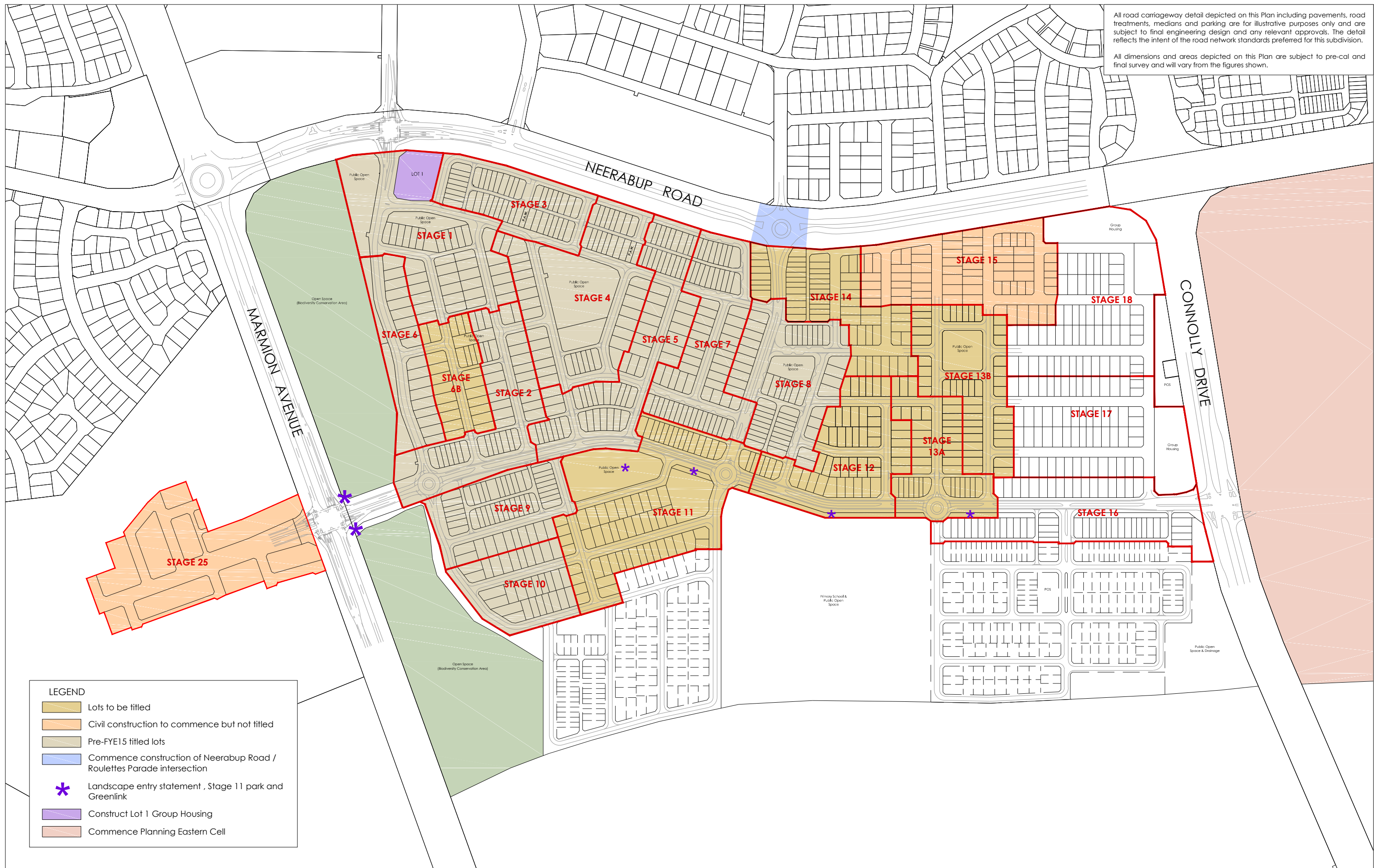


Appendix 9.1

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.



LEGEND

- Lots to be titled
- Civil construction to commence but not titled
- Pre-FYE15 titled lots
- Commence construction of Neerabup Road / Roulettes Parade intersection
- ✱ Landscape entry statement , Stage 11 park and Greenlink
- Construct Lot 1 Group Housing
- Commence Planning Eastern Cell

Appendix 9.2

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 30 SEPTEMBER 2015

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 30 SEPTEMBER 2015**

	NOTE	30 September 2015 Actual \$	31 September 2015 Y-T-D Budget \$	2015/16 Adopted Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues	1,2				
Interest Earnings		349,496	287,582	958,606	21.53%
Other Revenue		0	0	1,937	0.00%
		<u>349,496</u>	<u>287,582</u>	<u>960,543</u>	21.53%
Expenses	1,2				
Employee Costs		(119,879)	(167,342)	(727,610)	(28.36%)
Materials and Contracts Other		(41,401)	(101,983)	(443,516)	(59.40%)
Depreciation		0	(4,091)	(17,797)	(100.00%)
Utilities		(457)	(1,413)	(6,150)	(67.66%)
Insurance		(6,565)	(3,982)	(17,323)	64.87%
Other Expenditure		(38,499)	(43,776)	(175,970)	(12.05%)
		<u>(206,801)</u>	<u>(322,587)</u>	<u>(1,388,366)</u>	(35.89%)
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	4,091	17,797	(100.00%)
<u>Capital Revenue and (Expenditure)</u>					
Plant and Equipment	3	(1,317)	0	(25,000)	0.00%
LESS MEMBERS EQUITY					
Payment for Rates Equivalent		0	0	0	0.00%
Development of Land for Resale					
Income Sale of Lots - Subdivision		7,879,448	11,962,994	40,743,130	(34.13%)
Income Other Subdivisions		0	0	1,659,807	100.00%
Development Costs		(3,311,891)	(10,126,468)	(47,630,553)	(67.29%)
Contribution Refund		0	0	(350,650)	0.00%
Profit Distributions		0	0	(18,000,000)	0.00%
Contribution Returned		0	0	0	0.00%
Change in Contributed Equity	6	<u>4,567,557</u>	<u>1,836,526</u>	<u>(23,578,266)</u>	148.71%
ADD Net Current Assets July 1 B/Fwd	7	46,155,070	46,155,070	46,155,070	0.00%
Net Current Assets Year to Date	7	<u><u>50,864,005</u></u>	<u><u>47,960,682</u></u>	<u><u>22,141,778</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 2015 TO 30 SEPTEMBER 2015**

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 2015 TO 30 SEPTEMBER 2015

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.

Collectibility of trade receivables is viewed 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 object 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 2015 TO 30 SEPTEMBER 2015

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 2014.

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.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 30 SEPTEMBER 2015**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Employee Benefits

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

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

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

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

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

(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.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 30 SEPTEMBER 2015

(o) Provisions

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

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

(p) Current and Non-Current Classification

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

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 30 SEPTEMBER 2015

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

	30 September 2015 Actual \$	Adopted 2015/16 Budget \$
Computer Equipment	1,317	0
Motor Vehicle	0	25,000
	<u>1,317</u>	<u>25,000</u>

By Class

	30 September 2015 Actual \$	Adopted 2015/16 Budget \$
Furniture and Equipment	1317	0
Plant and Equipment	0	25,000
	<u>1,317</u>	<u>25,000</u>

4. DISPOSALS OF ASSETS

There are no assets budgeted to be disposed of during the 2015/16 year.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 30 SEPTEMBER 2015

5. INFORMATION ON BORROWINGS

No borrowings have been undertaken in the period under review. No borrowings are budgeted during the 2015-16 financial year.

6. CONTRIBUTED EQUITY

	30 September 2015 Actual \$	30 June 2015 Actual \$
Town of Victoria Park	4,400,376	4,007,855
City of Perth	4,400,376	4,007,855
Town of Cambridge	4,400,376	4,007,855
City of Joondalup	8,800,753	8,015,711
City of Wanneroo	8,800,753	8,015,711
Town of Vincent	4,400,376	4,007,855
City of Stirling	17,601,506	16,031,422
TOTAL	52,804,516	48,094,264
Total Movement in equity	4,710,252	

Movement in Contributed Equity Represented by:

	Development Expenses 30 September 2015 \$	Land Sales 30 September 2015 \$	Return of Contribution 30 September 2015 \$	Rates Equivalent 30 September 2015 \$
Town of Victoria Park	(275,991)	656,621	0	0
City of Perth	(275,991)	656,621	0	0
Town of Cambridge	(275,991)	656,621	0	0
City of Joondalup	(551,982)	1,313,241	0	0
City of Wanneroo	(551,982)	1,313,241	0	0
Town of Vincent	(275,991)	656,621	0	0
City of Stirling	(1,103,963)	2,626,482	0	0
	(3,311,891)	7,879,448	0	0
Members Contributed Equity Movements	4,567,557			
TPRC Net Result	142,695			
Total Movement in equity	4,710,252			

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 30 SEPTEMBER 2015

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	30 September 2015 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	50,559,288	46,060,590
Receivables	499,876	359,724
Settlement Bonds	300	29,400
	<u>51,059,464</u>	<u>46,449,714</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(195,459)</u>	<u>(294,644)</u>
NET CURRENT ASSET POSITION	50,864,005	46,155,070
NET CURRENT ASSET POSITION	<u><u>50,864,005</u></u>	<u><u>46,155,070</u></u>

8. RATING INFORMATION

The Regional Council does not levy rates on property.

9. TRUST FUNDS

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

TAMALA PARK REGIONAL COUNCIL
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 31 OCTOBER 2015

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**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 31 OCTOBER 2015**

	NOTE	31 October 2015 Actual \$	31 October 2015 Y-T-D Budget \$	2015/16 Adopted Budget \$	Variances Budget to Actual Y-T-D %
<u>Operating</u>					
Revenues	1,2				
Interest Earnings		467,241	383,443	958,606	21.85%
Other Revenue		0	0	1,937	0.00%
		<u>467,241</u>	<u>383,443</u>	<u>960,543</u>	21.85%
Expenses	1,2				
Employee Costs		(187,730)	(240,106)	(727,610)	(21.81%)
Materials and Contracts Other		(66,828)	(146,343)	(443,516)	(54.33%)
Depreciation		0	(5,871)	(17,797)	(100.00%)
Utilities		(457)	(2,028)	(6,150)	(77.47%)
Insurance		(10,152)	(5,716)	(17,323)	77.61%
Other Expenditure		(38,515)	(44,832)	(175,970)	(14.09%)
		<u>(303,682)</u>	<u>(444,896)</u>	<u>(1,388,366)</u>	(31.74%)
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>					
Depreciation on Assets		0	5,873	17,797	(100.00%)
<u>Capital Revenue and (Expenditure)</u>					
Plant and Equipment	3	(1,317)	0	(25,000)	0.00%
LESS MEMBERS EQUITY					
Payment for Rates Equivalent		0	0	0	0.00%
Development of Land for Resale					
Income Sale of Lots - Subdivision		17,051,340	13,797,153	40,743,130	23.59%
Income Other Subdivisions		0	0	1,659,807	100.00%
Development Costs		(5,871,554)	(13,207,772)	(47,630,553)	(55.54%)
Contribution Refund		0	0	(350,650)	0.00%
Profit Distributions		0	0	(18,000,000)	0.00%
Contribution Returned		0	0	0	0.00%
Change in Contributed Equity	6	<u>11,179,786</u>	<u>589,381</u>	<u>(23,578,266)</u>	1796.87%
ADD Net Current Assets July 1 B/Fwd	7	46,155,070	46,155,070	46,155,070	0.00%
Net Current Assets Year to Date	7	<u><u>57,497,098</u></u>	<u><u>46,688,871</u></u>	<u><u>22,141,778</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 2015 TO 31 OCTOBER 2015**

1. SIGNIFICANT ACCOUNTING POLICIES

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

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(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.

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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 2015 TO 31 OCTOBER 2015

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.

Collectibility of trade receivables is viewed 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 object 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.

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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.

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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 2015 TO 31 OCTOBER 2015

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 2014.

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.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 31 OCTOBER 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Employee Benefits

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

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

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

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

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

(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.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 31 OCTOBER 2015

(o) Provisions

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

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

(p) Current and Non-Current Classification

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

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 31 OCTOBER 2015

2. STATEMENT OF OBJECTIVE

The Regional Council has a specific regional purpose which is:

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

The objectives of the Regional Council are:

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

3. ACQUISITION OF ASSETS

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

By Program

Other Property and Services

	31 October 2015 Actual \$	Adopted 2015/16 Budget \$
Computer Equipment	1,317	0
Motor Vehicle	0	25,000
	<u>1,317</u>	<u>25,000</u>

By Class

	31 October 2015 Actual \$	Adopted 2015/16 Budget \$
Furniture and Equipment	1317	0
Plant and Equipment	0	25,000
	<u>1,317</u>	<u>25,000</u>

4. DISPOSALS OF ASSETS

There are no assets budgeted to be disposed of during the 2015/16 year.

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 31 OCTOBER 2015

5. INFORMATION ON BORROWINGS

No borrowings have been undertaken in the period under review. No borrowings are budgeted during the 2015-16 financial year.

6. CONTRIBUTED EQUITY

	31 October 2015 Actual \$	30 June 2015 Actual \$
Town of Victoria Park	4,953,134	4,007,855
City of Perth	4,953,134	4,007,855
Town of Cambridge	4,953,134	4,007,855
City of Joondalup	9,906,269	8,015,711
City of Wanneroo	9,906,269	8,015,711
Town of Vincent	4,953,134	4,007,855
City of Stirling	19,812,537	16,031,422
TOTAL	59,437,609	48,094,264
Total Movement in equity	11,343,345	

Movement in Contributed Equity Represented by:

	Development Expenses 31 October 2015 \$	Land Sales 31 October 2015 \$	Return of Contribution 31 October 2015 \$	Rates Equivalent 31 October 2015 \$
Town of Victoria Park	(489,296)	1,420,945	0	0
City of Perth	(489,296)	1,420,945	0	0
Town of Cambridge	(489,296)	1,420,945	0	0
City of Joondalup	(978,593)	2,841,890	0	0
City of Wanneroo	(978,593)	2,841,890	0	0
Town of Vincent	(489,296)	1,420,945	0	0
City of Stirling	(1,957,184)	5,683,780	0	0
	(5,871,554)	17,051,340	0	0
Members Contributed Equity Movements	11,179,786			
TPRC Net Result	163,559			
Total Movement in equity	11,343,345			

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2015 TO 31 OCTOBER 2015

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	31 October 2015 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	57,447,019	46,060,590
Receivables	527,880	359,724
Settlement Bonds	9,318	29,400
	<u>57,984,217</u>	<u>46,449,714</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(487,119)</u>	<u>(294,644)</u>
NET CURRENT ASSET POSITION	57,497,098	46,155,070
NET CURRENT ASSET POSITION	<u><u>57,497,098</u></u>	<u><u>46,155,070</u></u>

8. RATING INFORMATION

The Regional Council does not levy rates on property.

9. TRUST FUNDS

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

Appendix 9.3

Tamala Park Regional Council
Summary Payment List
September 2015

Date	Num	Name	Description	Amount
01/09/2015	CON-34	City of Perth - Supplier	GST owing July 2015	-3,490.41
01/09/2015	ET-3746	Grant, Aaron & Nicole	Lot 171 (10th instalment over a 3 year period)	-2,887.50
03/09/2015	ET-3714	Employee Costs	Wages for period 21/08/15 - 02/09/15	-10,741.82
03/09/2015	ET-3717	National Australia Bank	Super for period 21/08/15 - 02/09/15	-1,208.91
03/09/2015	ET-3723	Action Couriers	Courier charges for period 18/08/15 - 23/08/15	-33.40
03/09/2015	ET-3724	Aspireon Homes	Inv 176, 190-193, 242	-5,940.00
03/09/2015	ET-3725	Burgess Rawson	Inv 40980 & 41071	-3,685.00
03/09/2015	ET-3726	Butler Settineri	Final audit fee for FY 2014/15	-4,989.39
03/09/2015	ET-3727	Carat Australia Media Services	Inv 402869 & 402877	-5,543.49
03/09/2015	ET-3728	Cossill & Webley	Inv 16379 & 16433	-14,552.89
03/09/2015	ET-3729	Delron Cleaning	Cleaning of Sales Office (July 2015)	-377.66
03/09/2015	ET-3730	Dreamstart Homes	Inv 1389 & 1395	-4,000.00
03/09/2015	ET-3731	Homebuyers Centre	Inv 57461-57468, 57470 & 57848	-9,900.00
03/09/2015	ET-3732	J-Corp Pty Ltd	Display home rebate (Lot 165) - Display home rebate (Lot 165)	-11,500.00
03/09/2015	ET-3733	LD Total	Inv 57295, 59366, 62989, 63514, 64184A, 64650, 65499 & 66989	-51,576.44
03/09/2015	ET-3734	Marketforce	Inv 17085 & 17671	-9,124.97
03/09/2015	ET-3735	McLeods Barristers & Solicitors	Subdivisional documentation (June 2015)	-35.48
03/09/2015	ET-3736	R J Vincent & Co	Inv 4435, 4634, 4646 & 4647	-189,526.21
03/09/2015	ET-3737	Replants	42 x grasstrees delivered/installed (July 2015)	-5,775.00
03/09/2015	ET-3738	Signs & Lines	Telethon sign splashes	-2,793.89
03/09/2015	ET-3739	Treacy Fencing	Inv 645376, 645491-94, 645512, 645556, 645750-53	-31,525.89
03/09/2015	ET-3740	Urbis Pty Ltd	Catalina Beach Urban Design (June 2015)	-3,403.13
07/09/2015	ET-3747	Borgomastro, Jason	Lot 174 (10th instalment over a 3 year period)	-3,850.00
08/09/2015	CON-33	City of Wanneroo - Supplier	GST owing July 2015	-6,980.82
14/09/2015	ET-3776	Westpac Bank	Payment of credit card charges (CEO & EA) - September 2015	-899.93
16/09/2015	Inv 808	Metrix Consulting Pty Ltd	North West Corridor Market Demand Survey	
17/09/2015	ET-3741	Employee Costs	Wages for period 03/09/15 - 16/09/15	-10,741.83
17/09/2015	ET-3744	Australian Super	Superannuation (August 2015)	-1,140.08
17/09/2015	ET-3745	National Australia Bank	Super for period 03/09/15 - 16/09/15	-1,208.91
17/09/2015	ET-3748	Arias, T	Reimbursement of CEO's parking expenses	-21.60
17/09/2015	ET-3749	Burgess Rawson	Inv 40737, 40738 & 41072	-3,685.00
17/09/2015	ET-3750	Chappell Lambert Everett	Agreed Planning Fee (July 2015)	-16,500.00
17/09/2015	ET-3751	City of Stirling	Inv 5947 & July GST	-17,482.57
17/09/2015	ET-3752	Cossill & Webley	Inv 16502 - 16506	-28,684.66
17/09/2015	ET-3753	Coterra Environment	Environmental consulting services (August 2015)	-1,391.50
17/09/2015	ET-3754	Dominic Carbone & Associates	Consultancy services (August 2015)	-1,386.00
17/09/2015	ET-3755	Hempsall, Assumption	Solar Panel Rebate (Lot 231)	-2,000.00
17/09/2015	ET-3756	Kyocera Mita	Printing costs for period 31/07/15 - 13/08/15	-65.27
17/09/2015	ET-3757	LD Total	Inv 66626, 68849, 69438, 64939, 69690 & 69691	-118,995.05
17/09/2015	ET-3758	Lloyd George Acoustics	Consulting services for Western Precinct	-528.00

**Tamala Park Regional Council
Summary Payment List
September 2015**

17/09/2015	ET-3759	Marketforce	Inv 642 - 647 & 1270- 1274	-3,435.10
17/09/2015	ET-3760	McMullen Nolan Group	Inv 79632, 79678 & 79680	-12,127.50
17/09/2015	ET-3761	Metrix Consulting Pty Ltd	North West Corridor Market Demand Survey	-2,750.00
17/09/2015	ET-3762	Milsearch Pty Ltd	Inv 10435 & 10444	-131,395.00
17/09/2015	ET-3763	Moore Stephens	Accounting fee (July 2015) & Annual Financial Statements	-8,855.00
17/09/2015	ET-3764	Nephrurus Ecology Services	Stage 25 Fauna	-24,629.00
17/09/2015	ET-3765	Neverfail	Water bottles x 5	-64.00
17/09/2015	ET-3766	New Great Cleaning Service	Cleaning of TPRC offices (August 2015)	-214.50
17/09/2015	ET-3767	R J Vincent & Co	Inv 4633, 4645 & 4699	-415,980.17
17/09/2015	ET-3768	Replants	Inv 1625 & 1642	-58,437.50
17/09/2015	ET-3769	Spero, Selwyn	Solar Panel Rebate (Lot 649)	-2,000.00
17/09/2015	ET-3770	Stantons International	Probity advisory services (August 2015)	-1,517.45
17/09/2015	ET-3771	Synergy	Sales Office & Stage 11 power charges	-360.25
17/09/2015	ET-3772	Town of Victoria Park - Supplier	GST owing July 2015	-3,490.00
17/09/2015	ET-3773	Treacy Fencing	Inv 645873 - 645875	-8,578.35
17/09/2015	ET-3774	Urbis Pty Ltd	Inv 103996 & 104467	-32,254.49
17/09/2015	ET-3775	Australian Taxation Office	IAS for August 2015	-13,972.00
30/09/2015	CON-35	City of Perth - Supplier	GST owing July 2015	-2,647.66
				<u>-1,310,880.67</u>

Tamala Park Regional Council
Summary Payment List
October 2015

Date	Num	Name	Description	Amount
01/10/2015	ET-3777	Employee Costs	Wages for period 17/09/15 - 30/09/15	-10,741.83
01/10/2015	ET-3780	National Australia Bank	Superannuation for period 17/09/15 - 30/09/15	-1,208.91
01/10/2015	ET-3781	Tony Arias	TA home office allowance 2015/16	-1,020.00
01/10/2015	CON-36	Town of Cambridge - supplier	GST owing July 2015	-2,647.66
01/10/2015	ET-3784	Affordable Living Homes	Landscaping Rebate (Lots 575 - 581)	-14,000.00
01/10/2015	ET-3785	Broome, Spencer & Melanie	Solar Panel Rebate (Lot 569)	-2,000.00
01/10/2015	ET-3786	Clean City Group	Stage 13 graffiti removal	-412.50
01/10/2015	ET-3787	Delron Cleaning	Cleaning of Sales Office (September 2015)	-531.66
01/10/2015	ET-3788	Emerge Associates	Inv 13857 & 13858	-3,051.40
01/10/2015	ET-3789	Ernst & Young	Professional services to 31 July 2015	-20,350.00
01/10/2015	ET-3790	Goodall, Llewelyn & Dawn-Louise	Solar Panel Rebate (Lot 664)	-2,000.00
01/10/2015	ET-3791	Kyocera Mita	Printing costs for period 31/08/15 - 10/09/15	-66.36
01/10/2015	ET-3792	Lawrence, Mark	Solar Panel Rebate (Lot 615)	-2,000.00
01/10/2015	ET-3793	LD Total	Inv 65865, 66920, 67295, 67921, 68651, 68911, 69194, 69201, 69629, 69630 & 69688	-32,287.28
01/10/2015	ET-3794	Mascall, Michael & Sharyn	Solar Panel Rebate (Lot 555)	-2,000.00
01/10/2015	ET-3795	McLeods Barristers & Solicitors	Retainer for telephone advices for period 1 October 2015 - 30 September 2016	-4,400.00
01/10/2015	ET-3796	Moore Stephens	Accounting service fee (August 2015)	-2,035.00
01/10/2015	ET-3797	R J Vincent & Co	Inv 4722 - 4725	-1,935,018.90
01/10/2015	ET-3798	Telstra	Mobile phones (CEO & PC) - charges to 13 October 2015	-181.70
01/10/2015	ET-3799	Town of Victoria Park - Supplier	GST August 2015	-2,648.00
01/10/2015	ET-3800	Treacy Fencing	Inv 646030, 646091, 646100, 646101, 646104 & 646105	-19,132.41
01/10/2015	ET-3801	Uwatchit Pty Ltd	Solar security cameras installation	-10,758.00
02/10/2015	ET-3782	Alinta Energy	Gas charges for Sales Office for period 16/06/15 - 10/09/15	-69.00
02/10/2015	ET-3783	Water Corporation	Sales Office & Rigel Way	-618.25
06/10/2015	CON-37	City of Wanneroo - Supplier	GST owing July 2015	-5,295.32
13/10/2015	ET-3840	Westpac Bank	Payment of credit card charges (CEO & EA) - October 2015	-689.09
14/10/2015	CH-200463	City of Wanneroo - Supplier	Stage 15 Early Clearance Bond (WAPC No. 150071)	-328,571.89
14/10/2015	CH-200464	Water Corporation	Stage 15 Infrastructure Contribution (WAPC 150071)	-294,928.40
14/10/2015	CH-200465	Water Corporation	Stage 15 Infrastructure Contribution (WAPC 150070)	-11,109.20
14/10/2015	CH-200466	City of Wanneroo - Supplier	Stage 15 Council Supervision Fee	-9,070.89
15/10/2015	ET-3802	Employee Costs	Wages for period 01/10/15 - 14/10/15	-10,741.83
15/10/2015	ET-3805	National Australia Bank	Superannuation for period 01/10/15 - 14/10/15	-1,208.91
15/10/2015	ET-3806	Buontempa, Nick	Solar Panel Rebate (Lot 638)	-2,000.00
15/10/2015	ET-3807	Chappell Lambert Everett	Inv 6436 & 6487	-207.49
15/10/2015	ET-3808	City of Stirling	Aug GST & Inv 6429 (Rent)	-14,111.57
15/10/2015	ET-3809	Cossill & Webley	Inv 16580 - 16584	-16,055.59
15/10/2015	ET-3810	Davis, Robert & Deborah Hamm	Solar Panel Rebate (Lot 635)	-2,000.00
15/10/2015	ET-3811	Department of Main Roads	Security bond for underpass	-200,000.00
15/10/2015	ET-3812	Docushred	Security bin (Aug/Sept 2015)	-51.70
15/10/2015	ET-3813	Dominic Carbone & Associates	Consultancy services (September 2015)	-1,210.44

