

SHIRE OF MT MARSHALL



Local Emergency Management Committee

**Minutes of the Mt Marshall Local Emergency
Management Committee meeting held in
Council Chambers, 80 Monger St, Bencubbin on
Tuesday 19 February 2019,
commencing at 4.00pm.**

Attachment 11.1.1

Cr ARC Sachse

Chairman

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Minutes of the Mt Marshall Local Emergency Management Committee Meeting
held Tuesday 19 February 2019

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**Minutes of the Mt Marshall Local Emergency Management Committee Meeting
held Tuesday 19 February 2019**

1.0 Declaration of Opening / Announcement of Visitors

Cr Sachse welcomed committee members and visitors to the meeting and declared the meeting open at 4.00pm.

2.0 Record of Attendance / Apologies

In Attendance

Cr Anthony Sachse	Shire President/Chair
Cr Ian Sanders	Councillor
Sgt David Johnstone	OIC Bencubbin Police/Deputy Chair
Mr Jack Walker	Regulatory Officer
Mr Peter Geraghty	SJA Co-ordinator Kununoppin SC
Mr Damian Tomas	Chief Bush Fire Control Officer
Ms Sandra Sutton	RAN Beacon Silver Chain
Mr Craig Lewington	Principal Beacon PS (4.08pm)
Mr Shaun Betley	SJA Community Paramedic

Apologies

Mr John Nuttall	Chief Executive Officer
Ms Olivia Gillett	Community Development Officer
Ms Yvette Grigg	District Emergency Management Advisor
Mr Robert Steel	Acting AO Mortlock DFES
Mrs Leah Bohme	Principal Bencubbin PS
Ms Sue Scully	RAN Bencubbin Silver Chain

3.0 Confirmation of Minutes

3.1 Minutes of the Mt Marshall Local Emergency Management Committee Meeting held Tuesday 13 November 2018

LEMC2019/001 OFFICER RECOMMENDATION / COMMITTEE DECISION:

That the minutes of the Mt Marshall Local Emergency Management Committee meeting held on Tuesday 13 November 2018 be confirmed as a true and correct record of proceedings.

Moved Mr Peter Geraghty

Seconded Mr Damian Tomas

Carried 8/0

4.0 Reports of Officers

4.1 Regulatory Officer

4.1.7 Information for the Committee

- Beacon Airstrip upgrade – work is progressing on the Beacon Airstrip upgrade.
- Shire staff were advised prior to Christmas that Calvin Potter was resigning as Captain of the Beacon Volunteer Fire Services Unit. The Shire has not been advised who the new Captain will be.
- Exercise – RO has had discussions with the Bencubbin Police and it is our intentions to carry out the annual exercise in the form of a motor vehicle accident in early April 2019. We will also contact the local SJA coordinator and DFES manager to assist with the preparations.
- Cr Sachse and RO will attend the next DEMC meeting to be held in Northam on Thursday 21 February, 2019.
- CDO, Olivia Gillett has resigned and a new CDO will be appointed in the near future.

5.0 Other Reports

5.1 Chief Bush Fire Control Officer

- The Restricted Burning Period commenced on 1 February 2019 and will continue until 15 March 2019 during that time farmers will require a burning permit to carry out stubble burns.
- During the harvest period there were three Harvest and Movement of Vehicles in Paddocks Bans, plus the mandatory ones on Christmas Day, Boxing Day and New Year's Day. One Total Fire Ban in November and another on 1 February 2019.
- On 16 November 2018 Bush Fire Brigades responded to four fires in separate parts of the Shire started by lightning strikes, two more fires were reported but extinguished by rain.
- On 17 November 2018 Wialki and Bencubbin brigades responded to a fire at Snake Soak, this fire was probably also started by lightning on the previous day.
- On 3 December 2018 the CBFCO received a call from DFES Communications regarding a fire on the Dalgouring – Snake Soak Road. There were actually two fires caused by lightning and both were extinguished by the property owners.
- On 3 December 2018 brigade members also responded to a fire on the property of Rob Grylls which was started by lightning.
- On 3 February 2019 CBFCO received a call from DFES communications advising there was a pole top fire on the Koorda – Bullfinch Road, the fire was not located and it's possible that the person who reported the incident may have mistaken the caravan park lights or the lights near the Seed Cleaners as a pole top fire.
- Wednesday 6 February 2019 Gabbin light tanker responded to a fire started by lightning on the property of George Storer.

Minutes of the Mt Marshall Local Emergency Management Committee Meeting
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- Several members of the Welbungin Bush Fire Brigade attended a training session on Friday 8 February 2019. During the day they completed the on line AILMS training module and were registered on the DFES "E" Academy for further training.
- A one (1) day Introduction to Fire Fighting course has been arranged for Friday 8 March 2019 and an expression of interest has been advertised in the Gimlet and Bulletin. Shire staff also sent out an invitation on the Telstra message bank service.

5.2 St John Ambulance Services

- At the committee meeting on 14 November 2018 the committee approved the purchase of a new Mark 7 ambulance at a cost of \$245,000.00.
- Replacement ambulances for Bencubbin and Beacon have arrived but not delivered.
- Christmas Day (2) & Boxing Day (7) jobs.
- Currently one van is in Perth, by the time the crew get home they will have completed fourteen (14) hours on the job.
- Committee meeting held on Wednesday 13 February 2019.
- 31/01/2019 – received an email from Wheatbelt Office in Northam advising that there was no doctor at Merredin ED from 0800 hours on 31/01/2019 to 0800 hours 02/02/2019. (see Attachment) The same happened New Year's Eve / New Year's Day.

Action: consideration be given to the incidents being mentioned at NEWROC as the circumstances are unacceptable and the level of service from the Merredin Hospital Emergency Department has not improved, taking into consideration the amount of money that has been spent on upgrades.

5.3 Department of Fire & Emergency Services

- RO continues to liaise with DFES manager regarding training.
- Mr Robert Steel has been appointed Acting Area Officer for Mortlock as Mr Michael Lovell has been promoted to an Acting District Officers position in Northam.
- Robert and Sharon Cocking (Training Officer) visited Bencubbin on Friday 8 February 2019 and completed some AILMS training with several Welbungin Bush Fire Brigade members and signed them up for an Introduction to Fire Fighting course on Friday 8 March 2019 in Bencubbin.

5.4 Department of Child Protection and Family Services

Nil

5.5 Education Department

Nil

5.6 Bencubbin Police

Sgt David Johnstone introduced himself to the committee and gave a brief history of his previous policing. Sgt Johnstone is looking forward to spending a couple of years in Bencubbin and working closely with the local volunteers and the LEMC.

Sgt Johnstone advised that his March calendar is fairly busy and he will liaise with the Shire RO to arrange an annual exercise in the form of a motor vehicle accident sometime in early April.

5.7 Silver Chain Nursing Association

RAN Sandra Sutton advised the committee that she had commenced duties at the Beacon Silver Chain.

One area of concern made mention to the committee was the lack of a suitable back up power supply for the nursing post. The current generator requires refuelling every four (4) hours.

5.8 Disabilities Service Commission

Nil

5.9 Community Development

Nil

6.0 General Business

Nil

7.0 New Business of an Urgent Nature Introduced by Decision of the Meeting

Nil

8.0 Next Meeting – Tuesday 12 May 2019 commencing at 4.00pm in Council Chambers, 80 Monger Street, Bencubbin

Minutes of the Mt Marshall Local Emergency Management Committee Meeting
held Tuesday 19 February 2019

9.0 Closure of Meeting

There being no further business the meeting closed at 5.35pm

These Minutes were confirmed at the Local Emergency Management Committee Meeting held on Tuesday 12 May 2019

Date

Cr ARC Sachse

Chair



SHIRE OF MT MARSHALL

MINUTES

**Notice is hereby given that a Meeting of the
Economic Development Grant Fund
Committee was held on Monday 11 March
2019, in Council Chambers, 80 Monger
Street, Bencubbin commencing at 3.03pm.**

Attachment 11.2.1

Chairperson

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John Nuttall
Chief Executive Officer

Chairperson Initial

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5. General Discussion
6. Formal Recommendations to Council (if appropriate)
7. Next Meeting
8. Meeting Closure

**Minutes of the Economic Development Grant Fund Committee Meeting held on Monday
11 March 2019**

1.0 Declaration of Opening

Chairman, Cr Tony Sachse declared the meeting open at 3:03pm and welcomed all those present.

2.0 Record of Attendance and Apologies

In Attendance

Cr ARC Sachse	Committee Member
Cr NR Gillett	Committee Member
Cr SE Faulkner	Committee Member
Mr John Nuttall	Chief Executive Officer
Miss Loren Northover	Economic Development Officer

Apologies

Nil

3.0 Declarations of Interest

Cr SE Faulkner declared that he is a member of the Beacon Progress Association and a shareholder of the Beacon Co-Op.

4.0 Matters for Which Members of the Public to be Excluded

EDGFC2019/001 OFFICER RECOMMENDATION / COMMITTEE DECISION:

According to Section 5.23(2)(3)(iii) of the Local Government Act 1995 the meeting goes behind closed doors to discuss item 6.1 being that it includes information about the business, professional, commercial or financial affairs of a person.

Moved Cr SE Faulkner

Seconded Cr NR Gillett

Carried 5/0

4.1 CONFIDENTIAL ITEM Applications Round 2 – 2018/19 Financial Year

EDGFC2019/002 OFFICER RECOMMENDATION / COMMITTEE DECISION:

That the Economic Development Grant Fund Committee consider the applications.

Moved Cr SE Faulkner

Seconded Cr NR Gillett

Carried 5/0

EDGFC2019/003 COMMITTEE DECISION:

That the meeting comes out from behind closed doors.

Moved Cr NR Gillett

Seconded Cr SE Faulkner

Carried 5/0

Chairperson Initial

Minutes of the Economic Development Grant Fund Committee Meeting held on Monday
11 March 2019

5.0 General Business

Nil

6.0 Formal Recommendations to Council (if appropriate)

EDGFC2019/004 COMMITTEE DECISION:

The Economic Development Grant Fund Committee recommend to Council that the following groups be awarded funding from the Business & Community Group Economic Development Grant Scheme;

- ***Beacon Co-Op be awarded \$2539.30***
- ***Beacon Playgroup be awarded \$376.00***
- ***Beacon Central Community Resource Centre be awarded \$2143.30***
- ***Beacon Primary School P&C be awarded \$7,000.00 on the condition that they are successful in obtaining additional funding.***
- ***Beacon Progress Association be awarded \$3785.00***

Moved Cr SE Faulkner

Seconded Cr NR Gillett

Carried 5/0

7.0 Next Meeting – To be confirmed

8.0 Closure of Meeting

There being no further business the meeting closed at 3:59pm

These Minutes were confirmed by the Committee at its Meeting held on

Date

Chairperson

Mount Marshall - Compliance Audit Return 2018

Certified Copy of Return

Please submit a signed copy to the Director General of the Department of Local Government, Sport and Cultural Industries together with a copy of section of relevant minutes.

Commercial Enterprises by Local Governments					
No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a)(b)(c) F&G Reg 7,9	Has the local government prepared a business plan for each major trading undertaking in 2018.	N/A		John Nuttall
2	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2018.	N/A		John Nuttall
3	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2018.	N/A		John Nuttall
4	s3.59(4)	Has the local government given Statewide public notice of each proposal to commence a major trading undertaking or enter into a major land transaction for 2018.	N/A		John Nuttall
5	s3.59(5)	Did the Council, during 2018, resolve to proceed with each major land transaction or trading undertaking by absolute majority.	N/A		John Nuttall

Delegation of Power / Duty					
No	Reference	Question	Response	Comments	Respondent
1	s5.16, 5.17, 5.18	Were all delegations to committees resolved by absolute majority.	N/A		John Nuttall
2	s5.16, 5.17, 5.18	Were all delegations to committees in writing.	N/A		John Nuttall
3	s5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17.	N/A		John Nuttall
4	s5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations.	N/A		John Nuttall
5	s5.18	Has Council reviewed delegations to its committees in the 2017/2018 financial year.	N/A		John Nuttall
6	s5.42(1),5.43 Admin Reg 18G	Did the powers and duties of the Council delegated to the CEO exclude those as listed in section 5.43 of the Act.	Yes		John Nuttall
7	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO resolved by an absolute majority.	Yes		John Nuttall
8	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO in writing.	Yes		John Nuttall
9	s5.44(2)	Were all delegations by the CEO to any employee in writing.	Yes		John Nuttall
10	s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority.	Yes		John Nuttall

11	s5.46(1)		Has the CEO kept a register of all delegations made under the Act to him and to other employees.	Yes	John Nuttall
12	s5.46(2)		Were all delegations made under Division 4 of Part 5 of the Act reviewed by the delegator at least once during the 2017/2018 financial year.	Yes	John Nuttall
13	s5.46(3) Admin Reg 19		Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record as required.	Yes	John Nuttall

Disclosure of Interest					
No	Reference	Question	Response	Comments	Respondent
1	s5.67	If a member disclosed an interest, did he/she ensure that they did not remain present to participate in any discussion or decision-making procedure relating to the matter in which the interest was disclosed (not including participation approvals granted under s5.68).	Yes		John Nuttall
2	s5.68(2)	Were all decisions made under section 5.68(1), and the extent of participation allowed, recorded in the minutes of Council and Committee meetings.	Yes		John Nuttall
3	s5.73	Were disclosures under section 5.65 or 5.70 recorded in the minutes of the meeting at which the disclosure was made.	Yes		John Nuttall
4	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly elected members within three months of their start day.	N/A		John Nuttall
5	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly designated employees within three months of their start day.	Yes		John Nuttall
6	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2018.	Yes		John Nuttall
7	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2018.	Yes		John Nuttall
8	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return.	Yes		John Nuttall
9	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76	Yes		John Nuttall

