eastern precinct close to shops, public transport and community services.*
- *Encourage development which incorporates adaptable design practices in accordance with the relevant guidelines and standards, and to facilitate ageing in place.*
- *Provide information and guidance to future homeowners on the benefits of adaptable and intergenerational housing design in welcome packages, on the Catalina website and through other communication channels.*
- *Include an exemplar adaptable housing design in a future display village.*

### **Affordable Housing**

The increasing cost of housing is a major challenge throughout Australia, but more so in metropolitan Perth where housing supply has not kept pace with population and economic growth, forcing up the price of housing to buy and for rent. All spheres of Government in Australia acknowledge the need to improve the provision of affordable housing. The State Government has recently committed to increasing the supply of affordable housing, particularly for those on low-moderate incomes, through a range of initiatives set out in



its Affordable Housing Strategy 2010-2020: Opening Doors to Affordable Housing. (Department of Housing December, 2010).

There are various Commonwealth and State programs to assist delivery of affordable housing, including:

- First homeowner grant scheme
- Stamp duty concessions to first homeowners
- Key start home loans
- Department of Housing shared equity program

What is affordable housing? In general terms, affordable housing is housing appropriate to the needs of a household and within their means to pay. The means (or capacity) of a household to pay will depend on three primary factors: the income of the household, the cost of appropriate housing, and other essential living costs to be met by the household. Generally, the benchmark is that low income households that are paying more than 30% of their income for their rent or their mortgage are considered to be in housing stress. The Department of Housing currently estimate an affordable house and land package price at \$360,000 and affordable land price at \$190,000 (May 2013 prices). This equates to the 7.5m rear laneway terraced housing and cheaper products (**Attachment 4**).

The need for affordable housing is not only limited to low income households, but may also include moderate income households who require some level of assistance to enable them to get established in the housing market.

The options available to the TPRC to enable the provision of affordable housing are as follows:

- Market-based affordable housing – providing a supply of owner occupied housing at affordable prices through normal market mechanisms, including opportunities for ancillary housing, and incentives to promote affordable living (eg. solar rebate).
- Assisted affordable housing – providing affordable housing through a shared equity program, by sale of land at discounted prices to developers subject to provision of affordable housing or joint venture schemes with private developers.
- Social housing – sale of land to Department of Housing or not-for-profit organisations at a discounted price for the provision of sub-market rental housing for low income or special needs groups.

It is not directly the role or responsibility of the TPRC to subsidise delivery of affordable or social housing, such as by the sale of land at discounted prices, particularly where this would adversely impact on commercial returns. The TPRC can contribute most effectively to the provision of affordable housing by ensuring the efficient subdivision, servicing and delivery of land, the optimal development of key strategic sites, and by ensuring a proportion of housing is at price points at or near the affordability benchmark. In Stages 1-8, approximately 35% of dwellings met the affordability benchmark. The TPRC has also considered and accepted the proposition of selling land to builders for sale to eligible buyers under the Department of Housing Shared Equity Program. Overall, an emphasis on market-based affordable housing together with opportunities for assisted affordable housing using the Department of Housing Shared Equity Program is the appropriate cornerstone for the Strategy.

In terms of location and built form, affordable housing should:

- be indistinguishable in its physical appearance from other housing and finished to a similar standard, quality and level of detail;
- be integrated and dispersed throughout the development to achieve a mix of building orientation and to avoid concentrations in specific locations;
- be located close to shops, schools, services, jobs and community facilities;
- have easy access to public transport;
- be efficient to maintain particularly regarding energy and water use.

The most appropriate location for affordable housing in Catalina is close to activity centres, schools and public transport services.

The criteria for assisted affordable housing via the Department of Housing is:

- sites should have been identified at the precinct planning stage as meeting the locational and built form criteria for affordable housing;
- agreement is to be in place with the Department of Housing that the homes will be used solely for the Department of Housing's shared equity program;
- shared equity home developments are to be dispersed across the central and eastern precincts, and not overly concentrated in specific locations.

*The strategy for affordable housing is:*

- *Adopt a target of at least 10% of housing in precinct concept plans for the central and eastern precincts to be affordable for using medium density 7.5m rear laneway terraced housing and cheaper products as the benchmark based on May 2013 prices of \$360,000 for house and land packages, and \$190,000 for land only.*
- *Identify sites at the precinct concept planning stage which meet the locational and built form criteria for affordable housing.*
- *Investigate opportunities for the sale of land to builders subject to development for sale to eligible homebuyers under the Department of Housing shared equity program in the eastern precinct.*
- *Provide information to homeowners on affordable housing programs including the first homeowner's grant, stamp duty concessions, Keystart home loans and the Department of Housing shared equity program, in welcome packages, on the Catalina website and through other communication channels.*
- *Consider placing conditions on the sale or transfer of land to developers requiring a proportion of new housing developments to be affordable.*

## **Mixed Use Development**

Mixed use development means development which comprises a mixture of two or more land uses either comprised within a single building (horizontally or vertically), or multiple buildings of different uses within a development site.