Tamala Park Regional Council
Summary Payment List
October 2015

15/10/2015	ET-3814	Dreamstart Homes	Waste Management Rebate (Lot 572)	-990.00
15/10/2015	ET-3815	Homebuyers Centre	Inv 58516 - 58520	-4,950.00
15/10/2015	ET-3816	LD Total	Inv 69975, 70091, 70415, 70417 & 70418	-9,452.63
15/10/2015	ET-3817	Marketforce	Inv 1971 - 1975	-1,651.36
15/10/2015	ET-3818	Neverfail	2 x bottled water	-26.85
15/10/2015	ET-3819	New Great Cleaning Service	Cleaning of TPRC offices (September 2015)	-143.00
15/10/2015	ET-3820	Officeworks	Office supplies	-128.53
15/10/2015	ET-3821	Replants	Delivery/installation of 36 x grass trees	-5,940.00
15/10/2015	ET-3822	Stantons International	Probity advisory services (September 2015)	-1,722.05
15/10/2015	ET-3823	Synergy	Power for Stage 8 & Sales Office	-832.60
15/10/2015	ET-3824	Treacy Fencing	Inv 646295 - 646299	-11,529.32
15/10/2015	ET-3825	Urbis Pty Ltd	Catalina Grove Design & Review (September 2015)	-8,328.96
15/10/2015	Bond Refun	City of Wanneroo - Supplier	Stage 14A Early Clearance Bond Refund	418,696.29
26/10/2015	ET-3826	Australian Taxation Office	BAS for quarter July 2015 - September 2015	-9,296.00
28/10/2015	CH-200470	City of Wanneroo - Supplier	Stage 15 Subdivision Clearance Fee (amended)	-2,121.00
28/10/2015	CH-200471	McMullen Nolan Group	Stage 15 Landgate Lodgement Fee (amended)	-4,100.00
28/10/2015	CH-200472	McMullen Nolan Group	Stage 15 WAPC Lodgement Fee (amended)	-936.00
28/10/2015	CON-38	Town of Cambridge - supplier	GST owing September 2015	-1,391.26
29/10/2015	ET-3827	Employee Costs	Wages for period 15/10/15 - 28/10/15	-10,741.83
29/10/2015	ET-3830	Australian Super	Superannuation for October 2015	-1,710.12
29/10/2015	ET-3831	National Australia Bank	Superannuation for period 15/10/15 - 28/10/15	-1,208.91
29/10/2015	ET-3832	Chester, John	Parking fee for Council meeting at CoP	-10.00
29/10/2015	ET-3833	LD Total	Inv 57297RET, 58393RET, 68485 & 69689	-65,428.44
29/10/2015	ET-3834	LGIS Liability	Liability insurance for period 30/06/15 - 30/06/16 (Instalment 2)	-1,384.24
29/10/2015	ET-3835	LGIS Property	Property insurance for period 30/06/15 - 30/06/16 (2nd instalment)	-2,560.38
29/10/2015	ET-3836	LGIS Workcare	Workers compensation insurance for period 30/06/15 - 30/06/16 (2nd instalment)	-5,598.84
29/10/2015	ET-3837	Officeworks	Office supplies	-4.25
29/10/2015	ET-3838	Power Earth Technologies	Marmion Ave Voltage Testing	-14,034.90
29/10/2015	ET-3839	Telstra	Mobile phones (CEO & PC) - charges to 13 November 2015	-179.41
30/10/2015	CON-39	City of Joondalup - Supplier		-37,480.37
				-2,751,616.14

Tamala Park Regional Council
Cheque Detail
October 2015

Type	Num	Date	Name	Description	Amount
Bill Pmt -Cheque	CH-200463	14/10/2015	City of Wanneroo - Supplier	Stage 15 Early Clearance Bond (WAPC No. 150071)	-328,571.89
Bill Pmt -Cheque	CH-200464	14/10/2015	Water Corporation	Stage 15 Infrastructure Contribution (WAPC 150071)	-294,928.40
Bill Pmt -Cheque	CH-200465	14/10/2015	Water Corporation	Stage 15 Infrastructure Contribution (WAPC 150070)	-11,109.20
Bill Pmt -Cheque	CH-200466	14/10/2015	City of Wanneroo - Supplier	Stage 15 Council Supervision Fee	-9,070.89
Bill Pmt -Cheque	CH-200470	28/10/2015	City of Wanneroo - Supplier	Stage 15 Subdivision Clearance Fee (amended)	-2,121.00
Bill Pmt -Cheque	CH-200471	28/10/2015	McMullen Nolan Group	Stage 15 Landgate Lodgement Fee (amended)	-4,100.00
Bill Pmt -Cheque	CH-200472	28/10/2015	McMullen Nolan Group	Stage 15 WAPC Lodgement Fee (amended)	-936.00
					<u>-650,837.38</u>

Appendix 9.4

26 October 2015

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

Dear Tony

Catalina Financial Report for September 2015

Please find attached the Catalina Financial Report for September 2015. This report has been prepared on a cash basis and compares actual income and expenditure to the August 2015 approved budget for the period 1 September 2015 to 30 September 2015.

Residential settlement revenue for the financial year to 30 September 2015 is \$7.9m which is \$4.0m behind the approved 'August 2015' budget with 18 less residential settlements for the year.

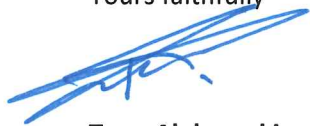
Sales for FYE2016 are \$1.6m unfavourable to budget due to 7 less residential lot sales for the year.

Overall FYE2016 expenditure is \$6.0m under budget per the approved 'August 2015' budget, with \$2.7m spent compared to a budget of \$8.7m. The main areas of variance are summarised below:

- Landscaping \$2.1m under budget
 - Stage 10 POS Landscaping \$0.2m under budget due to deferred payments
 - Stage 11 Landscaping \$0.3m under budget due to deferred payments
 - Stage 13 Landscaping \$0.4m under budget due to deferred works
 - Marmion Ave Eastern Verge Upgrade \$0.2m under budget due to deferred works
- Lot Production \$2.2m under budget
 - Stages 25-27 Earthworks \$0.3m under budget due to deferred payments
 - Stage 13B \$0.2m under budget due to deferred payments and full provisional sums not being used
 - Stage 15 \$0.2m under budget due to deferred payments
 - Movement in Clearance bonds \$1.0m under budget due to timing of returns
- P&L expenditure - \$1.0m under budget
 - Contingency \$0.4m not required to date.
 - Marketing \$0.2m under budget due to deferred advertising and signage
 - Rates & Taxes \$0.3m not required to date.

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



Tony Aleksovski
Project Director

**CATALINA
FINANCE REPORT
SEPTEMBER 2015**

1.0 Management Accounts

1.1 KEY STATISTICS

1.1.1 RESIDENTIAL LOTS & DISTRIBUTIONS

	<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>
Prior Years	724	724	678	678	634	634	41,000,000	41,000,000
Jul-2015	-	-	6	5	14	17	-	-
Aug-2015	-	-	9	9	9	16	-	-
Sep-2015	-	-	7	15	5	13	-	-
Sep-12 Qtr	-	-	22	29	28	46	-	-
Oct-2015	-	-	-	16	-	7	-	-
Nov-2015	-	-	-	15	-	9	-	-
Dec-2015	-	55	-	18	-	5	-	8,000,000
Dec-12 Qtr	-	55	-	49	-	21	-	8,000,000
Jan-2016	-	-	-	19	-	29	-	-
Feb-2016	-	-	-	14	-	16	-	-
Mar-2016	-	-	-	17	-	8	-	-
Mar-13 Qtr	-	-	-	50	-	53	-	-
Apr-2016	-	-	-	15	-	8	-	-
May-2016	-	89	-	19	-	4	-	-
Jun-2016	-	-	-	18	-	19	-	10,000,000
Jun-13 Qtr	-	89	-	52	-	31	-	10,000,000
PTD	724	724	700	707	662	680	41,000,000	41,000,000
Full 2015/16 Year	-	144	22	180	28	151	-	18,000,000
2016/17		156		200		193		31,000,000
2017/18		217		200		193		10,000,000

- 5 residential lots settled in September comprising:

	<u>Lots</u>
Stage 6B	1
Stage 12	1
Stage 14A	3

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>
<u>Residential</u>						
- Sales #	7	15	22	29	700	707
- Sales \$	1,993,000	4,060,572	6,172,000	7,749,116	174,478,500	176,055,616
- Sales \$/lot	284,714	270,705	280,545	267,211	249,255	249,018
- Settlements #	5	13	28	46	662	680
- Settlements \$	1,524,000	3,267,001	7,938,000	11,962,993	164,352,500	168,377,493
- Settlements \$/lot	304,800	251,308	283,500	260,065	248,267	247,614
<u>Special Sites</u>						
- Sales #	-	-	-	-	2	2
- Sales \$	-	-	-	-	1,895,000	1,895,000
- Sales \$/lot	-	-	-	-	947,500	947,500
- Settlements #	-	-	-	-	2	2
- Settlements \$	-	-	-	-	1,895,000	1,895,000
- Settlements \$/lot	-	-	-	-	947,500	947,500
<u>Lots Under Contract</u>						
- Unsettled sales #	38		{ Unconditional 4 }		Titled	
- Unsettled sales \$	10,126,000		{ Conditional 34 }		727 incl. Spec sites	
- Unsettled sales \$/lot	266,474					

**CATALINA
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1.3 Cashflow - MTD Actuals to budget

	<u>MTD Act</u>	<u>MTD Bgt</u>	<u>Variance</u>
Revenue	1,524,000	3,267,001	(1,743,001)
Margin GST	(16,695)	(59,313)	42,618
Direct selling costs	(68,049)	(147,315)	79,266
Interest Income	-	-	-
Forfeited Deposits	-	-	-
Other Income	-	-	-
Rebate Allowance	(81,149)	(99,875)	18,726
	<u>1,358,107</u>	<u>2,960,498</u>	<u>(1,602,391)</u>
<i>Development costs</i>			
Lot production	564,730	1,429,478	864,748
Landscaping	216,231	769,033	552,802
Consultants	50,561	135,047	84,486
Infrastructure	121,698	253,143	131,445
Sales office building	-	50,000	50,000
Sales & marketing	22,323	185,208	162,886
Administration	40,851	399,119	358,268
Finance	16,537	184,317	167,780
	<u>1,032,932</u>	<u>3,405,346</u>	<u>2,372,414</u>
Cashflow	<u>325,175</u>	<u>(444,848)</u>	<u>770,023</u>

- Actual & Budget 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	7,938,000	11,962,993	(4,024,993)
Margin GST	(88,079)	(209,591)	121,512
Direct selling costs	(355,128)	(538,790)	183,662
Interest Income	6,799	-	6,799
Forfeited Deposits	-	-	-
Other Income	-	-	-
Rebate Allowance	(266,401)	(362,921)	96,520
	<u>7,235,190</u>	<u>10,851,690</u>	<u>(3,616,500)</u>
<i>Development costs</i>			
Lot production	857,659	3,046,728	2,189,069
Landscaping	1,294,293	3,420,530	2,126,238
Consultants	173,219	451,498	278,279
Infrastructure	128,443	363,434	234,990
Sales office building	-	99,720	99,720
Sales & marketing	113,875	357,485	243,610
Administration	104,705	527,069	422,364
Finance	16,537	393,882	377,344
	<u>2,688,731</u>	<u>8,660,345</u>	<u>5,971,614</u>
Cashflow	<u>4,546,459</u>	<u>2,191,345</u>	<u>2,355,114</u>

The YTD revenue variance comprises:

- Settlement revenue is \$4.0m unfavourable to budget on 18 less residential settlements than the budget for FY2016.

1.5 Bonds

	<u>Last Year</u>	<u>Last Month</u>	<u>This Month</u>
City of Wanneroo	817,950	437,317	437,317
	<u>817,950</u>	<u>437,317</u>	<u>437,317</u>

Bonds relate to early clearances for stages 14A and a Landscaping bond for stage 13.

**CATALINA
FINANCE REPORT
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2.0 PROFIT & LOSS

	MTH Act	MTH Bgt	Var	YTD Act	YTD Bgt	Var	PTD Act	PTD Bgt
- Revenue \$ (Stlmts)	1,524,000	3,267,001	(1,743,001)	7,938,000	11,962,994	(4,024,994)	164,352,500	168,377,494
- Revenue \$/lot	304,800	251,308		283,500	260,065		248,267	247,614
- Selling & GST \$	165,651	353,065	187,414	805,551	1,265,840	460,289	17,296,085	17,756,374
- Selling & GST \$/lot	33,130	27,159		28,770	27,518		26,127	26,112
- Cost of sales \$	399,776	1,079,079	679,303	2,283,637	3,735,361	1,451,724	63,860,740	65,312,464
- Cost of sales \$/lot	79,955	83,006		81,558	81,204		96,466	96,048
- Gross profit \$	958,573	1,834,857	(876,284)	4,848,811	6,961,793	(2,112,981)	83,195,675	85,308,656
- Gross profit \$/lot	191,715	141,143		173,172	151,343		125,673	125,454
- Gross profit Mgn %	62.90%	56.16%		61.08%	58.19%		50.62%	50.67%
- Special Sites \$	-	-	-	-	-	-	1,284,073	1,284,073
- Other income \$	-	-	-	6,799	-	6,799	73,509	66,710
- Sales & Marketing \$	7,989	185,270	177,281	82,998	357,689	274,691	978,610	1,253,300
- Administration \$	56,890	398,892	342,002	127,711	528,825	401,114	1,464,658	1,865,771
- Finance \$	-	-	-	-	-	-	-	-
- Contingency \$	-	184,367	184,367	-	393,997	393,997	20,364	414,361
- Net profit \$	893,694	1,066,328	(172,634)	4,644,900	5,681,282	(1,036,381)	82,089,626	83,126,006
- Net profit \$/lot	178,739	82,025		165,889	123,506		124,002	122,244

- FY16 YTD Gross profit is \$2.1m behind budget due to unfavourable YTD settlements of 18 lots.
- FY16 YTD net profit is unfavourable against budget by \$1.0m, due to the unfavourable gross profit variance \$2.1m partially offset by unused contingency \$0.4m, and favourable marketing and admin costs of \$0.7m.

YEAR TO DATE VERSUS FULL YEAR BUDGET

	YTD Act	FY16 Full Year Bgt	Var
- Revenue \$ (Stlmts)	7,938,000	40,743,130	(32,805,130)
- Revenue \$/lot	283,500	269,822	
- Selling & GST \$	805,551	5,129,272	4,323,721
- Selling & GST \$/lot	28,770	33,969	
- Cost of sales \$	2,283,637	13,635,063	11,351,426
- Cost of sales \$/lot	81,558	90,298	
- Gross profit \$	4,848,811	21,978,795	(17,129,984)
- Gross profit \$/lot	173,172	145,555	
- Gross profit Mgn %	61.08%	53.94%	
- Special Sites \$	-	573,597	(573,597)
- Other income \$	6,799	-	6,799
- Sales & Marketing \$	82,998	1,005,110	922,112
- Administration \$	127,711	1,086,064	958,353
- Finance \$	-	-	-
- Contingency \$	-	2,054,964	2,054,964
- Net profit \$	4,644,900	18,406,254	(13,761,354)
- Net profit \$/lot	165,889	121,896	

**CATALINA
FINANCE REPORT
SEPTEMBER 2015**

2.1 GROSS PROFIT ANALYSIS

Actual

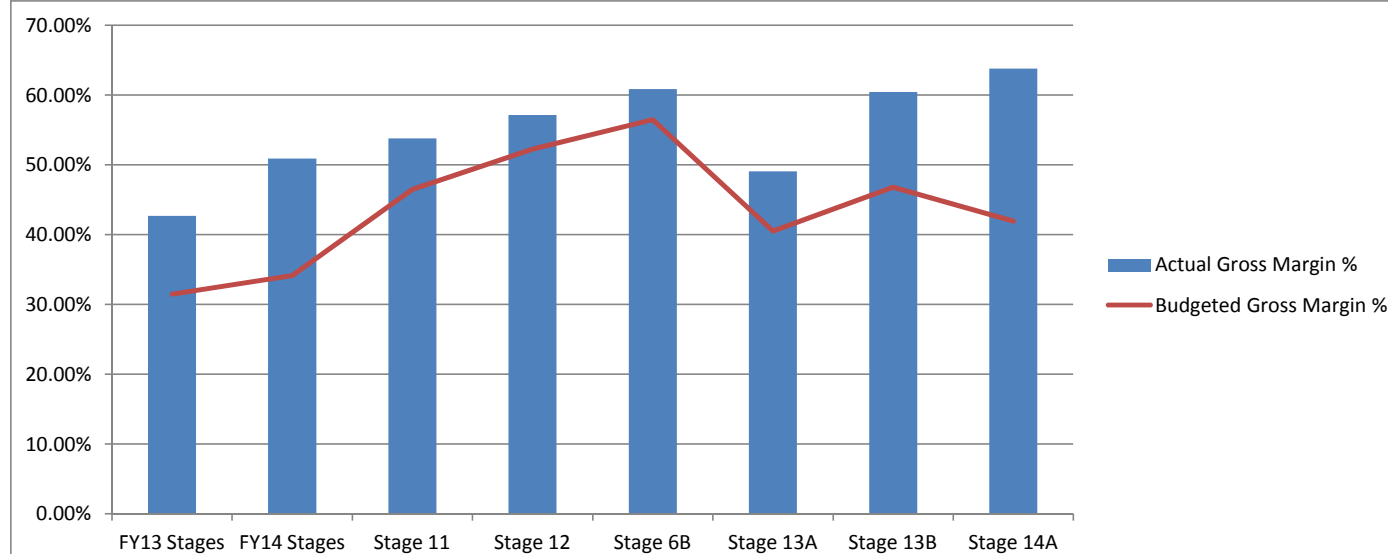
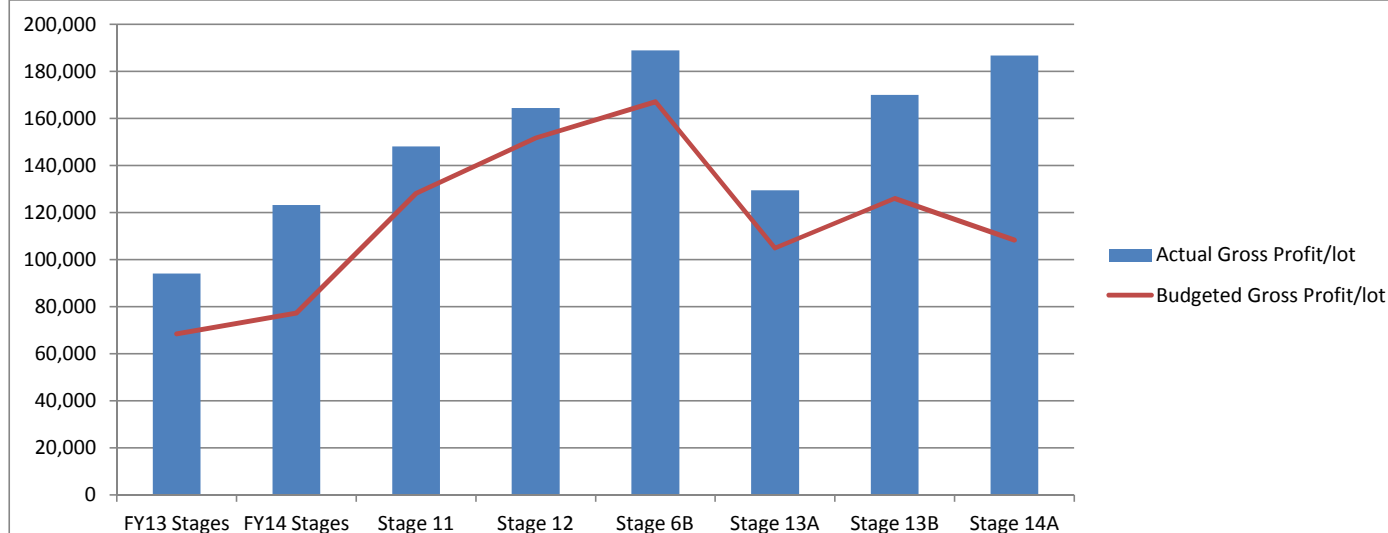
Stages	Title Issue Date	Revenue	Revenue/lot	Direct Selling & COGS (incl. GST)	Direct Costs/lot	Actual Gross Profit	Actual Gross Profit/lot	Actual Gross Margin %
FY13 Stages	2012 / 2013	51,375,500	220,496	29,448,888	126,390	21,926,612	94,106	42.68%
FY14 Stages	2013 / 2014	49,640,000	242,146	24,366,667	118,862	25,273,333	123,285	50.91%
Stage 11	1-Oct-14	16,790,000	275,246	7,756,061	127,149	9,033,939	148,097	53.81%
Stage 12	3-Dec-14	12,955,000	287,889	5,554,364	123,430	7,400,636	164,459	57.13%
Stage 6B	19-Jan-15	7,452,000	310,500	2,916,524	121,522	4,535,476	188,978	60.86%
Stage 13A	30-Mar-15	8,967,000	263,735	4,565,581	134,282	4,401,419	129,454	49.08%
Stage 13B	11-May-15	9,851,000	281,457	3,897,279	111,351	5,953,721	170,106	60.44%
Stage 14A	4-Jun-15	7,322,000	292,880	2,651,463	106,059	4,670,537	186,821	63.79%
		<u>164,352,500</u>		<u>81,156,825</u>		<u>83,195,675</u>		

- Values for actuals are based on 'settled lots only' for the relevant stages.

Budget

Stages	Budget Version	Revenue	Revenue/lot	Direct Selling & COGS (incl. GST)	Direct Costs/lot	Budgeted Gross Profit	Budgeted Gross Profit/lot	Budgeted Gross Margin %
FY13 Stages	May-12	51,358,953	217,623	35,200,675	149,155	16,158,278	68,467	31.46%
FY 14 Stages	Jun-13	46,931,935	226,724	30,917,421	149,360	16,014,514	77,365	34.12%
Stage 11	Aug-14	17,645,281	275,708	9,444,658	147,573	8,200,623	128,135	46.47%
Stage 12	Aug-14	14,221,581	290,236	6,787,551	138,521	7,434,030	151,715	52.27%
Stage 6B	Aug-14	7,098,672	295,778	3,089,032	128,710	4,009,640	167,068	56.48%
Stage 13A	Aug-14	9,585,882	259,078	5,703,355	154,145	3,882,527	104,933	40.50%
Stage 13B	Aug-14	12,111,408	269,142	6,443,000	143,178	5,668,408	125,965	46.80%
Stage 14A	Aug-14	15,504,265	258,404	9,001,574	150,026	6,502,690	108,378	41.94%
		<u>174,457,977</u>		<u>106,587,266</u>		<u>67,870,711</u>		

- Values for budget are based on 'total lots' for the relevant stages.



Appendix 9.7



TAMALA PARK – CATALINA

LOCAL CENTRE SITE BUSINESS CASE

November 2015

Introduction

The Catalina Local Centre site (Lot 646) was created as part of Stage 11. It is a 4,005 square metre site located on the corner of Aviator Boulevard and Roulettes Parade, opposite the proposed future Catalina Primary School site. It also sits adjacent the recently completed Stage 11 Public Open Space and abuts residential lots. (Annexure A)

The approved Catalina Lot Sale and Release Strategy (June 2015) proposes that the local centre site be released to the market prior to 30 June 2016. It proposed that expressions of interests are called for the local centre site which will allow for the opportunity for the TPRC to either partner with a builder/developer or sell the site to the open market.

Site Zoning and Use

The site is zoned Commercial under the Tamala Park Local Structure Plan and is subject to the City of Wanneroo's District Planning Scheme with regards to permissible and discretionary uses for the local centre site, including retail, office and residential.

The Tamala Park Local Structure Plan allows for a maximum net lettable retail floor area of 400m² for the site and also requires that Detailed Area Plans be prepared for the site prior to any subdivision and/or development commencing.

The Detailed Area Plans will ultimately be driven by the intended end land use, functionality of the site and the end built form design of the site, as well as any specific development standards of the District Planning Scheme or any relevant Local Planning Policies and as such are seen as being developed in accordance with the development application that will be submitted for the site.

Objective

It is important that a quality outcome is achieved for this site to provide local services to Catalina residents. The development of the site must integrate with the existing surrounding development and complement the Stage 11 Public Open Space. The development of the site must also consider the future development of the Catalina Primary school site.

The TPRC may wish to maintain an element of built form control with design guidelines that may incorporate the following:

- Orientation to public streets.
- Passive surveillance of public open space.
- Vehicle access from streets other than Aviator Boulevard (to preserve continuity of Greenlink).
- General location of parking.

SPG have held discussions with commercial builders to obtain feedback about the site and seek feedback with regards to the end built form outcome that may be achieved for the site. The site was viewed as being of a high level of interest to the market, given its commercial zoning, size and location. Their advice was to minimise the site restrictions, allowing for greater design flexibility.

Discussions were held with external commercial property sales agents to gauge indicative advice with regards to the current market's appetite for such sites with general built form design guidelines for the site. The advice received was that interest for such a site would be high from high net worth private property developers.

Delivery Models

There are a range of delivery models that can be utilised to achieve the aforementioned objective and incorporate the planning requirements of the site including:

- Sale to the open market

The site would be conducted either by a "tender" campaign based solely on price. The tender would be completed on the following basis:

Tender Period:	42 days
Deposit:	5% of purchase price, payable within 3 business days of acceptance
Settlement:	60 days from contract of sale
Finance:	Unconditional

- Expression of Interest (EOI) to the open market

The site will be released via an "EOI" campaign based on agreed selection criteria including builder experience, partnership / financial model and indicative concept. The EOI would be completed on the following basis:

EOI Period:	42 days
Panel Evaluation:	14 days from EOI closing
Due Diligence:	Preferred builder granted 30 days
Deposit:	5% of purchase price, payable within 3 business days of acceptance
Settlement:	60 days from contract of sale
Finance:	Unconditional

- TPRC to partner with a builder

This process involves the TPRC partnering with a builder, whereby TPRC contributes the land and the builder undertakes and pays for the construction. After the recuperation of both land and construction costs, the profits from the sale of the end product could be split on a 50/50 basis.

- TPRC to contract builder

This process involves the TPRC directly contracting a builder to undertake the design and construction of the desired built form outcome. The TPRC would fund the build of the development with SPG undertaking project management, sales and marketing.