10	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28.	Yes		John Nuttall
11	s5.88 (3)	Has the CEO removed all returns from the register when a person ceased to be a person required to lodge a return under section 5.75 or 5.76.	Yes		John Nuttall
12	s5.88(4)	Have all returns lodged under section 5.75 or 5.76 and removed from the register, been kept for a period of at least five years, after the person who lodged the return ceased to be a council member or designated employee.	Yes		John Nuttall
13	s5.103 Admin Reg 34C & Rules of Conduct Reg 11	Where an elected member or an employee disclosed an interest in a matter discussed at a Council or committee meeting where there was a reasonable belief that the impartiality of the person having the interest would be adversely affected, was it recorded in the minutes.	N/A		John Nuttall
14	s5.70(2)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to the Council or a Committee, did that person disclose the nature of that interest when giving the advice or report.	Yes		John Nuttall
15	s5.70(3)	Where an employee disclosed an interest under s5.70(2), did that person also disclose the extent of that interest when required to do so by the Council or a Committee.	Yes		John Nuttall
16	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all notifiable gifts received by Council members and employees.	Yes		John Nuttall

Disposal of Property

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

Finance

No	Reference	Question	Response	Comments	Respondent
1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act.	Yes		Tanika McLennan
2	s7.1B	Where a local government determined to delegate to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority.	Yes		Tanika McLennan
3	s7.3	Was the person(s) appointed by the local government to be its auditor, a registered company auditor.	Yes		Tanika McLennan
4	s7.3, 7.6(3)	Was the person or persons appointed by the local government to be its auditor, appointed by an absolute majority decision of Council.	Yes		Tanika McLennan
5	Audit Reg 10	Was the Auditor's report for the financial year ended 30 June 2018 received by the local government within 30 days of completion of the audit.	Yes		Tanika McLennan
6	s7.9(1)	Was the Auditor's report for the financial year ended 30 June 2018 received by the local government by 31 December 2018.	Yes		Tanika McLennan
7	S7.12A(3)	Where the local government determined that matters raised in the auditor's report prepared under s7.9(1) of the Act required action to be taken by the local government, was that action undertaken.	N/A		Tanika McLennan
8	S7.12A (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9(1) of the Act) required action to be taken by the local government, was a report prepared on any actions undertaken.	N/A		Tanika McLennan
9	S7.12A (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9(1) of the Act) required action to be taken by the local government, was a copy of the report forwarded to the Minister by the end of the financial year or 6 months after the last report prepared under s7.9 was received by the local government whichever was the latest in time.	N/A		Tanika McLennan
10	Audit Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit.	Yes		Tanika McLennan
11	Audit Reg 7	Did the agreement between the local government and its auditor include the scope of the audit.	Yes		Tanika McLennan
12	Audit Reg 7	Did the agreement between the local government and its auditor include a plan for the audit.	Yes		Tanika McLennan
13	Audit Reg 7	Did the agreement between the local government and its auditor include details of the remuneration and expenses to be paid to the auditor.	Yes		Tanika McLennan

14	Audit Reg 7	Did the agreement between the local government and its auditor include the method to be used by the local government to communicate with, and supply information to, the auditor.	Yes		Tanika McLennan
15	Audit Reg 17	Has the CEO reviewed the appropriateness and effectiveness of the local government's systems and procedures in accordance with regulation 17 of the Local Government (Audit) Regulations 1996.	N/A		Tanika McLennan
16	Audit Reg 17	If the CEO has not undertaken a review in accordance with regulation 17 of the Local Government (Audit) Regulations 1996, is a review proposed and when.	Yes	2020	Tanika McLennan

Integrated Planning and Reporting					
No	Reference	Question	Response	Comments	Respondent
1	s5.56 Admin Reg 19DA (6)	Has the local government adopted a Corporate Business Plan. If Yes, please provide adoption date of the most recent Plan in Comments. This question is optional, answer N/A if you choose not to respond.	Yes	09/17	John Nuttall
2	s5.56 Admin Reg 19DA (6)	Has the local government adopted a modification to the most recent Corporate Business Plan. If Yes, please provide adoption date in Comments. This question is optional, answer N/A if you choose not to respond.	No		John Nuttall
3	s5.56 Admin Reg 19C (7)	Has the local government adopted a Strategic Community Plan. If Yes, please provide adoption date of the most recent Plan in Comments. This question is optional, answer N/A if you choose not to respond.	Yes	09/17	John Nuttall
4	s5.56 Admin Reg 19C (7)	Has the local government adopted a modification to the most recent Strategic Community Plan. If Yes, please provide adoption date in Comments. This question is optional, answer N/A if you choose not to respond.	No		John Nuttall
5	S5.56	Has the local government adopted an Asset Management Plan. If Yes, in Comments please provide date of the most recent Plan, plus if adopted or endorsed by Council the date of adoption or endorsement. This question is optional, answer N/A if you choose not to respond.	N/A		John Nuttall

6	S5.56	Has the local government adopted a Long Term Financial Plan. If Yes, in Comments please provide date of the most recent Plan, plus if adopted or endorsed by Council the date of adoption or endorsement. This question is optional, answer N/A if you choose not to respond.	Yes	09/17	John Nuttall
7	S5.56	Has the local government adopted a Workforce Plan. If Yes, in Comments please provide date of the most recent Plan plus if adopted or endorsed by Council the date of adoption or endorsement. This question is optional, answer N/A if you choose not to respond.	N/A		John Nuttall

Local Government Employees

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

Official Conduct

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

5	s5.121(2)(c)	Does the complaints register maintained by the complaints officer include provision for recording a description of the minor breach that the standards panel finds has occurred.	Yes	John Nuttall
6	s5.121(2)(d)	Does the complaints register maintained by the complaints officer include the provision to record details of the action taken under s5.110(6)(b) or (c).	Yes	John Nuttall

Tenders for Providing Goods and Services					
No	Reference	Question	Response	Comments	Respondent
1	s3.57 F&G Reg 11	Did the local government invite tenders on all occasions (before entering into contracts for the supply of goods or services) where the consideration under the contract was, or was expected to be, worth more than the consideration stated in Regulation 11(1) of the Local Government (Functions & General) Regulations (Subject to Functions and General Regulation 11(2)).	Yes		John Nuttall
2	F&G Reg 12	Did the local government comply with F&G Reg 12 when deciding to enter into multiple contracts rather than inviting tenders for a single contract.	N/A		John Nuttall
3	F&G Reg 14(1) & (3)	Did the local government invite tenders via Statewide public notice.	Yes		John Nuttall
4	F&G Reg 14 & 15	Did the local government's advertising and tender documentation comply with F&G Regs 14, 15 & 16.	Yes		John Nuttall
5	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer, notice of the variation.	N/A		John Nuttall
6	F&G Reg 16	Did the local government's procedure for receiving and opening tenders comply with the requirements of F&G Reg 16.	Yes		John Nuttall
7	F&G Reg 18(1)	Did the local government reject the tenders that were not submitted at the place, and within the time specified in the invitation to tender.	N/A		John Nuttall
8	F&G Reg 18 (4)	In relation to the tenders that were not rejected, did the local government assess which tender to accept and which tender was most advantageous to the local government to accept, by means of written evaluation criteria.	Yes		John Nuttall
9	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of F&G Reg 17.	Yes		John Nuttall
10	F&G Reg 19	Was each tenderer sent written notice advising particulars of the successful tender or advising that no tender was accepted.	Yes		John Nuttall

11	F&G Reg 21 & 22	Did the local governments' advertising and expression of interest documentation comply with the requirements of F&G Regs 21 and 22.	Yes	John Nuttall
12	F&G Reg 23(1)	Did the local government reject the expressions of interest that were not submitted at the place and within the time specified in the notice.	N/A	John Nuttall
13	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services.	Yes	John Nuttall
14	F&G Reg 24	Was each person who submitted an expression of interest, given a notice in writing in accordance with Functions & General Regulation 24.	Yes	John Nuttall
15	F&G Reg 24AD(2)	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice.	N/A	John Nuttall
16	F&G Reg 24AD(4) & 24AE	Did the local government's advertising and panel documentation comply with F&G Regs 24AD(4) & 24AE.	N/A	John Nuttall
17	F&G Reg 24AF	Did the local government's procedure for receiving and opening applications to join a panel of pre-qualified suppliers comply with the requirements of F&G Reg 16 as if the reference in that regulation to a tender were a reference to a panel application.	N/A	John Nuttall
18	F&G Reg 24AD(6)	If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application, notice of the variation.	N/A	John Nuttall
19	F&G Reg 24AH(1)	Did the local government reject the applications to join a panel of pre-qualified suppliers that were not submitted at the place, and within the time specified in the invitation for applications.	N/A	John Nuttall
20	F&G Reg 24AH(3)	In relation to the applications that were not rejected, did the local government assess which application(s) to accept and which application(s) were most advantageous to the local government to accept, by means of written evaluation criteria.	N/A	John Nuttall
21	F&G Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers, comply with the requirements of F&G Reg 24AG.	N/A	John Nuttall
22	F&G Reg 24AI	Did the local government send each person who submitted an application, written notice advising if the person's application was accepted and they are to be part of a panel of pre-qualified suppliers, or, that the application was not accepted.	N/A	John Nuttall

23	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government comply with the requirements of F&G Reg 24E in relation to the preparation of a regional price preference policy (only if a policy had not been previously adopted by Council).	N/A	John Nuttall
24	F&G Reg 24F	Did the local government comply with the requirements of F&G Reg 24F in relation to an adopted regional price preference policy.	Yes	John Nuttall
25	F&G Reg 11A	Does the local government have a current purchasing policy in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, \$150,000 or less.	Yes	John Nuttall

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

Signed Mayor / President, Mount Marshall

Signed CEO, Mount Marshall

F1/20 .

Nadine Richmond

From: benny sports <bennysports@outlook.com>
Sent: Monday, 11 February 2019 9:25 AM
To: Nadine Richmond; cfo@mtmarshall.wa.gov.au
Subject: tax invoice13642
Attachments: CCF11022019.pdf

Hi All

We are kindly asking if you could consider waiving this account for \$145.00

We are a volunteer community body that is struggling financially at the moment, we used the portable toilet instead of shutting over the weekend causing considerable inconvenience to the community.

We emptied the toilet, washed it out, refilled it and replaced the paper before returning the unit to the Shire yard as we believed that as a Community body we would not be charged. We believe the CRC, Ag Society and other Community groups have not been asked to pay.


Kind Regards Jenna Hope President Bencubbin Sports Club

To Whom it may concern,

I Keith Jose of 83 Monger Street Bencubbin believe I have been unfairly charged for the use of the newly built recreation centre, as I will NOT and do NOT use or intend to use this facility.

I would greatly appreciate if the council would reconsider the charges that have been applied to my rates account.

Kind regards

K. Jose


SHIRE OF MT MARSHALL Received
11 FEB 2019
File No: <u>F2/1</u>
Officer: <u>CEO</u>
Copy: <u>FAM</u>

From: [John Nuttall](#)
To: [Nadine Richmond](#)
Subject: FW: industrial shed
Date: Wednesday, 13 March 2019 11:49:43 AM



John Nuttall

Chief Executive Officer

80 Monger Street
PO Box 20 BENCUBBIN WA 6477

T: (08) 9685 1202

M: 0427 851 202 E: ceo@mtmarshall.wa.gov.au



www.mtmarshall.wa.gov.au

From: ICS Carpentry [<mailto:icscarpentry@bigpond.com>]
Sent: Thursday, 21 February 2019 9:16 AM
To: John Nuttall <ceo@mtmarshall.wa.gov.au>
Subject: industrial shed

Morning John,

I would like to enquire about the possible lease of the Bencubbin industrial shed on monger st Bencubbin. as I understand it the current lease with Mr Michael lanoue is up for renewal. I have been in discussion with Michael and both parties agree that if ICS carpentry were to take on a lease for the complete shed and then share the rent between us accordingly.

I would propose a weekly rental of \$150/ per week for a 5 year lease. Assuming all goes well my intention in the near future would be to buy the premises.

I will await your further instruction to move forward.

Kind Regards

Ian Sanders
Director

Ph: 96 851 213 **Mob:** 0427 851 213 **Fax:** 96 851 094
email: icscarpentry@bigpond.com



The information contained in this email communication may be confidential. You should only read, disclose, re-transmit, copy, distribute, act in reliance on or commercialise the information if you are authorised by the Shire of Mt Marshall to do so. If you are not the intended recipient of this email communication, please notify us immediately by email to admin@mtmarshall.wa.gov.au or reply by email direct to the sender and then destroy any electronic or paper copy of this message. Any views expressed in this email communication are those of the individual sender, except where the sender specifically states them to be the views of the Shire of Mt Marshall. While every effort has been made to ensure the integrity of this email the Shire of Mt Marshall does not represent, warrant or guarantee that the integrity of this communication has been maintained nor that the communication is free of errors, virus or interference.