Mixed uses generally refer to a mix of retail, commercial, offices, cultural, civic, recreation, entertainment or residential uses. In Catalina, it is envisaged that the mixed use development will generally incorporate a residential component.

The benefits of mixed use development are in increasing housing, employment and business choice, improving accessibility by bringing activities together in one location, and improving amenity by creating more interesting and vibrant streets with a greater diversity of activities. For the developer, mixed use developments can provide a more adaptable product with a greater flexibility of uses and increased security through passive surveillance for owners and/or tenants.

To date in metropolitan Perth, mixed use development tended to focus on central Perth and the inner suburbs, in and around activity centres, and at other "destinations" locations such as has Claremont, Subiaco and Joondalup where the relationship and proximity to key attractors is evident. Clarkson, to the north of Catalina, includes a mixed use corridor along Ocean Keys Boulevard between the Ocean Keys district centre and Clarkson station, intended for a mix of small scale commercial, home office and residential uses. So far, this location has had limited success and the predominant use is residential.

The potential to attract more commercial and entertainment uses may, however, increase as the suburb matures.

LSP79 proposes mixed use development in the following locations:

- central western precinct, along Neerabup Road;
- central eastern precinct, adjacent to Neerabup Road and Connolly Drive, and particularly at the corner of Neerabup Road and Connolly Drive;
- eastern precinct, particularly along the central spine leading to Clarkson station and along Neerabup Road.

In LSP79, the mixed use sites are envisaged to accommodate ground floor commercial development with upper level residential development. The mixed use development could be undertaken now or the building could be adapted in the future as the estate matures and the potential for commercial activities increases.

The following is a summary of the key locational criteria for mixed use developments:

- market considerations and the likely success of a mixed use development in respect of residential, commercial and retail accommodation;
- close proximity to high amenity areas and key attractors such as retail, employment and public transport services;
- proximity to on-street parking;
- good access and visual exposure on roads carrying higher traffic volumes;
- a sense of place and identity for residential uses.

The following is a summary of the key design characteristics for a successful mixed use development:

- an appropriate mix of uses which have positive economic and amenity synergies, eg. residential uses have a strong synergy with office, retail and education facilities, but a low synergy with entertainment uses;
- the option of adaptive building designs which allow for the easier introduction of non-residential uses as the surrounding area matures in response to market preferences and dynamics;
- easily identifiable and separate commercial and residential entrances to promote a sense of recognition and security;
- design solutions and management practices which address potential conflicts between uses;
- adaptability to cater for current and likely future market demand;
- sustainable and energy efficient design;
- the siting and orientation of buildings close to, and towards, the street with active uses such as shops and cafes at the front of the building;
- a walkable environment that is attractive, comfortable and safe for pedestrians;
- noise attenuation through the positioning of uses and building design;
- signage which is appropriate to the scale and design of the buildings;
- separate access to service areas for residential and non-residential buildings;
- adequate on-street parking to accommodate the requirements of commercial uses.

In Catalina, the location likely to be most successful for mixed use development is in the eastern precinct in the locations designated in LSP79. The mixed use zoning on Neerabup Road in the central west precinct is likely to be suitable mainly for home business and home occupation uses given the separation from activity centres.

*The strategy for mixed use development is:*

- *Recognise and refine opportunities for mixed use development in LSP79 at the precinct concept planning stage with the priority location being the eastern precinct, adjacent to Neerabup Road and along the central spine leading to Clarkson Station and Neerabup Road.*
- *Provide for mixed use development which accommodates shops, cafes, offices and commercial uses at the ground floor, and residential accommodation at the upper level in these locations.*

- *Include provision for mixed use development in the western precinct along Neerabup Road, primarily for home business and home occupation uses.*
- *In considering the location of mixed use development incorporating residential accommodation, have regard to the locational criteria set out in above.*
- *In considering the design characteristics of mixed use development incorporating residential accommodation, have regard to the design criteria listed above.*
- *Prepare and release design guidelines for mixed use development sites addressing the desired mix of uses, building form, streetscape relationship, access, and lighting, safety and security prior to sale and development.*

## **Sustainability**

Sustainability is a key element of the vision for Catalina and a primary objective is to promote sustainability in the planning, design and delivery of housing.

Sustainability encompasses social, environmental and economic aspects of development.

In the Catalina context, the TPRC can deliver sustainability in three key ways:

- in the planning and design of the urban form;
- at the subdivision, building and construction level;
- by sustainability demonstration projects, incentives and consumer information.

LSP79 provides a framework for delivering sustainability in the urban environment in the following ways:

- Providing housing diversity and choice through a flexible range of densities.
- Easy access to shops, community services, employment and amenities, including the Ocean Keys district centre and Clarkson transit centre immediately to the north of the site, and to the proposed Tamala Park neighbourhood centre and local centres within the development.
- Good access to current and future public transport and a convenient highly permeable pedestrian footpath and cycleway network to reduce car dependency.
- A public open space network which conserves important biodiversity and provides accessible local open space.
- A neighbourhood structure which supports walkable catchments and good community design.