Budget

The FYE2016 budget forecasts revenue of \$1,012,571 for the local centre site with settlement occurring in April 2016. The sale of the local centre site to the open market will enable the project to meet the FYE2016 budget forecast.

Conclusion

Based on the feedback received from both commercial builders and commercial agents within the industry and given the commercial zoning of the site, it is anticipated that interest from the market for such a site would be high.

It is SPG's view the market will determine the highest and best use for the site, which in turn will allow for the highest and best price to be offered and realized. This will be based on the markets assumptions of the development risks and opportunities associated with the site.

SPG believe that a prudent approach be undertaken by the TPRC with regards to the local centre site and that the TPRC should not undertake the development risk associated with a commercial development by either partnering with or contracting a builder to develop the site. TPRC's objectives to deliver a quality built form outcome will be achieved through the following recommendations:

Recommendation

- 1) SPG recommend that the local centre site be sold to the open market via an Expression of Interest (EOI) campaign with general built form design guidelines be adopted for the site.
- 2) SPG recommend the general built form design guidelines are prepared by the project planners, consisting of the following:
 - Orientation to public streets.
 - Passive surveillance of public open space.
 - Vehicle access from streets other than Aviator Boulevard (to preserve continuity of Greenlink).
 - General location of parking.

The design guidelines document for the site will form a part of the EOI as an annexure and will form a part of the sales contract for the site as a condition of sale.

Should you have any concerns please contact the undersigned.

Regards

A handwritten signature in black ink, appearing to read 'A. Grant', is positioned above the printed name.

AARON GRANT
SENIOR PROJECT MANAGER

Annexure A



STAGE 9			MARKED		
LAND USE / STATISTICS			STATISTICS		
PANEL TYPE	HAW SYMBOL	NUMBER OF PARCELS	TOTAL DOWELINGS	AREA BLD	AREA RD
<i>unimproved</i> L&L Total		11	11	0.4453	
<i>improved</i> L&L Total		11	11	8.4453	
Single Density L&L Total	#	43	50	8.9901	
Medium Density L&L Total	#	18	20	8.8485	
Public Open Space	P.O.S.	0	0	0.0000	
Road Right-of-Way	R.O.W.	1	1	0.0000	
Roads linear, Intersectional	ROAD WIDENING	0	0	0.0000	
STAGE TOTAL		51	61	2.2951	

LAND USE / STATISTICS		MAP REF.		
STAGE 10	MAP SYMBOL	NUMBER OF PARCELS	TOTAL ENCLAVES	AREA PAID
Traditional Lots Total		30	30	1.1840
void		0	0	1.1640
Public Open Space	P.O.S.	0	0	0
Roads Inc. (Transitional)		0	0	0.5985
STAGE TOTAL		30	30	1.7625

LAND USE / STATISTICS		MAP SYMBOL		NUMBER OF LITERS	WATER RE- CHARGE	AREA (sq ft)
STAGE 11	PAREL TYPE			34	34	1,667
	Traditional Lots (Total)			34	34	1,667
				20	4.5	0.369
				11	11	0.514
				17	34	0.325
	Modern Density Lots (Total)			17	34	0.325
	Water Lots			17	34	0.325
	Public Open Space			2	26	0.112
	Road Widening			2	2	0.043
	Roads (in, frontals)					
	STATE TOTAL			67	107	4,794

Ⓐ - 1m X 1m Street Light Road Widening

CATALINA ESTATE
STAGES 9-11
Tamala Park



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For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

ALL DISTANCES ARE IN METRES

SCALE: 1:750 @ A1 - 1:1200 @ A3

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BRICKL LEGEND

See below for details of the terms abbreviation

- Stage Boundary
- Vehicle Access Restriction
- Potential Dredging / Land

[illegible]

are derived from calculations based on lot area and the relevant lot be sort from relevant authorities prior to committing to further development of the land parcel.

Appendix 9.8



TAMALA PARK – CATALINA

CATALINA CENTRAL GROUPED HOUSING SITES DISPOSAL AND DEVELOPMENT STRATEGY

November 2015

Vision

Ensure the creation of quality medium density residential developments that provide housing requirements and diversity for the local community, capitalises on the site location and achieves best practice and design outcome principles to create a quality living experience for future occupants at Catalina Central.

Sites

Three grouped housing sites are planned for Stages 17 & 18 at Catalina Central, comprising of Lots 995 and Lot 996 in Stage 18 and Lot 341 in Stage 17.

A plan outlining the three grouped housing sites is attached as Annexure A.

The sites are zoned 'Residential' under the Tamala Park Local Structure Plan (LSP 79) pursuant to LSP Amendment 3.

All three sites are approved under WAPC 150071, valid until 4 May 2019, and have a density coding of Residential R60 pursuant to this approval.

Satterley Property Group recognises the need for high quality built-form element within these highly visible elevated sites, addressing both Neerabup Road and Connolly Drive.

- Lot 996 fronting on the corner of Neerabup Road and Connolly Drive covers an area of 7,417sqm, zoned R60 is capable of accommodating 49 dwellings. The site will have north, south and east views out towards existing Clarkson, Catalina Central and the future Catalina Grove.
- Lot 995 fronting on Connolly Drive covers an area of 3,046sqm, zoned R60 and based on a grouped dwelling site is capable of accommodating 20 dwellings. The site will have east and west views out toward Catalina Central and the future Catalina Grove.

- Lot 341 fronting on the corner of Aviator Boulevard and Connolly Drive covers an area of 6,921sqm, zoned R60 is capable of accommodating 46 dwellings. The site will have south, east and west views out towards Catalina Central and the future Catalina Grove.

Due to the sites proximity to the Ocean Keys shopping centre, Clarkson commercial centre and extension of the Mitchell Freeway and Neerabup Road currently being undertaken, these sites are ideally suited for medium density residential development.

The approved Catalina Lot Sale and Release Strategy (June 2015) proposes the three grouped housing sites be released to the market prior to 30 June 2016. It is proposed that expressions of interest with appropriate selection criteria would be advertised.

Objective

To create distinctive and attractive medium density developments that integrates with the future residential homes that will surround these three grouped housing sites within Stage 17 and Stage 18 of Catalina Central and address the proposed future public open space.

The purpose of the Built-Form Strategy for the Stage 17 and Stage 18 grouped housing sites is to:

1. *Establish the framework for the built realm to be delivered in context to the surrounding product mix and locality*
2. *Ensure the housing integrates within the proposed landscape treatments and addresses all street fronts*
3. *Maximise financial returns*

The three grouped housing sites are located in key high profile locations and as such are required to achieve specific design requirements and represent an opportunity to increase housing choice and affordability in the community by developing a variety of urban housing types. The sites are also identified in the Catalina Housing and Built Form Strategy (May 2015) as being “medium density group housing for both Builder Partnerships and Outright Sale (Design Guidelines)”.

Stage 18 grouped housing sites should consider the placement of the building and garaging to interface with existing residents, to avoid a row of garages being highly visible.

Stage 17 grouped housing site is the gateway to Catalina central from Connolly Drive; therefore the built form must set the standard for Catalina. The site is ideally suited to demonstrate new innovative products, maximising light frame construction methodologies.

To guide built form outcomes design guidelines can be implemented to encourage a desired character/theme for the estate.

The preparation of such design guidelines for these sites in collaboration with an architect or urban design consultant is essential as such requirements will stipulate details such as height, density, form, access, topography, sustainable initiatives, setbacks, aesthetic features.

Delivery Models

Design Guidelines should be applied in order to maintain better control of built-form standards. There is a range of delivery models which can be utilised to achieve the aforementioned include:

- Sale to developer/builder

The site would be conducted either by an “expression of interest” or a “tender” campaign based solely on price with design guidelines in place to ensure a quality built form outcome is achieved. The expression of interest/tender would be completed on the following basis:

Expression/Tender Period:	42 days
Deposit:	5% of purchase price, payable within 3 business days of acceptance
Settlement:	60 days from contract of sale or 21 days from issue of title, whichever is later
Finance:	Unconditional

- Expression of Interest (EOI) to the open market

The site will be released via an “EOI” campaign based on agreed selection criteria including builder experience, partnership / financial model and indicative concept. The EOI would be completed on the following basis:

EOI Period:	42 days
Panel Evaluation:	14 days from EOI closing
Due Diligence:	Preferred builder granted 30 days
Deposit:	5% of purchase price, payable within 3 business days of acceptance
Settlement:	60 days from contract of sale
Finance:	Unconditional

- TPRC to partner with a builder

This process involves the TPRC partnering with a builder, whereby TPRC contributes land and the builder undertakes and pays for construction. Profits from the sale of the end product could be split on a similar basis as what was recently concluded at Lot 1 McAllister Boulevard with the ABN Group. The cash flow impacts of deferred revenue from the sale of the site will need to be considered with this option.

- TPRC to contract builder

This process involves the TPRC directly contracting a builder to undertake the design and construction of the desired built form outcome. The TPRC would fund the build of the development with SPG undertaking project management, sales and marketing.

Budget

The FYE2016 budget forecasts the sale of Lot 995 (\$900k) and Lot 996 (\$2.1m) from Stage 18 and Lot 341 (\$1.9m) in Stage 17.

The intent is to release both group housing sites in Stage 18 for sale during February 2016 to enable developers / builders to consider both sites, singularly or as a package to achieve economies of scale, and deliver housing diversity to the Catalina estate.

Stage 17 group housing site would be released to the market in April 2016.

Lots 995 and 996 from Stage 18 are budgeted to settle in June 2017 with Lot 341 in Stage 17 to settle in August 2017.

Affordability

The HIA Affordability Index declined to 78.3 during the September 2015 quarter, from 81.6 in the June 2015 quarter, indicating that housing affordability deteriorated over the latest three month period. Meanwhile, Perth saw the affordability improve very substantially during the quarter. This was due to declining dwelling prices.

The National median dwelling price is estimated to have increased from \$470,000 in June 2015 to \$495,000 during the September quarter.

At the same time earnings growth has been relatively weak. In the year to September 2015, full-time earnings are estimated to have increased by just 2.0 per cent, only slightly faster than the general rate of inflation. (Source: HIA Affordability Report September 2015 Quarter)

Based on the current economic outlook the approach for the group housing sites is to provide residential complexes comprising a mix of affordable one and two bed apartments plus two bedroom villas which offer an easy living, low maintenance lifestyle. The pricing target would be under \$300k for a one bedroom apartment and under \$350k for a two bedroom townhouse / villa.

Marketing

Demographic insight

Clarkson's demographic profile suggests a large segment of the current population would suit the high density type of living (lone Person 16.9%, single parent family unit 15.7%, couples/no children 25.1%). Median age in Clarkson is 28 years old and the average number of persons per dwelling is 2. The portion of a high density type of product (townhouse, villa, duplex) on the market is currently sitting at 8.2%.

These high level indicators suggest that there would be an opportunity for a high density type of product in the Catalina project area catering for a specific segment of the market as described above.

Product popularity

The evidence suggests there is market demand for townhouse/unit type of product in the areas with close proximity to major social, shopping and transit hubs. Examples in the area would be Clarkson Train Station precinct and Ocean Keys Shopping Centre precinct. Key attractions of this type of product in the area for our core demographics (pre-family, single parent and to some extent downsizers) are as follows: low maintenance, lock up and leave, adequate living space size required for current lifestyle, price point, proximity to parks/public open space that compensates for the lack of garden in high density dwellings and proximity to key amenities such as shops and transport links.

Marketability

The key marketing strategy would be to target this type of product to its core market through highlighting the value proposition for this type of product and also pushing its key advantages (mentioned in the product popularity section) in comparison with medium to low density type of dwellings. Important aspect of the marketability of this type of product in this area will be product's built form and that needs to be meeting the expectations of our core target market and their lifestyle profile.

Based on the strategies outlined within this document the Satterley Property Group provides the following recommendations.

Recommendation

- 1) SPG recommend Lots 995 and 996 in Stage 18 are released to the market at the same time in February 2016, via an Expression of Interest (EOI) campaign, with general built form design guidelines to deliver an apartment development with villas adjoining.
- 2) SPG recommend Lot 341 in Stage 17 is released to the market in April 2016, via an Expression of Interest (EOI) campaign, with general built form design guidelines to deliver an innovative double storey townhouse development.

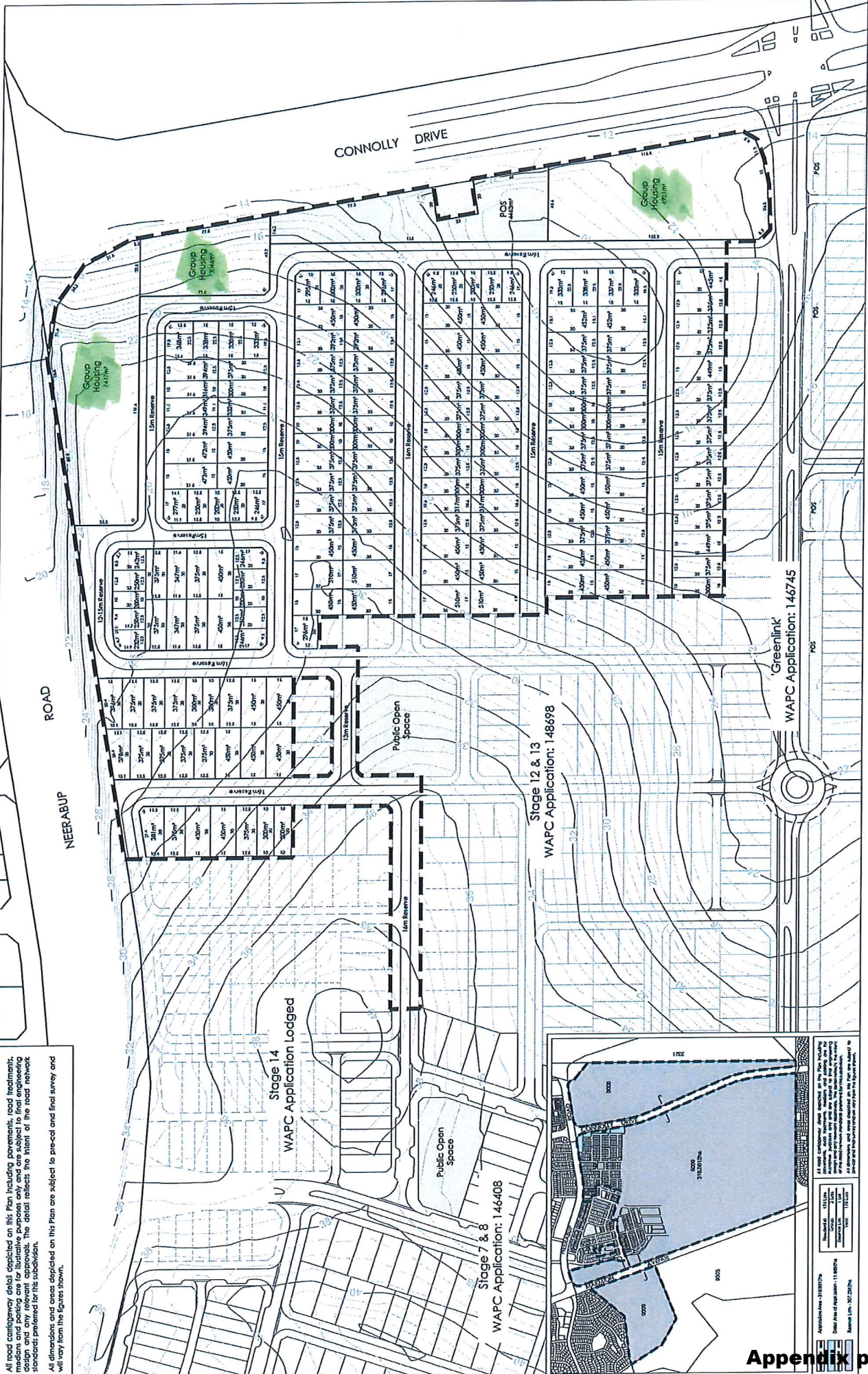


AARON GRANT
SENIOR PROJECT MANAGER

Annexure A

All road contingency details depicted on this Plan including pavements, road treatments, drainage and lighting are for illustrative purposes only and are subject to final engineering design and approval. 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-cast and final survey and will vary from the figures shown.



Appendix 9.9

6 November 2015

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

Dear Tony,

CATALINA SHARED BORE REVIEW

At the Tamala Park Regional Council (TPRC) Management Committee meeting held on 30 July 2015, the Committee requested a report on the Catalina shared bore trial to be prepared by Satterley Property Group.

Shared Bore Trial

The TPRC resolved at the June 2012 Council meeting to undertake a trial shared bore program as part of meeting the criteria within the Sustainability Initiatives Plan (SIP). The shared bore trial is being implemented on 72 traditional lots in stages 4, 5 & 7 as well as on the Lot 248 group housing site in stage 4.

The trial consists of installing a bore within an easement on a residential lot and allows for up to three additional homes to have access to this bore for the reticulation of their front garden areas. The owner of the lot with the bore located on it is responsible for the maintenance of the bore and is entitled to recover shared costs from the other users of the bore. At the time of purchase, the buyers entered into a bore agreement that is binding with their neighbours and formed part of their contract of sale.

LD Total has installed 21 bores within the Stages 4, 5 and 7 to service the 72 traditional lots. To date, 16 of the bores are now servicing residential properties. Of the 5 bores not connected, 2 are due to the land owners not wishing to connect and 3 are due to the landowners still constructing their homes.

A summary of the bore trial current status is outlined in the table below:

STAGE	Four	Five	Seven
No. of Lots	24	20	28
Connected to Bore	63%	35%	47%
Waiting for Bore Owner	21%	15%	14%
Committed to Use Bore	84%	50%	61%
Not Yet Submitted	16%	35%	39%
Did Not Connect		15%	

Please refer to Annexure A to review location plan of bores.

To date, 47 out of the 72 homes have now been completed and landscaped. Of these 47 homes, 3 homes did not wish to connect to the shared bore. A further 12 homes are currently connected to scheme water as the lot owner with the bore located on it has yet to completed construction of their home and connected power to the bore. These homes will be connected to the shared bores at a later date.

The cost allocated to implement the shared bore trial for 72 homes was \$200,000 over the three stages. SPG are not aware of any other competing estates implementing this type of initiative.

The majority of homes in the trial stages have had their landscaping undertaken. To date, the shared bores have received positive feedback from residents who have benefited from reduced watering costs and an additional day of permitted watering during the summer months.

Satterley Property Group reviewed the shared bore trial and have below is a summary of the advantages and disadvantages the project team has encountered over the past two years along with suggested areas for improving the shared bores in the Catalina estate.

ADVANTAGES

- Great potable water-saving sustainability initiative.
- Landscape watering is reported to be responsible for approximately 40% of total water usage per average household therefore by utilising groundwater reduces the requirement for scheme water consumption.
- Project marketability due to exclusivity of the shared bore initiative
- Cheaper infrastructure costs opposed to extensive "Third Pipe" initiatives
- Encourages community development through neighbour communication
- Lot owners connected to shared bores enjoy one additional watering day per week than regular mains-watered landscapes, allowed by Water Corporation
- Increased lot owner awareness and interest in irrigation and landscape
- Added value to connected properties and increased home marketability
- Well received by majority of owners whom have connected to the shared bore initiative successfully.

DISADVANTAGES

- Measuring neighbours' usage and obtaining reimbursement includes an element of liaison/involvement with neighbours' that some found discomforting.
- The added possibility of any level of legal dispute over monies is a point of concern.
- Inability for Shared Bore Owner to disconnect a non-compliant neighbour from using shared bore (until issue is resolved, ie. non-payment of fees), without the aid of an electrician.

- Even with bore easement locations specified on titles and plans, owners managed to create partial, and sometimes full, obstruction of the pre-installed bore casing or pre-lays.
- Pre-installed infrastructure (ie. pipe and wire pre-lays) was, more often than not, damaged or removed during construction of the home.
- Occasional questions from lot owners regarding groundwater quality. This is usually perceived as a negative aspect of the initiative.

IMPROVEMENTS

- Lot owner concerns about measuring usage, reimbursement and legalities can be waived with improved education and documentation at point of sale and during provision of the landscape package.
- A clear waterproof housing for the hour meter.
- Hour meters located entirely within the bore owners' property.

The residential bores do not have an iron filtration system attached to them due to the associated costs of implementing such a system. In order to address this situation, new front landscaping designs were prepared to ensure garden beds framed the front landscaping areas with only irrigation drippers, thus reducing the potential for staining. An additional benefit of the new landscaping designs delivered a reduction in the amount of turfed area with the landscaped area.

Due to the shared bore requiring an easement to be placed on the title, all future bores need to be considered at the time of marketing a stage of development, usually six months prior to titles being issued. Stage 15 is currently under construction in the Central cell, therefore only three further stages of development exist in Catalina Central outside of the buffer exclusion zone and can benefit from the shared bore initiative, that being Stages 16, 17 and 18.

RECOMMENDATION

Given the success of the shared bore trial in Stages 4, 5 and 7 and the positive feedback from purchasers within those stages whom participated in the trial, Satterley Property Group recommends the following:

- 1) The implementation of the shared bore initiative for front landscaping packages on traditional homes in the Catalina Grove precinct;
- 2) The implementation of the shared bore initiative for front landscaping packages on traditional homes in the Catalina Beach precinct;
- 3) Upgrading of the shared bore package to include gate valves and improved hourly metres to address the above mentioned concerns with the initiative, as raised by the residents who participated in the shared bore trial. Approve \$3,500 for each traditional for the balance of the estate.

Yours sincerely



AARON GRANT
SENIOR PROJECT MANAGER

Appendix 9.10

25 November 2015

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

Dear Tony

CATALINA Sales and Pricing Report

The Tamala Park Regional Council meeting held on 15 October 2015, requested the Satterley Property Group provide advice as to how the repricing of lots within Stages 10, 13A, 13B and 14B will affect lot pricing and revenue for the balance of FYE16, how the shortfall in revenue is to be addressed and potential impact on the other elements of the TPRC budget.

WA Market Update

WA property market conditions remain tough and highly competitive, with shallow market confidence continuing to be a factor impacting the local real estate market. Western Australia's population growth has slowed in the wake of falling commodity prices, which has seen the price of iron ore drop 60% since last year and record its lowest level this decade in July 2015.

The state's dependency on the mining sector has drastically effected interstate migration numbers into WA, contributed by a slump in employment and as a result effecting the local residential market.

Despite interest rates remaining at historically low levels, sentiment for housing affordability declined significantly over the past year given weaker confidence in the housing market and speculation on banks raising mortgage rates. The time to buy a dwelling index fell a significant 18.1 per cent as a result and has the potential to drop further, given the recent increase in mortgage rates by all major banks.

Volumes of sales and median sale prices continued to decline over the quarter to June 2015. Total properties listed for sale hit 16,409 which is 5% higher than the total properties listed for sale four weeks ago (15,645) and 29% higher than same time last year (12,674). The increase in properties

available for lease has leapt to record 8,842 with the vacancy rate lifted to 5.6% and median rents continuing to fall to \$400 p/week. (Source: REIWA June Quarter market update)

North West Sub Region Update

The North West Sub Region captures the suburbs contained within the City of Wanneroo and the City of Joondalup.

Established housing sales volumes in the North West Region have dropped significantly in the quarter ending June 2015, down approximately 21%. Median prices are also down 3.7% to \$520,000. Land Sales in the North West Sub Region continue to trend down with projections based on historic settlement patterns suggesting volumes in the June 2015 quarter has reduced by 35% from March 2015. North West Sub Region median land price for the year to June 2015 stands at \$267,000, down 4.5% compared to the March 2015 figures. (Source: REIWA June Quarter market update)

Catalina Sales

Sales activities at Catalina Estate since July this year have so far yielded 29 net sales and 43 settlements. The Net Sales forecast for November is 16.

Competition amongst developer estates operating in the northern corridor remains highly competitive. There is a lack of urgency from prospective buyers and visitations to the sales office and display villages remain consistently low.

Overall builder activity has decreased and there has been a reduction in interest from builders wanting to participate in exclusive lot allocations. The majority of enquiry is for regular shaped lots with a tendency away from rear-loaded, odd shaped or truncated lots. Currently the standard 375sqm lots remain most popular with 'squat' lots and other small lot types maintaining demand. Pressure remains on pricing, as the amount of available stock in the corridor increases.

Buyers remain sensitive to any increases in block prices and are looking for a 'sharp' price and in many cases, a retail incentive, to proceed with a purchase. The sales team continues to actively promote the estate with a significant focus on networking and partnering with key project home builders through home and land packaging. Consistent sales service is being provided to builder sales reps through visits to local display villages and group presentations at builder sales meetings.

The introduction of sales incentives in recent months has also provided an opportunity to engage the Catalina client database as well as the builder database. Catalina will be boosted by the opening of the second display village in early 2016. Construction of all homes is well under way and it is

anticipated that this will provide renewed interest and increase awareness of the project to prospective buyers and our builder partners.

Budget Implications of 15 October rebates and Repricing

The Council decision of 15 October 2015 has the following direct impact on the FYE16 budget:

- Lot income reduced by \$283,552 as a result of approved repricing,
- The early construction rebate on selected lots has increased direct selling costs by \$128,000.

The current FYE16 sales budget is 180 lots based on achieving 15 net sales per month. Currently the project is netting 10 sales per month, although this includes November figures of 16 net sales. A review of the FYE16 sales budget will be undertaken in conjunction with the mid-year budget review. November net sales have been encouraging though traditionally December and January months are very quiet.

The Satterley Property Group believes 120 net sales are achievable based on the current rate of sale.

Based on achieving 120 net sales and a reduction in development costs as a result of lower lot production requirement the following table indicates SPG forecasts for the FYE 16 year against the FY16 approved budget:

	Budget FYE 16	SPG Dec 15 Estimate	Variance
Lot Sales	180	120	(60)
Gross Revenue	\$35.6m	\$27.1m	(\$8.5m)
Costs	\$40.7m	\$29.1m	(11.6m)
Cashflow	(\$5.2m)	(\$2.0m)	\$3.2m
Distributions	\$18.0m	\$18.0m	Nil

Sales Strategies

To address the shortage in sales Satterley Property Group has undertaken a review of the project approvals and stock level triggers and identified an opportunity to bring forward Stage 26.