Attachment 12.1.9a

Valuation Report

Property	67 Monger Street, Bencubbin, WA 6477			
Prepared for	Shire of Mt Marshall			
Instructed by	Nadine Richmond, Shire of Mt Marshall. This valuation is in accordance with the instructions of the party for whom it was prepared.			
Purpose	Current Market Value Purposes.			
Interest holder	Shire of Mt Marshall			
Dates	Assessment date	1 October 2018	Inspection Date	1 October 2018
LMW ref	3189763			



National Property Valuers and Consultants

LMW (WA) Pty Ltd trading as LMW Perth ABN 85 009 324 403 ACN 009 324 403
 Level 2, 420 Bagot Road, Subiaco, WA 6008 / PO Box 124, Subiaco, WA 6904
 T: (08) 9489-9489 F: (08) 9388-2701 perth@lmw.com.au www.lmw.com.au
 National Offices: NSW VIC QLD WA & SA



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67 Monger Street, Bencubbin, WA 6477

Executive Summary

IMPORTANT: All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation. The Valuer/Firm (in addition to the principal valuer) has no Potential Conflict of Interest or Pecuniary Interest (real or perceived) relating to the subject property.

For the purpose of this report "LMW" means the company identified on the front of this report.

1.1 Property being valued

Submission date	17/10/2018
Address	67 Monger Street, Bencubbin, WA 6477
Title details	Lot 82 on Deposited Plan 148004 as contained within Certificate of Crown Land Title Volume LR3146 Folio 418.
Status order/interest	Reserve under Management Order
Primary interest holder	Shire of Mt Marshall
Encumbrances	Encumbrances are noted in the section Land Particulars.

1.2 Instructions and property details

Instructed by	Nadine Richmond, Shire of Mt Marshall.		
Interest valued	Freehold		
Assessment type	Standard		
Basis for assessment	Market Value		
Primary approach	Direct Comparison		
Relevant dates	Assessment Date: 1 October 2018		Inspection Date: 1 October 2018
Specific instructions	None.		
Title searched	5 October 2018.		
Site identified by	The property has been satisfactorily identified by visual inspection and reference to the cadastral map. Buildings appear to be within the site boundaries.		
Local authority/Zoning	Shire of Mount Marshall		Commercial
Town planning scheme	The current town planning scheme is Local Planning Scheme No. 3		
Highest and best use	The highest and best use is considered to be the current use as commercial premises.		
Areas	Site Area:	988 m ²	Lettable Area: 494 m ²
Tenants	Tenancy Areas Available:	1	No. of Tenants: 1
Occupancy	By Area:	100.00%	By Net Market Rent: 100.00%
Largest tenant	Annual Base Rent:	\$14,000	% of Total Rent: 100.00%
Brief description	The property comprises a grocery store which was previously the town hall. The property comprises a 1,011sqm corner block on the main commercial street of Bencubbin. Improvements comprise the original 1927 built rendered concrete block/tile store front which comprises a front patio area with room to either side, with a main hall to the rear which has a raised stage and backstage area. To the rear of the backstage is a kitchen and storeroom.		



67 Monger Street, Bencubbin, WA 6477

1.3 Income summary – applying market effective rents

Net annual rental income (current/market)	\$14,000	\$9,680
Rental for occupied areas – Rate/m ² pa Net (current/market)	\$28	\$20
Vacancy (current/permanent vacancy allowance)	Nil	Nil
Total outgoings	\$22/m ² pa	\$11,000 pa
Weighted average lease expiry for existing tenants based on income	5 months	0.42 years
Weighted average lease expiry based on total market income, including vacancies	5 months	0.42 years

1.4 Recent sale history

Sale date/Price	N/A	N/A
Comment	There are no sales listed for the property.	

1.5 Valuation (exclusive of GST)

Market Value	\$95,000
Diminishing Asset Component (defined under heading 8.2 Definitions)	\$1,772

1.6 Reversions

Rental reversions (profit rent and rental shortfall)	\$1,772
Leasing-up allowances (includes incentives where applicable)	-\$7,718

1.7 Analysed results

Analysed market yield/Reversionary yield – pa net (effective rents)	9.59%	10.19%
Initial yield – pa net		14.74%
Rate/m ² lettable area		\$192
Rate/m ² of site area (improved)		\$96

1.8 Risk profile

The purpose of risk ratings is to alert the reader to anything that is readily apparent and known to the Valuer at the date of valuation and that may impact on the current market value or marketability of the subject property, limited to the Valuers area of professional expertise.

The indicators in this risk summary are drawn from opinions of the Valuer and are expressed as opinion not fact.

Category	Low	Low/Medium	Medium	Medium/High	High
Cash flow					
Asset					
Market					
Environment					
Management					



67 Monger Street, Bencubbin, WA 6477

1.9 General market comment

The following comment is a statement of opinion and not a fact or warranty.

Broader property and economic indicators suggest the market will remain subdued to deteriorating in the foreseeable future.

Valuer

Brad Koenig
AAPI CPV 65295
WA Licence No. 44509

Entity
Office

LMW (WA) Pty Ltd trading as LMW
Perth



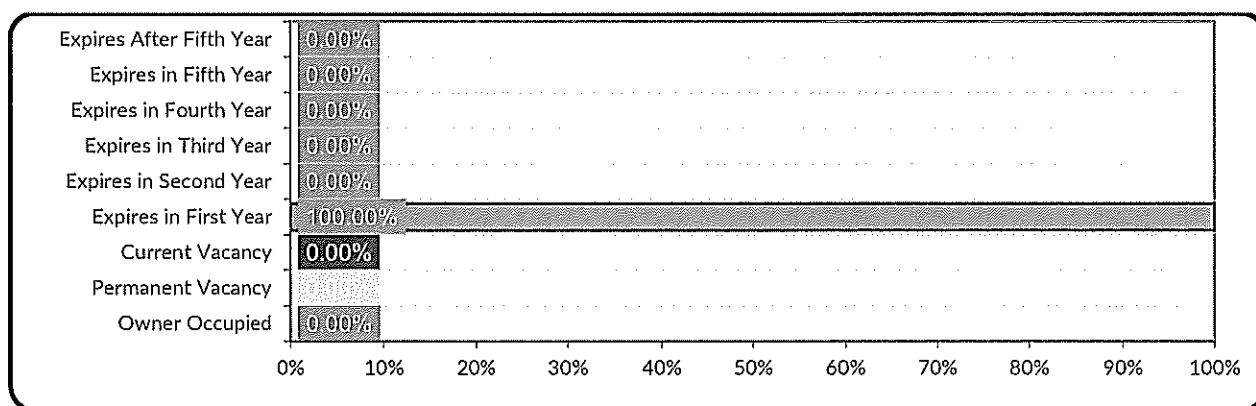
67 Monger Street, Bencubbin, WA 6477

Risk Profile

2.1 Cash flow

2.1.1 Expiry

– Graph of Lease Expiry Profile based on Net rental income.



WALE By area 5 months 0.41 years

– The following table measures the potential cost impact of the current lease expiry profile.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
area expiring m ²	494						
lease up (months)	6						
cost if tenant vacates (\$)	13,442						

Note: The 'cost if tenant vacates' is based on a lease up allowance including agent's commissions. The table is provided to help quantify the risk associated with the expiry profile of current tenant(s) in the premises. It is not based on an expectation that the tenant will remain or vacate but simply provides guidance to the possible cost expressed in today's terms based on current rent levels.

Lease-up periods

The letting up period for the subject property is considered to be approximately six months allowing for a professional marketing campaign by suitably qualified real estate agent familiar with this type of property in the general locality.

2.1.2 Other matters

– Vacancy/Trend	Limited properties available for lease and are likely to remain so in the medium term.
– Market incentives	Minimal incentive required.
– Occupant quality	The occupants in the locality are predominantly owner occupiers.
– Rental arrears	We are not aware of any rental arrears.
– Lease documents	I have sighted executed copies of the lease documents.
– Outgoings	Outgoings are estimated based on industry averages.
– Vacancy allowance	I have not made a permanent vacancy allowance.
– Cash flow risk rating	Medium/High
– Comment	Limited demand to lease properties, with few prospective tenants.



67 Monger Street, Bencubbin, WA 6477

2.2 Asset profile

- Site quality	Corner allotment suitable for the current use.
- Flooding	My enquiries indicate that the property is not subject to flooding.
- Access quality	Good access to the property, with the property situated on the corner of Rupe Street and Monger Street.
- Exposure	The property is situated on the main street in town.
- Building design & construction	The building is functional and efficient.
- Facilities & services	Adequate considering age of the building.
- Current use	Compatible with the predominant land use in the location.
- Parking	Adequate parking provided on site.
- Planning	Current use is in line with planning guidelines. There appears to be no adverse planning or environmental issues with this property.
- Essential services	All essential services are available/connected.
- Asset risk rating	Low/Medium

2.3 Market

- Supply/Trend	Low levels of supply, with limited properties available on the market. This is anticipated to remain in the medium term.
- Demand/Trend	Demand is low, due to the small local economy, which is not anticipated to change in the medium term.
- Volume of sales	Low due to few similar properties in this location.
- Market direction	Prices are stable to slightly deteriorating.
- Market activity	Sales activity is currently stable.
- Marketability	Fair only, due to the age of the improvements.
- Evidential support	There is a low level of comparable evidence to the subject in the immediate locality.
- Saleability	Given a continuation of the market conditions that were experienced leading up to the date of valuation and a competent marketing campaign reflecting the nature of the property, I consider the property is saleable at valuation over a normal 6 month marketing period.
- Buyer profile	The most likely buyer is generally an owner occupier.
- Market risk rating	Medium



67 Monger Street, Bencubbin, WA 6477

2.4 Environment

- Environmental Issues None apparent.
- Uses The current use is not identified as a risk use in the API guidance notes.
- Environmental checklist The environmental checklist has been completed.
- Contaminated site I have checked the relevant contaminated sites database and the subject does not appear to be listed.
- Asbestos I have not been issued with an Asbestos Materials Report and though no obvious signs of asbestos were noted during my inspection the valuation is subject to there being no areas of asbestos contamination affecting Workplace Health and Safety requirements.
- Environmental risk rating Low/Medium

2.5 Management risk

- Management experience The property is most likely to be owner occupied or single tenanted where there is low management risk.
- Management risk rating Low/Medium



3.1 Special instructions

This valuation is in accordance with the instructions of the party for whom it was prepared.

3.2 Assumptions, conditions and limitations

- All investigations have been conducted independently and without influence from a third party in any way.
- Based on my observations, the site does not appear to be contaminated and I assume that no remediation works are required.
- Any objective information, data or calculations set out in the Valuation will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence (except where the information, data or calculation originates from a third party source).
- In undertaking my valuation I have relied upon various financial and other information submitted by the client. Where possible, within the scope of my retainer and limited to my expertise as a valuer, I have reviewed this information including by analysis against industry standards. Based upon that review, I have no reason to believe that the information is not fair and reasonable or that material facts have been withheld. However, my enquiries are necessarily limited by the nature of my role and I do not warrant that I have identified or verified all of the matters which a full audit, extensive examination or “due diligence” investigation might disclose. This valuation is conditional upon the information supplied being correct.
- With respect to lease details, I note that all leases have been sighted. Should there be any variation, I reserve the right to review my valuation. This valuation is conditional upon there being no side agreements in relation to incentives whether it be by way of rental abatements, fitout contributions or cash payments. The right to any rental guarantee, security deposit, bank guarantee or any other form of guarantee provided in respect to any leases to which the property is subject will pass to a purchaser of the property.
- I have relied upon the lettable areas indicated during my on-site inspection. Should any subsequent surveys indicate a variation to the areas adopted within, the matter should be referred to me for review of the valuation.
- I have not been provided with any reports relating to the condition of any plant, equipment, facilities or services at the property and assume for the purposes of my assessment that such are adequate for the continued ongoing utility of the property without the need for any specific short term capital expenditure.
- It should be noted that this valuation does not purport to be a structural survey of the improvements nor was any such survey sighted or undertaken. This valuation is conditional upon detailed reports in respect of the structure and serviced installations of the property not revealing any defects requiring significant expenditure. Additionally, in the absence of a Building Certificate issued by Council or other approved certifier, this valuation is conditional upon the property complying with all relevant statutory requirements in respect of such matters as health, building and fire safety regulations.
- **Verifiable assumptions** relate to environmental issues, structural integrity of the improvements, compliance with applicable building regulations, condition of building services, zoning and encroachments, and can be confirmed by obtaining appropriate documentation relating to each.
- **Assumptions based upon opinion** are detailed in Section 7 Sales Evidence to Section 9 Valuation Reconciliation of this report.
- Should any of the assumptions upon which my valuation assessment is made prove to be incorrect or inaccurate, this report should be referred to LMW for reassessment.



67 Monger Street, Bencubbin, WA 6477

Land Particulars

4.1 Title details

Status order/interest	Reserve under Management Order.
Primary interest holder	Shire of Mt Marshall
Legal description	Lot 82 on Deposited Plan 148004 as contained within Certificate of Crown Land Title Volume LR3146 Folio 418.
Encumbrances and interests	1. Reserve 18654 for the purpose of Municipal Offices & Hall Site Management Order. Contains conditions to be observed.

The above reserve lists the current purpose as "Municipal Offices & Hall Site", with the Land Use listed as "Administration Centre – Local Hall". The current use for a Grocery store does not appear to be permitted, however we note that this is a use organised/arranged by the Primary Interest Holder the Shire of Mt Marshall.

Overall, there are considered to be no onerous covenants or interests reported on Title that adversely affect the value, marketability and continued utility of the property. If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report, they may affect the assessment of value. If such matters are known or discovered, I should be advised and asked as to whether they affect my assessment of value.

The valuation is provided on the basis that the land is not subject to any encumbrances or restrictions on Title other than those noted here and that the property is unaffected by any road alteration proposals.