The Catalina Estate Sustainability Initiatives Plan provides a suite of initiatives which address sustainability at the land subdivision, building and construction level consistent with LSP79. These are categorised into the key environmental design elements of energy, water, waste, community and eco-system.

The sales office is proposed as a demonstration project incorporating sustainability initiatives and alternative building techniques. The project also provides sustainability incentives to homeowners by way of a solar panel rebate and front landscaping including irrigation fittings and controller, and a trial shared bore scheme.

There are limitations to the capacity of the project to deliver further sustainability incentives because of the costs which would adversely impact on the viability of the project.

A key issue in sustainability, is consumer behaviour. Generally, people are becoming more eco-friendly but, at the same time, many do not behave in ways which conserve energy and water, or optimise on waste recycling. A key element of the sustainability program, therefore, is to encourage a greater commitment to sustainability through consumer education and information.

*The strategy for environmental sustainability is:*

- *Incorporate the recommendations of the Catalina Sustainability Initiatives Plan with respect to energy and water efficiency, waste management, community development and eco-systems, in the preparation of detailed area plans and development guide plans for future housing development in the Catalina project area.*
- *Implement incentive packages for sustainability features including water wise landscaping, solar panels and shared garden bore and reticulation schemes.*
- *Provide homeowners with information on sustainability measures, including water recycling, improved building design, block orientation, solar energy, and energy and water efficient fittings and appliances in welcome packs, the Catalina website, and other resident communication channels.*

## **Built Form**

The Catalina project is seeking to achieve a high quality built form and contemporary urban vernacular which is responsive to the environment and creates a distinctive sense of place.

To realise this objective it is important that new homes maintain a human scale with the street, incorporate architectural features that provide street appeal, address and provide a relationship with public open space and the public realm, provide safe and convenient public access, contribute to community safety and security, incorporate sustainable design practices, and respond appropriately to the site conditions and local context.

A place-based design approach is necessary which addresses the lack of identity seen in many suburban developments, and which promotes a sense of place and belonging in all aspects of neighbourhood planning and urban design.

The four precincts in LSP79 provide the framework for such a place-based approach so that each precinct can be designed and developed with a distinctive character to enhance community interaction and sense of place.

- The western (coastal) precinct will provide premium high quality homes in a coastal environment with opportunities for higher density living to take advantage of coastal views and access to the foreshore. The built form will have a coastal character reinforced by the landscaping which will reflect the coastal environment.
- The central (western and eastern) precinct will provide a mix of low and medium density housing, primarily for second and third homebuyers, and with some first homebuyers, attracted by the pleasant suburban character and proximity to conservation reserves and landscaped open space. The precinct will be characterised by the preservation and enhancement of conservation areas, retention and planting of trees to characterise the streetscape and a traditional neighbourhood character.
- The eastern precinct will be attractive to the first homebuyer market, providing more opportunities for affordable medium and higher density development, attracted by the close proximity to shopping, services and public transport. The eastern precinct will have a much more diverse urban character with a focus on the neighbourhood centre and linkages to the Clarkson station and other amenities.

In each of the precincts it will be important to:

- establish built form guidelines early in the project to ensure that new development is compatible with the desired future character of the precinct;
- provide a suite of built form typologies to demonstrate the quality, range and sustainability initiatives sought from the built form component of the precincts;
- establish a display home village to showcase appropriate, contemporary and ecologically sustainable homes designed to reflect the desired character of the precinct.

It will also be important to identify those particular sites or locations which, because of their characteristics, require special treatment. These include:

- landmark sites at major entries into the respective precincts;
- lots adjacent to public open space and conservation reserves;
- dwellings in the mixed use zone designed for working and living;
- lots with expansive views;
- lots fronting major roads, such as Neerabup Road and Marmion Avenue, which may be affected by traffic noise;
- lots in proximity to bushland reserves requiring bushfire mitigation measures;
- development sites in prominent locations and adjacent to transport nodes;

where specific guidelines will be necessary to achieve a higher level of design control.

Whereas LSP79 suggested that the western precinct would benefit from retention of topography and landform, this would require larger lots thereby reducing lot yield and commercial returns, as well as increasing costs for the homeowner because of the need for individualised architectural built form solutions. Having regard to considerations of commercial viability and housing affordability, therefore, traditional cut to fill techniques for the development of project homes are more appropriate for the western precinct, as with the central and eastern precincts, although the retention of topography and landform will be an important consideration in the planning and provision of public open space.