Stage 26 is located within Catalina Beach, directly abutting Marmion Avenue. The stage is proposed to contain a new display village of 15 lots, all with frontage to Marmion Ave. The site has been identified for a display village that is highly visible and will set a new standard of quality two storey homes in the Catalina Beach estate which will have long lasting impact on the success of the estate.

No stock level trigger exists for the first stage within Catalina Beach and SPG believe there is an opportunity to release 15 lots dedicated to a display village and also a release of 15-20 lots to the general public, both releases could occur in April 2016. The FYE16 budget currently has 14 sales scheduled for June 2016 from Catalina Beach.

The revenue of 15 lots from the display village in Stage 26 is \$5.85 million and would settle in FYE17.

The sale of 15 lots in Stage 26 will contribute to achieving up to 135 sales for FYE16. In order to maintain competitive with competing estates, the Satterley Property Group believe rebates will be required for all lots less than 380m² to deliver between 120 - 135 sales for the FYE16 period.

Four lots remain in Stages 11 and Stage 12 that were released to the market 22 March 2014 and 24 May 2014 respectively, with little interest to date. Satterley Property Group recommends removing the two storey requirement and adopting the construction rebate as per the table below:

Stage	Lot No.	Current Price	Rebate	Price with Rebate
11	288	\$259,000	\$8,000	\$251,000
12	295	\$249,000	\$8,000	\$241,000
12	296	\$318,000	\$8,000	\$310,000
12	305	\$325,000	\$8,000	\$317,000

The impact of implementing the proposed rebate has the following direct impact on the FYE16 budget:

- Lot income reduced by \$283,552 as a result of approved repricing,
- The early construction rebate has increased direct selling costs by \$776,000.

The approved FYE16 budget has a gross revenue target of \$35.6 million based on 151 settlements with the value of the repricing totalling \$283,552 the revised FYE16 gross revenue target is \$26.7 million based on 118 settlements.

Satterley Property Group recognises the current shortfall in sales and will continue to monitor the approach taken to achieve the project performance in light of softening market conditions by utilising the rebates to maintain market share.

Budget Implications for FYE 16

The Satterley Property Group believes 135 net sales are achievable based on including a portion of Stage 26 in FYE 16, removing the two mandatory requirements on nominated lots and applying the early construction rebate widely. Based on achieving 135 net sales, adding additional rebates and a reduction in development costs as a result of lower lot production requirement the following table indicates SPG forecasts for the FYE 16 year:

	Budget FYE 16	SPG Dec 15 Estimate	Variance
Lot Sales	180	135	(45)
Gross Revenue	\$35.6m	\$26.7m	(\$8.9m)
Costs	\$40.7m	\$29.9m	(10.8m)
Cashflow	(\$5.2m)	(\$2.3m)	\$2.9m
Distributions	\$18.0m	\$18.0m	Nil

Recommendation

Satterley Property Group provides the following recommendations to achieve the FYE16 sales target:

- Approve the payment of Early Construction rebate of \$8,000 to all lots up to 380m2 valid to 30 June 2016
- Remove the two storey requirement for lots 295, 296 and 305

Should you require any further clarification please contact the undersigned.

Yours sincerely


Aaron Grant
 Senior Project Manager

Appendix 9.11

25 November 2015

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

Dear Tony

CATALINA Sales Office Hours Recommendation

We are pleased to provide the following recommendation in relation to operating hours for the Catalina sales office.

Following a recent review of Satterley Property Group sales office opening hours we are proposing to trial a change to the current hours of operation at Catalina. These changes would see Estate Managers and Sales Associates working on the same rostered days.

Given the softening of market conditions over the last 12 months, current low traffic levels and the overall competitiveness of the land development industry, a more intensive and targeted approach to our sales activities will ensure that we maximise the return on the sales teams' efforts, while at the same time enabling each team to work strategically together.

Our sales offices currently receive very low levels of traffic on Thursdays and Fridays and as such the opening times proposed no longer include these days. Overall staffing hours won't change but will enable one of the sales representatives to focus their time with the builders representatives at the Catalina estate and competing estates, whilst the office is still being maintained. As a result this will now bring our opening hours more into line with the operation of the builder display homes.

With both sales staff now working the same 5 day roster this will enable each sales team to increase the efficiency and the overall operation effectiveness of the sales office by allowing the actioning of the following activities:

- Increasing visitations by Satterley sales staff to the builder display homes and display villages located in and around each estate;
- Providing an increase in resources to attend to administrative tasks i.e. following up all current and active leads, actioning any tasks or outstanding items from the weekend, 'mining' the database and networking with our key builder partners.

The table below highlights the source of leads over the past six months to 1 November 2015.

TV	1	2%
Signage	12	24%
Press	0	0%
EDM	1	2%
Website	0	0%
Builder Ref	30	61%
Client Ref	1	2%
Realestate/REIWA.com	0	0%
Live in Area	3	6%
Unknown	1	2%
Blank	0	0%
Total	49	100%

Builder referrals account for 61% of leads currently being generated therefore the Satterley Property Group believe it's imperative the sales professionals continue to provide a high level of service and continue to work closely with the builders to deliver the sales targets for the FYE16 period.

The current opening times for Catalina are as follows:

- Mon – Wed and Fri: 12.00pm – 5.00pm
- Sat – Sun: 12.00pm – 5.00pm

The proposed opening times for Catalina are as follows:

- Mon – Wed: 12.00pm – 5.00pm
- Sat – Sun: 12.00pm – 5.00pm

Recommendation

Satterley Property Group recommends the above-mentioned opening hours should be trialled from December 2015 to 30 June 2016 to allow the sales professionals to provide a greater level of service to the builders.

Should you have any concerns please contact the undersigned.

Regards,



AARON GRANT
SENIOR PROJECT MANAGER

Appendix 9.12

25 November 2015

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

Dear Tony

CATALINA CENTRAL - REVIEW OF PURCHASER TERMS AND CONDITIONS

SPG have reviewed the terms and conditions currently being implemented for the sale of lots at Catalina. The Council of the TPRC adopted the recommended terms and conditions prepared by SPG in December 2014.

DEPOSIT, FINANCE APPROVALS AND SETTLEMENT

The existing terms and conditions for lots sold via public release and through builder release are:

- Deposit - \$5,000
- Period for finance approval > 3 months before title - 60 days
- Period for finance approval < 3 months before title - 45 days
- Period for finance extensions - 28 days
- Number of finance extensions - 1
- Settlement - within 21 days of issue of titles

It is proposed that the above terms are maintained with the exception of the period for finance approval and the deposit.

Finance Approval Period

In November 2014, when the current terms were implemented, we were receiving high demand for lots at Catalina with limited supply. Stages were generally selling out within two weeks of the release date. Purchasers were prepared to contract a lot with finance approval for the land only. Following settlement they would seek a further finance approval for the construction of a home.

Since this time sales at Catalina have decreased with a regular supply of lots now available to the market. Many sales are now being sourced through builder contacts on the basis of the purchaser obtaining finance for a house and land package.

We have received feedback from some builders of their preference to sell houses onto competing developments which have longer finance terms as they are unable to finalise housing plans and finance approval. This preference is due to the uncertainty of obtaining approval for finance extension requests which places stress on home buyers and creates risk that the builder may be preparing house plans for a deal that won't proceed if finance is not approved. Builders are generally requesting a 90 day finance approval period based on an 8 week period to prepare and finalise building plans and a further 4 weeks to obtain finance approval.

A summary of finance timeframes for competing developments is summarised in the table below:

Estate	Developer	Finance Approval Period (>3 months before title)	Finance Approval Period (<3 months before title)
Allara	Satterley	90 days	90 days
Catalina	Satterley	60 days	45 days
Eden Beach	Satterley	90 days	60 days
Trinity	LWP	Finance approval due date is 1 month before estimated titles date.	60 days
Amberton	Stockland	40 days	40 days
Shorehaven	Peet	60 days	45 days

In order to attract builders to sell house and land packages at Catalina it is recommended that the TPRC adjust the finance approval period at Catalina as follows:

Finance Approval Period (<3 months before title): 60 days

Deposit

The \$2,000 deposit has been well received by prospective purchasers and key stakeholders since the TPRC approved a reduction from \$5,000 at the 15 August 2015 Council meeting. The reduced deposit has now brought Catalina into line with a number of competing estates. It is recommended the \$2,000 deposit continues.

Settlement Period

Following the August 2013 TPRC Management Committee meeting, the settlement period was reduced from 28 days after the issue of titles or finance approval (whichever is the later) to 21 days after the issue of titles or finance approval (whichever is the later). This revised settlement period has worked well and resulted in quicker settlements, improving the TPRC's cashflow. It is proposed this settlement period remains unchanged.

SALES INCENTIVES

Public Releases

The following sales incentives are available to purchasers of lots sold directly by the TPRC who build a single storey house within 18 months or a double storey house within 24 months of settlement:

- Colourbond side (behind the front building line) and rear fencing to all lots, with brushwood fencing to the side boundary of lots abutting a road;
- Water wise landscaping to front garden and verge areas, including the side boundary of lots abutting a road;
- \$2,000 rebate to all purchasers who install a 1.5 kw solar PV system.
- \$8,000 Early Construction rebate for selected lots up to 380m2 – valid till 31 January 2016.

The sales incentives have been well received by purchasers, encourage the early construction of homes, encourage sustainability and ensure a high quality of streetscape through landscaping and fencing. SPG recommend that the above mentioned incentives remain unchanged.

Builder Releases

Medium density rear loaded lots within Catalina are intended to be sold via builders under an allocation process as house and land packages. The incentives offered to purchasers of these lots are currently:

- \$2,000 rebate to all purchasers who install a 1.5kw PV system;
- Water wise landscaping to front garden and verge areas, including the side boundary fencing

The solar and water wise rebates encourage sustainability and works well for builder releases. It is recommended these rebates continue. The benefits of this proposal are it:

- will allow the TPRC to landscape the verge concurrently with the front landscaping, which will enhance presentation and provide a more efficient process for the irrigation of the verge area;
- will ensure the landscaping is completed to a good quality;
- will be more attractive to builders who generally prefer not to get involved in landscaping properties.

Should you wish to discuss further please contact the undersigned.

Yours sincerely



AARON GRANT
SENIOR PROJECT MANAGER

Appendix 9.13

Management Committee Terms of Reference/Delegations (December ~~2014~~2015)

1. Recommending to Council the Project Annual Plan, Project Budget and Project Milestones.
2. The establishment and variation of key performance indicators which will be used to measure the performance of the Development Manager.
3. Monitoring the Approved Project budget (including any proposed variations to the Approved Project Budget).
4. Stage-by-stage cost determination and review.
5. Monitoring the Project's strategy, plans or concepts.
6. Monitoring the marketing and sales program for the Project.
7. Approval of sales schedules (including pricing) prior to the release of a stage of the Project.
8. Contracts to be entered into by any party with a value less than \$3,000,000.
9. Monitoring the Approved Project Program (including any proposed variations to the Approved Project Program).
10. The appointment of Project consultants and contractors with a value less than \$3,000,000.
11. The location of Stages of subdivision including the number of lots, Display Village(s) (size, mix and locality).
12. Approval to the lodgement of Subdivision Applications with the Western Australian Planning Commission.
13. Approval of marketing strategy and program.
14. Monitoring the implementation of TPRC objectives.
 - 14.1 Generally monitor the performance of the Development Manager.
 - 14.2 Generally progress the Project.
15. To provide regular confidential updates on progress to the Council.
16. Approval of methods for the sale of project stages, from the sales procedures approved by the Council.

Appendix 9.15

POLICY MANUAL

Sponsorship Policy (November 2015)

Policy Purpose

To provide direction and guidelines for the Tamala Park Regional Council (TPRC) to receive, assess and determine community sponsorship proposals.

Policy Objective

The objective of the Sponsorship Policy is to provide sponsorship that contributes to community building and community services/infrastructure and provides direct benefit to the Project.

Scope

The Policy applies to all applicants seeking a funding arrangement between the TPRC and an eligible organisation, whereby successful applicants receive funding from TPRC to deliver a specified activity in exchange for the promotion and delivery of TPRC's sponsorship objectives.

Background

The Tamala Park Regional Council may consider sponsoring community events and infrastructure on the basis that it benefits the residents of Catalina Estate or the Catalina Project.

The TPRC has initiated a comprehensive Community Development Program for Catalina Estate residents. The key focus of the program is to build community capacity. Part of this will involve providing sponsorship to established community groups in the Estate and supporting community groups outside of the Estate that demonstrate a capacity to directly benefit and involve the Catalina residents.

The focus of the Tamala Park Sponsorship Policy is to support the implementation of the Community Development Plan for the Catalina Project. The overriding principle is that support by TPRC to community sponsorship proposals should be based on demonstrating clear and direct benefits to the residents of the Catalina Estate.

The Sponsorship Policy also advocates support to community sponsorship proposals that provide branding opportunities for the Catalina Estate but also demonstrates benefits to the residents of the Catalina Estate.

Sponsorship Category

There are two types of sponsorship that may be considered under this policy 'Community Sponsorship' or 'Project Sponsorship' both categories are defined as follows:

POLICY MANUAL

Sponsorship Policy **(November 2015)**

Community Sponsorship

To provide sponsorship for the establishment and support of community groups within the Catalina Estate and for the support of community groups outside of the Estate that demonstrate a capacity to directly benefit and involve Catalina's residents.

Project Sponsorship

To provide sponsorship in return for the promotion of the Catalina Project that enhances and provides direct benefit to the Project.

Sponsorship Objectives

- Environmental sustainability - promote environmental sustainability and/or protection of the natural environment;
- Youth Development – positive guidance for children and young adults, encouraging development of skills and contribution to the community;
- Culture, recreation and healthy lifestyle – promote the provision of community sport, health and wellbeing initiatives, and creative expression of cultural identity;
- Education and training opportunities – workshops, networking and training to develop community skills;
- Awareness and/or promotion of the Catalina estate – enhance the profile of Catalina estate and promote its attributes; and
- Build community capacity – promote new and existing groups to achieve self-sustainability.

Sponsorship Examples

The following examples are provided as a general guide for Tamala Park Regional Council sponsorship:

a) Matching Sponsorship

Matching Sponsorship is where the applicant group/organisation contributes a matching sum (equal to that requested from TPRC).

Examples of suitable activities include:

- Sports workshops
- Community workshops
- Training (governance, volunteer recruitment etc.)
- Volunteer recruitment initiatives

b) Small Event Sponsorship

Sponsorship under the Small Event Category aims to assist community groups and organisations to deliver small-scale events within Catalina Estate.

POLICY MANUAL

Sponsorship Policy (November 2015)

Examples of suitable events include:

- Sporting events
- Movie nights
- Community networking events
- Arts / cultural displays

c) Small Equipment Sponsorship

The Small Equipment category assists with the purchase of equipment that provides a means for community groups and organisations to become more self-sustainable and/or more diverse in future.

Examples of suitable equipment include:

- BBQ
- Gazebo
- Signage
- Education equipment
- Stock for planting days
- Sporting equipment - allowing for more games / training

Eligibility

Sponsorship will only be made available to incorporated groups and organisations within the Catalina Estate, or to those located in communities immediately adjacent to the estate (e.g. Mindarie and Clarkson).

NOTE: The definition of an incorporated organisation (*incorporation*) is detailed at: <http://www.commerce.wa.gov.au/ConsumerProtection/Content/Business/Associations/index.htm>

For sponsorship by the TPRC, the applicant group/organisation and its application should satisfy the following criteria:

- Should be not-for-profit (to the organisation or individual members);
- Should be located within the Catalina Development, or any of its adjoining suburbs;
- Must not have any outstanding sponsorship acquittal to TPRC;
- Must not be groups who stand to make a profit/financial gain;
- Must not be individuals pursuing personal activities;
- Must not be political campaigns and lobbying groups;
- Must not be religious organisations seeking sponsorship for religious purposes;
- Must not be retrospective sponsorship (for events already underway or completed);

POLICY MANUAL

Sponsorship Policy **(November 2015)**

- Must not be an application for funds to cover a shortfall in revenue/expected revenue;
- Must not be ongoing or recurrent sponsorship - for permanent wages/salaries or standard operational costs (utilities, maintenance, stationery etc.).

TPRC Financial Implications

Funds for all approved community sponsorship applications will be sourced from the approved TPRC Budget. TPRC retains absolute discretion as to whether it supports an application for community sponsorship or project sponsorship.

The maximum amounts per organisation for each category of sponsorship are capped at the following amounts per annum:

Community Sponsorship	\$1,000
Project Sponsorship	\$2,000

Process

All the applications must meet the above eligibility criteria and must be submitted with a completed Request for Sponsorship Application Form (Appendix A). The form also addresses the method of submission. Applications submitted via any other method will not be considered by the TPRC.

The TPRC will evaluate the application against the assessment criteria. If successful, the TPRC will arrange for a formal agreement of the sponsorship to be made. Meeting the criteria and being eligible do not guarantee sponsorship will be granted.

Applicants that receive sponsorship from the TPRC are required to provide details of the sponsored program/event's completion in relation to the TPRC's contribution within 4 weeks of completion. In the event that the details are not received by the required deadline, the recipient group may be required to refund the full sponsorship amount to the TPRC.

Assessment Criteria

TPRC will assess sponsorship applications against the following criteria:

- 1. The applicant group must demonstrate a genuine capacity to responsibly manage, deliver and acquit the project/activity for which sponsorship is being sought.**

This can be demonstrated by:

- Describing past projects/activities that the groups has successfully delivered;

POLICY MANUAL

Sponsorship Policy **(November 2015)**

- Outlining the group's formal structure and proposed method of delivering the project, including the management and administration of funds.
- 2. The proposed project must nominate a Sponsorship Category and address at least one of the Objectives outlined in this policy.**

The sponsorship proposal must demonstrate how the project is capable of delivering one of the sponsorship Objectives.

- 3. The proposal must represent value for money.**

The applicant group must demonstrate that the proposed project will be delivered at a reasonable cost.

- 4. The applicant group should demonstrate the project's capacity to become self-sustainable in the future.**

This can be demonstrated by:

- Detailing other partnership/funding arrangements applicable to the proposed project;
- Outlining strategies to engage additional stakeholders, during and following delivery of the proposed project;
- Describing how the sponsorship will enable provision of additional resources, and how these resources will be used.

Further information

Applicants who require any further information about the sponsorship process are encouraged to email mail@tamalapark.wa.gov.au.

POLICY MANUAL

Sponsorship Policy (November 2015)

Annexure A – Request for Sponsorship Application Form

- ☐ Please tick box to confirm you have read and understand the TPRC's Sponsorship Policy in conjunction with this form.

Section A – Contact details

Organising body:
Contact person:
Position:
Address:
Phone: Mobile:
Email:
ABN (if applicable):

Is your organisation incorporated? ☐ Yes ☐ No Other:
Is your organisation non-profit? ☐ Yes ☐ No Other:

Section B – Sponsorship details

Sponsorship name:
Date:
Venue and address:
.....
Brief description of the sponsorship purpose:
.....
.....
.....
.....
.....
.....
.....
.....
.....

POLICY MANUAL

Sponsorship Policy (November 2015)

Declaration

I, the undersigned, declare the information provided to be a correct and honest description of our organisation and the project or event for which funding is being sought.

Successful applications will be entirely responsible for any indemnities and insurance required for the project/event. Tamala Park Regional Council accepts no liability for any accidents or negligence resulting in a claim or demand arising from the sponsored project or event and excludes all such liability to the fullest extent permitted by law. Volunteers involved in any sponsored project or event must be covered by their own insurance or organisers' insurance.

Signed:

Please send your completed application form to:

Tamala Park Regional Council
Attention to: Project Coordinator
PO Box 655
Innaloo WA 6918
mail@tamalapark.wa.gov.au

Appendix 9.16



TAMALA PARK
Regional Council

Annual Report 2014/15



Tamala Park Regional Council
Unit 2/369 Scarborough Beach
Road, Innaloo WA 6018
T: (08) 9205 7500
E: mail@tamalapark.wa.gov.au

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Background

The Tamala Park Regional Council (TPRC) is a local government formed in 2006 specifically to implement the urban development of 180 hectares of land situated in the City of Wanneroo. The land is jointly owned by 7 local governments.



Tamala Park Regional Council comprises the following 7 local government members:

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

The purpose of the Tamala Park Regional Council is to undertake the rezoning, subdivision, development, marketing and sale of the Tamala Park land.

The objectives of the TPRC are:

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

The Tamala Park Project, marketed as Catalina, will be a new urban development in the suburbs of Clarkson and Mindarie and will comprise around 2,500 lots. It is anticipated to be developed at a rate of approximately 200 lots per annum.

The Tamala Park Project will facilitate a range of housing types and densities to meet the emerging needs of the Perth Metropolitan Region with respect to lifestyle, accessibility and changing demography. It is intended to create a community having a sense of place, which takes advantage of prevailing natural features, a well planned built environment and relationship with existing and future retail, business, community services and other employment opportunities in the immediate locality and wider region.

When the land is fully developed the TPRC will have completed its Charter and will cease to exist.

The life of the Council is currently projected to extend to 2029.

Message from the Chairman

This is the eighth annual report of the Tamala Park Regional Council (TPRC).

The Council comprises 12 members nominated by the 7 owner local governments according to ownership shares. The Regional Council operates under the Local Government Act in the same manner as other local governments. An Establishment Agreement between the local government participants deals with equity issues and Council decision-making.

The focus over the last 12 months has been to consolidate the Tamala Park Project, known as the Catalina Estate, as a significant urban project in Perth's north coast by continued construction, marketing and sale of residential lots.



There has been considerable construction activity at Catalina during financial year 2014/15 with large stages of bulk earthworks, a number of stages of civil construction works, landscape works and housing construction being undertaken. The Project is now a major local employment centre for the region.

Significant landscape works were undertaken during the last twelve months helping to transform the site, demonstrate the quality of the Catalina Estate and provide important amenities for residents.

The Sales and Marketing program for the Project has been successful with 678 lots sold to 30 June 2015 with a value of over \$168M and 634 lots settled with a value of \$156M, which I consider an excellent result.

Importantly the Council continues to cover all operating expenses through investment and land sales income. During the year the Council made a \$31M distribution of income from land sales to participant local governments.

A handwritten signature in black ink, appearing to read 'Giovanni Italiano JP'.

Cr Giovanni Italiano JP
CHAIRMAN



Message from the Chief Executive Officer

This year was another significant year for the TPRC with major planning, construction, landscaping, marketing and sales programs being undertaken for Catalina. The Bulk Earthworks were completed for Stages 14 – 18 and civil works for Civil construction Stages 6B, 11, 13, 14 & 15 which comprised 283 lots. During the year 283 lots were titled.

In 2014/15 significant landscaping works were undertaken, including Stages 11 and 13 Parks and completion of the Aviator Boulevard Entry Statement. These landscape works provide important local amenities for residents as well as demonstrating the quality of the Catalina Project.

The Sales and Marketing program for 2014/15 resulted in 191 residential lot sales at an average sale price of \$285,199 and 215 lot settlements with a value of \$60.83M. The marketing strategy continued the Catalina branding and the promotion of the Catalina Builders Display Village and Land Sales office.

The Council also continued to implement the following important environmental programs during 2014/15:

- Fauna relocation in Bulk Earthworks areas;
- Grass tree and Zamia Palms relocation;
- Rehabilitation of Biodiversity Conservation Area (Stage);
- Seed collections from significant flora areas; and
- Builders Waste Recycling Program.



Mr Tony Arias
CHIEF EXECUTIVE OFFICER



Statutory Compliance Reports

Local Government Compliance Audit Report

The Compliance Audit Report required of Local Governments by the Minister for Local Government pursuant to Section 7.13. of the Local Government Act has been completed and submitted in the required form. There has been no adverse comment in respect of the report.

Competition Policy

The TPRC has met its obligations with regard to competition policy. The Council has no local laws or policies that reflect anti-competitive practice. No complaints have been received by the TPRC in 2014/15 in relation to anti-competitive practices.

Recordkeeping Plan Required under the State Records Act

A Recordkeeping Plan meeting the requirements of the State Records Office was approved at its meeting on 8 April, 2011. The State Records Commission has approved the amended Plan. The TPRC is currently reviewing the Plan which is expected to be completed by April 2016.

Disability Services Plan

Local governments are required to prepare a Disability Services Plan in accordance with prescribed standards for public access and infrastructure. The Plan is required to be submitted to the Disability Services Commission with project timetables that must be approved by the Commission.

The Tamala Park Regional Council does not currently have responsibilities that require reporting under the Disability Services Act. In consequence, there has been no Plan prepared or required.

Disability access matters will be incorporated in the design of the TPRC urban development and will become the responsibility for the City of Wanneroo as the local authority responsible for the area covering the Catalina development.

Financial Budget Review

A formal review of the TPRC budget is required in the manner prescribed under the Local Government Act 1995 between 1 January and 31 March each year. The review was undertaken in February 2015 and no adverse findings or matters of consequence were found during the review. The Council considered the review and resolved to adopt the review at its meeting on 12 February 2015.

Strategic Community Plan 2013-2023

The Department of Local Government's Integrated Planning and Reporting Framework, requires all local governments to prepare a Strategic Community Plan. The TPRC approved the Strategic Community Plan 2013-2023 at its meeting held on the 20 June 2013.

Corporate Business Plan 2013-2017

The Department of Local Government's Integrated Planning and Reporting Framework, requires all local governments to prepare a Corporate Business Plan in consultation with its community and stakeholders. The TPRC approved the Corporate Business Plan 2013-2017 at its meeting held on the 20 June 2013.