4.2 Land area based on cadastral map

The subject property is a regular shaped allotment with south-western frontage to Monger Street of 10.06m, a north-western boundary of 50.29m, a south-eastern boundary of 50.29m and a north-eastern (rear) boundary of 20.11m. The site encompasses a total land area of 988m².

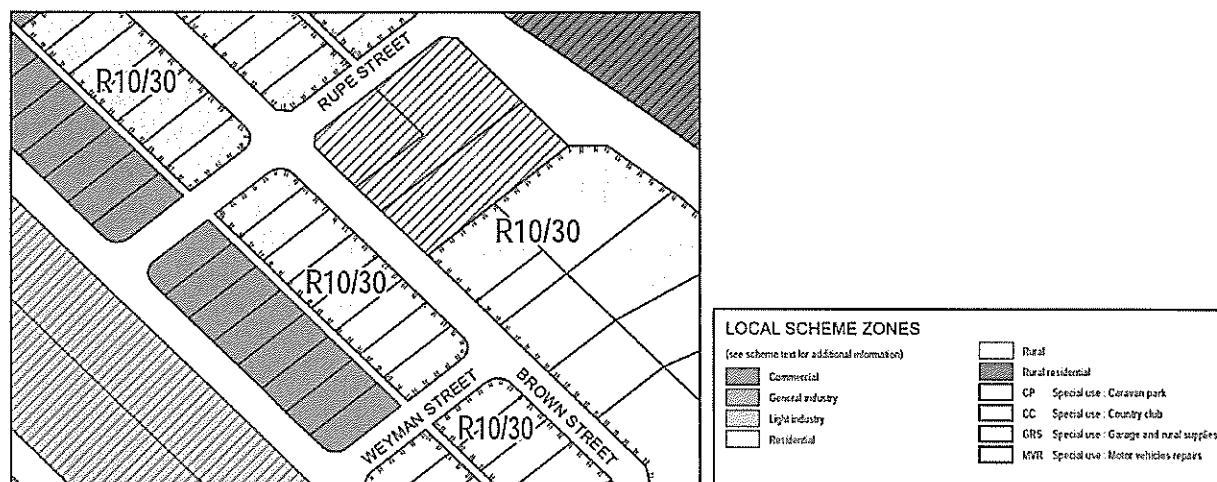
Whilst I have physically identified the boundaries of the subject property on inspection, I am not a qualified Surveyor and no warranty can be given without the benefit of a formal identification survey.





67 Monger Street, Bencubbin, WA 6477

4.3 Town planning summary



Local authority	Shire of Mount Marshall
Planning Scheme	Local Planning Scheme No. 3
Zoning/Designation	Commercial
Zone objectives	<ul style="list-style-type: none"> To maintain a coordinated, consolidated, compact and accessible centre. To centralise commercial, office, showroom, open air display and service functions. To maintain safety and efficiency of traffic flows and provide for adequate facilities for the storage and circulation of vehicles. To preclude the storage of bulky and unsightly goods where they may be in public view. To maintain the compatibility with the general streetscape for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. To reduce uses attracting large volumes of heavy vehicle traffic other than to service retail outlets. To provide for residential uses only where the residential uses are combined with a commercial use, e.g. hotel, or where the residential uses occupy a floor level or location where it is impracticable or inappropriate to establish a shop or office. To provide street furniture, planting and sheltered places for pedestrians. To encourage the provision of public art to improve the amenity and ambience of the town centre area.
Permissible uses	The current use appears to comply with the permissible uses under the zoning.

The planning information noted has been obtained from the relevant local authority. This information has been relied upon in my assessment of value and no responsibility is accepted for the accuracy of the planning information provided. Should the information prove incorrect in any significant respect, the matter should be referred to me for review of the valuation.



67 Monger Street, Bencubbin, WA 6477

4.4 Site description

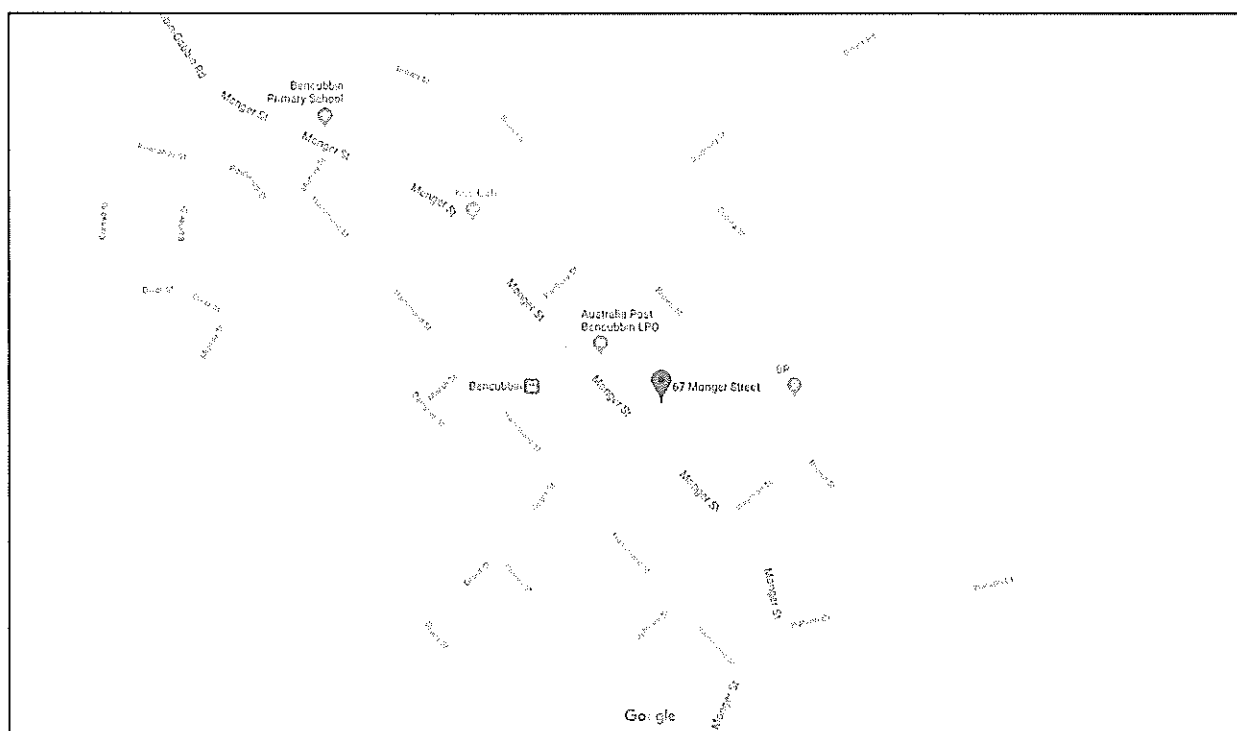
Identification	The property has been satisfactorily identified by visual inspection and reference to the cadastral map.
Position	The land is situated on the north-eastern side of Monger Street, being positioned to the eastern corner of the intersection between Monger Street and Rupe Street.
Shape/Topography	Corner allotment suitable for the current use.
Flood status	My enquiries indicate that the property is not subject to flooding.

The flooding information noted has been obtained from Department of Water. This information has been relied upon in my assessment of value and no responsibility is accepted for the accuracy of the flooding information provided. Should the information prove incorrect in any material respect, the matter should be referred to me for review of the valuation as I deem appropriate.

4.5 Services

Electricity, town water and telephone are all available for connection, sewerage is unavailable. In addition, all roads in the area are bitumen sealed, concrete kerbed and provide adequate drainage.

4.6 Location and neighbourhood



Source: Google Maps

Bencubbin is a small country town, located 283km north-east of Perth, with a population of roughly 150. The town has limited amenities, including a primary school and general store. The nearest major regional centre is Merredin, 110km south of Bencubbin. Its main local economy is agriculture.



67 Monger Street, Bencubbin, WA 6477

4.7 Environmental issues

Issues	
Current use and commencement	Grocery Store - 2009
Existing issues raising concern	None
Uses identified on API Guidance Note 1	None.
Previous uses	Unknown.
Environmental report provided	No, an environmental report has not been provided.
Environmental checklist	The environmental checklist has been completed.
WA contaminated sites act	By the Commencement of the Contaminated Sites Act 2003, a Public Register is now kept in Western Australia of land that has been classified as being either contaminated - remediation required; contaminated - restricted use or remediated for restricted use. In arriving at any assessment of the value of the land, a basic search of that register has been undertaken which discloses that the land is not classified . I do not accept any responsibility or liability whatsoever for the accuracy of the information contained in the search of the Contaminated Sites Register. In addition to searching the Register I have undertaken general enquiries on the previous use of the land and have relied on the accuracy of the information provided by you to use for this purpose.
Fire Risk	The property is not within a bush fire prone area as defined by FESA.

No soil tests or environmental studies have been made available for my perusal. Therefore, it should be noted that my valuation is subject to there being no surface or sub-surface soil problems including instability, toxic or hazardous wastes, toxic mould, asbestos or building material hazards in or on the property that would adversely affect its existing or potential use or reduce its marketability. Should any problems be known or arise, then the valuation should be referred to me for review of the valuation as I deem appropriate.

It should be noted that an Asbestos Materials Report has not been provided. Should any such matters be known or discovered, no reliance should be placed on my assessment of value unless I have been advised of these matters and I have confirmed that my assessment is not affected.

I am not an expert in this regard and if more detailed advice is required, an environmental consultant should be retained.



67 Monger Street, Bencubbin, WA 6477

Improvements

5.1 Building construction details

The property comprises a grocery store which was previously the town hall. Improvements comprise the original 1927 built rendered concrete block/tile store front which comprises a front patio area with room to either side, with a main hall to the rear, which has a raised stage and back stage area. To the rear of the backstage is a kitchen and storeroom.

Internally the store front comprises two rooms with the patio between the two rooms comprising a coolroom. One of the rooms is being utilised as the shire archive room, while the other features a small kitchenette. Both rooms comprise carpeted floor coverings, fluorescent lighting and a fire place.

The Hall comprises timber floors, with a 5m peak height truss ceiling, two large commercial evaporative air conditioners and fluorescent lighting. At the rear of the stage area is a storage and kitchen, which comprising vinyl floorcoverings, stainless steel sink and rangehood.

Externally there is also a side patio and main customer entrance to the store.

To the rear of the block are male and female public toilets which are maintained by the shire.

5.2 Lettable areas (NLA)

Building component	Area m ²
Office	440
Patio	29
Verandah	25
Toilets	21
Lettable Area	494

5.3 Photographs



Street Front



Street front



67 Monger Street, Bencubbin, WA 6477



Archive Room



Store Room



Public Toilets



Public Toilets



Public Toilets



Rear Elevation



67 Monger Street, Bencubbin, WA 6477



Hall



Hall



Raised Stage



Hall



Office/Store



Kitchen



67 Monger Street, Bencubbin, WA 6477

Income Assessment

6.1 Lease details

Lease details are summarised as follows:

Lessor	Shire of Mt Marshall
Lessee	Millbrook Nominees Pty Ltd
Demised premises	67 Monger St, Bencubbin
Commencement date	27 March 2009
Term	10 years
Options	Nil
Rental review	Nil
Commencing rental	\$14,000 pa
Current rental	\$14,000 pa
Outgoings	Payable by lessee.
GST	Payable in addition to the rent

6.2 Assessment of outgoings

I have not been provided with a schedule of outgoings for the subject property, however estimate that these would be in the order of \$25/m² pa. Please note that outgoings are payable by the tenant under a net lease arrangement, however will be a cost in any lease up allowances if required.

6.3 Rental evidence

7 FENTON PL WONGAN HILLS WA



Commencement Date	9/2016
NLA	700 sqm
Rent PA	\$42,000
Leasable Area \$ / sqm	\$60 Net
Tenant	Primaries

This property comprises a 2,226m² landholding split over two adjoining titles being lot 136 and 137 each of 1,113m². The property is located on the corner of Wilson St and Fenton Pl which is the main road of Wongan Hills providing good exposure for the property. The site is improved with an office/warehouse development. The office comprises a rendered brick and iron heritage listed building. The attached warehouse is fully enclosed with a low truss height with a high pitched roof. The property also has a detached fully enclosed zincalume storage shed at the rear of the property with gable roof and 4m clearance with roller doors.

Externally the property is gated and fenced with cyclone mesh and barbed wire fencing to the boundaries. The property also has a large gravel hardstand to the side of the property.

We are unaware of the lease commencement date however we were informed that in September 2016 the passing rent was \$42,000 pa, leased until 30 September 2020 with a 5 year option to 2025.

The rent is hypothetically apportioned as follows:

Office 200m² @ \$80/m² \$16,000. Warehouse 420m² @ \$50/m² \$21,000. Shed 80m² @ \$40/m² \$3,200. Excess Hardstand 500m² @ \$4/m² \$1,800

*We are unaware of specific building areas and as such these have been estimated.

Comparisons: The leased premises are larger than the subject property and in a superior town. Overall a lower rate per square metre and per annum is anticipated for the subject property.



67 Monger Street, Bencubbin, WA 6477

MACHINERY SHED NO. 1/ 66 ARCTURUS ST SOUTHERN CROSS WA



Commencement Date	7/2018
NLA	421 sqm
Rent PA	\$9,548
Leasable Area \$ / sqm	\$23
Tenant	Southern Cross Crane Hire
Term (years)	1

The leased premises comprises a 1980's built steel frame and iron clad machinery shed. Features include 5m truss, 3 phase power, suspended vapour lamps, 34% concrete floor and attached open skillion lean-to with earth floor.