*The strategy for the built form is:*

- *Ensure residential development is of a high standard and responds appropriately to the desired future character of the precinct. Prepare guidelines at the precinct concept planning stage for each of the precincts, addressing the desired future character and built form elements including:*
  - *contemporary human scale home designs including appropriate building placements, setbacks, architectural features, site coverage and private open space;*
  - *inviting, engaging streetscapes which provide safety and security through surveillance over the public realm;*
  - *a palette of selected building materials and colours to create harmonious facades;*
  - *provision of safe and convenient access and parking including garage design and setbacks;*
  - *boundary fencing design with suitable materials to an appropriate scale, and providing permeable fencing fronting street fronts and public open space for public surveillance and to provide a visual link;*
  - *scope for the development of lots with studio apartments and ancillary dwellings fronting laneways to provide additional accommodation and passive surveillance of laneways;*
  - *careful integration of TV antenna, satellite dishes, hot water systems, air conditioning units and other equipment into the design of the development;*
  - *ecologically sustainable features in the design of the home and outdoor areas to help reduce consumption costs of household energy and water.*
- *Ensure visually prominent sites and other locations requiring special treatment, as outlined above, are developed to a high standard of architectural design and responsive to the local environment. Prepare detailed area plans and guidelines for these locations on the site specific provisions which apply in addition to the generic provisions of the general guidelines. The site specific guidelines may include reference to:*
  - *minimum and maximum building heights;*
  - *architectural character and design;*
  - *orientation of buildings to address particular views or features;*
  - *design of streetscape to frame particular views or features;*
  - *design in response to sloping sites or changes in level;*

- *activation of streetscapes to promote a sense of vitality, particularly in activity centres and the mixed use zone.*
- *In the preparation of design guidelines, distinguish between mandatory provisions, which are requirements necessitating approval by SPG, and recommended provisions which are not requirements but which homeowners are recommended to incorporate in the site planning and home design. Enforce the mandatory requirements of the design guidelines by covenants on the title of the lot.*
- *Ensure new housing incorporates measures to ameliorate potential impacts of traffic noise.*
- *Prepare quiet house design guidelines on required noise insulation measures to meet acceptable noise standards.*
- *Ensure new homes in proximity to bushland reserves incorporate appropriate measures to mitigate bushfire hazards. Prepare design guidelines to minimise bushfire hazards in accordance with the Bushfire Management Plan approved by the City of Wanneroo.*
- *Ensure that the design guidelines are made widely known by publication on the Catalina website and in other communication channels.*

### **Precinct Concept Plans**

Precinct concept plans have been prepared for the central and western precincts (**Attachment 8**). Attachment 8 incorporates the previously endorsed Phase 1 strategy with subsequent modifications.

A similar precinct concept plan will be prepared for the eastern precinct following a more detailed analysis of housing demand, and site opportunities and constraints.

### **Implementation**

This report identifies a range of strategies and actions towards achieving the housing objectives of the Catalina project.

The overarching objectives are housing diversity and choice, affordable housing opportunities, provision for mixed use development, sustainability and contemporary built form.

The strategies are wide ranging and include advocacy and promotion, information to future residents, display villages and demonstration projects, guidelines on built form, and the identification of signature sites for guided development projects.

It will be important to monitor and review the strategy on an ongoing basis in the light of experience, to address market changes, and to respond to new initiatives and innovation in the housing sector.

# **Attachment 1**

## **Tamala Park LSP79**





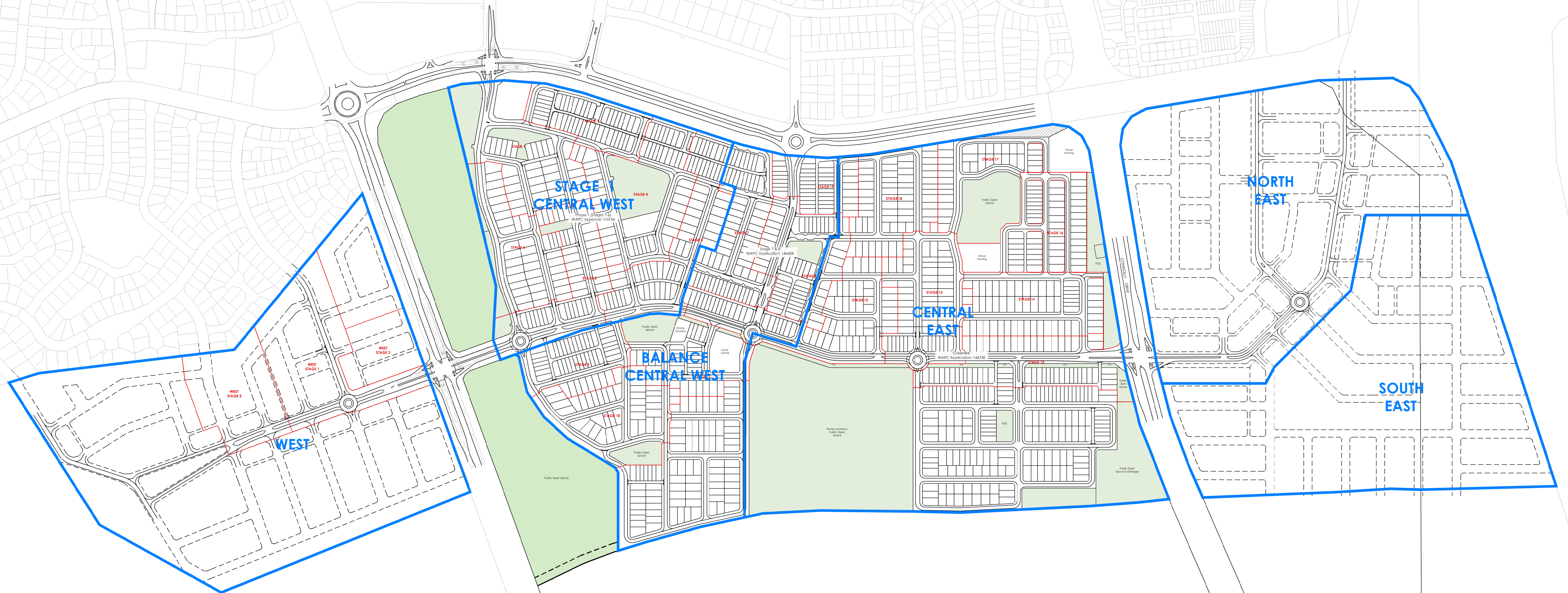
Source: TPG  
Modified to reflect WAPC correspondence dated 13 April 2011. Subject to final review and approval.