Committee Membership



Chairman
Cr Giovanni Italiano
City of Stirling

CEO Performance Review
Committee
Management Committee



Deputy Chairman
Cr Trevor Vaughan
Town of Victoria Park

CEO Performance Review
Committee



Cr John Carey
City of Vincent
(Joined February 2015)

CEO Performance Review
Committee



Cr Louis Carr
Town of Cambridge

Audit Committee



Cr John Chester
City of Joondalup
(Joined November 2014)



Cr Janet Davidson
City of Perth

Audit Committee
CEO Performance Review
Committee



Cr Dianne Guise
City of Wanneroo

Management Committee



Cr Tom McLean
City of Joondalup

Audit Committee



Cr David Michael
City of Stirling

Audit Committee
Management Committee



Cr Brett Treby
City of Wanneroo

CEO Performance Review
Committee
Management Committee

Committee Membership (continued)

Cr Terry Tyzack
City of Stirling

Audit Committee
CEO Performance Review
Committee



Cr Rod Willox
City of Stirling

Management Committee

Retired November 2014

Cr Geoff Amphlett
City of Joondalup

Management Committee

Retired January 2015

Cr Joshua Topelberg
City of Vincent

Management Committee
CEO Performance Review
Committee

Attendance at Meetings by Council Members

Meeting attendances by Council members for 2014/15 are shown in the table below:

Councillor	Council (6)	Audit (3)	CEO Performance Review (3)	Management (4)
Cr Geoff Amphlett	2 (2)			1 (1)
Cr John Carey	3 (3)			
Cr Louis Carr	6 (6)	3 (3)		
Cr John Chester	4 (4)			
Cr Janet Davidson	5 (6)	3 (3)	1 (3)	
Cr Dianne Guise	5 (6)			4 (4)
Cr Giovanni Italiano	4 (6)		2 (3)	3 (4)
Cr Tom McLean	6 (6)	3 (3)		2 (2)
Cr David Michael	6 (6)	2 (3)		0 (2)
Cr Joshua Topelberg	3 (3)		2 (2)	2 (2)
Cr Brett Treby	5 (6)		1 (3)	4 (4)
Cr Terry Tyzack	5 (6)	2 (3)	3 (3)	
Cr Trevor Vaughan	3 (6)		3 (3)	
Cr Rod Willox	6 (6)			4 (4)
Cr Hugh Nguyen (as alternate member)	2			
Cr Elizabeth Re (as alternate member)	2			

Notes

- Cr Geoff Amphlett retired from the TPRC in November 2014.
- Cr Josh Topelberg retired from the TPRC in January 2015.
- Cr John Chester was appointed to the TPRC in November 2014.
- Cr John Carey was appointed to the TPRC in February 2015.
- Cr Hugh Nguyen was alternate member for Cr Dianne Guise at the ordinary meeting of Council on 21 August 2014 and for Cr Brett Treby at the ordinary meeting of Council on 16 October 2014.
- Cr Elizabeth Re was alternate member for Cr Terry Tyzack at the ordinary meeting of Council on 21 August 2014 and for Cr Giovanni Italiano at the ordinary meeting of Council on 18 June 2015.

Year 2014/15 Under Review

Council Activity

The current Council comprises 12 members which are elected by constituent local authorities following the ordinary bi-annual Council elections. There have been two changes in Council membership during the year.

During the year the Council has held 6 ordinary bi-monthly Council meetings and the following Committee meetings:

- Audit Committee — 3 meetings
- CEO Performance Committee — 3 meetings
- Management Committee — 4 meetings



Member Local Governments' Equity

The following reflects the member local governments' equity in the Tamala Park Project.

	2011/12	2012/13	2013/14	2014/15
TOC Contributed Equity	1,259,167	2,334,462	3,535,548	4,007,856
COP Contributed Equity	1,259,167	2,334,462	3,535,548	4,007,856
TOVP Contributed Equity	1,259,167	2,334,462	3,535,548	4,007,856
COV Contributed Equity	1,259,167	2,334,462	3,535,548	4,007,856
COJ Contributed Equity	2,518,334	4,668,926	7,071,097	8,015,711
COW Contributed Equity	2,518,334	4,668,926	7,071,097	8,015,711
COS Contributed Equity	5,036,671	9,337,848	14,142,194	16,031,422
TOTAL EQUITY	15,110,007	28,013,548	42,426,580	48,094,266

Employee Remuneration

The *Local Government Act 1995* requires that the Council provides information relating to the number of employees entitled to a salary of \$100,000 or more.

This information is presented below:

Salary Range	No.
100-110K	1
300-310K	1
TOTAL	2



Distribution to Participating Councils

The TPRC made a \$31M distribution (Return of Contribution) from land sales income to the seven participating local governments.

The TPRC has not exercised its option under the Establishment Agreement to require Councils to transfer their shares in the landholding jointly held by Councils at Tamala Park. Individual Councils continue to pay municipal rate levies to City of Wanneroo and the TPRC has decided to reimburse the Councils for an amount equivalent to rates paid from retained earnings.

Distributions for 2013/14 and 2014/15 are shown below:

Participant Council	Rates Reimbursement		Return of Contribution	
	2013/14	2014/15	2013/14	2014/15
Town of Cambridge	27,854	35,214	833,332	2,583,334
City of Perth	27,854	35,214	833,332	2,583,334
Town of Victoria Park	27,854	35,214	833,332	2,583,334
City of Vincent	27,854	35,214	833,332	2,583,334
City of Joondalup	55,708	70,426	1,666,665	5,166,666
City of Wanneroo	55,708	70,426	1,666,665	5,166,666
City of Stirling	111,416	140,854	3,333,330	10,333,334
TOTAL	335,248	422,562	10,000,000	31,000,000

Infrastructure & Land Use Changes in 2014/15 Impacting Tamala Park Planning & Development

The land is surrounded by the residential areas of Burns Beach, Kinross, Clarkson and Mindarie and is within one of the fastest growing regions in Australia.

The residential lot market has been steady over the last 12 months with good land sales within northern coastal areas, however, there has been a decline in sales and buyers' interest in the later part of the financial year. Significant development is occurring at Butler, Jindalee, Eglinton and Yanchep Two Rocks. Residential lot sales are continuing within this area.



Lot sales have continued within the Peet & Co Burns Beach subdivision to the south-west with substantial new housing under construction.

The infrastructure from Clarkson to the rail and bus stations is now well defined and there continues to be consolidation of commercial and business activity within the rail station precinct.

Within the Clarkson commercial centre the development of light industry and commercial businesses has continued, consolidating the area as an area for local employment. A new Bunning's store has opened fronting Neerabup Road. The former site is currently being advertised for interest to become showrooms.

The owners of the Ocean Keys Shopping commercial centre are undertaking an expansion of the centre which will improve services for existing residents of the area and provide significant services to the future residents of Tamala Park.

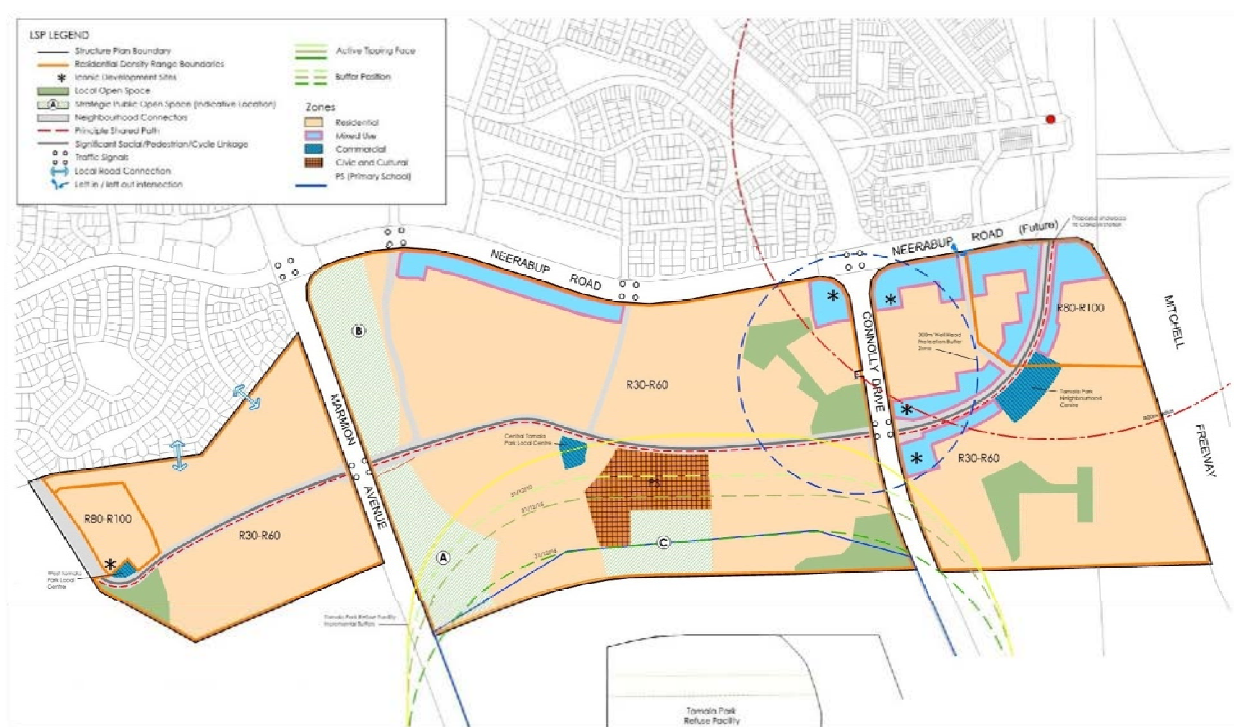
In November 2012, Main Roads Western Australia (MRWA) released a Strategic Business Case for the Mitchell Freeway Extension which recommended the extension of the Mitchell Freeway from Burns Beach Road to Hester Avenue, including the construction of Neerabup Road between Connolly Drive and Wanneroo Road with freeway entry/exit points. Works commenced May 2015 and are anticipated to be completed by the end of 2017.

TPRC Local Structure Plan

In 2013 the Tamala Park Local Structure Plan was formally approved. The land subject of the Structure Plan is shown in the diagram below.

Key aspects of the Local Structure Plan include:

- Providing for the orderly distribution of residential density and a range of housing types that address changing demographics and the needs of future populations within the north-west sector of the Perth Metropolitan Region.
- Providing for sustainable environmental outcomes with respect to such matters as water use, energy efficiency, conservation and transport, while taking advantage of natural features and views.
- Providing active commercial centres and community hubs that meet the daily and weekly needs of residents and provide employment opportunities that are co-located with local recreation and community facilities.
- Providing an appropriate urban design response in recognition of adjoining public transport infrastructure.
- A high level of linkage both within and beyond the boundaries of the Tamala Park landholding to commercial centres, coastal reserves and transport nodes via cycle and pedestrian access, public transport and private vehicle.
- Addressing the forecast demand for a variety of community services and social infrastructure.



The major land use elements of the Local Structure Plan are set out as follows:-

Precincts	West	Central West	Central East	Eastern Precinct	Total	
Area	HA	HA	HA	HA	HA	%
Residential	21.03	22.33	21.03	23.89	88.28	49.54%
Mixed use			2.50	5.71	8.21	4.61%
Centre	0.16	0.70		0.90	1.76	0.99%
Business		2.08			2.08	1.17%
Active/Passive POS	1.02	0.91	3.28	3.27	8.48	4.76%
School			5.0		5.00	2.81%
Green Link	1.38	1.2	0.61	0.92	4.11	2.31%
Conservation Reserves		11.57			11.57	6.49%
Roads	8.82	11.67	15.09	13.14	48.72	27.34%
Total (inc Roads)	32.41	50.46	47.51	47.83	178.21	100%

The Local Structure Plan envisages a central link connecting the Clarkson rail and bus stations under Neerabup Road through the entire east/west extent of the development. All residential land in the development will be within 400m of the central greenlink which will connect to public amenities including a primary school.

A mixed use zone has been created close to the Clarkson rail station and the junction of Neerabup Road and Mitchell Freeway.



Environmental Management

A Mitigation and Offset Management Plan was approved by the Department of Sustainability, Environment, Water, Population and Communities (SEWPAC) under the EPBC Act. The TPRC was required to prepare a mitigation strategy outlining measures to avoid or reduce impacts to Carnaby's Black Cockatoo and Graceful Sun Moth. The TPRC has begun the implementation of the SEWPAC conditions, which includes the following:

- Purchase of an Offset site for Carnaby's Black Cockatoo foraging, habitat and breeding;
- Rehabilitation and fencing of Biodiversity Conservation Area;
- Seed collection and storage from prescribed areas; and
- Preparation of Audit and Compliance report.

An Environmental Management Plan (EMP) has been approved by the EPA which provides management and mitigation measures for impacts of the proposed Tamala Park Development on biodiversity assets and values of the area.



The EMP is intended to accompany the Local Structure Plan and to address the specific Ministerial Conditions set for the development. These conditions are summarized as follows:

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

Key Activities 2015/16

Project	Timeframe
Implementation of Environmental Approval Conditions - Environmental Protection & Biodiversity Conservation Act (EPBC Act) The Project's EPBC Act approval stipulates a number of conditions. These conditions, including the retention of Bushland Conservation Areas have commenced implementation and will continue to be implemented as the Project progresses.	2015-2016 and ongoing
Implementation of Subdivision Approvals The Council will progressively implement the Subdivision Plan approval for Stages 14C – 18 (195 lots) in the Central Precinct, and the subdivision of 196 lots in Catalina Beach subject to approval from the WAPC. A further subdivision application for 200 lots will be prepared for the first stages of the Catalina Grove Precinct.	2015-2016
Project Marketing and Branding Various initiatives are to be implemented throughout the year to promote the Catalina Project and the sales releases. A key marketing initiative will be the promotion of the 2 nd Builders Display Village, expected to open in February 2016.	2015-2016 and ongoing
Bulk Earthworks Completion of bulk earthworks for the Central Precinct, including the Primary School Site, and extension of the Western Precinct bulk earthworks are to be undertaken.	2015-2016
Civil Construction Works In the Central Precinct civil construction of Stages 15 (55 Lots) and 18 (60 lots) are expected to be undertaken during the year. The first civil construction stage in the Catalina Beach Precinct is also expected to commence, producing 50 lots in Stage 25.	2015-2016
Catalina 2nd Builders Display Village The 2 nd Builders Display Village comprises 23 homes and will attract significant interest to Catalina and will continue to operate as the key focus for the Catalina Project. The Builders' homes are progressing well with 18 homes under construction as of June 2015. The Village will open in February 2016 as per the approval.	2015-2017
Landscaping Works Significant landscape works are to be undertaken during the year including Marmion Avenue and Neerabup Road verges and Stages 12 and 13 Greenlink. The second half of the Stage 2 Public Access Way is also programmed for completion during the year.	2015-2016
Sale of Residential Lots The Sales program anticipates 180 lot sales for 2015/16.	2015-2016

Annual Financial Report (including Audit Report)



TAMALA PARK REGIONAL COUNCIL
FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015

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Principal place of business: Tamala Park Regional Council PO Box 655 INNALOO WA 6918	

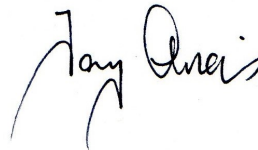
**TAMALA PARK REGIONAL COUNCIL
FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

**LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996**

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the Regional Council being the annual financial report and other information for the financial year ended 30 June 2015 are in my opinion properly drawn up to present fairly the financial position of the Regional Council at 30th June 2015 and the results of the operations for the financial year then ended in accordance with the Australian Accounting Standards and comply with the provisions of the Local Government Act 1995 and the regulations under that Act.

Signed as authorisation of issue on the 24th day of August 2015

A handwritten signature in black ink, appearing to read 'Tony Arias', is written over a horizontal line.

Tony Arias
Chief Executive Officer

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF COMPREHENSIVE INCOME
BY NATURE OR TYPE
FOR THE YEAR ENDED 30TH JUNE 2015**

	NOTE	2015 \$	2015 Budget \$	2014 \$
Revenue				
Interest earnings	2(a)	1,459,506	951,446	1,004,865
Other revenue		<u>12,926</u>	<u>10,480</u>	<u>8,395</u>
		1,472,432	961,926	1,013,260
Expenses				
Employee costs		(598,053)	(713,586)	(520,305)
Materials and contracts		(140,286)	(439,650)	(48,827)
Utility charges		(457)	(6,000)	(2,806)
Depreciation on non-current assets	2(a)	(16,250)	(17,983)	(13,626)
Insurance expenses		(12,967)	(16,900)	(10,592)
Other expenditure		<u>(199,701)</u>	<u>(175,738)</u>	<u>(249,282)</u>
		<u>(967,714)</u>	<u>(1,369,857)</u>	<u>(845,438)</u>
		504,718	(407,931)	167,822
Profit on asset disposals	19	<u>956</u>	<u>6,869</u>	<u>0</u>
Net result		505,674	(401,062)	167,822
Other comprehensive income				
Changes on revaluation of non-current assets	11	0	0	1,164
Total other comprehensive income		<u>0</u>	<u>0</u>	<u>1,164</u>
Total comprehensive income		<u>505,674</u>	<u>(401,062)</u>	<u>168,986</u>

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

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF COMPREHENSIVE INCOME
BY PROGRAM
FOR THE YEAR ENDED 30TH JUNE 2015**

	NOTE	2015 \$	2015 Budget \$	2014 \$
Revenue	2(a)			
General purpose funding		1,459,506	951,446	1,004,865
Other property and services		<u>12,926</u>	<u>10,480</u>	<u>8,395</u>
		1,472,432	961,926	1,013,260
Expenses	2(a)			
Governance		(161,533)	(175,438)	(140,987)
Other property and services		<u>(806,181)</u>	<u>(1,194,419)</u>	<u>(704,451)</u>
		(967,714)	(1,369,857)	(845,438)
Profit/(Loss) on disposal of assets				
Other property and services	19	<u>956</u>	<u>6,869</u>	<u>0</u>
Net result		505,674	(401,062)	167,822
Other comprehensive income				
Changes on revaluation of non-current assets	11	<u>0</u>	<u>0</u>	<u>1,164</u>
Total other comprehensive income		0	0	1,164
Total comprehensive income		<u>505,674</u>	<u>(401,062)</u>	<u>168,986</u>

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

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
AS AT 30TH JUNE 2015**

	NOTE	2015 \$	2014 \$
CURRENT ASSETS			
Cash and cash equivalents	3	46,060,590	40,413,398
Trade and other receivables	4	<u>389,124</u>	<u>735,068</u>
TOTAL CURRENT ASSETS		<u>46,449,714</u>	<u>41,148,466</u>
NON-CURRENT ASSETS			
Inventories	5	1,818,182	1,818,182
Property, plant and equipment	6	<u>151,943</u>	<u>140,116</u>
TOTAL NON-CURRENT ASSETS		<u>1,970,125</u>	<u>1,958,298</u>
TOTAL ASSETS		<u>48,419,839</u>	<u>43,106,764</u>
CURRENT LIABILITIES			
Trade and other payables	7	191,738	587,695
Provisions	9	<u>102,906</u>	<u>76,228</u>
TOTAL CURRENT LIABILITIES		<u>294,644</u>	<u>663,923</u>
NON-CURRENT LIABILITIES			
Provisions	9	<u>30,931</u>	<u>16,261</u>
TOTAL NON-CURRENT LIABILITIES		<u>30,931</u>	<u>16,261</u>
TOTAL LIABILITIES		<u>325,575</u>	<u>680,184</u>
NET ASSETS		<u>48,094,264</u>	<u>42,426,580</u>
EQUITY			
Retained surplus		856,753	351,079
Members contributions	10	47,229,994	42,067,984
Revaluation surplus	11	<u>7,517</u>	<u>7,517</u>
TOTAL EQUITY		<u>48,094,264</u>	<u>42,426,580</u>

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

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30TH JUNE 2015**

	NOTE	RETAINED SURPLUS \$	CONTRIBUTED EQUITY \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2013		183,257	27,823,938	6,353	28,013,548
Comprehensive income					
Net result		167,822	(168,986)	0	(1,164)
Changes on revaluation of non-current assets	11	0	0	1,164	1,164
Total comprehensive income		167,822	(168,986)	1,164	0
Members Contributions		0	24,413,020	0	24,413,020
Return of Capital		0	(9,999,988)	0	(9,999,988)
Balance as at 30 June 2014		351,079	42,067,984	7,517	42,426,580
Comprehensive income					
Net result		505,674	(505,674)	0	0
Total comprehensive income		505,674	(505,674)	0	0
Members Contributions		0	36,667,684	0	36,667,684
Return of Capital		0	(31,000,000)	0	(31,000,000)
Balance as at 30 June 2015		856,753	47,229,994	7,517	48,094,264

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

**TAMALA PARK REGIONAL COUNCIL
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2015**

	NOTE	2015 \$	2015 Budget \$	2014 \$
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts				
Interest earnings		1,459,506	986,514	926,748
Goods and services tax		142,676	20,000	3,508
Other revenue		353,545	10,480	8,395
		<u>1,955,727</u>	<u>1,016,994</u>	<u>938,651</u>
Payments				
Employee costs		(553,558)	(713,586)	(553,618)
Materials and contracts		(530,790)	(529,075)	189,200
Utility charges		(457)	(6,000)	(2,806)
Insurance expenses		(12,967)	(16,900)	(10,592)
Goods and services tax		(145,951)	(20,000)	(119,572)
Other expenditure		(199,701)	(175,738)	(250,545)
		<u>(1,443,424)</u>	<u>(1,461,299)</u>	<u>(747,933)</u>
Net cash provided by (used in) operating activities	12(b)	<u>512,303</u>	<u>(444,305)</u>	<u>190,718</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for purchase of property, plant & equipment		(65,303)	(69,000)	(6,968)
Proceeds from sale of fixed assets		38,182	41,000	0
Net cash provided by (used in) investment activities		<u>(27,121)</u>	<u>(28,000)</u>	<u>(6,968)</u>
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from members contributions		36,584,572	13,435,010	24,798,685
Repayment of members contributions		(31,422,562)	(31,422,562)	(10,554,639)
Net cash provided by (used in) financing activities		<u>5,162,010</u>	<u>(17,987,552)</u>	<u>14,244,046</u>
Net increase (decrease) in cash held		5,647,192	(18,459,857)	14,427,796
Cash at beginning of year		40,413,398	40,413,398	25,985,602
Cash and cash equivalents at the end of the year	12(a)	<u><u>46,060,590</u></u>	<u><u>21,953,541</u></u>	<u><u>40,413,398</u></u>

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

**TAMALA PARK REGIONAL COUNCIL
RATE SETTING STATEMENT
FOR THE YEAR ENDED 30TH JUNE 2015**

	NOTE	2015 Actual \$	2015 Budget \$	2014 Actual \$
Revenue				
General purpose funding		1,459,506	951,446	1,004,865
Other property and services		13,882	17,349	8,395
		<u>1,473,388</u>	<u>968,795</u>	<u>1,013,260</u>
Expenses				
Governance		(161,533)	(175,438)	(140,987)
Other property and services		(806,181)	(1,194,419)	(704,451)
		<u>(967,714)</u>	<u>(1,369,857)</u>	<u>(845,438)</u>
Net result excluding rates		505,674	(401,062)	167,822
Adjustments for cash budget requirements:				
Non-cash expenditure and revenue				
Initial recognition of assets due to change to regulations				
(Profit)/Loss on asset disposals	19	(956)	(6,869)	0
Movement in employee benefit provisions (non-current)		14,670	0	(2,398)
Depreciation and amortisation on assets	2(a)	16,250	17,983	13,626
Capital Expenditure and Revenue				
Purchase of furniture and equipment		0	(3,000)	(6,968)
Purchase plant and equipment	6(b)	(65,303)	(66,000)	0
Proceeds from disposal of fixed assets	19	38,182	41,000	0
Repayment of members contributions	10	5,162,010	(17,987,552)	14,244,046
ADD Estimated surplus/(deficit) July 1 b/fwd	21(b)	40,484,543	40,484,543	26,068,415
LESS Estimated surplus/(deficit) June 30 c/fwd	21(b)	46,155,070	22,079,043	40,484,543
Total amount raised from general rate	21(a)	<u>0</u>	<u>0</u>	<u>0</u>

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

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Preparation

The financial report comprises general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this financial report are presented below and have been consistently applied unless stated otherwise. All amounts are stated in Australian Dollars.

Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical accounting estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The local government reporting entity

All Funds through which the Regional Council controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

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.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 18 to these financial statements.

(b) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable.

The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

(c) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(d) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other 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.

(e) Inventories

General

Inventories are measured 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.

Land held for sale

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

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

(f) Fixed Assets

Each class of fixed assets within either property, plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Mandatory requirement to revalue non-current assets

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 amendments allow for a phasing in of fair value in relation to fixed assets over three years as follows:

- (a) for the financial year ending on 30 June 2013, the fair value of all of the assets of the local government that are plant and equipment; and
- (b) for the financial year ending on 30 June 2014, the fair value of all of the assets of the local government -
 - (i) that are plant and equipment; and
 - (ii) that are -
 - (I) land and buildings; or-
 - (II) Infrastructure;

and

- (c) for a financial year ending on or after 30 June 2015, the fair value of all of the assets of the local government.

Thereafter, in accordance with the regulations, each asset class must be revalued at least every 3 years.

In 2013, the Regional Council commenced the process of adopting Fair Value in accordance with the Regulations.

Relevant disclosures, in accordance with the requirements of Australian Accounting Standards, have been made in the financial report as necessary.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Fixed Assets (Continued)

Initial recognition and measurement between mandatory revaluation dates

All assets are initially recognised at cost and subsequently revalued in accordance with the mandatory measurement framework detailed above.

In relation to this initial measurement, 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 Regional Council includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Individual assets acquired between initial recognition and the next revaluation of the asset class in accordance with the mandatory measurement framework detailed above, are carried at cost less accumulated depreciation as management believes this approximates fair value. They will be subject to subsequent revaluation at the next anniversary date in accordance with the mandatory measurement framework detailed above.

Revaluation

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Depreciation

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

When an item of property, plant and equipment is revalued, any accumulated depreciation at the date of the revaluation is treated in the following way:

Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Major depreciation periods used for each class of depreciable asset are:

Computer equipment	4 years
Furniture and equipment	4 to 10 years
Printers, photocopiers and scanners	5 years
Floorcoverings	8 years
Phones and faxes	6 to 7 years
Plant and equipment	5 to 12 years

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

Capitalisation threshold

Expenditure on items of equipment under \$1,000 is not capitalised. Rather, it is recorded on an asset inventory listing.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Fair Value of Assets and Liabilities

When performing a revaluation, the Regional Council uses a mix of both independent and management valuations using the following as a guide:

Fair Value is the price that the Regional Council would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

Fair value hierarchy

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The Regional Council selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Regional Council are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Fair Value of Assets and Liabilities (Continued)

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach

Valuation techniques that reflect the current replacement cost of an asset at its current service capacity.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Regional Council gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

As detailed above, the mandatory measurement framework imposed by the Local Government (Financial Management) Regulations requires, as a minimum, all assets carried at a revalued amount to be revalued at least every 3 years.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Impairment of Assets

In accordance with Australian Accounting Standards the Regional 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 impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

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.