Comparisons: The leased premises are slightly smaller than the subject property, and it comprises an industrial property. Southern Cross is a larger town, situated along Great Eastern Highway. Overall a slightly lower rate per square metre, with a broadly comparable rent per annum.

UNIT 2/ 32 BASHFORD ST JURIE BAY WA



Commencement Date	5/2016
NLA	80 sqm
Rent PA	\$15,071
Leasable Area \$ / sqm	\$188
Tenant	Haven Boutique
Term (years)	2
Options	2 + 2

The tenancy provides a 1990's built brick and iron construction of 80sqm lettable area utilised for a small retail shop having suspended internal ceilings, carpeted floors and fluorescent lighting. To the rear of the shop is a change room area, small kitchen/meals area, and a single ablution facility. The property is situated on the main commercial/retail strip of Jurien bay adjoining the home hardware store, offices and cafés with good exposure.

Comparisons: The leased premises are significantly smaller than the subject property, in a larger tourist town. Overall a lower rate per square metre and a lower rent per annum is considered to apply.

16 DANDARAGAN RD MOORA WA



Commencement Date	11/2016
NLA	190.00 sqm
Rent PA	\$28,350
Leasable Area \$ / sqm	\$149 Net
Tenant	Rabo Bank

Comprises a 1.356m² site on the main retail/commercial street of town surrounded by other retail, food outlets, cafes and offices. Considered one of the better locations in town for retail/office purposes. The property is improved with a circa early 1900's built rendered brick and iron shop with an adjoining 1980's built office to the side. This adjoining office component is leased to RaboBank supposedly on a newly signed long term lease however we have not been privy to the new lease information. We have been verbally advised that the new lease terms are in line with the previous lease details indicated above.

The rent is hypothetically apportioned as follows:

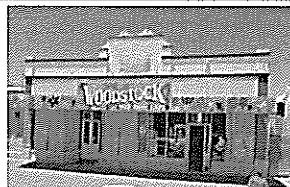
Office - 190m² @ \$150/m².

Comparisons: The leased premises are smaller than the subject property, in a superior location. Overall a lower rate per square metre and a lower rent per annum is considered to apply.



67 Monger Street, Bencubbin, WA 6477

97 GARDINER ST MOORA WA



Commencement Date	11/2016
NLA	185 sqm
Rent PA	\$18,200
Leasable Area \$ / sqm	\$98 Net
Tenant	Jean D'More
Term (years)	5
Options	5

Comprises a 'strip shop' style retail tenancy, within an ageing building on the eastern side of the train line. Lessee advised that the tenancy was refurbished at the Lessee's expense at the commencement of the Lease.

Comparisons: This is a far superior location. The property offers a much smaller lettable area however, quality of accommodation is inferior. A lower rate and overall rental value is expected to apply to the subject.

2 - 4 BORONIA AVE WUNDOWIE WA



Commencement Date	7/2016
NLA	345 sqm
Rent PA	\$27,196
Leasable Area \$ / sqm	\$79 Net
Tenant	Unknown
Term (years)	3
Options	3 + 3 + 3

Comprises an older style, fibro and asbestos roof building which incorporates a 230m² shop/restaurant with commercial kitchen and attached residence of 115m² (areas approximate, as per advertisement).

Leased to an Indian takeaway restaurant for a 3+3+3+3 year term with fixed 3% annual reviews. Allowing say \$200/week for the residence, results in approx. \$73/m² pa net for the retail/restaurant component.

Comparisons: This is considered to offer an inferior level of accommodation however, the location is superior. On an overall basis, we expect a lower rental value and rate to apply to the subject.

The rental evidence has been based on various third party sources of information. While I believe the information to be accurate, not all details have been formally verified.

Given the size of the subject property, an overall rental amount per annum, in addition to a rate per square metre basis has been considered.

Evidence is compared on a net after allowance for all outgoings (highlighted below) effective rental basis because this is the basis upon which the information was predominantly made available to me.

Adopted Net Rental:

\$20 /m² pa

6.4 Market effective rental assessment

In light of the above market rental evidence I believe a purchaser in today's market would apply the following market rental levels (expressed in today's terms) as achievable when the next market review occurs or the premises becomes vacant.

Tenant	Area m ²	Com. date	Initial term	Market review	Net passing rent/pa	Net passing rent/m ²	Net market rent/m ²	Net market rent/pa
Millbrook Nominees Pty Ltd	494	27-03-09	10	28-03-19	\$14,000	\$28	\$20	\$9,680



67 Monger Street, Bencubbin, WA 6477

Sales Evidence

7.1 Sales evidence

The following sales provide a sample of the information that has been investigated and analysed for the purpose of this assessment. Whilst I believe the information to be accurate, it was obtained from third party sources and not all details have been formally verified.

Address	Sale Date Sale Price	Site Area \$/m ² Imp'd	Analysis		Bldg Area \$/m ²
			IY RY	AMY	
60 Midlands Rd Mingenew WA	12/2017 \$200,000	6,123 sqm \$33	- -	-	-



Lease The property sold with vacant possession.

Comments:

General Comment: This sale comprises a 6123sqm irregular shaped allotment located in the regional locality of Mingenew. The improvements comprise the local Mingenew Hotel. The hotel comprises hotel rooms, motel style units, public bar, lounge, dining room and a beer garden. The property is reportedly in a poor condition and requires some maintenance work prior to reopening.

Comparison: This property features a significantly larger site area and larger improvements however, there is work required and limited demand for hotel accommodation in Mingenew. This is a superior property however, due to the size, a higher rate on site area is anticipated or the subject.

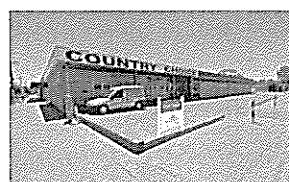
23 Solomon Tce Morawa WA	6/2017 \$30,001.00	1,012 sqm \$30	- -	-	-
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General Comment: This property comprises a 1012sqm regular shaped allotment improved with a 1900's built brick and iron roof strip front shop/office building which is in a poor condition. There is a garden shed to the side of the house.

Comparison: The sale offers a similar sized land holding, with inferior quality of improvements. The improvements are in an inferior condition and have a lower added value. A higher rate on site area is anticipated for the subject property.

91 Gardiner St Moora WA	1/2017 \$275,000	1,821 sqm \$151	- 14.96%	13.25%	683 sqm \$403
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Area Break-up: Shop - 114.18 m². Showroom - 568.82 m².

Lease Effective market net income is \$41,133 pa or \$60 /m² pa overall. It is apportioned as net effective rent: shop - \$136/m² pa with 12 months left on the lease at \$15,500pa. showroom is owner occupied and we have assessed an effective market rent at \$45/m² pa or \$30,269pa. We expect a 6 month leasing up period required.

General Comment: Comprises an 1,822 sqm site at the corner intersection of Dargai Street on one of the main commercial streets in Moora. Improvements comprise an approximately 683 sqm 1972 built single level retail / showroom facility. The showroom area provides neat open retail showroom space currently used as a ladies fashion store. The premise currently offers two tenancies. Tenancy one is a 114 m² beauty shop which is currently tenanted. Tenancy two is a 569 m² showroom which is currently owner occupied.

Comparison: The sale has a superior location with larger improvements and a larger site area. Overall, a superior property. We anticipate a broadly comparable rate on site area, with a lower yield to apply to the subject property, due to the subjects smaller size.



67 Monger Street, Bencubbin, WA 6477

Address	Sale Date Sale Price	Site Area \$/m ² Imp'd	Analysis		Bldg Area \$/m ²
			IY RY	AMY	
3 Gabbedy Pl Meckering WA	5/2016 \$110,000	1,771 sqm \$62	- 5.00%	4.84%	220 sqm \$500

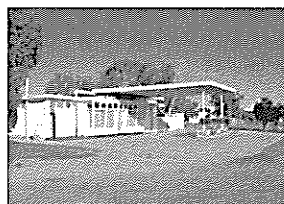


Area Break-up: Office - 110m² Warehouse - 110 m².

Lease The property sold with vacant possession however we have assessed the market net income as \$5,500 pa or \$25 /m² pa.
Comments:
General This property comprises a 1,771m² allotment which is improved with a circa 1970's built steel frame office warehouse which was previously utilised as the old post office. The office section is positioned towards the front of the block with the warehouse adjoining to the rear. The warehouse is concrete floored and powered with access via two roller doors to the side and rear. There is a bitumen hardstand to the front half of the block which is fully fenced and the remainder of the block gravel hardstand and backs onto a slip road.
Comment:

***Comparison:** The sale occupies a slightly superior location. The land holding is slightly larger, with smaller improvements and the majority of the value being in the land. Overall, we consider this property to be broadly comparable, with a slightly higher rate on site area to apply, due to the subject's smaller area. This yield reflects the high underlying land component. We expect a higher yield to apply to the subject.*

86 Midlands Rd Mingenew WA	5/2015 \$90,000	1,540 sqm \$58	- 4.62%	4.35%	- -
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Lease Sold vacant possession. We have assessed a market net income: \$4,160 pa or \$416 /m² pa. Based on a letting up of 12 months
Comments:

General This sale comprises a 1950's built, single level, fibro and iron building occupying a 1,540sqm lot on the main road through town. The property was previously used as a road house however has been used as a residence in recent times. We understand that fuel tanks previously existing on the property have been removed for some time. Accommodation comprises an entry/main living area, large bedroom which could be partitioned into two bedrooms, kitchen, basic laundry and bathroom and a sleepout/meals area. Extending from the eastern side of the building is a male and female toilet block each with a toilet, shower and vanity. Extending from the western side of the building is a large single garage with a roller door. Extending from the northern side of the building is a 75sqm covered parking area with concrete hardstand.
Comment: Internally, the building requires some cleaning and maintenance however appears structurally sound. The toilet blocks require cleaning and some repairs to tiling. We believe the cost to repair/complete these items to be in the order of \$1000 to \$3,000 however this could vary significantly depending on quality and extent of materials used in addition to the labour required.

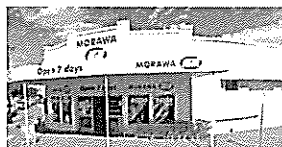
To the rear of the residence is a 30sqm living quarters comprising two partitioned bedrooms each with individual access and wall mounted air-conditioning units.

***Comparison:** The property is situated in a relatively small town, similar in size to the subject property, although with a larger land component, and inferior quality of improvements. A higher rate on site area is anticipated, with a higher yield to apply to the subject property.*



67 Monger Street, Bencubbin, WA 6477

Address	Sale Date Sale Price	Site Area \$/ m ² Imp'd	Analysis		Bldg Area \$/ m ²
			IY RY	AMY	
34 Winfield St Morawa WA	4/2015 \$500,000	1,158 sqm \$432	- 12.00%	11.13%	490 sqm \$1,020

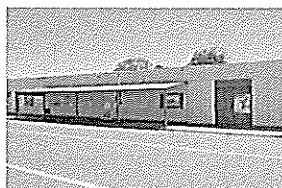


Lease Comments: The property was sold as part of a going concern and is owner occupied. We have assessed a market net income at \$60,000 pa or \$122 /m² pa. we are advised turnover for the store is \$4,000,000 pa and the assessed rent is at 1.5% of turnover.

General Comment: Comprises a 1950's built, older style, brick and iron building which comprises a local supermarket situated on the main street of Morawa. Sale details: We have been advised turnover was approximately \$4,000,000. The property sold on a "walk-in walk-out" basis for \$975,000 plus stock (\$100,000 plant, \$375,000 goodwill, property \$500,000). The purchase price based on current turnover would reflect 1.5% of turnover as market rent. This is a high turnover store and has a captured market being the only supermarket in town.

Comparison: This is considered to be a superior location and the improvements are superior and operational. Overall, a superior property with a lower rate to apply to the subject. A lower yield is anticipated for the subject property.

40 Fowler St Perenjori WA	FOR SALE \$180,000	1,468m ² \$123	- -	- -	- -
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General Comment: This property comprises a 1,468sqm regular shaped allotment located along a main road for the locality. Improvements comprise a fibro/iron shop which was previously a cafe and newsagency. There is dwelling located behind the shop and an iron shed located to the rear of the property.

Comparison: Limited weighting has been placed on this evidence given it is available for sale only. However, the property features a larger site area and larger improvements, although in similar condition to the subject. Overall a broadly comparable rate on site area is considered to apply to the subject.

23 Monger St, Bencubbin WA	10/2013 \$28,000	1,011m ² \$28	- -	- -	- -
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General Comment: This property comprises a 1,011sqm regular shaped allotment located along the main road in Bencubbin. Improvements comprise an iron clad shed, with bituminised hardstand surrounding. Current improvements are considered dated.

Comparison: The sale is very dated, but is considered to be one of the last commercial properties to have sold in the town site. A similar land value rate is considered to apply to the subject property.