The particulars of this plan are supplied for information purposes only and shall not be taken as representation in any respect on the part of the Vendor or as its agents accuracy of any of the details mentioned herein nor as to the accuracy of any of the boundary and area measurements of any of the lots more particularly delineated on the map contained herein all of which may be subject to change by the Vendor at any time without notice.

## **Attachment 2**

### **Catalina Precincts**

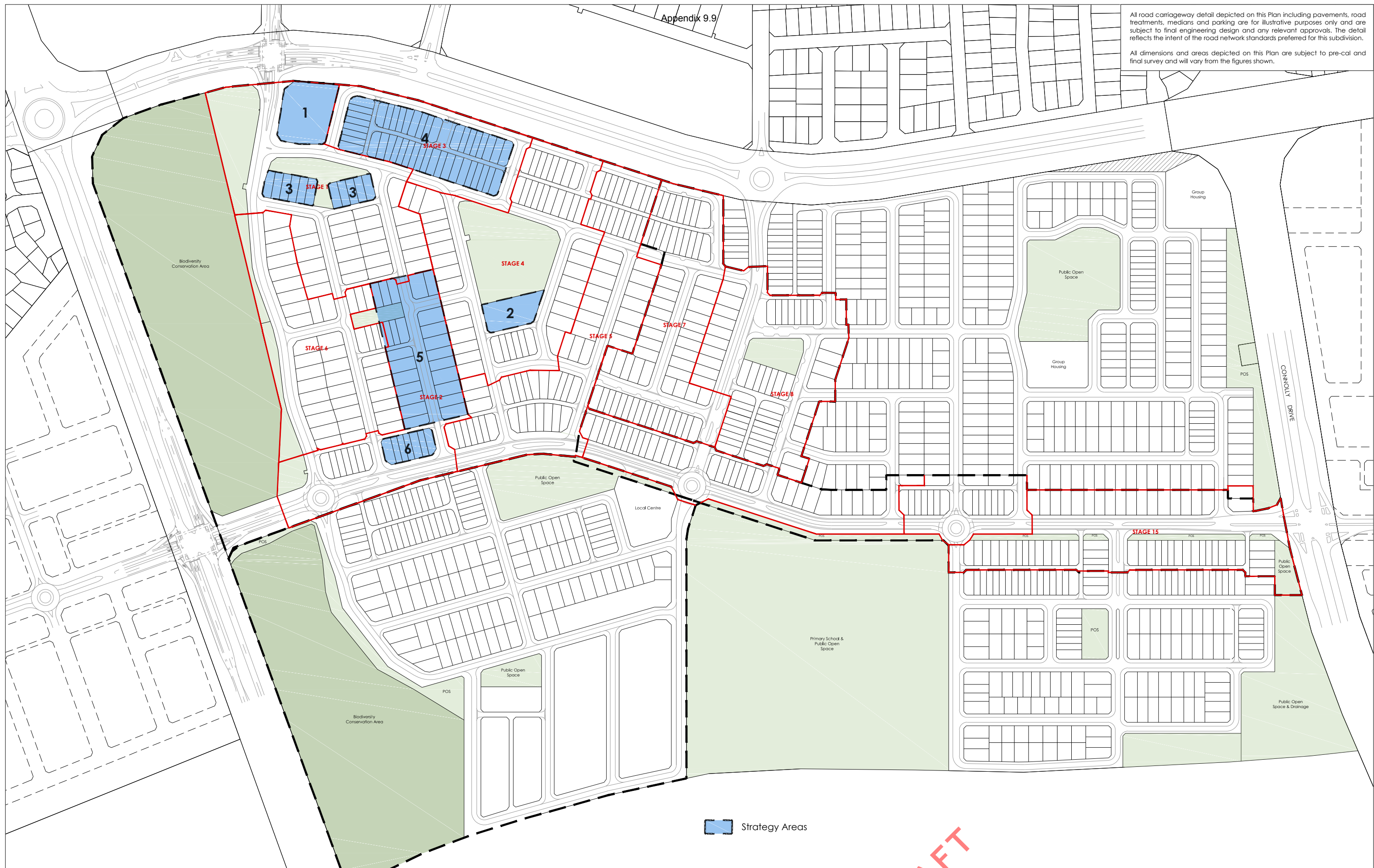






# **Attachment 3**

## **Strategy Areas – Phase 1**



**DRAFT**

**Attachment 4**  
**Lot Yield and Mix**  
**(Stages 1-8)**



## Lot Yield and Mix (Stages 1 – 8)

Single Lot Product		Yield					
			Lots	DU's	% Lot Product	Land Price	House and Land Price*
Front		17x30m	23	23	7%	\$ 308,000	\$ 500,000**
		15x30m	51	51	15%	\$ 285,000	\$ 469,000*
		12.5x30m	49	49	14%	\$ 250,000	\$ 435,000*
		10x30m	11	11	3%	\$ 215,000	\$ 415,000*
		Sub Total	134	134	38%		
Rear		10x30m	92	92	26%	\$ 220,000	\$ 405,000**
		7.5x30m	123	123	35%	\$ 180,000	\$ 350,000*
		5x32m	0	0	0%	NA	NA
		Sub Total	215	215	61%		
Site		Other	2	27	0.6%		
Total			351		100%		

\* House and Land Prices taken from realestate.com.au

\*\* House and Land Prices Estimate only

**Attachment 5**

**Indicative lot type profiles**

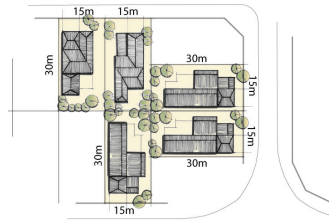
**and dwelling density options**



## 1. TRADITIONAL



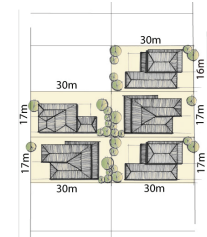