(i) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the Regional Council prior to the end of the financial year that are unpaid and arise when the Regional Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(j) Employee Benefits

Short-term employee benefits

Provision is made for the Regional Council's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Regional Council's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position. The Regional Council's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

Other long-term employee benefits

Provision is made for employees' long service leave and annual leave entitlements not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Regional Council's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Regional Council does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

(k) 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 until such time as the asset is substantially ready for its intended use or sale.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(l) Provisions

Provisions are recognised when the Regional Council has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(m) Interests in Joint Arrangements

Joint arrangements represent the contractual sharing of control between parties in a business venture where unanimous decisions about relevant activities are required.

Separate joint venture entities providing joint venturers with an interest to net assets are classified as a joint venture and accounted for using the equity method. Refer to note 1(o) for a description of the equity method of accounting.

Joint venture operations represent arrangements whereby joint operators maintain direct interests in each asset and exposure to each liability of the arrangement. The Regional Council's interests in the assets, liabilities, revenue and expenses of joint operations are included in the respective line items of the financial statements. Information about the joint ventures is set out in Note 15.

(n) 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.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed in Note 2(c). That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the local government's operations for the current reporting period.

(o) Superannuation

The Regional Council contributes to a number of Superannuation Funds on behalf of employees. All funds to which the Regional Council contributes are defined contribution plans.

(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 Regional Council's operational cycle. In the case of liabilities where the Regional 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 sale where it is held as non-current based on the Regional Council's intentions to release for sale.

(q) Rounding Off Figures

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

(r) Comparative Figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the Regional Council applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statement, an additional (third) statement of financial position as at the beginning of the preceding period in addition to the minimum comparative financial statements is presented.

(s) Budget Comparative Figures

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(t) New Accounting Standards and Interpretations for Application in Future Periods

The AASB has issued a number of new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods, some of which are relevant to the Regional Council.

Management's assessment of the new and amended pronouncements that are relevant to the Regional Council, applicable to future reporting periods and which have not yet been adopted are set out as follows:

Title	Issued / Compiled	Applicable ⁽¹⁾	Impact
(i) AASB 9 Financial Instruments (incorporating AASB 2014-7 and AASB 2014-8)	December 2014	1 January 2018	Nil – The objective of this Standard is to improve and simplify the approach for classification and measurement of financial assets compared with the requirements of AASB 139. Given the nature of the financial assets of the Regional Council, it is not anticipated the Standard will have any material effect.
(ii) AASB 2010-7 Amendments to Australian Accounting Standards arising from AASB 9 (December 2010) [AASB 1, 3, 4, 5, 7, 101, 102, 108, 112, 118, 120, 121, 127, 128, 131, 132, 136, 137, 139, 1023 & 1038 and Interpretations 2, 5, 10, 12, 19 & 127]	September 2012	1 January 2018	Nil - The revisions embodied in this Standard give effect to the consequential changes arising from the issuance of AASB 9 which is not anticipated to have any material effect on the Regional Council (refer (i) above).
(iii) AASB 15 Revenue from Contracts with Customers	December 2014	1 January 2017	This Standard establishes principles for entities to apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from a contract with a customer. The effect of this Standard will depend upon the nature of future transactions the Regional Council has with those third parties it has with. It may or may not be significant.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(t) New Accounting Standards and Interpretations for Application in Future Periods (Continued)

	Title	Issued / Compiled	Applicable ⁽¹⁾	Impact
(iv)	AASB 2013-9 Amendments to Australian Accounting Standards - Conceptual Framework, Materiality and Financial Instruments [Operative date: Part C Financial Instruments - 1 January 2015]	December 2013	Refer title column	Part C of this Standard makes consequential amendments to AASB 9 and numerous other Standards and amends the permissions around certain applications relating to financial liabilities reissued at fair value. As the bulk of changes relate either to editorial or reference changes it is not expected to have a significant impact on the Regional Council.
(v)	AASB 2014-3 Amendments to Australian Accounting Standards - Accounting for Acquisitions of Interests in Joint Operations [AASB 1 & AASB 11]	August 2014	1 January 2016	This Standard amends AASB 11: <i>Joint Arrangements</i> to require the acquirer of an interest (both initial and additional) in a joint operation in which the activity constitutes a business, as defined in AASB 3: <i>Business Combinations</i> , to apply all of the principles on business combinations accounting in AASB 3 and other Australian Accounting Standards except for those principles that conflict with the guidance in AASB 11; and disclose the information required by AASB 3 and other Australian Accounting Standards for business combinations. Since adoption of this Standard would impact only acquisitions of interests in joint operations on or after 1 January 2016, management believes it is impracticable at this stage to provide a reasonable estimate of such impact on the Regional Council's financial statements.
(vi)	AASB 2014-4 Amendments to Australian Accounting Standards - Clarification of Acceptable Methods of Depreciation and Amortisation [AASB 116 & 138]	August 2014	1 January 2016	This Standard amends AASB 116 and AASB 138 to establish the principle for the basis of depreciation and amortisation as being the expected pattern of consumption of the future economic benefits of an asset. It also clarifies the use of revenue-based methods to calculate the depreciation of an asset is not appropriate nor is revenue generally an appropriate basis for measuring the consumption of the economic benefits embodied in an intangible asset. Given the Regional Council currently uses the expected pattern of consumption of the future economic benefits of an asset as the basis of calculation of depreciation, it is not expected to have a significant impact.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(t) New Accounting Standards and Interpretations for Application in Future Periods (Continued)

Title	Issued / Compiled	Applicable ⁽¹⁾	Impact
(vii) AASB 2014-5 Amendments to Australian Accounting Standards arising from AASB 15	December 2014	1 January 2017	Consequential changes to various Standards arising from the issuance of AASB 15. It will require changes to reflect the impact of AASB 15.
(viii) AASB 2015-2 Amendments to Australian Accounting Standards – Disclosure Initiative: Amendments to AASB 101 [AASB 7, 101, 134 & 1049]	January 2015	1 January 2016	This Standard amends AASB 101 to provide clarification regarding the disclosure requirements in AASB 101. Specifically, the Standard proposes narrow-focus amendments to address some of the concerns expressed about existing presentation and disclosure requirements and to ensure entities are able to use judgement when applying a Standard in determining what information to disclose in their financial statements. This Standard also makes editorial and consequential amendments as a result of amendments to the Standards listed in the title column. It is not anticipated it will have any significant impact on disclosures.
(ix) AASB 2015-3 Amendments to Australian Accounting Standards arising from the withdrawal of AASB 1031 Materiality	January 2015	1 July 2015	This Standard completes the withdrawal of references to AASB 1031 in all Australian Accounting Standards and Interpretations, allowing it to be completely withdrawn. It is not anticipated it will have a significant impact as the principles of materiality remain largely unchanged.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(t) New Accounting Standards and Interpretations for Application in Future Periods (Continued)

	Title	Issued / Compiled	Applicable ⁽¹⁾	Impact
(x)	AASB 2015-6 Amendments to Australian Accounting Standards - Extending Related Party Disclosures to Not-for-Profit Public Sector Entities [AASB 10, 124 & 1049]	March 2015	1 July 2016	The objective of this Standard is to extend the scope of AASB 124 <i>Related Party Disclosures</i> to include not-for-profit sector entities. The Standard is expected to have a significant disclosure impact on the financial report of the Regional Council as both Elected Members and Senior Management will be deemed to be Key Management Personnel and resultant disclosures will be necessary.

Notes:

⁽¹⁾ Applicable to reporting periods commencing on or after the given date.

(u) Adoption of New and Revised Accounting Standards

During the current year, the Regional Council adopted all of the new and revised Australian Accounting Standards and Interpretations which were compiled, became mandatory and which were applicable to its operations.

These new and revised Standards were:

AASB 2011-7
AASB 2012-3
AASB 2013-3
AASB 2013-8
AASB 2013-9 Parts A & B

Most of the Standards adopted had a minimal effect on the accounting and reporting practices of the Regional Council as they did not have a significant impact on the or reporting practices or were either not applicable, largely editorial in nature, were revisions to help ensure consistency with presentation, recognition and measurement criteria of IFRSs or related to topics not relevant to operations.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

2. REVENUE AND EXPENSES

	2015	2014
	\$	\$
(a) Net Result		
The Net result includes:		
(i) Charging as an expense:		
Auditors remuneration		
- Audit of the annual financial report	7,000	9,680
Depreciation		
Improvements to leasehold property	5,539	5,539
Furniture and equipment	1,618	1,554
Plant and equipment	9,093	6,533
	<u>16,250</u>	<u>13,626</u>
Other revenue		
Reimbursements and recoveries	0	0
Other	12,926	8,395
	<u>12,926</u>	<u>8,395</u>
	2015	2015
	Actual	Budget
	\$	\$
Interest earnings		
- Other funds	1,459,506	951,446
	<u>1,459,506</u>	<u>951,446</u>
	<u>1,459,506</u>	<u>1,004,865</u>

(b) Statement of Objective

The Tamala Park Regional Council is dedicated to providing high quality services to the community through the various service orientated programs which it has established.

COMMUNITY VISION

The Tamala Park Regional Council will endeavour to provide high quality services to the community through the various service orientated programs which it has established. Council operations as disclosed in these financial statements encompass the following service orientated activities/programs.

GENERAL PURPOSE FUNDING

Objective:

To collect interest on investments

Activities:

Interest revenue.

OTHER PROPERTY AND SERVICES

Objective:

To monitor and control council's overheads operating accounts.

Activities:

Other unclassified Activities.

(c) Conditions over Grants/Contributions

The Tamala Park Regional Council does not hold any grants/contributions over which there are conditions.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

	Note	2015 \$	2014 \$
3. CASH AND CASH EQUIVALENTS			
Unrestricted		46,060,590	40,413,398
		<u>46,060,590</u>	<u>40,413,398</u>
4. TRADE AND OTHER RECEIVABLES			
Current			
Sundry debtors		180,487	542,087
GST receivable		3,846	4,417
Accrued Interest		175,391	150,564
Settlement bonds		29,400	38,000
		<u>389,124</u>	<u>735,068</u>
5. INVENTORIES			
Non-current			
Land held for resale - cost			
Cost of acquisition		1,818,182	1,818,182
		<u>1,818,182</u>	<u>1,818,182</u>
		2015	2014
		\$	\$
6 (a). PROPERTY, PLANT AND EQUIPMENT			
Improvements to leasehold property at:			
- Management valuation 2013 - level 3		101,260	101,260
Less accumulated depreciation		<u>(11,078)</u>	<u>(5,539)</u>
		90,182	95,721
Furniture and equipment at:			
- Management valuation 2014 - level 3		800	800
- Additions after valuation - cost		6,968	6,968
Less accumulated depreciation		<u>(3,172)</u>	<u>(1,554)</u>
		4,596	6,214
Plant and equipment at:			
- Management valuation 2014 - level 3		38,181	38,181
- Disposals		(38,181)	0
- Additions after valuation - cost		65,303	0
- User defined		0	0
Less accumulated depreciation		<u>(8,138)</u>	<u>0</u>
		57,165	38,181
		<u>151,943</u>	<u>140,116</u>

The fair value of property, plant and equipment is determined at least every three years in accordance with legislative requirements. Additions since the date of valuation are shown as cost, given they were acquired at arms length and any accumulated depreciation reflects the usage of service potential, it is considered the recorded written down value approximates fair value. At the end of each intervening period the valuation is reviewed and where appropriate the fair value is updated to reflect current market conditions. This process is considered to be in accordance with *Local Government (Financial Management) Regulation 17A (2)* which requires property, plant and equipment to be shown at fair value.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

(b) Movements in Carrying Amounts

Movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Balance at the Beginning of the Year \$	Additions \$	(Disposals) \$	Revaluation Increments/ (Decrements) \$	Impairment (Losses)/ Reversals \$	Depreciation (Expense) \$	Transfers \$	Carrying Amount at the End of Year \$
Improvements to leasehold property	95,721	0	0	0	0	(5,539)	0	90,182
Furniture and equipment	6,214	0	0	0	0	(1,618)	0	4,596
Plant and equipment	38,181	65,303	(37,226)	0	0	(9,093)	0	57,165
Total property, plant and equipment	140,116	65,303	(37,226)	0	0	(16,250)	0	151,943

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of valuation	Date of last Valuation	Inputs used
Improvements to leasehold property	Level 3	Management	Depreciated replacement Cost	June 2013	Level 3 inputs in the fair value hierarchy
Furniture and equipment	Level 3	Management	Observable open market value	June 2013	Level 3 inputs in the fair value hierarchy
Plant and equipment	Level 3	Management	Observable open market value	June 2014	Level 3 inputs in the fair value hierarchy

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

	2015	2014
	\$	\$
7. TRADE AND OTHER PAYABLES		
Current		
Sundry creditors	163,501	561,027
Accrued salaries and wages	7,080	5,510
ATO liabilities	14,965	13,388
FBT Liabilities	1,692	770
Accrued expenses	4,500	7,000
	<u>191,738</u>	<u>587,695</u>

8. LONG-TERM BORROWINGS

The Regional Council did not have any long term borrowings at the reporting date.

9. PROVISIONS

	Provision for Annual Leave \$	Provision for Long Service Leave \$	Total \$
Opening balance at 1 July 2014			
Current provisions	68,128	8,100	76,228
Non-current provisions	<u>0</u>	<u>16,261</u>	<u>16,261</u>
	68,128	24,361	92,489
 Additional provision	 31,052	 14,080	 45,132
Amounts used	0	(8,100)	(8,100)
Increase in the discounted amount arising because of time and the effect of any change in the discounted rate	<u>3,726</u>	<u>590</u>	<u>4,316</u>
Balance at 30 June 2015	<u>102,906</u>	<u>30,931</u>	<u>133,837</u>
 Comprises			
Current	102,906	0	102,906
Non-current	<u>0</u>	<u>30,931</u>	<u>30,931</u>
	<u>102,906</u>	<u>30,931</u>	<u>133,837</u>

TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015

	2015 \$	2015 Budget \$	2014 \$
10. MEMBERS CONTRIBUTIONS			
(a) Town of Victoria Park			
Opening balance	3,535,548	3,535,548	2,334,462
Land development expenses	(1,957,706)	(4,037,987)	(2,382,974)
Proceeds of sale of member land	5,006,422	5,157,571	4,449,297
Return of Contribution	(2,583,334)	(2,583,333)	(833,332)
Rates equivalent	(35,214)	(35,214)	(46,221)
TPRC Nett Result	42,140	(33,422)	14,316
	<u>4,007,855</u>	<u>2,003,163</u>	<u>3,535,548</u>
(b) City of Perth			
Opening balance	3,535,548	3,535,548	2,334,462
Land development expenses	(1,957,706)	(4,037,987)	(2,382,974)
Proceeds of sale of member land	5,006,422	5,157,571	4,449,297
Return of Contribution	(2,583,334)	(2,583,333)	(833,332)
Rates equivalent	(35,214)	(35,214)	(46,221)
TPRC Nett Result	42,140	(33,422)	14,316
	<u>4,007,855</u>	<u>2,003,163</u>	<u>3,535,548</u>
(c) Town of Cambridge			
Opening balance	3,535,548	3,535,548	2,334,462
Land development expenses	(1,957,706)	(4,037,987)	(2,382,974)
Proceeds of sale of member land	5,006,422	5,157,571	4,449,297
Return of Contribution	(2,583,334)	(2,583,333)	(833,332)
Rates equivalent	(35,214)	(35,214)	(46,221)
TPRC Nett Result	42,140	(33,422)	14,316
	<u>4,007,855</u>	<u>2,003,163</u>	<u>3,535,548</u>
(d) City of Joondalup			
Opening balance	7,071,097	7,071,097	4,668,925
Land development expenses	(3,915,418)	(8,075,973)	(4,765,948)
Proceeds of sale of member land	10,012,845	10,315,141	8,898,594
Return of Contribution	(5,166,666)	(5,166,667)	(1,666,665)
Rates equivalent	(70,426)	(70,426)	(92,442)
TPRC Nett Result	84,279	(66,844)	28,633
	<u>8,015,711</u>	<u>4,006,328</u>	<u>7,071,097</u>
(e) City of Wanneroo			
Opening balance	7,071,097	7,071,097	4,668,925
Land development expenses	(3,915,418)	(8,075,973)	(4,765,948)
Proceeds of sale of member land	10,012,845	10,315,141	8,898,594
Return of Contribution	(5,166,666)	(5,166,667)	(1,666,665)
Rates equivalent	(70,426)	(70,426)	(92,442)
TPRC Nett Result	84,279	(66,844)	28,633
	<u>8,015,711</u>	<u>4,006,328</u>	<u>7,071,097</u>
(f) City of Vincent			
Opening balance	3,535,548	3,535,548	2,334,462
Land development expenses	(1,957,706)	(4,037,987)	(2,382,974)
Proceeds of sale of member land	5,006,422	5,157,571	4,449,297
Return of Contribution	(2,583,334)	(2,583,333)	(833,332)
Rates equivalent	(35,214)	(35,214)	(46,221)
TPRC Nett Result	42,140	(33,422)	14,316
	<u>4,007,855</u>	<u>2,003,163</u>	<u>3,535,548</u>

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

	2015 \$	2015 Budget \$	2014 \$
(g) City of Stirling			
Opening balance	14,142,194	14,142,194	9,337,850
Land development expenses	(7,830,834)	(16,151,945)	(9,527,684)
Proceeds of sale of member land	20,025,689	20,630,283	17,795,785
Return of Contribution	(10,333,332)	(10,333,334)	(3,333,330)
Rates equivalent	(140,854)	(140,854)	(184,883)
TPRC Nett Result	168,558	(133,687)	54,456
	<u>16,031,421</u>	<u>8,012,657</u>	<u>14,142,194</u>
 TOTAL MEMBERS CONTRIBUTIONS	 <u>48,094,264</u>	 <u>24,037,966</u>	 <u>42,426,580</u>
 Total Opening balance	 42,426,580	 42,426,580	 28,013,548
Land development expenses	(23,492,495)	(48,455,839)	(28,591,476)
Proceeds of sale of member land	60,077,067	61,890,849	53,390,161
Return of Contribution	(31,000,000)	(31,000,000)	(9,999,988)
Rates equivalent	(422,562)	(422,562)	(554,651)
TPRC Nett Result	505,674	(401,062)	168,986
TOTAL EQUITY	<u>48,094,264</u>	<u>24,037,966</u>	<u>42,426,580</u>

11. REVALUATION SURPLUS

Revaluation surpluses have arisen on revaluation of the following classes of non-current assets:

(a) Improvements to leasehold property

Opening balance	6,353	6,353
Revaluation increment	<u>0</u>	<u>0</u>
	<u>6,353</u>	<u>6,353</u>

(b) Plant and equipment

Opening balance	1,164	0
Revaluation increment	<u>0</u>	<u>1,164</u>
	<u>1,164</u>	<u>1,164</u>

TOTAL ASSET REVALUATION SURPLUS	<u>7,517</u>	<u>7,517</u>
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**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

12. NOTES TO THE STATEMENT OF CASH FLOWS

(a) Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	2015 \$	2015 Budget \$	2014 \$
Cash and cash equivalents	<u>46,060,590</u>	<u>21,953,541</u>	<u>40,413,398</u>

(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result

Net result	505,674	(401,062)	167,822
Non-cash flows in Net result:			
Depreciation	16,250	17,983	13,626
(Profit)/Loss on sale of asset	(956)	(6,869)	0
Changes in assets and liabilities:			
(Increase)/Decrease in receivables	345,944	(257,697)	(219,369)
Increase/(Decrease) in payables	(395,957)	179,840	264,227
Increase/(Decrease) in provisions	41,348	23,500	(35,588)
Net cash from operating activities	<u>512,303</u>	<u>(444,305)</u>	<u>190,718</u>

**(c) Undrawn Borrowing Facilities
Credit Standby Arrangements**

The Regional Council does not have any undrawn borrowing facilities at 30 June 2015

13. CONTINGENT LIABILITIES

There were no known contingent liabilities at 30 June 2015.

14. CAPITAL AND LEASING COMMITMENTS

The Regional Council did not have any future operating lease commitments at the reporting date.

(b) Capital Expenditure Commitments

The Regional Council did not have any future capital expenditure commitments at the reporting date.

15. JOINT VENTURE ARRANGEMENTS

The Regional Council is not involved in any joint venture arrangements.

16. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY

	2015 \$	2014 \$
Governance	4,596	6,214
Other property and services	176,747	171,901
Unallocated	48,238,496	42,928,649
	<u>48,419,839</u>	<u>43,106,764</u>

TAMALA PARK REGIONAL COUNCIL NOTES TO AND FORMING PART OF THE FINANCIAL REPORT FOR THE YEAR ENDED 30TH JUNE 2015

	2015	2014	2013
17. FINANCIAL RATIOS			
Current ratio	157.65	61.98	61.22
Asset sustainability ratio	4.02	0.51	0.00
Debt service cover ratio	0.00	0.00	0.00
Operating surplus ratio	0.35	0.17	(1.13)
Own source revenue coverage ratio	1.51	1.20	0.47

The above ratios are calculated as follows:

Current ratio	$\frac{\text{current assets minus restricted assets}}{\text{current liabilities minus liabilities associated with restricted assets}}$
Asset sustainability ratio	$\frac{\text{capital renewal and replacement expenditure}}{\text{Depreciation expenses}}$
Debt service cover ratio	$\frac{\text{annual operating surplus before interest and depreciation}}{\text{principal and interest}}$
Operating surplus ratio	$\frac{\text{operating revenue minus operating expenses}}{\text{own source operating revenue}}$
Own source revenue coverage ratio	$\frac{\text{own source operating revenue}}{\text{operating expenses}}$

Notes:

Information relating to the **asset consumption ratio** and the **asset renewal funding ratio** can be found at Supplementary Ratio Information on Page 39 of this document.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

18. TRUST FUNDS

The Regional Council holds no funds in trust for other entities.

19. DISPOSALS OF ASSETS - 2014/15 FINANCIAL YEAR

The following assets were disposed of during the year.

	Net Book Value		Sale Price		Profit (Loss)	
	Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Plant and Equipment						
Other property and services						
Audi Q5	37,226	34,131	38,182	41,000	956	6,869
	37,226	34,131	38,182	41,000	956	6,869

Profit	956	6,869
Loss	0	0
	<u>956</u>	<u>6,869</u>

20. INFORMATION ON BORROWINGS

(b) New Debentures - 2014/15

The Regional Council did not take up any new debentures during the year ended 30 June 2015.

(c) Unspent Debentures

The Regional Council did not have any unspent debentures as at 30 June 2015.

(d) Overdraft

The Regional Council does not have an overdraft facility.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

21. RATING INFORMATION - 2014/15 FINANCIAL YEAR

(a) Rates

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Budget Rate Revenue \$	Budget Interim Rate \$	Budget Back Rate \$	Budget Total Revenue \$
Differential general rate											
Gross rental value valuations											
Unimproved value valuations											
Sub-Totals		0	0	0	0	0	0	0	0	0	0
Minimum payment	Minimum \$										
Gross rental value valuations											
Unimproved value valuations											
Sub-Totals		0	0	0	0	0	0	0	0	0	0
Ex-gratia rates							0				0
Discounts/concessions (refer note 24)							0				0
Total amount raised from general rate							0				0
Specified Area Rate (refer note 22)							0				0
Totals							0				0

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

21. RATING INFORMATION - 2014/15 FINANCIAL YEAR (Continued)

(b) Information on Surplus/(Deficit) Brought Forward

	2015 (30 June 2015 Carried Forward) \$	2015 (1 July 2014 Brought Forward) \$	2014 (30 June 2014 Carried Forward) \$
Surplus/(Deficit) 1 July 14 brought forward	<u>46,155,070</u>	<u>40,484,543</u>	<u>40,484,543</u>
<u>Comprises:</u>			
Cash and cash equivalents			
Unrestricted	46,060,590	40,413,398	40,413,398
Sundry debtors	180,487	542,087	542,087
GST receivable	3,846	4,417	4,417
Accrued Interest	175,391	150,564	150,564
Settlement bonds	29,400	38,000	38,000
<u>Less:</u>			
Trade and other payables			
Sundry creditors	(163,501)	(561,027)	(561,027)
Accrued salaries and wages	(7,080)	(5,510)	(5,510)
ATO liabilities	(14,965)	(13,388)	(13,388)
FBT Liabilities	(1,692)	(770)	(770)
Accrued expenses	(4,500)	(7,000)	(7,000)
Provisions			
Provision for annual leave	(102,906)	(68,128)	(68,128)
Provision for long service leave	0	(8,100)	(8,100)
Net current assets	<u>46,155,070</u>	<u>40,484,543</u>	<u>40,484,543</u>
Surplus/(deficit)	<u>46,155,070</u>	<u>40,484,543</u>	<u>40,484,543</u>

Difference

There was no difference between the surplus/(deficit) 1 July 2014 brought forward position used in the 2015 audited financial report and the surplus/(deficit) carried forward position as disclosed in the 2014 audited financial report.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

22. SPECIFIED AREA RATE - 2014/15 FINANCIAL YEAR

The Regional Council did not impose any Specified Area Rates.

23. SERVICE CHARGES - 2014/15 FINANCIAL YEAR

The Regional Council did not impose any service charges.

**24. DISCOUNTS, INCENTIVES, CONCESSIONS, & WRITE-OFFS
- 2014/15 FINANCIAL YEAR**

The Regional Council did not offer any discounts, provide any concessions or allow any write offs.

25. INTEREST CHARGES AND INSTALMENTS - 2014/15 FINANCIAL YEAR

The Regional Council did not impose interest charges.

26. FEES & CHARGES

There were no fees and charges applied in the financial year

27. GRANT REVENUE

The Regional Council did not receive any Grant Revenue in the financial year.

28. EMPLOYEE NUMBERS

2015

2014

The number of full-time equivalent
employees at balance date

3

3

29. ELECTED MEMBERS REMUNERATION

2015

**2015
Budget**

2014

\$

\$

\$

The following fees, expenses and allowances were
paid to council members and/or the president.