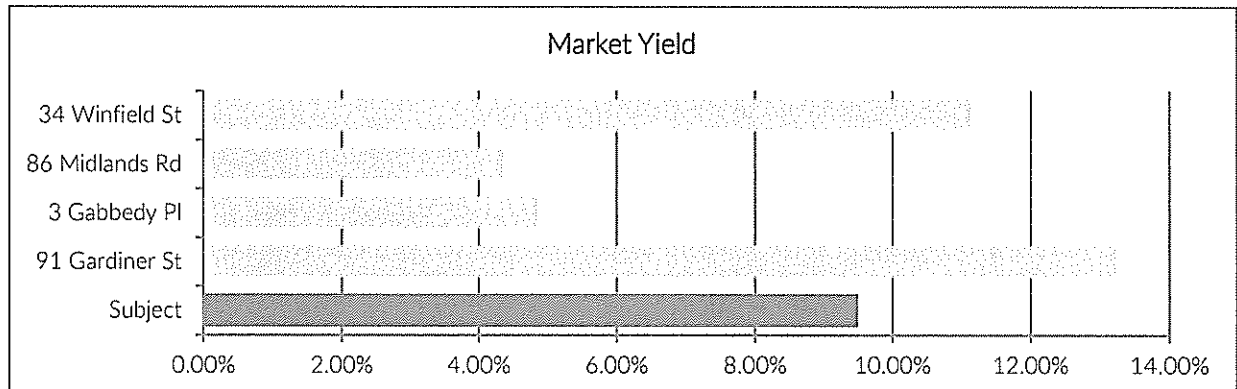
67 Monger Street, Bencubbin, WA 6477

7.2 Rationale for capitalisation rate

The sales evidence reflects a yield range between 4.35% and 13.25%.

Given the size of the property, the quality of improvements, and the secondary location, I have adopted a yield to the middle of the above range.

Having regard to the evidence above, other market research and my knowledge I have adopted 9.50% as the appropriate market capitalisation rate and applied this in my calculations.



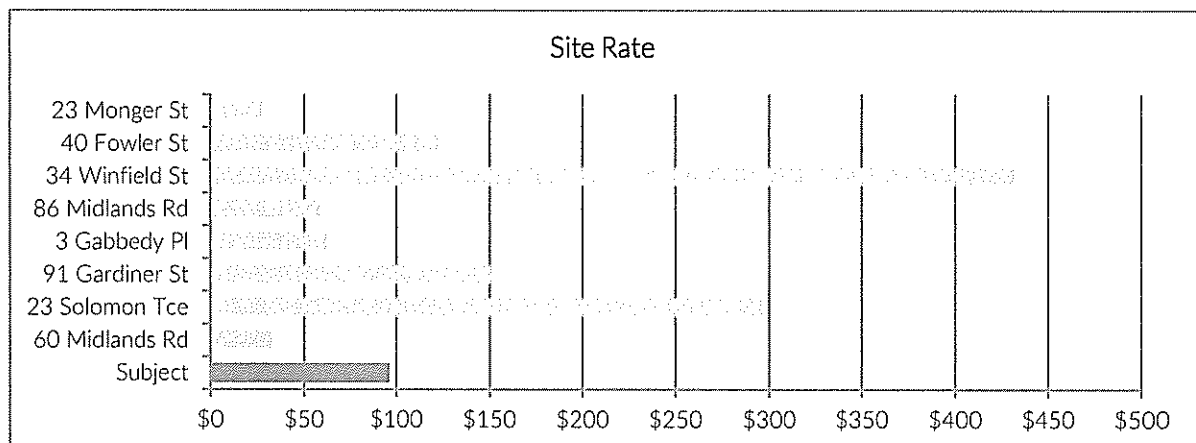
7.3 Rationale for direct comparison

7.3.1 Site area

The sales evidence reflects a range/m² on site area between \$27/m² and \$430/m².

A land value rate is considered to be at the lower of the above range, while properties in significantly superior locations reflect a rate to the upper end on this range.

Having regard to the evidence above, other market research and my knowledge I have adopted \$85/m² to \$100/m² as the appropriate range and applied this in my calculations.





8.1 Valuation approaches

The most appropriate methods of valuation are direct comparison on a rate per square metre of site area and rate per square metre of lettable area.

8.2 Definitions

***Market value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

***Diminishing assets** form part of the market value of the property at the date of valuation, however it should be noted that the value of this component, which is included in the adopted market value, reduces, or may reduce, incrementally until the next relevant market review(s) or the expiry of the lease term certain. It may include, where applicable, profit/overage rent and income from infrastructure such as communication towers. I recommend that a lender consider this in their assessment of the securable value of the property.*

***Highest and Best Use** is the use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible.*

Analysed rates:

- **Initial Yield (IY)** is the Passing Income divided by the Purchase Price or Adopted Value, after adjustment for Surplus Land and/or Capital Works if applied in the valuation. Passing Income includes non-core income (i.e. income not capitalised in perpetuity – e.g. communication towers).
- **Analysed Market Yield (AMY)** is the Assessed Market Income divided by the Purchase Price or Adopted Value adjusted for reversions including, inter alia, vacancy, rental shortfalls or overage, capital expenditure required etc.
- **Reversionary Yield (RY)** is the Assessed Market Income divided by the Purchase Price or Adopted Value. If an allowance has been made for Surplus Land or Capital Works the Purchase Price or Adopted Value is adjusted for these items prior to calculating the Reversionary Yield.
- **Rate/m² lettable/building area** is the Purchase Price or Adopted Value divided by the lettable area of the building.
- **Rate/m² site area** is the Purchase Price or Adopted Value divided by the gross land area or useable land area.
- **Vacant Possession (VP)** refers to a right to possession of land or built-up property in respect of which there is no current occupant.
- **Weighted Average Lease Expiry (WALE)** is the weighted average time to lease expiry of existing leases in place at the date of valuation.

8.3 Recent sale history

	Sale date	Sale price
Transfer	N/A	N/A
Comment	There are no sales listed for the property.	



67 Monger Street, Bencubbin, WA 6477

8.4 Capitalisation method – market effective rent approach

Under this approach, the current net market income generated by the property is capitalised at an appropriate market yield to establish the property's current market value fully leased. Appropriate capital adjustments are then made to reflect the specific cash flow profile and general characteristics of the property.

8.4.1 Valuation inputs and reversions

Valuations inputs and assumptions	
Capitalisation rate	9.50%
Reversions horizon	Reversions have been applied to leases that expire within a period of 24 months after the date of valuation.
Renewal probability	A renewal likelihood of 50.00% and a letting up period of 6 months have been adopted.
Agent's commission	15.00%

Reversions	
Profit/Overage rent	The present value of the passing rents, over and above the market rents during the initial term of the lease. The reversion has been discounted at 9.50%.
Lease up allowance	The present value of lost income on vacant space over the reversion horizon based on the letting up period above. It includes leasing agent's commission. In the calculations below this can be apportioned as "Lease up allowance" for current vacancy and "Allowance for future lease expiry" relating to expiry within the reversion horizon.

8.4.2 Capitalisation calculations

Market net income		\$9,680
Capitalisation rate	9.50%	
Capitalised value before adjustments		\$101,895
Adjustments		
Profit/overage rent	\$1,772	
Allowance for future lease expiry	-\$7,718	
Total adjustments		-\$5,946
Derived value		\$95,949

8.4.3 Sensitivity – based on capitalisation approach

Increase capitalisation rate to/resultant value	9.75%	\$93,336
Applied capitalisation rate/resultant capitalised value	9.50%	\$95,949
Decrease capitalisation rate to/resultant value	9.25%	\$98,703



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8.5 Direct comparison method

This approach utilises sales that have been analysed on a rate/m² of site area (improved) basis and compares the equivalent rates to the subject to establish the property's current market value.

Site area			
Area (m ²)		988	
Value range (/m ²)	\$85	to	\$100
Resultant values	\$84,000	to	\$99,000

8.6 Summation check calculations

I have examined a Summated Value as a check method of valuation. This method adds the land value to the added value of the in situ improvements after allowing for both physical and functional obsolescence.

The calculation in respect to a land value plus the added value of the improvements is as follows:

Item	Area (m ²)	Added value (\$/m ²)	Adopt
Land	988	\$22	\$22,000
Office	440	\$160	\$70,400
Patio	29	\$90	\$2,610
Verandah	25	\$90	\$2,250
Toilets	21	\$120	\$2,520
Total Value			\$100,000



67 Monger Street, Bencubbin, WA 6477

Valuation Reconciliation

9.1 Adopted value

The following table presents the results from the approaches that have been utilised in this valuation report and the value that has been adopted for the subject property.

Capitalisation	Direct comparison (site)	Summation	Adopted
\$96,000	\$84,000 - \$99,000	\$100,000	\$95,000

The primary method of valuation is Direct Comparison and I have weighted my valuation to reflect this.

Apportionment of adopted value	
Land	\$22,000
Improvements	\$73,000

Analysis of adopted value	
Initial yield	14.74%
Analysed market yield	9.59%
Reversionary yield	10.19%
Land value (Rate/m ² site area)	\$22
Added value of improvements	\$73,000
Added value of improvements as Rate/m ² lettable area	\$148
Rate/m ² of site area (improved)	\$96
Rate/m ² of lettable area (improved)	\$192

9.2 GST implications

A Goods and Services Tax (GST) became effective in Australia on 1 July 2000. The supplier (more commonly known as 'vendor' in the case of real estate transactions) of a good or service is required to pay the GST liability.

The assessment of a GST is based on one of the three (3) methods.

- **General Tax Rule** (Standard or Normal method) being 1/11th of the GST inclusive sale price;
- **Margin Scheme** being 1/11th of the value margin between the current GST inclusive sale price and the value at 1 July 2000 or the original purchase date, or the date at which the vendor was deemed required to be registered for the GST, whichever is the most recent and subject to additional criteria; or
- **Going Concern** being a GST-free supply if certain criteria are met including the supplier and the recipient both being registered for GST and having agreed in writing that the supply is of a going concern.

The application of these methods, as determined by a Taxation Professional, will vary dependent upon the circumstances of the vendor and the sale conditions. Sales of commercial 'going concerns' do not attract GST and are usually sold on a GST Exclusive basis. Other commercial property transactions are usually transferred 'Inclusive of GST'; however, this can vary dependent upon many conditions. The basis of GST payment on sold properties needs to be established to allow proper market comparison.

Sales of established residential and some rural properties do not attract a GST and are sometimes termed 'Inclusive of Nil GST', where the GST is payable or not. Where a property sale is GST exempt, a net return to the vendor is the GST Inclusive Value or Gross Selling Price.

For consistency and comparison purposes, all analysis and valuation assessments in this report are made on the same basis and, for the purposes of this valuation, are shown as 'Exclusive of GST' unless otherwise stated.



67 Monger Street, Bencubbin, WA 6477

9.3 Replacement value for insurance purposes

An assessment of the GST exclusive replacement value of improvements is provided as indicative advice only and should an accurate assessment be required the services of a qualified Architect and /or Quantity Surveyor should be engaged.

The replacement and reinstatement value exclusive of GST of the improvements for insurance purposes including loss of income (based on the gross market income excluding any permanent vacancy allowance and income streams not capitalised in perpetuity), removal of debris, Council and professional fees and escalation in building costs over the 12 month policy life and rebuilding period (excludes lease-up following completion) is considered to be \$794,000.

Replacement cost calculations		
Building area (m ²)	515	
Replacement cost/m ²	\$1,230	
Total cost		\$633,500
Cost escalation		
Design and documentation (months)	3	
Calling tenders and appraisal (months)	3	
Construction and fit-out (months)	10	
Total months	16	
Escalation rate (%/month)	0.25%	
Total escalation (%)	4.00%	
Escalation amount (\$)		\$25,340
Other costs		
Professional fees (%)	5.00%	
Removal of debris (\$/m ²)	\$100	
Total other costs		\$84,442
Cost escalation in lapse period		
Period (months)	12	
Rate (%/month)	0.25%	
Total escalation (%)	3.00%	
Escalation amount		\$22,298
Replacement value for insurance (including loss of income)		
Estimated replacement value for insurance purposes (exclusive of GST)		\$765,580
Allowance for loss of Income (rent and outgoings)		\$27,573
Total of Replacement value and Loss of Income		\$794,000



67 Monger Street, Bencubbin, WA 6477

Valuation

Subject to the qualifications and assumptions contained within the body of this report, I assess the Market Value exclusive of GST, as at 2 October 2018, to be:

Market Value

(includes a diminishing asset component of \$1,772).

\$95,000

(NINETY-FIVE THOUSAND DOLLARS)

This valuation is for the private and confidential use only of Shire of Mt Marshall and for the specific purpose for which it has been requested. No third party is entitled to use or rely upon this report in any way and neither the valuer nor LMW shall have any liability to any third party who does.

Only an electronically signed valuation submitted through a digital valuation instruction broker system, a signed hardcopy original of this valuation, a scanned version of a signed hardcopy original of this valuation or an electronic version of this valuation signed with an electronic signature should be relied upon and no responsibility or liability will be accepted for unauthorised copies of the valuation.

No part of this valuation or any reference to it may be included in any other document or reproduced or published in any way without written approval of the form and context in which it is to appear.

Neither the valuer nor LMW has any pecuniary interest giving rise to a conflict of interest in valuing the property.

The value assessed herein is based on the definition of market value unless otherwise stated in the report and does not represent the realisable value based on a mortgagee or receiver sale.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period including as a result of general market movements or factors specific to the particular property. I do not accept liability for losses or damage arising from such subsequent changes in value including consequential or economic loss. Without limiting the generality of the above comment, I do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Quality Assurance procedures are undertaken prior to reports being released requiring internal compliance and verification checks. The reviewing Director has not inspected the property. Their signature confirms a genuine authorised LMW document. The opinion of value expressed in this report is that of the valuer only.

Valuer Brad Koenig
AAPI CPV 65295
WA Licence No. 44509
Entity LMW (WA) Pty Ltd trading as LMW
Office Perth

Reviewing party Will Gamlin
AAPI CPV 65316
WA Licence No. 44338
Position Director

Liability limited by a scheme approved under Professional Standards Legislation.