LOT DIMENSIONS: 15m x 30m  
LOT AREA: 450m<sup>2</sup>  
SINGLE DWELLING R CODES: R20, R30  
APPROX. DU PER SITE HA: 22  
VEHICLE ACCESS: Street  
DWELLING DIVERSITY & DENSITY OPTIONS: Ancillary Accommodation  
Front load duplex pair (R40)  
Boundary walls  
SINGLE STOREY R CODE VARIATIONS:



## 2. FAMILY HOMESITE



LOT DIMENSIONS: 16/17m+ x 30m  
LOT AREA: 480m<sup>2</sup>-550m<sup>2</sup>  
SINGLE DWELLING R CODES: R20, R30  
APPROX. DU PER SITE HA: 19  
VEHICLE ACCESS: Street  
DWELLING DIVERSITY & DENSITY OPTIONS: Ancillary Accommodation  
Front loaded duplex pair (R40)  
Boundary walls  
SINGLE STOREY R CODE VARIATIONS:



## 3. PROMENADE



LOT DIMENSIONS: 7.5m+ x 25m  
LOT AREA: 187.5m<sup>2</sup>+  
SINGLE DWELLING R CODES: R60 - R100  
APPROX. DU PER SITE HA: 52  
VEHICLE ACCESS: Street  
DWELLING DIVERSITY & DENSITY OPTIONS: Ancillary Accommodation  
SINGLE STOREY R CODE VARIATIONS: Primary Street setback, private open space, site cover and boundary walls

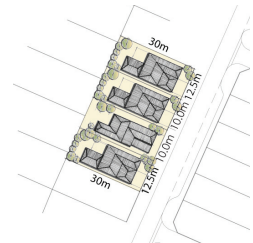


Catalina

## 4. LIFESTYLE



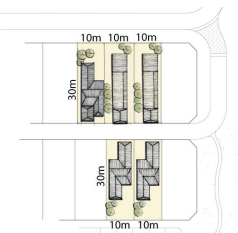
LOT DIMENSIONS: 10/12.5m x 30m  
LOT AREA: 300m<sup>2</sup> - 375m<sup>2</sup>  
SINGLE DWELLING R CODES: R30 - R60  
APPROX. DU PER SITE HA: 26  
VEHICLE ACCESS: Street  
DWELLING DIVERSITY & DENSITY OPTIONS: Ancillary Accommodation  
Corner duplex (R60)  
Front setbacks - site cover and private open space, boundary walls, garage setbacks  
SINGLE STOREY R CODE VARIATIONS:



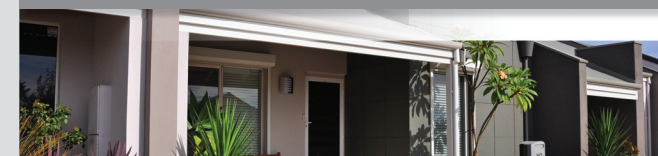
## 5. COTTAGE



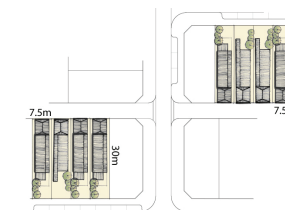
LOT DIMENSIONS: 10/11m x 28/30m  
LOT AREA: 275m<sup>2</sup> - 330m<sup>2</sup>  
SINGLE DWELLING R CODES: R30 - R60  
APPROX. DU PER SITE HA: 33  
VEHICLE ACCESS: Rear/Side Lane  
DWELLING DIVERSITY & DENSITY OPTIONS: Ancillary accommodation over garage  
Primary street setback, secondary street setback, boundary walls, minimum private open space, site cover, ancillary accommodation site cover, overshadowing, privacy  
SINGLE STOREY R CODE VARIATIONS:



## 6. TERRACE



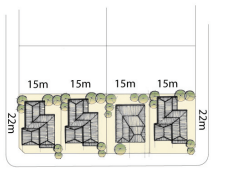
LOT DIMENSIONS: 6/7.5m x 28/30m  
LOT AREA: 168m<sup>2</sup> - 225m<sup>2</sup>  
SINGLE DWELLING R CODES: R40 - R60  
APPROX. DU PER SITE HA: 44  
VEHICLE ACCESS: Rear/Side Lane  
DWELLING DIVERSITY & DENSITY OPTIONS: Terrace pair: 12.7-13m x 30m rear load lots able to be subdivided into two 6.35-6.5m wide terrace lots along the long axis  
Ancillary accommodation over garage  
Primary street setback, secondary street setback, boundary walls, minimum open space, private open space, site cover, overshadowing, privacy setbacks where floor level > 0.5m above NGL  
SINGLE STOREY R CODE VARIATIONS:



## 7. CONTEMPORARY



LOT DIMENSIONS: 12.5/15m x 22m  
LOT AREA: 275m<sup>2</sup> - 330m<sup>2</sup>  
SINGLE DWELLING R CODES: R30 - R60  
APPROX. DU PER SITE HA: 30  
VEHICLE ACCESS: Street  
DWELLING DIVERSITY & DENSITY OPTIONS: Ancillary accommodation  
REQUIRED R CODE VARIATIONS: Primary street setback, private open space, site cover



## 8. STUDIO



LOT DIMENSIONS: Variable  
LOT AREA: Typically greater than 600m<sup>2</sup> up to 2000m<sup>2</sup>  
SINGLE DWELLING R CODES: R60  
APPROX. DU PER SITE HA: 55  
VEHICLE ACCESS: Front load or rear load  
DWELLING DIVERSITY & DENSITY OPTIONS: Allows for delivery of grouped and multiple dwellings  
Can include a contemporary traditional, family homesite or homestead lot coded R40 or R60 allowing further subdivision  
Option for density bonus for single or two bed units to encourage diversity  
REQUIRED R CODE VARIATIONS: Primary street setback, secondary street setback, boundary walls, minimum open space, private open space, overshadowing, privacy setbacks where floor level > 0.5m above NGL, car parking



## 9. GROUP/VILLA/DUPLEX SITE



LOT DIMENSIONS: Variable  
LOT AREA: Typically greater than 600m<sup>2</sup> up to 2000m<sup>2</sup>  
SINGLE DWELLING R CODES: R60 - R100  
APPROX. DU PER SITE HA: 55  
VEHICLE ACCESS: Front load or rear load/public street or private  
DWELLING DIVERSITY & DENSITY OPTIONS: Allows for delivery of grouped and multiple dwellings  
Can include a contemporary traditional, family homesite or homestead lot coded R40 or R60 allowing further subdivision  
Option for density bonus for single or two bed units to encourage diversity  
REQUIRED R CODE VARIATIONS: Primary street setback, secondary street setback, boundary walls, minimum open space, private open space, overshadowing, privacy setbacks where floor level > 0.5m above NGL



## 10. MULTIPLE/APARTMENT/MAISONETTE



LOT DIMENSIONS: Variable  
LOT AREA: Typically greater than 1000m<sup>2</sup>  
SINGLE DWELLING R CODES: R80, R100, R160  
APPROX. DU PER SITE HA: 160  
VEHICLE ACCESS: Front load or rear load/public street or private  
DWELLING DIVERSITY & DENSITY OPTIONS: Allows for delivery of grouped and multiple dwellings  
No limit on single or two bed units mix to encourage diversity  
Ancillary accommodation  
REQUIRED R CODE VARIATIONS: Possible R Code variations dependent on size of site, location and developer intentions. Subject to MUHC provisions for multiple dwellings



## 11. RETIREMENT



LOT DIMENSIONS: Variable  
LOT AREA: Typically greater than 1000m<sup>2</sup>  
SINGLE DWELLING R CODES: R80, R100, R160  
APPROX. DU PER SITE HA: 160  
VEHICLE ACCESS: Front load or rear load/public street or private  
DWELLING DIVERSITY & DENSITY OPTIONS: Allows for delivery of grouped and multiple dwellings  
No limit on single or two bed units mix to encourage diversity  
Ancillary accommodation  
REQUIRED R CODE VARIATIONS: Possible R Code variations dependent on size of site, location and developer intentions. Subject to MUHC provisions for multiple dwellings