Elected Members Remuneration	131,708	128,750	114,837
Alternate Elected Members Remuneration	420	2,000	0
Chairman's Allowance	15,338	19,750	15,418
Deputy Chairman's allowance	4,857	4,938	4,129
	<u>152,323</u>	<u>155,438</u>	<u>134,384</u>

30. MAJOR LAND TRANSACTIONS

The Regional Council did not participate in any major land transactions during the 2014/15.

31. TRADING UNDERTAKINGS AND MAJOR TRADING UNDERTAKINGS

The Regional Council did not participate in any trading undertakings or major trading undertakings during the 2014/15 financial year.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

32. FINANCIAL RISK MANAGEMENT

The Regional Council's activities expose it to a variety of financial risks including price risk, credit risk, liquidity risk interest rate risk. The Regional Council's overall risk management focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Regional Council.

The Regional Council does not engage in transactions expressed in foreign currencies and is therefore not foreign currency risk.

Financial risk management is carried out by the finance area under policies approved by the Council.

The Regional Council held the following financial instruments at balance date:

	Carrying Value		Fair Value	
	2015	2014	2015	2014
	\$	\$	\$	\$
Financial assets				
Cash and cash equivalents	46,060,590	40,413,398	46,060,590	40,413,398
Receivables	389,124	735,068	389,124	735,068
	<u>46,449,714</u>	<u>41,148,466</u>	<u>46,449,714</u>	<u>41,148,466</u>
Financial liabilities				
Payables	191,738	587,695	191,738	587,695
	<u>191,738</u>	<u>587,695</u>	<u>191,738</u>	<u>587,695</u>

Fair value is determined as follows:

- Cash and cash equivalents, receivables, payables - estimated to the carrying value which approximates net market value.

(a) Cash and Cash Equivalents

The Regional Council's objective is to maximise its return on cash and investments whilst maintaining an level of liquidity and preserving capital. The finance area manages the cash and investments portfolio with the assistance of independent advisers (where applicable). Council has an investment policy and the policy is subject to review by Council. An Investment Report is provided to Council on a monthly basis setting out the make-up and performance of the portfolio.

The major risk associated with investments is price risk - the risk that the capital value of investments may fluctuate due to changes in market prices, whether these changes are caused by factors specific to individual financial instruments of their issuers or factors affecting similar instruments traded in a market.

Cash and investments are also subject to interest rate risk - the risk that movements in interest rates could affect returns.

Another risk associated with cash is credit risk – the risk that a contracting entity will not complete its obligations under a financial instrument resulting in a financial loss to the Regional Council.

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

32. FINANCIAL RISK MANAGEMENT (continued)

The Regional Council manages these risks by diversifying its portfolio and only investing in investments authorised by *Local Government (Financial Management) Regulation 19C*. Council also seeks advice from independent advisers (where considered necessary) before placing any cash and investments.

	2015	2014
	\$	\$
Impact of a 1% ⁽¹⁾ movement in interest rates on cash		
- Equity	462,469	300,559
- Statement of Comprehensive Income	462,468	300,559

Notes:

⁽¹⁾ Sensitivity percentages based on management's expectation of future possible market movements.

(b) Receivables

The Regional Council's major receivables comprise rates and annual charges and user charges and fees. risk associated with these receivables is credit risk – the risk that the debts may not be repaid. The Regional Council manages this risk by monitoring outstanding debt and employing debt recovery policies. It encourages ratepayers to pay rates by the due date through incentives.

Credit risk on rates and annual charges is minimised by the ability of the Regional Council to recover these a secured charge over the land – that is, the land can be sold to recover the debt. The Regional Council is to charge interest on overdue rates and annual charges at higher than market rates, which further encourages payment.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

The Regional Council makes suitable provision for doubtful receivables as required and carries out credit most non-rate debtors.

There are no material receivables that have been subject to a re-negotiation of repayment terms.

The profile of the Regional Council's credit risk at balance date was:

	2015	2014
Percentage of other receivables		
- Current	53%	90%
- Overdue	2%	10%

**TAMALA PARK REGIONAL COUNCIL
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2015**

32. FINANCIAL RISK MANAGEMENT (Continued)

(c) Payables

Payables are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The Regional Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required.

The contractual undiscounted cash flows of the Regional Council's Payables and Borrowings are set out in the Liquidity Sensitivity Table below:

	Due within 1 year \$	Due between 1 & 5 years \$	Due after 5 years \$	Total contractual cash flows \$	Carrying values \$
<u>2015</u>					
Payables	191,738	0	0	191,738	191,738
	<u>191,738</u>	<u>0</u>	<u>0</u>	<u>191,738</u>	<u>191,738</u>
<u>2014</u>					
Payables	587,695	0	0	587,695	587,695
	<u>587,695</u>	<u>0</u>	<u>0</u>	<u>587,695</u>	<u>587,695</u>

**TAMALA PARK REGIONAL COUNCIL
SUPPLEMENTARY RATIO INFORMATION
FOR THE YEAR ENDED 30TH JUNE 2015**

RATIO INFORMATION

The following information relates to those ratios which only require attestation they have been checked and are supported by verifiable information. It does not form part of the audited financial report

	2015	2014	2013
Asset consumption ratio	0.80	0.81	0.78
Asset renewal funding ratio	1.963	N/A	1.17

The above ratios are calculated as follows:

Asset consumption ratio	$\frac{\text{depreciated replacement costs of assets}}{\text{current replacement cost of depreciable assets}}$
Asset renewal funding ratio	$\frac{\text{NPV of planning capital renewal over 10 years}}{\text{NPV of required capital expenditure over 10 years}}$

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TAMALA PARK REGIONAL COUNCIL

Report on the Financial Report

We have audited the accompanying financial report of Tamala Park Regional Council which comprises the statement of financial position as at 30 June 2015 and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information and the statement by chief executive officer.

Management's Responsibility for the Financial Report

Management is responsible for the preparation of the financial report which gives a true and fair view in accordance with Australian Accounting Standards, the Local Government Act 1995 (as amended), the Local Government (Financial Management) Regulations 1996 and for such internal control as management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Council's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.

Auditor's Opinion

In our opinion, the financial report of Tamala Park Regional Council is in accordance with the underlying records of management including:

- a) giving a true and fair view of the financial position of Tamala Park Regional Council as at 30 June 2015 and of its performance for the year ended on that date; and
- b) complies with the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended) and the Australian Accounting Standards.

Reporting on Other Legal and Regulatory Requirements

We did not, during the course of our audit, become aware of any instances where the Council did not comply with the statutory requirements of the Local Government Act (1995) (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended).

In accordance with the Local Government (audit) Regulations 1996, we also report that:

- a) There are no material matters that in our opinion indicate significant adverse trends in the financial position or the financial management practices of the Council.
- b) There are no matters indicating non-compliance with Part 6 of the Local Government Act 1995 (as amended), the Local Government (Financial Management) Regulations 1996 (as amended) or applicable financial controls of any other written law were noted during the course of our audit.
- c) The asset consumption ratio and the asset renewal funding ratio, included in the supplementary ratio information at the back of the financial report, are supported by verifiable information and reasonable assumptions.
- d) All necessary information and explanations required were obtained by us.
- e) All audit procedures were satisfactorily completed in conducting our audit.

BUTLER SETTINERI (AUDIT) PTY LTD
Registered Auditor number 289109



MARIUS VAN DER MERWE
Director

Perth
Date: 24 August 2015

Appendix 9.17

BUZZ

Adelaide 8-10 March 2016

UDIA NATIONAL CONGREES

*Creating places where
people want to be*



REGISTRATION BROCHURE

Appendix page 135

SPONSORS

CONGRESS PARTNERS



PLATINUM PARTNERS



GOLD PARTNERS



SILVER PARTNERS



Creating better communities



HOST - The Urban Development Institute of Australia (UDIA)

The UDIA is the peak body representing the property development industry throughout Australia. We are a not-for-profit industry body dedicated to the representation of Australia's development industry.

UDIA is a federation of five state associations which aims to secure the economic success and future of the development industry in Australia. UDIA seeks to create awareness that national prosperity is dependent on our success in housing our communities and building and rebuilding cities for future generations.

Our members cover a wide range of specialist and industry fields, including: Developers, Valuers, Planners, Engineers, Architects, Marketers, Researchers, Project Managers, Surveyors, Landscape Architects, Community Consultants, Environmental Consultants, Lawyers, Sales and Marketing Professionals, Financial Institutions, State and Local Government Authorities, and Product Suppliers.

To register online please visit
www.udiacongress.com.au

INVITATION

UDIA NATIONAL CONGRESS 8-10 March 2016

The Urban Development Institute of Australia's (UDIA) strong reputation exists because it represents a sector that embraces change, and the UDIA National Congress hosted each year in March, the pinnacle of the development and property events across the nation is the place to be hear about it. The UDIA's 24th National Congress will be hosted in Adelaide 8 - 10 March 2016.

The UDIA Congress is one of the biggest property development industry networking events of the year; a perfect opportunity to extend or renew your business networks.

The 2016 National Congress, through the impressive list of speakers is your chance to hear about the challenges and opportunities for Australia's land and property development industry. Not only are there a range of Australian speakers talking about Australian issues, this Congress has a series of international speakers lined up over three days which has no rival anywhere else in the world.

The conference theme **BUZZ - Creating places where people want to be** explores how to activate places in ways never thought of before. Come along and hear about the secrets to activating spaces from lessons learnt across the globe.

During the Congress there will also be the opportunity not only to hear about the BUZZ but also to feel it! This Congress presents the opportunity to enjoy the BUZZ that makes a city tick.

This Congress will be one that is well remembered for its program, its venues and events, and for its offerings to delegates, exhibitors and sponsors.



CAMERON SHEPHARD
National President UDIA



JOHN STIMSON
Congress Organising Committee Chair

HOST CITY ADELAIDE



Adelaide offers all of the benefits of a large international metropolis without the problems of a huge city. Add its Mediterranean climate, ease of access, affordability, quality accommodation, excellent shopping options, and it's easy to see why conference delegates refer to Adelaide as "the perfect conference city".

Upon arrival at the international airport, delegates can check into their hotel inside half an hour, and enjoy the benefits of being opposite a world class convention centre and only a short distance from beautiful beaches and famous wineries.

Adelaide is the perfect opportunity to relax and play. Discover the local gourmet food and famed regional wines. Enjoy fun social events and adventurous outings. The unique wildlife parks, clean beautiful beaches, vibrant cafés, great dining, riverboats and dolphin cruises make Adelaide a great family holiday destination.

Some of the activities you can enjoy whilst visiting Adelaide include:

- Taking a winery tour of the Barossa Valley, Adelaide Hills or McLaren Vale regions; all which are within an hour's drive of the city-centre and produce some of the world's best wines.
- Visit the Adelaide Zoo and its famous pandas in the city centre, or Monarto Open-Plain Zoo, which is known as Australia's "Little Africa".

- Admire the nation's most comprehensive displays of indigenous culture at the SA Museum and see the nation's finest collection of early European settlement art at the Art Gallery of SA, both conveniently located on North Terrace in the city.
- Take a tram out to historic sea-side Glenelg.
- Visit the world famous Adelaide Central Markets, a foodie delight which is home to hundreds of stalls selling everything from fresh produce to cheese to chocolate and more!
- Hire a free bike to ride around the city.

March in Adelaide is also one of the busiest times of the year with our Congress being run simultaneously with the Adelaide Arts Festival, Fringe Festival, both world-renowned festivals of music, arts, live entertainment, food and fun. The Clipsal 500 V8 race, taking place a week before Congress, also adds to the atmosphere. All events are within walking distance of the conference venue, restaurants, entertainment and accommodation.

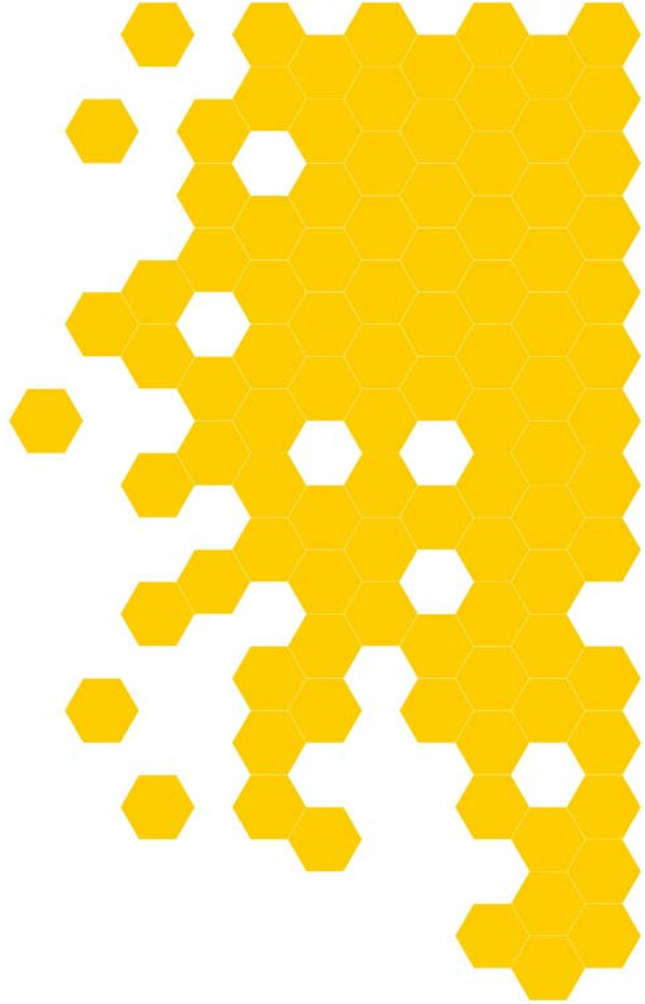
For further ideas and general tourism information, please visit www.southaustralia.com.

HOST VENUE

The 2016 National Congress will be held at the Adelaide Convention Centre. This multi-award winning venue enjoys a global reputation for excellence and is consistently ranked among the world's top convention centres.

The 2016 Congress will be held in the new multipurpose convention floor space and pre-function spaces.

Located in the central business district of Adelaide, the Convention Centre is close to restaurants, hotels and public transport hubs; and is just 15 minutes by car from Adelaide Airport. The Centre is located adjacent to the picturesque River Torrens and parklands and surrounded by trams, trains, buses, taxi ranks and ample car parking. A short stroll along the iconic North Terrace to Adelaide's bustling nightlife will give you a real sense of the buzz in Adelaide during March.



ADELAIDE CONVENTION CENTRE



CONGRESS PROGRAM

OPTIONAL Monday, 7 March 2016

Arrive a day before Congress begins and make the most of what Adelaide has to offer. Delegates can choose from:

Wine tasting in the Barossa

South Australia boasts five of Australia's most awarded wine regions. Travel with colleagues by coach to wineries in the Barossa for lunch.

A round of golf at Royal Adelaide

Join friends and colleagues at the traditional UDIA Congress Golf Classic at this famous golf club.

Cycling tours

Join the UDIA peloton and experience the best of Adelaide by bike! Two supported group ride options are available; choose from a challenging Adelaide Hills loop following several roads used in the Tour Down Under, or a flat beachside loop. Bring your own bike or hire 2016-spec bikes at a discounted rate.

DAY 1 Tuesday, 8 March 2016

9.00am-9.10am	Congress begins	12.50pm-2.00pm	Lunch
9.10am-9.30am	Address from the UDIA National President		A State of Excitement – the economic and cultural BUZZ that is Singapore
9.30am-9.50am	Representative of the Prime Minister of Australia		Celebrating its 50 th Anniversary of Independence in 2015, Singapore is a remarkable story of transformation from post-Colonisation to international powerhouse. What is it about this modern Asian country and its path to renewal.
9.50am-10.30am	Keynote Address: State of the Nation <i>DR PHILIP LOWE, Deputy Governor of the Reserve Bank of Australia</i>	2.00pm-2.40pm	LARRY NG LYE HOCK, Group Director -Architecture & Urban Design Excellence, Urban Redevelopment Authority (Singapore)
10.30am-11.00am	Morning Tea		Harnessing the power of technology to make Smart Cities
11.00am-11.15am	Release of the State of the Land Report <i>Charter Keck Cramer</i>	2.40pm-3.20pm	CATHERINE CARUANA-MCMANUS, Director, Giant Ideas
11.15am-12.00pm	Keynote Address: Planning the waterfront for a liveable city: the Toronto experience Toronto's waterfront has long been held as a shining example of urban renewal. Once a dilapidated working harbour, the innovation and forward thinking have fostered a stunning transformation to a world class precinct with a unique vibe and exciting buzz. The lessons learned are not to be missed! JOHN CAMPBELL , former <i>CEO Toronto City's Waterfront Development Team</i> , will present a fascinating international example of relevance to our own cities challenged by the need to renew.	3.20pm-3.50pm	Afternoon Tea
12.00pm-12.50pm	Catalyst for change Multi-purpose sports and entertainment infrastructure has the ability to transform cities culturally and economically. Using the Adelaide Oval redevelopment example for context, hear how a unique outcome was influenced by the experiences of the world's most successful venues and has delivered lasting economic benefit. ANDREW DANIELS, CEO, Adelaide Oval Stadium Management Authority and ANDREW MCEVOY, Chair, SA Riverbank Authority Board will share their experiences from concept to delivery.	3.50pm-5.00pm	Panel Session: Delivering new suburban communities: infill to greenfields 3 @ 15 mins. presentations followed by 25 mins. discussion. ALAN ZAMMIT, NW Business Park JAMIE MCCLURG, Commercial & General (West) PETER MILLER, Satterley (Brighton)
		6.30pm-8.30pm	Lendlease Welcome Night Adelaide Oval
		7.30pm-late	The Laneway Tour Young professionals tour of some city laneway attractions

CONGRESS PROGRAM

DAY 2 Wednesday, 9 March 2016

8.45am-9.00am	HON JOHN RAU South Australia's Deputy Premier Policy reform does create change
9.00am-9.40am	Bringing our streets and suburbs alive. The local relevance of vibrant and active communities from an international context. Join us as we learn about the experiences of Washington DC from keynote speaker BRIAN O'LOONEY, Design Principal of 'Community Architects', Torti Gallas. As self-proclaimed 'reformers of suburbs', their application of New Urbanism principles has produced stunning outcomes.
9.40am-10.05am	Activation through urban design – case studies from Sydney MICHELLE CRAMER from Hames Sharley shares contemporary experiences where good design facilitates the change needed to create the spaces we need, and the 'buzz' our communities demand.
10.05am-10.30am	The challenge of facilitating change: funding transformation in our urban core KATE ROFFEY, CEO Committee for Melbourne, shares the challenges and successes of public/private partnerships in delivering best practise outcomes for our communities of the future.
10.30am-11.00am	Panel discussion: Ingredients for success and the catalysts for change to activate our communities Panel Session with Q&A from the floor BRIAN O'LOONEY MICHELLE CRAMER KATE ROFFEY
11.00am-11.10am	Administration announcements and summary of the day & evening.
11.10am-11.40am	Morning Tea

Study Tours

Four project based tours and a wine tasting tour option

TOUR 1: Mt. Barker: the pace of change in the Adelaide Hills **What's buzzing in the Hills?**

Adelaide's newest growth node is on the rise with major planning reform paving the way for managed expansion.

TOUR 2: Lightsview & St. Clair (infill development) **What's buzzing in the 'burbs**

Outstanding master planning for the rising density our capital cities need. Two quality projects will be viewed; Lightsview – an infill development that has achieved acclaim with National UDIA awards, including the 2014 president's Award; and St Clair to the cities west that showcases a vibrant mix of built form, public realm and transport connectivity.

TOUR 3: Tonsley & Bowden (Brownfield Development)

Innovation in mixed-use development as we view the stunning transformation of Tonsley, the former Mitsubishi Factory, 11km south of the CBD and Bowden; a TOD located on the former Clipsal site at the western edge of CBD.

TOUR 4: CBD walking tour

What's the city buzz? Adelaide hasn't seen so many cranes in the sky for years; new apartments, laneway activation, creation of new medical and education precincts has revitalised several precincts in the CBD. See it all close up...and bring your walking shoes!

TOUR 5: McLaren Vale wineries via Seaford Meadows/Heights **What's buzzing in the Vale**

Enjoy the fruits of the South.

11.40am-4.30pm

7.00pm-9.00pm

Social Night, Adelaide Fringe Club Rundle Street East, Adelaide CBD.

CONGRESS PROGRAM

DAY 3 Thursday, 9 March 2016

8:55am-9:00am	Administration announcements and summary of the day & evening	11.45am-1.00pm	Big thinking, big ideas – and the little things that matter! To be confirmed
9.00am-9.45am	Achieving synergies through the early delivery of public realm: Vitruvian Park (Dallas, USA) case study Join THOMAS LAMBERTH, Vice President, Development, UDR Dallas office, Vitruvian Park (US) as he details the achievement of this 50ha, 6,000 resident, new community.	2.20pm-3.25pm	Reading the marketing, embracing the market, and delivering what it wants 3 @ 10 mins. presentations followed by 15 mins. Discussion. BRETT WILLIAMS, Connekt (Know the market) BRETT WILLIAMS, Martins Brand House (How to read the market) JOHN ECKERT, AVJennings (Design features of small lot housing)
9.45am-10.30am	TBC	3.25pm-4.00pm	Lift me up
10.30am-11.00am	Morning Tea	4.00pm-4.10pm	Launch of the 2017 Congress by UDIA (WA)
11.00am-11.45am	Mayor's Forum – Progressive councils and their role in fostering innovative outcomes in new development Join Lord Mayors MARTIN HAESE (Adelaide) and ROBERT DOYLE (Melbourne) as they detail the strategic direction both Councils have adopted with their progressive view for new development in large cities.	4.10pm-4.20pm	Congress closing
		7.00pm-Midnight	National Awards Gala Dinner Adelaide Convention Centre



SPEAKERS

The 2016 National Congress, through the impressive list of speakers is your chance to hear about the challenges and opportunities for Australia's land and property development industry. Not only are there a range of Australian speakers talking about Australian issues, this Congress has a series of international speakers lined up over three days which has no rival anywhere else in the world.

DAY 1 SPEAKERS Tuesday, 8 March



DR PHILIP LOWE

DEPUTY GOVERNOR OF THE
RESERVE BANK OF AUSTRALIA

Keynote Address:
State of the Nation



JOHN CAMPBELL

FORMER CEO TORONTO CITY'S
WATERFRONT DEVELOPMENT TEAM

Keynote Address:
Planning the waterfront for a
liveable city: the Toronto
experience



ANDREW DANIELS

CEO, ADELAIDE OVAL STADIUM
MANAGEMENT AUTHORITY

**Catalyst for change - the
Adelaide Oval redevelopment
How it has delivered lasting
economic benefit**



ANDREW MCEVOY

CHAIR, SA RIVERBANK AUTHORITY
BOARD

**Catalyst for change - the
Adelaide Oval redevelopment
How it has delivered lasting
economic benefit**



LARRY NG LYE HOCK

GROUP DIRECTOR-ARCHITECTURE &
URBAN DESIGN EXCELLENCE, URBAN
REDEVELOPMENT AUTHORITY
(SINGAPORE)

**A State of Excitement - the
economic and cultural BUZZ that
is Singapore**



CATHERINE CARUANA-MCMANUS

DIRECTOR, GIANT IDEAS

**Harnessing the power of
technology to make Smart Cities**

SPEAKERS

DAY 2 SPEAKERS Wednesday, 9 March



BRIAN O'LOONEY

DESIGN PRINCIPAL OF 'COMMUNITY ARCHITECTS', TORTI GALLAS

Bringing our streets and suburbs alive. The local relevance of vibrant and active communities from an international context.



MICHELLE CRAMER

DIRECTOR OF HAMES SHARLEY AND PORTFOLIO LEADER OF URBAN DEVELOPMENT

Activation through urban design - case studies from Sydney



KATE ROFFEY

CEO COMMITTEE FOR MELBOURNE

The challenge of facilitating change: funding transformation in our urban core



THOMAS LAMBERTH

VICE PRESIDENT, DEVELOPMENT, UDR DALLAS OFFICE, VITRUVIAN PARK (US)

Achieving synergies through the early delivery of public realm: Vitruvian Park (Dallas, USA) case study

DAY 3 SPEAKERS THURSDAY, 10 March



MARTIN HAESE

LORD MAYOR OF ADELAIDE

Mayors Forum - Progressive councils and their role in fostering innovative outcomes in new development



ROBERT DOYLE

LORD MAYOR OF MELBOURNE

Mayors Forum - Progressive councils and their role in fostering innovative outcomes in new development

ADRIAN ALLEN

STOCKLAND
TBC

TONY PERRIN

FRASERS PROPERTY
TBC

BRETT WILLIAMS

DIRECTOR, CONNEKT
Know the market

BRETT WILLIAMS

CREATIVE & BRANDING STRATEGY,
MARTINS BRAND HOUSE
How to read the market

JOHN ECKERT

NATIONAL DESIGN MANAGER,
AV JENNINGS
Design features of small lot housing



NETWORKING EVENTS

OPTIONAL EVENTS

Monday 7th March 2016

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

Golf at Royal Adelaide Golf Club **Begins at 9.00am, \$220.00 per person**

Join friends and colleagues at the traditional UDIA Congress Golf Classic at this famous golf club.

The Royal Adelaide Golf Club is the venue for the UDIA Congress golf challenge on the Monday of the Congress. Royal Adelaide is one of the Top 100 courses in the World and rated number 6 in Australia. Enjoy 18 holes on the outstanding course.

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

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

Cycling - Two ride options **Depart 10.00am, \$120.00 per person**

Join the UDIA peloton and experience the best of Adelaide by bike! Two supported group ride options are available; choose from a challenging Adelaide Hills loop following several roads used in the Tour Down Under, or a flat beachside loop. Bring your own bike or hire 2016-spec bikes at a discounted rate.

Cost includes: coffee before departure, lunch and refreshments.

Wine tasting in the Barossa Valley **Depart 10.00am, \$130.00 per person**

Travel with colleagues by coach to the world renowned Barossa Valley region; stopping for wine tasting at some of the best wineries in the world. This tour would make a great introduction to your days spent in Adelaide during Congress week.

Cost includes: coach transfer and wine tastings.

SITE TOURS

Wednesday 9th March 2016
11.40am - 4.30pm

- All tours are inclusive in Full delegate registration (one tour per registration).
- Minimum numbers will apply.