67 Monger Street, Bencubbin, WA 6477

Annexures

1. Instructions
2. Title search

5190

**CONTRACT FOR GRANT OF A LICENCE TO OCCUPY LAND
BY OFFER AND ACCEPTANCE**

LICENCE PLAN NO 5283 BEACON

TO: The Public Transport Authority of Western Australia of PO Box 8125,
Perth Business Centre, Perth , Western Australia, 6849 ("PTAWA")
(ABN 61 850 109 576)

The Proposed Licensee described in the Schedule ("Licensee")

HEREBY OFFERS to take a Licence to Occupy the Licensed Area described in the Schedule presently owned or controlled by PTAWA subject to the payment of the fees and to the terms and conditions set out in the schedule and also subject to the conditions in this offer, including the Additional Terms.

CONDITIONS

1. Definitions

In this offer:

"Additional Terms" means the additional terms, as so described, at the end of this offer, which form part of this offer.

"Authority" means any State or Federal government and any governmental department, agency or instrumentality and any local authority.

"Fees" means the fees payable to PTAWA as provided in clause 3.

"Liability" includes any loss, cost, expense or other liability of any kind.

"Licence" means the licence to be created by the acceptance by PTAWA of this offer.

"Licensed Area" means the area so described in the schedule.

"Term" means the term of this Licence, subject to prior determination as provided in clause 3.

2. Offer of grant of Licence

The proposed Licensee offers to take from PTAWA a Licence of a non-exclusive right to use the Licensed Area on the terms of this offer.

3. Term

3.1 The Licence to be granted in clause 2 commences on the date stipulated in the Schedule as the Commencement Date and, subject to clause 3.2 and PTAWA's right of early termination set out in the Additional Terms, continues:

- (a) for the term specified in the Schedule; or
- (b) until either party gives the other party a notice terminating the Licence.

3.2 The Licence is to be subject to immediate revocation and termination by PTAWA:

- (a) at any time when the service of the public requires it; or
- (b) if the proposed Licensee is in breach of any terms and conditions of this Offer.

3.3 No compensation is payable to the Licensee if PTAWA terminates the Licence.

4. Licence fee and outgoings

The Licensee is to pay to PTAWA the Licence fee and the outgoings stipulated in the Schedule in the manner also stipulated in the Schedule.

5. Licensee's obligations

5.1 The Licensee is to:

- (a) keep and maintain the Licensed Area in good condition and repair at all times;
- (b) ensure that the Licensed Area is kept in a safe condition at all times;
- (c) comply with all laws relating to the Licensed Area and anything which is done on the Licensed Area; and
- (d) comply with all requirements and orders of any Authority relating to the Licensed Area.

5.2 If as a result of the Licensee's occupation of the Licensed Area work on or affecting the Licensed Area must be carried out for reasons connected with safety or security, PTAWA may:

- (a) require the Licensee to carry out the work at the Licensee's cost; or
- (b) carry out the work itself.

If PTAWA carries out the work, the Licensee must pay to PTAWA the costs of the work when requested by PTAWA.

5.3 In relation to clause 5.2:

- (a) PTAWA will not carry out any work without first consulting the Licensee about the extent of the work and the most effective means of having it done; and
- (b) the Licensee must cooperate with PTAWA to ensure that the work is carried out as efficiently as possible.

5.4 Clause 5.3(a) does not apply in the case of an emergency, when no consultation is required.

6. Approval of plans for work

6.1 If the Licensee wants to carry out work on the Licensed Area the Licensee must provide to PTAWA for its approval before the work is carried out detailed plans and specifications relating to the work. PTAWA will review the Licensee's plans and specifications as soon as practicable and notify the Licensee of its approval or rejection of the plans.

6.2 The Licensee must not carry out any work on the Licensed Area until PTAWA and every relevant Authority have each approved the plans and specifications for that work. The Licensee must not enter into a contract for the carrying out of any work on the Licensed Area unless PTAWA approves the contract.

6.3 If required by PTAWA all structures and material placed on the Licensed Area as a result of the aforementioned work must be removed at the Licensee's expense at the end of the Term or within 1 month of earlier termination. Should the Licensee fail to remove the aforementioned structures and material PTAWA may remove the aforementioned structures and material at the Licensee's expense and dispose of as it deems fit.

7. Use of the Licensed Area

7.1 The Licensee may only use the proposed Licensed Area for the purpose described in item 5 of the Schedule.

7.2 If the use to which the Licensee puts the Licensed Area requires any consent, licence or other authority under any law, the Licensee must obtain that consent, licence and authority.

7.3 PTAWA does not give any express or implied warranty of any kind that the Licensed Area is suitable for any purpose for which the Licensee intends to use it. Any warranty in relation to the Licensed Area which is implied by law is to be excluded to the extent that the law permits the warranty to be excluded.

7.4 The Licensee must ensure that the use of the Licensed Area, including but not limited to the construction of any buildings and other improvements on the Licensed Area, does not interfere with PTAWA's railway operations.

7.5 The Licensee must allow PTAWA (including its employees, contractors, agents, consultant or other authorised representatives) access to any services

running through or servicing the Licensed Area including air conditioning equipment, power, water, sewerage, drainage, gas, telecommunications and fire system for any purpose lawfully required by PTAWA.

7.6 The Licensee must not (and may not permit anyone else to) except with PTAWA's consent:

- (a) store or use inflammable, volatile or explosive substances on the Licensed Area except those normally used in the Licensee's business if they are stored in proper containers and only used in accordance with all relevant laws; or
- (b) interfere with or obstruct the operation of or access to the Services outside the Licensed Area; or
- (c) use any facilities in or near the Licensed Area, including drains for any improper purpose; or
- (d) put any signs or advertisements outside the Licensed Area; or
- (e) use the Licensed Area for any activity which is offensive, illegal or immoral or which is or may become a nuisance to anyone; or
- (f) use any dangerous or hazardous substance on the Licensed Area or do any activity which could cause harm to anyone unless required in the ordinary course of carrying out the Licensee's business.

8. Entry by PTAWA

The Licensee must permit entry to the Licensed Area by PTAWA at all reasonable times either with workmen or any other persons and any plant, equipment and materials to:

- (a) inspect the condition of the Licensed Area and to ensure compliance with the Licensee's obligations; and
- (b) comply with any requirement, notification or order of any Authority having jurisdiction over or in respect of the Licensed Area which is the responsibility of PTAWA. PTAWA will make good all damage caused to the Licensed Area by PTAWA to the reasonable satisfaction of the Licensee; and
- (c) remove anything which is harmful or dangerous; and
- (d) do anything else which PTAWA is required to do by law or is permitted to do under the Licence.

9. Reports

The Licensee must report promptly to PTAWA in writing and, in the case of emergency, verbally, any circumstance of which the Licensee becomes aware and which is likely to:

- (a) be a danger; or
- (b) cause any damage or danger,

to the Licensed Area or any person on or in the Licensed Area.

10. Limitation of PTAWA's liability and indemnity

10.1 PTAWA is not liable to the Licensee in any way as a result of:

- (a) any loss of or damage to any property of the Licensee or any other person on the Licensed Area or the Land; or
- (b) any injury to any of the Licensee's employees, agents or contractors or any other person sustained when any of them is on the Licensed Area,

and the Licensee releases PTAWA from any Liability to the Licensee in connection with any such event.

10.2 The Licensee agrees to indemnify PTAWA and keep PTAWA indemnified against any Liability incurred or suffered by PTAWA arising from or in connection with:

- (a) the loss of or any damage to the Licensed Area or any other property on the Licensed Area;
- (b) the death of or any injury to any person on the Licensed Area;
- (c) the loss of or any damages to any property of the Licensee or of any of its agents, employees or contractors or any other person on the Licensed Area, whether or not the result of negligence by any of them; or
- (d) any default by the Licensee of the licence agreement formed by PTAWA's acceptance of this offer.

10.3 Clauses 10.1 and 10.2 do not apply to the extent that any Liability is caused by the negligent act or omission of PTAWA or any of its agents, employees or contractors.

11. Insurance

The Licensee must provide a Certificate of Currency from an insurance company, acceptable to PTAWA, confirming that there is in place public

liability insurance policy to a **Minimum of \$10,000,000** or such amount as may be nominated by PTAWA. The interests of PTAWA (as Licensor) are to be noted on the policy, and a copy of the policy is to be made available to PTAWA (or its agents) on request. The Certificate of Currency is to be forwarded to PTAWA's agents at the commencement of the Licence, and upon annual renewals thereafter.

11.1 The Licensee must maintain insurance by a reputable insurer which applies in relation to the Licensed Area against:

- (1) third party liability risks; and
- (2) loss of or damage to any property (including the Licensee's own property and the property of PTAWA) on the Licensed Area,

for minimum amounts and on terms and conditions reasonably approved by PTAWA.

11.2 The Licensee must, in respect of those insurances:

- (a) ensure that the interest of PTAWA is noted on the relevant policy;
- (b) deposit certificates of currency with PTAWA;
- (c) pay each premium before the due date; and
- (d) notify PTAWA immediately when an event occurs which may give rise to a claim under or which could adversely affect any of the insurances.

12. Assignment and sub-licence

The Licensee may not assign, transfer, sub-licence, or otherwise part with the benefit of the Licence unless PTAWA first consents in writing and then only subject to any conditions on which that consent is given.

13. Costs, expenses and stamp duty

13.1 The Licensee will pay legal costs and expenses in relation to the preparation and stamping of the Licence and this offer.

13.2 The Licensee will pay any stamp duty on the Licence and this offer.

Additional Terms

All sub clauses of this clause do not apply to this Licence, only those sub-clauses of this clause specified in the Schedule shall apply to this Licence.

1. Lights

The Licensee is to ensure that there is not at any time any light (white or coloured) on the Licensed Area in a position where it may affect any person on a train or other railway vehicle.

2. Trees

The Licensee is not to plant or allow any other person to plant a tree or shrub within the Licensed Area which is closer than 5 metres to any level crossing or which is within any area shown hatched black on the plan attached to the Licence as an area where trees or shrubs cannot be planted.

3. Machinery

The Licence is to ensure that at all times all items of Licensee's property which are visible to the public from outside the Licensed Area are:

- (a) kept in a good state of repair and well maintained;
- (b) properly painted or treated; and
- (c) otherwise kept in a presentable and tidy condition.

4. Obstruction of Views

For safety reasons, the Licensee is to ensure that at all times there is no improvement which is higher than height from the ground specified in the Schedule on that part of the Licensed Area shown on the plan attached to this offer as an area which is to be kept free from any obstruction.

5. Stock

The Licensee is to ensure that at all times no stock or other animals stray from the Licensed Area or through the Licensed Area on to other property owned by PTAWA.

6. No building or stacking

The Licensee is to ensure that at all times:

- (a) no building or other structure is constructed or allowed to remain; and
- (b) no property is stacked or otherwise stored,

on that part of the Licensed Area shown on the plan attached to this offer as an area which is to be free of buildings and fixed structures and not used for storage.

7. Buffer Rail

If required by PTAWA, as soon as reasonably possible after the Commencement Date the Licensee is to erect a buffer rail on the railway line boundary of the Licensed Area to prevent vehicles going on to the railway line. The Licensee is to construct the buffer rail in accordance with the design and specifications stipulated by PTAWA. The cost of the buffer rail, including the cost of complying with PTAWA's reasonable directions, is to be paid by the Licensee. The Licensee is to properly maintain the buffer rail after it is erected and if it is damaged the Licensee is to repair the damage as soon as reasonably possible.

8. Drainage System

If required by PTAWA the Licensee is to construct a drainage system on the Licensed Area to prevent water damage to the railway line through or near the Licensed Area. The Licensee is to construct the drainage system in accordance with the design and specifications stipulated by PTAWA. The cost of the drainage system, including the cost of complying with PTAWA's reasonable directions, is to be paid by the Licensee. The Licensee is to properly maintain the drainage system after it is constructed and if it is damaged the Licensee is to repair the damage as soon as reasonably possible.

9. Firebreaks

The Licensee is to provide firebreaks to comply with the requirements of any Authority and all laws, including by-laws and regulations.

10. Telephone Pole

The Licensee is to do everything reasonably possible to prevent damage occurring to any telephone pole and associated equipment including aerial lines belonging to PTAWA and located on or near the Licensed Area.

11. Telecommunications Cable

The Licensee is not to interfere with or disturb the telecommunications cable on the Licensed Area located as shown on the plan attached to this offer and is to prevent any other person interfering with or disturbing the telecommunications cable.

12. Fences

If required by PTAWA, the Licensee is to erect and maintain fences on the Licensed Area to the satisfaction of PTAWA.

13. Environmental Obligations

13.1 Definitions

In this clause:

Authorisation includes a consent, declaration, authorisation, registration, agreement, certificate, permission, licence, approval, authority or exemption from, by or with a Government Agency, including any renewal or amendment;

Baseline Audit means an environmental audit of the Licensed Area which identifies any Contamination, Pollution and Environmental Harm existing on the Licensed Area at a specified date and its extent and concentration;

Contamination means the presence of a substance in, on or under water or land at a concentration above the concentration at which the substance is normally present in the same locality, being a concentration that presents, or has the potential to present, a risk of harm to human health, the Environment or any Environmental Aspect;

Environment has the same meaning as that term is defined in the *Environmental Protection Act 1986* (Western Australia) (as amended);

Environmental Aspect means in respect of any area:

- (a) each interaction of any activity on the area or of the area itself within the Environment;
- (b) each of the following aspects of that area;
 - (1) heritage items on the land within the area or heritage values or significance of the area or anything on it;
 - (2) the flora and fauna in the area including threatened species, populations or ecological communities or their habitats in the area;
 - (3) critical habitat in the area;
 - (4) the propensity of the area to be affected by natural disasters such as bushfires, flooding or geotechnical characteristics of the area or any structures on it; and
- (c) the zoning or permissible uses of the area.