## **Attachment 6**

### **The Junctions, Brighton**



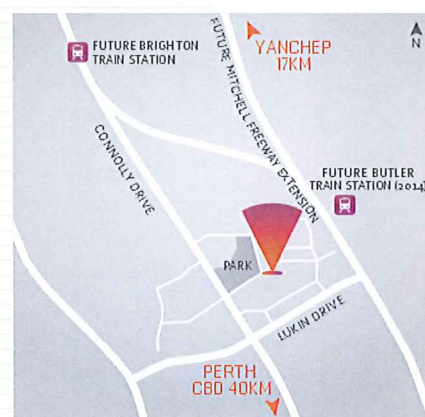


Corner view of The Junctions from Kahana Parkway.



The Junctions.

## LOCATION MAP



Project location

## THE JUNCTIONS AT BRIGHTON ESTATE, BUTLER

### Description

The Junctions offers smaller housing options within a larger development in a greenfield location comprising of apartments, townhouses and compact single housing. The Junctions is within walking distance of the Butler town centre and future passenger train station.

### Address

42-52 Kahana Parkway, 5-9 Homoa Lane and 23 Navarre Way, Butler, Western Australia.

### Developer/ designer/ builder

**Developer:** Satterley Property Group and Department of Housing.

**Builder:** Jaxon Constructions.

**Designer:** John McQuade Designs.

### Date constructed

2010

### Approximate cost of construction

\$1,720/m<sup>2</sup> (excluding car parks and garages).

### Total site area

3,831 m<sup>2</sup>

### R-Code

R60

### Achieved density

57 du/ha

### Plot ratio achieved

0.7 : 1.0

### Height in storeys

1 and 2 storeys.

### Housing typology and number of residential units

Typology	No. of units	No. of bedrooms	Average size
Apartments	5	1	47 - 65 m <sup>2</sup>
	7	2	88 - 95 m <sup>2</sup>
Town Houses	5	3	111 - 130 m <sup>2</sup>
Compact single housing	5	3	104 - 106 m <sup>2</sup>
<b>Total</b>	<b>22</b>	<b>-</b>	<b>-</b>

### Indicative selling price 2010

1 bed apartments - \$200-\$240,000; 2 bed apartments - \$280-330,000;  
3 bed town houses - \$350-400,000; 3 bed compact single housing - \$340-360,000.

### Open space

220,000m<sup>2</sup> across the first four villages developed at Brighton Estate.



# THE JUNCTIONS AT BRIGHTON ESTATE, BUTLER

R60

## Community facilities and amenity in close proximity



**Proximity to activity centres:** Within 1km of Butler town centre and 2km south of Brighton town centre.



**Public transport:** Bus services to Clarkson passenger train station and Joondalup town centre.



**Public space:** Neighbourhood, recreational open space is within walking distance and provides barbeque facilities and an exercise track.



**Sustainable housing form:** Lot orientation and construction in accordance with Building Code of Australia (BCA) standards for solar passive design.

## OVERALL SITE PLAN



### LEGEND

- Low density – below R30
- Medium density – R30-R60
- High density – R80 and above
- Existing development
- Open space
- Roads
- Paths
- Project area

Recreational public space in Brighton Estate.



The Junctions.



Note: Maps and diagrams are not to scale.

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Planning



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# **Attachment 7**

## **Indicative house types and target markets**

## Indicative House Types and Target Markets

TYPOLOGY		AREA(SQM)	TARGET MARKET	Land \$	House/Land \$
Low Density	Traditional	450	Mature families	\$ 285,000	\$ 469,000
	Family	510	Mature families	\$ 308,000	\$ 500,000
Medium Density	Promenade	187.5	1st home buyers	\$ 165,000	\$ 325,000
	Lifestyle 1	375	Growing families, empty nesters	\$ 250,000	\$ 435,000
	Lifestyle 2	300	Young families, empty nesters	\$ 215,000	\$ 415,000
	Cottage	300	Young families, empty nesters	\$ 220,000	\$ 405,000
	Terrace	225	1st home buyers, empty nesters	\$ 180,000	\$ 350,000
	Contemporary	300	Young families, empty nesters	\$ 217,000	\$ 410,000
Higher Density	Studio	NA	Singles	NA	\$ 270,000
	Group/Villa/Duplex	NA	Singles, couples (no children), empty nesters	NA	\$ 310,000
	Multiple/Apartment/Maisonette	NA	Singles, couples (no children), empty nesters	NA	\$ 290,000
	Retirement	NA	Retirees	NA	\$ 320,000

**Attachment 8**  
**Precinct Concept Plans**  
**Central and Western Precincts**





Strategy Areas

1. Medium Density Group Housing Site - Builder Partnership
2. Medium Density Group Housing Site - Sale (Design Guidelines)
3. Medium Density Single Housing Sites - Builder Partnership (Put Options)
4. Medium/High Density - Builder Partnership
5. Proposed Display Villages 1, 2 & 3