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

TOUR 1 **Mt. Barker**

What's buzzing in the Hills

Growth area planning and development

Adelaide's newest growth node is on the rise with major planning reform paving the way for managed expansion.

TOUR 2 **Lightsview & St. Clair**

What's buzzing in the 'burbs

The best of master planned and small lot housing

Outstanding master planning for the rising density our capital cities need. Two quality projects will be viewed; Lightsview – an infill development of 3,000 homes that has achieved acclaim with National UDIA awards, including the 2014 president's Award; and St Clair to the cities west that showcases a vibrant mix of built form, public realm and transport connectivity.

TOUR 3 **Tonsley & Bowden** **Sponsored by Renewal SA**

What's the inner suburban buzz

Innovative mixed use urban renewal

Innovation in mixed-use development as we view the stunning transformation of Tonsley (former Mitsubishi Factory 9km south of the CBD) and Bowden; a TOD located on the former Clipsal site at the western edge of CBD.

TOUR 4 **CBD walking tour** **Sponsored by Adelaide City Council**

What's the city buzz

Apartments, laneways, public spaces and people

What's the city buzz? Adelaide hasn't seen so many cranes in the sky for years; new apartments, laneway activation, creation of new medical and education precincts has revitalised several precincts in the CBD. See it all close up...and bring your walking shoes!

TOUR 5 **McLaren Vale wineries via** **Seaford Meadows/Heights**

What's buzzing in the Vale

Enjoy the fruits of the South

Following visits to greenfield development sites near McLaren Vale (approx. 25kms south of Adelaide) you'll enjoy the best the region has to offer. The McLaren Vale region is known for its impressive wines, lush regional produce and scenery. With 65 wineries, mostly boutique-sized, this Tour will visit some of the best wine producers in South Australia.



McLAREN VALE

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NETWORKING EVENTS



LENLEASE WELCOME NIGHT

Tuesday 8th March 2016
6.30 pm - 8.30 pm
Lindsay Head Terrace,
Adelaide Oval



Our Welcome event will be held on the Adelaide Oval's 'Lindsay Head Terrace' overlooking the picturesque Riverbank plaza. Delegates will be given the opportunity to tour the Oval prior to the networking drinks. This event at the iconic Adelaide Oval will set the scene perfectly for the 2016 National Congress.

- Inclusive in Full delegate registration and Accompanying Person registration.
- Additional tickets \$170.00 per person.
- Dress: Smart Casual

UNDERGROUND TOUR

Tuesday 8th March 2016
7.30 pm - late
Adelaide's small bars & laneways



- Inclusive in Full delegate registration and Accompanying Person registration.
- Additional tickets \$80.00 per person.

This event is aimed at the younger Congress delegates and will visit several of the new small bars in Adelaide including the Peel and Leigh Street District. This will be the perfect opportunity for the younger UDIA members to meet and network in a relaxed, fun atmosphere.

SOCIAL NIGHT

**Wednesday 9th March, 2016
7.00pm–9.00pm
The Fringe Club**



- Inclusive in Full delegate registration and Accompanying Person registration.
- Additional tickets \$180.00 per person.
- Dress: Smart Casual

Our Social night will be held in the epicentre of the Adelaide Fringe – the exclusive artists' bar, the Fringe Club. Situated in the heart of Rymill Park, the Fringe Club has been booked exclusively for our social night. Delegates will rub shoulders with famous comedians, burlesque performers, acrobats, magicians and theatre icons while networking and experiencing an atmosphere unlike anything else in Australia.



RIVERGUM NATIONAL AWARDS GALA DINNER

**Thursday 10th March 2016
7.00 pm - midnight
Adelaide Convention Centre**

rivergum
homes

- Inclusive in Full delegate registration and Accompanying Person registration.
- Additional tickets \$285.00 per person.
- Dress: Cocktail/Lounge Suit

This event, once again, promises to provide exceptional entertainment, atmosphere and decor to showcase the 2016 national finalists and category winners. The recently renovated Adelaide Convention Centre is renowned for its service and catering and promises to provide the perfect venue for the premier networking event of the National Congress.

REGISTRATION FEES AND INCLUSIONS

	EARLY BIRD (paid for before or on 7 December 2015)	REGULAR (paid for after 7 December 2015)
UDIA Member Full Delegate	\$2,395	\$2,695
Non-Member Full Delegate	\$2,795	\$2,995
UDIA Member Day	\$1,100	\$1,100
Day Non-Member	\$1,250	\$1,250
Full Congress Delegate-VIP Experience (see page 2 of Registration Form)	\$4,050	\$4,050

Registration Fees All registration fees are in Australian dollars and include GST.

Registration Fee Inclusions

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

Full Registration – Member, Non-Member

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

Day Registration

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

REGISTRATION TERMS AND CONDITIONS

Payment

Payment of earlybird registration fees are required by Monday 7 December 2015 to qualify for the rate. After the earlybird due date, all unpaid earlybird registrations will automatically roll over and the delegates will be charged at the regular rate. Full payment is required prior to the commencement of the conference. Admission to the conference and all social functions may be refused if payment has not been received. Late fees based on a sliding scale will apply to any outstanding invoices after the conclusion of the conference.

Confirmation of Registration

Registrations will be acknowledged in writing to the email address nominated with confirmation of requirements according to the registration form submitted. A tax invoice will be attached to this email. A remittance advice form is included on the last page of the tax invoice. Please complete this form and forward to conference@aomevents.com. If you have not received a written confirmation within seven days please contact All Occasions Management at conference@aomevents.com.

Payment Methods

Payment may be made by the following options:

Credit Card

The conference will accept payments from Visa, MasterCard, Diners and American Express.

Cheque

Please make cheques payable to "All Occasions Management – UDIA" and post to:
All Occasions Management
12 Stirling Street
Thebarton, South Australia 5031

Electronic Funds Transfer

Account Name – All Occasions Management – UDIA
BSB – 065-112
Account Number – 1016 3910
Bank – Commonwealth Bank of Australia – Hindmarsh SA
Please ensure you add the delegate's surname as the statement reference otherwise funds will not be allocated.

Cancellation Policy

By completing and submitting this registration form, you are indicating your intention to attend the Congress and you will be liable for a cancellation fee if you are unable to attend. Registration cancellations must be sent in writing (mail, fax or email), to All Occasions Management. Registration cancellations received up to 30 days prior to the conference will receive a full refund, less a \$120.00 handling fee. Registration cancellations received less than 30 days and up to seven days prior to the conference will receive a 50% refund. No refunds will be given for registration cancellations received within seven days of the conference; however a substitute delegate may be nominated.

Regrettably, optional social function tickets will not be refunded if delegate participation is cancelled less than 48 hours prior to the function.

Refunds from any deposits forwarded to hotels, tour companies or other related business will be at the discretion of the supplier.

ACCOMMODATION

Delegates are advised to reserve their accommodation as early as possible to avoid disappointment.

All accommodation bookings without a delegate's name assigned to them will need to be released **by 10 February 2016**. After this date you will need to contact the hotel direct who will only be able to book a room if available.

The congress organisers have arranged bookings at a number of local hotels for delegates to book when registering for the congress.

Accommodation can be booked when registering for the congress.

INTERCONTINENTAL ADELAIDE

North Terrace
4 minute walk (350m) to the Adelaide Convention Centre

King Superior Room (Single & Double) - \$280 per night
King Riverview Rm (Single & Double) - \$310 per night
King Club InterContinental - Single Rm (including wifi) - \$370 p/night
King Club InterContinental - Double Rm (including wifi) - \$400 p/night

Rooms cancelled 30-10 days prior to arrival will incur a charge equivalent to one night's accommodation rate. Rooms cancelled 10 day prior or no shows will be fully charged for all nights booked.



OAKS - HOTEL & RESORT EMBASSY

96 North Terrace
4 minute walk (350m) to the Adelaide Convention Centre

*One Bedroom Apartment-\$199*per night*
*Two Bedroom Apartment- \$278*per night*
** excluding GST*

Rooms cancelled 30 days prior to arrival will incur a charge equivalent to one night's accommodation rate. Rooms cancelled 7 day prior or no shows will be fully charged for all nights booked.



MERCURE GROSVENOR HOTEL ADELAIDE

125 North Terrace
5 minute walk (400m) to the Adelaide Convention Centre

Standard Room, 1 Queen Bed - \$179 per night
Ibis Styles Classic Queen Room- \$139 per night

Rooms cancelled 30-7 days prior to arrival will incur a charge equivalent to one night's accommodation rate. Rooms cancelled 7 day prior or no shows will be fully charged for all nights booked.



THE PLAYFORD

120 North Terrace
7 minute walk (500m) to the Adelaide Convention Centre

Standard Guestroom with King Bed - \$179 per night
Playford Guestrooms with 1 King Bed or 2 Queen Beds - \$199 p/night
Deluxe Guestrooms with King Bed - \$239 per night

Rooms cancelled 30-7 days prior to arrival will incur a charge equivalent to one night's accommodation rate. Rooms cancelled 7 days prior or no shows will be fully charged for all nights booked.



ACCOMMODATION AND TRAVEL

ROCKFORD ADELAIDE

164 Hindley St
9 minute walk (750m) to the Adelaide Convention Centre

Superior King Room - \$189 per night

Rooms cancelled 30-7 days prior to arrival will incur a charge equivalent to one night's accommodation rate. Rooms cancelled 7 day prior or no shows will be fully charged for all nights booked.



STAMFORD PLAZA ADELAIDE

150 North Terrace
7 minute walk (550m) to the Adelaide Convention Centre

Superior Room (Single) - \$245 per night

Rooms cancelled within 30 days prior to arrival and no shows will be fully charged for all nights booked.



MILLER APARTMENTS

16 Hindley St
9 minute walk (750m) to the Adelaide Convention Centre

One bedroom deluxe apartment - \$220 per night
One bedroom executive apartment - \$260 per night
Two bedroom executive apartment - \$340 per night

Rooms cancelled 30-7 days prior to arrival will incur a charge equivalent to one night's accommodation rate. Rooms cancelled 7 day prior or no shows will be fully charged for all nights booked.



To reserve accommodation select accommodation when registering for the Congress. All rates are in Australian dollars inclusive of GST and are for room only unless indicated otherwise. The accommodation availability and prices shown are current at the time of publication and are subject to change without notice in accordance with the terms and conditions of each supplier. UDIA and All Occasions Management accept no responsibility for any additional costs or inconvenience incurred. For dates required outside of the Congress dates please email conference@aomevents.com with your requirements.

TRAVEL

All Occasions Travel (Member of the Concorde Agency Networks) is the in-house travel division of the All Occasions Group. With a dynamic travel management team and access to the global

buying power of All Occasions Management are strongly positioned to offer you a premium level of service at the best possible price, including flights, car hire and travel insurance. There are a multitude of options on offer for pre and post touring. Whatever the mode of travel we can assist with ideas and options from adventure travel to high

end luxury stays. To assist with risk management and as a benefit of booking with All Occasions Management, delegates will have access to 24 hour mobile emergency assistance for any travel plans arranged by our office.

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

All Occasions Travel
P 08 8125 2222
F 08 8125 2233
E travel@aomevents.com

GENERAL INFORMATION

Local Transport

Adelaide CBD and Adelaide Airport is well serviced by public transport. Free tram and bus services are available within the CBD.

Bus

The Adelaide 99C City Loop bus services takes you on a loop around the City taking in the SA Museum, State Library, Art Gallery, Royal Adelaide Hospital, Botanic Gardens, Rundle Street (EastEnd), Tandanya Aboriginal Culture Gallery, the Central Markets, the Hindley Street precinct, UniSA and Adelaide Universities.

Taxis

A taxi from the airport to the city is approximately \$20.00.

Suburban Taxi – 131 008

Yellow Cabs – 132 227

Adelaide Independent Taxi – 132 211

Tram

Adelaide Metro Trams run from Glenelg to the city (past the Hilton Adelaide Hotel) and to the Adelaide Entertainment Centre, Port Road. Travel is free from South Terrace to the Adelaide Entertainment Centre. For more information please call +61 8 8210 1000 or visit the website: www.adelaidemetro.com.au.

Airport Bus Service

The Adelaide Airport is situated 7km from the central business district and major hotels. Public transport buses – known as the JetBus Service – pick and drop off to and from the airport to the city. Tickets can be purchased from the driver, with a single trip ticket being approximately \$5.00.

Visit www.adelaidemetro.com.au/stops/view/17327 and look for the J1 and J2 route information.

Airport Transfers

The Skylink Airport Shuttle specialises in providing a regular scheduled bus service between Adelaide Airport and the Adelaide CBD. There are set-downs and pick-ups from most major city hotels. For more information please visit www.skylinkadelaide.com.

Car Parking

There are two car parks available for visitors to the Adelaide Convention Centre:

Riverbank Car Park

Accessible from King William Road and Morphett Road via Festival Drive

Accessible from North Terrace via Station Road

700 undercover car spaces

Open 24 hours a day, 7 days a week

North Terrace Car Park

Accessible from North Terrace

400 undercover car spaces

Access the Adelaide Convention Centre via elevator

Open 24 hours a day, 7 days a week

Parking Rates For Riverbank and North Terrace car parks:

Early bird		
Enter between 5:30–9:30am	Exit between 2:30–6:30pm	\$13.00/day
Casual rates		
0–1hr	\$ 5.00	
1–2hrs	\$ 5.00	
2–3hrs	\$13.00	
3–4hrs	\$15.00	
Lost ticket	\$26.00	

An additional \$1 will be charged for each hour to a maximum of \$26/24hours.

Dress Standards

Congress Sessions – Smart Casual

Welcome Night – Smart Casual

Social Night at The Fringe Club – Smart Casual Gala

Dinner – Cocktail/Lounge Suit

Temperature

For the month of March, Adelaide's mean maximum temperature is 26.4°C; the mean minimum is 15.3°C.

Delegate List

An attendee list will be supplied to all attendees including exhibitors and sponsors. If you do not wish to have your details on the delegate list please ensure you indicate this on your registration form.

GENERAL INFORMATION

Registration and Information Desk

All delegates and accompanying persons must register themselves to be able to attend sessions, lunches, morning and afternoon teas and any social functions.

The registration and information desk will be located in Foyer M of the Adelaide Convention Centre, and will be open as follows:

Monday 7 March	3:00 pm – 6:00 pm
Tuesday 8 March	7:30 am – 5:00 pm
Wednesday 9 March	8.00 am – 11.40 am
Thursday 10 March	8:15 am – 4.30 pm

Name Badges

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

Photography

While attending the Congress you may be photographed. By registering for the Congress you agree to these photographs being used for promotional purposes.

Special Requirements

Please note any special requirements for example dietary or mobility, when registering for the congress. All special requirements will be forwarded to the venue. For pre-arranged special dietary requirements please make yourself known to the waiting staff at all functions to ensure that your needs are catered for.

Liability/Insurance

In the event of industrial disruptions or natural disasters, the Urban Development Institute of Australia (UDIA), the Organising Committee, and All Occasions Group cannot accept responsibility for any financial or other losses incurred by the delegates. The UDIA, the Organising Committee and the All Occasions Group take no responsibility for injury or damage to persons or property occurring during the congress. All insurance, including medical cover, or expenses incurred in the event of the cancellation of the congress is the individual delegate's responsibility. Attendees are encouraged to choose a travel insurance policy that includes loss of fees/deposits through cancellation of your participation in the congress, or through the cancellation of the congress itself, loss of airfares for any reason, medical expenses, loss or damage to personal property, additional expenses and repatriation should travel arrangements have to be altered. UDIA, the Organising Committee, and All Occasions Group will take no responsibility for any participant failing to insure.

Privacy Policy

The All Occasions Group (encompassing All Occasions Management and All Occasions Travel) complies with all legislation which is designed to protect the rights of the individual to privacy of their information, including the Privacy Act 1988 (Cth). Information collected with respect to your registration for participation in this congress will only be used for the purposes of planning, conduct of the event or communication regarding future events. These details may be made available to parties directly related to the congress including but not limited to the All Occasions Group, venues, accommodation and travel providers (for the purposes of room/travel bookings and congress options), key sponsors (subject to strict conditions) and other related parties as deemed necessary. It is also usual practice to produce a 'Delegate List' of attendees at the congress and to include the individual's details in such a list.

By completing the registration form, you acknowledge that the details supplied by you may be used for the above purposes. It is your responsibility to ensure that all information provided to the All Occasions Group is accurate and kept up to date. To access or update your information, please email or fax the All Occasions Group on conference@aomevents.com or +61 8125 2200.



REGISTRATION FORM

To register online please visit www.udiacongress.com.au



ABN: 40 534 124 524

Please accept this form as a tax invoice from UDIA SA
C/- All Occasions Group
12 Stirling Street
Thebarton SA 5031

Delegate Details

Title _____ Given Name _____ Family Name _____

Preferred name on badge _____

Position _____

Organisation/Company _____

Mailing Address _____

City _____ State _____ Postcode _____

Phone _____ Fax _____ Mobile _____

Email (correspondence will be sent to this email address) _____

Special Requirements? (dietary requirements, mobility issues, special needs) _____

Privacy

In registering for this conference, relevant details will be incorporated into a Delegate List. Delegate Lists will be published to sponsors and within the conference satchel.

☐ No, I do not consent to publishing my details.

All Occasions Group uses commercial electronic messages (i.e. email updates, newsletters etc.) to keep delegates, sponsors and accompanying partners informed on both current and future events. You will automatically be kept informed of conference and accommodation specials.

☐ No, I would not like to be kept informed of conference, travel and accommodation specials and/or holiday/travel prizes.

PLEASE SELECT TYPE OF REGISTRATION

	EARLY BIRD (paid for before or on 7 December 2015)	REGULAR (paid for after 7 December 2015)
UDIA Member Full Delegate	<input type="checkbox"/> \$2,395	<input type="checkbox"/> \$2,695
Non-Member Full Delegate	<input type="checkbox"/> \$2,795	<input type="checkbox"/> \$2,995
UDIA Member Day	<input type="checkbox"/> \$1,100	<input type="checkbox"/> \$1,100
Day Non-Member	<input type="checkbox"/> \$1,250	<input type="checkbox"/> \$1,250
Full Congress Delegate-VIP Experience (see over)	<input type="checkbox"/> \$4,050	<input type="checkbox"/> \$4,050

(All fees are shown in Australian Dollars)

FULL CONGRESS DELEGATE REGISTRATION - THE VIP EXPERIENCE

This concept is designed to enhance your National Congress networking experience

Each VIP delegate registration includes one ticket to the following:

- Study Tour
- Welcome Night event
- Underground Tour event
- Congress day sessions
- Social Night event
- UDIA National Awards Gala Dinner

VIP Additions

- Two tickets to a VIP dinner or VIP lunch
- All day access to the VIP Lounge during Congress sessions on 8, 9 and 10 March, plus two guest passes per day
- Priority VIP seating during Congress and the Gala Dinner
- Concierge service for bookings and business services requests

☐ VIP EXPERIENCE \$4,050

SITE TOURS

Please select which tour you will attend. Inclusive ticket included in full registration

- ☐ TOUR 1: Mt. Barker
- ☐ TOUR 2: Lightsview & St. Clair
- ☐ TOUR 3: Tonsley & Bowden
- ☐ TOUR 4: CBD Walking Tour
- ☐ TOUR 5: McLaren Vale wineries via Seaford Meadows/Heights

SOCIAL PROGRAM

Optional Events Monday 7 March 2016

☐ **GOLF** \$220.00 per ticket Quantity _____ Cost \$ _____

I require (at an additional cost payable on the day):

- ☐ Golf club and bag hire
- ☐ Left handed
- ☐ Motorised golf cart
- ☐ Right handed

☐ **CYCLING** \$120.00 per ticket Quantity _____ Cost \$ _____

I will participate in the ☐ Adelaide Hills or ☐ Beachside loop ☐ I require bicycle hire (social riders only)

☐ **TASTE OF THE BAROSSA** \$130.00 per ticket Quantity _____ Cost \$ _____

Evening Functions

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

Tuesday 8 March at 6.30pm

- ☐ Welcome Night (inclusive ticket for Full Registrations only)
- ☐ Welcome Night Additional Tickets \$170.00 per ticket

Number _____ Cost \$ _____

Tuesday 8 March at 7.30pm

- ☐ Underground Tour (inclusive ticket for Full Registrations only)
- ☐ Underground Tour Additional Tickets \$80.00 per ticket

Number _____ Cost \$ _____

Wednesday 9 March at 7.00pm

- ☐ Social Night at The Fringe Club (inclusive ticket for Full Registrations only)
- ☐ Social Night at The Fringe Club Additional Tickets \$180.00 per ticket

Number _____ Cost \$ _____

REGISTRATION FORM CONTINUED

SOCIAL PROGRAM (continued)

Thursday 10 March at 7.00pm

- ☐ Gala Dinner (inclusive ticket for Full Registrations only)
☐ Gala Dinner Additional Tickets \$285.00 per ticket

Number _____ Cost \$ _____

SOCIAL PROGRAM TOTAL \$ _____

Please note any Gala Dinner seating requests here

ACCOMMODATION **Please book your accommodation here**

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

Check in date _____ Check out date _____

Estimated time of arrival _____ am/pm

- ☐ Single ☐ Double ☐ Twin ☐ Smoking ☐ Non Smoking

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

Cancellation Policy for all hotels: Please refer to pages 15 & 16 or the congress website for individual cancellation policies.

InterContinental Adelaide

4 minute walk (350m) to the Adelaide Convention Centre

- ☐ King Superior Room (Single & Double) - \$280 per night
☐ King Riverview Room (Single & Double) - \$310 per night
☐ King Club InterContinental-Single Rm (inc wifi) - \$370 p/n
☐ King Club InterContinental-Double Rm (inc wifi) - \$400 p/n

One (1) nights' accommodation deposit or guarantee of credit card is required 30 days prior to arrival to secure your accommodation booking.

Mercure Grosvenor Hotel Adelaide

5 minute walk (400m) to the Adelaide Convention Centre

- ☐ Standard Room, 1 Queen Bed - \$179 per night
☐ Ibis Styles Classic Queen Room - \$139 per night

One (1) nights' accommodation deposit or guarantee of credit card is required 30 days prior to arrival to secure your accommodation booking.

Oaks - Hotel & Resort Embassy

5 minute walk (450m) to the Adelaide Convention Centre

- ☐ One Bedroom Apartment - \$199* per night
☐ Two Bedroom Apartment - \$278* per night
*excluding GST

One (1) nights' accommodation deposit or guarantee of credit card is required 30 days prior to arrival to secure your accommodation booking.

The Playford

12 minute walk (900m) to the Adelaide Convention Centre

- ☐ Standard Guestroom with King Bed - \$179 per night
☐ Playford Guestrooms with 1 King Bed or 2 Queen Beds \$199 per night
☐ Deluxe Guestrooms with King Bed - \$239 per night

One (1) nights' accommodation deposit or guarantee of credit card is required 30 days prior to arrival to secure your accommodation booking.

Hotel Grand Chancellor Adelaide

8 minute walk (500m) to the Adelaide Convention Centre

- ☐ Executive Room with King Bed - \$170 per night

One (1) nights' accommodation deposit or guarantee of credit card is required 30 days prior to arrival to secure your accommodation booking.

Rockford Adelaide

9 minute walk (750m) to the Adelaide Convention Centre

- ☐ Superior King Room - \$189 per night

Rooms cancelled 30-7 days prior to arrival will incur a charge equivalent to one night's accommodation rate. Rooms cancelled 7 day prior or no shows will be fully charged for all nights booked.

Stamford Plaza Adelaide

7 minute walk (500m) to the Adelaide Convention Centre

- ☐ Superior Room (Single) - \$245 per night

One (1) nights' accommodation deposit or guarantee of credit card is required 30 days prior to arrival to secure your accommodation booking.

Miller Apartments

9 minute walk (750m) to the Adelaide Convention Centre

- ☐ One bedroom deluxe apartment - \$220 per night
☐ One bedroom executive apartment - \$260 per night
☐ Two bedroom executive apartment - \$340 per night

One (1) nights' accommodation deposit or guarantee of credit card is required 30 days prior to arrival to secure your accommodation booking.

Alterations or cancellation of hotel accommodation booked through All Occasions Management must be sent in writing to All Occasions Management, not to the hotel. Please refer above for the cancellation policy of each hotel.

- ☐ I have read and agree to the terms, conditions and the cancellation policy of my selected accommodation provider. If this box is not ticked, your accommodation will not be processed.

Payment

- ☐ I have read and agree to the terms and conditions and the cancellation policy. If this box is not ticked, your registration will not be processed.

Registration Total \$ _____

Social Program Total \$ _____

Accommodation Total \$ _____

Total \$ _____

Please arrange payment with one of the following methods:

☐ **Cheque**

Enclosed payable to "All Occasions Management – UDIA"

☐ **Electronic Funds Transfer**

Account Name – All Occasions Management – UDIA

BSB – 065-112

Account Number – 1016 3910

Bank – Commonwealth Bank of Australia – Hindmarsh SA

☐ **Credit Card**

The conference will accept payments from Visa, MasterCard, Diners and American Express. Payment via credit card will incur a merchant fee of 2.8% for Visa and MasterCard transactions, 3.6% for American Express and 4.95% for Diners Club.

☐ MasterCard ☐ Visa ☐ American Express ☐ Diners Club

Card number _____ / _____ / _____ / _____

Expiry date ____ / ____ CCV Number (3 digit number that appears on back of the card) _____

Cardholder's name as it appears on the card _____

Signature _____

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

Please forward this form together with payment to:

UDIA 2016 C/- All Occasions Management

12 Stirling Street, Thebarton

South Australia 5031

Phone: +61 8 8125 2200

Fax: +61 8 8125 2233

Email: conference@aomevents.com

Website: www.udiacongress.com.au

To register online please visit
www.udiacongress.com.au

UDIA SA Contacts

Pat Gerace

Executive Director

E. geracep@udiasa.com.au

Terry Walsh

UDIA National Congress Sponsorship Coordinator

E. walsht@udiasa.com.au

Janine Gill

Events and Member Services Manager

E. gillj@udiasa.com.au

T. +61 8 8359 3000



Congress Organisers

All Occasions Management

12 Stirling Street

Thebarton SA 5031

T. +61 8 8125 2200

F. +61 8 8125 2233

E. conference@aomevents.com

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Appendix 9.19

CONFIDENTIAL