Environmental Expert means a reputable person who is suitably qualified and experienced in identifying and remediating Contamination, Pollution and Environmental Harm;

Environmental Harm means any serious or material harm, damage or detriment to the Environment or an Environmental Aspect which is not Pollution or Contamination;

Environmental Law means any law relating to any aspect of the Environment or health or having as its objective the protection or enhancement of the Environment or any Environmental Aspect; and

Environmental Notice means any notice, direction, order, demand or other requirement to take any action or refrain from taking any action from any Government Agency, whether written, oral or otherwise and in connection with any Environmental Law;

Government Agency means:

- (a) a government or government department or other government body;
- (b) governmental, semi-governmental, or judicial person, entity or authority; or
- (c) a person (whether autonomous or not) who is charged with the administration of any law.

Pollution means any unauthorised alteration of the Environment or an Environmental Aspect to its detriment or degradation which involves the release of any substance, the discharge of waste, an emission of noise, odour or electromagnetic radiation or the transmission of electromagnetic radiation;

Relevant Land means the Licensed Area and the Surrounding Land;

Remediation Date means the earlier of:

- (a) the date on which the Licensee assigns this Licence;
- (b) the date on which the Term of this Licence expires; or
- (c) 60 days after this Licence is terminated.

Remedial Work means any work to restore land affected by Contamination, Pollution or Environmental Harm, including to:

- (a) remove, destroy or reduce;
- (b) dispose of or disperse;
- (c) contain or encapsulate;

- (d) treat;
- (e) manage (including restrict or prohibit access to or use of the affected land); or
- (f) abate or control,

any Contamination, Pollution or Environmental Harm and to remove or minimise any risk or potential risk it presents to human health, the Environment or any Environmental Aspect;

Surrounding Land means any land adjacent to or in the vicinity of the Licensed Area.

13.2 Licensee's obligations

The Licensee must:

- (a) obtain any Authorisation required for any conduct, activity or use undertaken by the Licensee on the Licensed Area, including the Permitted Use, before that conduct, activity or use is undertaken and to keep all such Authorisations in full force and effect throughout the Term;
- (b) use the Licensed Area in a manner which complies with each Environmental Law and each Authorisation held by the Licensee in accordance with paragraph (a) and any other Authorisation provided to the Licensee by the PTAWA;
- (c) not do or omit to do any act which might directly or indirectly result in the revocation, suspension or modification of:
 - (1) an Authorisation relating to:
 - (A) the Licensed Area; or
 - (B) any conduct or activity relating to the use of the Licensed Area, including the Permitted Use, or
 - (2) any Authorisation from time to time relating to the Licensed Area when a copy of such Authorisation is provided by the PTAWA to the Licensee;
- (d) not cause or allow Pollution, Contamination, or Environmental Harm to occur in, on or under the Relevant Land and if any of those do occur the Licensee must minimise and remediate any resultant damage and harm to the reasonable satisfaction of the PTAWA.
- (e) notify the PTAWA immediately on becoming aware of:

- (1) the existence of any Contamination affecting the Relevant Land;
 - (2) any Pollution affecting the Relevant Land;
 - (3) the making of a complaint to any person, including but not limited to, the Licensee or the commencement of proceedings against the Licensee relating to an alleged failure by the Licensee to comply with an obligation under an Environmental Law or Authorisation; or
 - (4) an Environmental Notice being served on the Licensee or any other person which relates to or arises from the Licensee's use of the Licensed Area;
- (f) at the Licensee's cost, comply with every Environmental Notice issued in respect of, arising from or relating to, the Licensee's use of the Licensed Area, whether the notice is served on the PTAWA or the Licensee;
- (g) provide to the PTAWA on demand, copies of all Authorisations relating to the Licensee's use of the Licensed Area; and
- (h) if the PTAWA believes on reasonable grounds that there may be any Contamination, Pollution or Environmental Harm:
- (A) on the Licensed Area; or
 - (B) on the Surrounding Land which was caused or contributed to by the Licensee or a person authorised by the Licensee to use the Licensed Area,

that has not been fully disclosed in a Baseline Audit Report, within 2 months of receiving a request by the PTAWA, provide to the PTAWA a report from an Environmental Expert nominated by the PTAWA and paid for by the Licensee which identifies the nature and extent of any such Contamination, Pollution or Environmental Harm.

13.3 No representation or warranty in respect of Contamination, Pollution or Environmental Harm

The PTAWA makes no warranties or representations concerning the existence or non-existence of Contamination, Pollution or Environmental Harm on the Relevant Land. The Licensee relies on its own investigations concerning the existence or non-existence of Contamination, Pollution or Environmental Harm on the Relevant Land.

13.4 Licensee may undertake Baseline Audit

- (a) Subject to paragraph (b):

- (1) the Licensee may engage an Environmental Expert to carry out, at the Licensee's cost, a Baseline Audit of the Licensed Area to the reasonable satisfaction of the PTAWA, within 2 months of the Commencement Date;
 - (2) the Licensee must provide to the PTAWA a copy of any Baseline Audit it obtains within 10 days of receipt;
 - (3) if the Baseline Audit reveals any Pollution, Contamination or Environmental Harm on the Licensed Area, the Licensee must, within one month of receipt of the Baseline Audit, notify the PTAWA that the Licensee elects to:
 - a. surrender this Licence;
 - b. remediate the Licensed Area at the Licensee's cost to a state that, in the opinion of the Licensee, is suitable; or
 - c. continue in possession of the Licensed Area in accordance with the terms of this Licence at its own risk.
 - (4) if the Licensee does not notify the PTAWA in accordance with paragraph 13.4(a)(3), the Licensee is deemed to have elected paragraph 13.4(a)(3)(C);
 - (5) If the Licensee elects to surrender this Licence in accordance with paragraph 13.4(a)(3)(A), the Licensee shall have no further claims against the PTAWA whatsoever, including, without limitation, any relocation or associated costs.
- (b) If the Licensee assigns this Licence and if the PTAWA requires a certificate under clause 13.5(c), that certificate when read with a Baseline Audit obtained by the Licensee under clause 13.4(a) shall be the Baseline Audit for the purposes of clauses 13.2(h), 13.5 and 13.7.

13.5 Licensee to Remediate at end of Term

- (a) If the Licensee obtained a Baseline Audit in accordance with clause 13.4, the Licensee must, at its cost, perform the Remedial Work by the Remediation Date:
 - (1) in respect of the Licensed Area, to restore the Licensed Area to the condition described in the Baseline Audit, to the satisfaction of the PTAWA; and
 - (2) in respect of the Surrounding Land, to the satisfaction of the PTAWA, to the extent that the Pollution, Contamination or Environmental Harm was caused by the Licensee or a person authorised to use the Licensed Area by the Licensee.

- (b) If the Licensee did not obtain a Baseline Audit, the Licensee must, at its cost, perform the Remedial Work by the Remediation Date:
 - (1) in respect of the Licensed Area, to the satisfaction of the PTAWA unless the Licensee can prove, to the reasonable satisfaction of the PTAWA, that the Pollution, Contamination or Environmental Harm was caused by the PTAWA or a person authorised by the PTAWA to use the Licensed Area; and
 - (2) in respect of the Surrounding Land, to the satisfaction of the PTAWA, to the extent that the Pollution, Contamination or Environmental Harm was caused by the Licensee or a person authorised to use the Licensed Area by the Licensee.
- (c) The PTAWA may direct the Licensee to, at the Licensee's expense, engage an Environmental Expert to certify that the Licensee has completed the Remedial Work in accordance with paragraph (a) or (b).
- (d) If the PTAWA terminates this Licence, or the Licensee fails to comply with this clause 13.5, the PTAWA may engage an Environmental Expert to do those things outlined in this clause 13.5 at the Licensee's expense and the Licensee indemnifies the PTAWA under clause 13.8.
- (e) The Licensee's obligations in this clause 13.5 survive termination of this Licence.
- (f) To the extent that the Licensee's obligation under this document is to perform Remedial Work that the PTAWA or another person would otherwise be responsible for remediating under any Environmental Law, the Licensee must do everything necessary to transfer that responsibility from the PTAWA or that other person to the Licensee in accordance with any Environmental Law.

13.6 Disclosure

13.6.1 Except to the extent that disclosure is required by law or to comply with the provisions of this Licence, the Licensee must keep confidential any information provided to the Licensee by the PTAWA concerning the environmental condition of the Relevant Land.

13.6.2 If the Licensee is required by law to disclose information concerning the environmental condition of the Relevant Land, the Licensee must notify the PTAWA before disclosing the information.

13.7 Environmental Release

The Licensee releases the PTAWA from all claims, actions, loss, damage, liability, costs and expenses arising from or connected with (directly or indirectly) the presence of any Contamination, Pollution or Environmental Harm in, on or under the Relevant Land at any time throughout the Term

whether or not identified in a Baseline Audit undertaken by the Licensee in accordance with clause 13.4.

13.8 Environmental Indemnity

Without limiting clause 10 of the general terms of Licence, the Licensee indemnifies the PTAWA in respect of all claims, judgments, orders, costs (including legal costs on a full indemnity basis), losses, expenses and any obligation, duty or liability for which the PTAWA is or may become liable, including claims by third parties, in respect of or arising from (directly or indirectly):

13.8.1 the Licensee's breach of this clause 13;

13.8.2 any Pollution, Contamination or Environmental Harm in, on or under the Licensed Area during the Term; or

13.8.3 to the extent caused by the Licensee or a person authorised by the Licensee to use the Licensed Area, any Pollution, Contamination or Environmental Harm in, on or under the Surrounding Land during the Term.

14. Termination before end of Term

14.1 Notwithstanding any other provision of the Licence if PTAWA wants to terminate the Licence before the end of the Term for any reason, PTAWA may terminate the Licence by giving the Licensee written notice. The termination is to take effect on the date specified in the notice. That date must be at least 6 months after the notice is given to the Licensee. If no date is specified in the notice, the termination is to take effect 6 months after the notice is given.

14.2 On the termination date, the Licence will terminate and the Licensee, and any sub-Licensee or occupier of the Licensed Area, is to give up vacant possession of the Licensed Area to PTAWA.

14.3 The Licensee remains liable for the payment of Fees and outgoings and must comply with its other obligations under the Licence until the termination date, and in the case of obligations which are expressed to survive the termination of the Licence, until they have been met.

14.4 PTAWA will not, in any circumstances, be liable for any loss, injury or damage (whether in the nature of economic loss or loss of profits or otherwise) sustained by the Licensee or any person claiming under or through the Licensee as a result of or arising directly or indirectly in any way from the termination of the Licence under this clause except in relation to any liability for misrepresentation or fraud.

15. Increase in Fees on Change in Use

If at any time the Licensee requests PTAWA to allow the Licensee to change the Permitted Use as set out in the Schedule, PTAWA may, as a condition of agreeing to that request, require that the Fees be increased from a date (after the Licensee's request) stipulated by PTAWA.

16. Bond

16.1 In this clause, Bond means the amount specified in the Schedule together with any further amount paid under sub-clause (b) of this clause.

16.2 The Licensee is to pay the Bond to PTAWA before the Licensee enters the Licensed Area. The following terms apply with respect to the Bond:

- (a) if the Licensee does not comply with any of its obligations under the Licence, PTAWA may apply the Bond towards satisfying PTAWA's claim against the Licensee without notice to the Licensee;
- (b) if PTAWA applies the Bond towards an amount equal to the amount applied by PTAWA satisfying a claim against the Licensee, the Licensee is to pay to PTAWA no later than 7 days after PTAWA requests the Bond to be replenished to its former amount; and
- (c) PTAWA is to return to the Licensee any part of the Bond that has not been applied under this clause when the Licence terminates.

17. Bank Guarantee

17.1 In this clause "**Bank Guarantee**" means a bank guarantee from an Australian trading bank in a form satisfactory to PTAWA for an amount not less than the amount specified in the Schedule.

17.2 The Licensee is to provide the Bank Guarantee to PTAWA before the Licensee enters the Licensed Area. The following terms apply with respect to the Bank Guarantee:

- (a) if the Licensee does not comply with any of its obligations under the Licence, PTAWA may call on the Bank Guarantee and apply the money received towards satisfying PTAWA's claim against the Licensee without notice to the Licensee;
- (b) if PTAWA applies money received under the Bank Guarantee towards satisfying a claim against the Licensee, the Licensee is to arrange for a replacement Bank Guarantee for an amount equal to the amount applied by PTAWA no later than 7 days after PTAWA requests the replacement Bank Guarantee; and

(c) PTAWA is to return the Bank Guarantee to the Licensee (if not called on) when the Licence terminates.

18. Access

- 18.1 The Licensee may use that part of the land owned by PTAWA and adjoining the Licensed Area as is shown coloured as specified in the Schedule on the plan attached to the Licence for the purpose of access to and from the Licensed Area. The Licensee may not use that land for any other purpose. The Licensee is to ensure that no vehicles are parked on that land and that it is not obstructed in any way by the Licensee's Employees, Agents and Visitors.
- 18.2 The Licensee is to promptly comply with directions given by PTAWA concerning the use of the land referred to in this clause for access purposes.
- 18.3 Every indemnity given by the Licensee in the Licence and the provisions of the Licence imposing obligations on the Licensee to maintain insurance apply to the land used by the Licensee for access purposes as if that land forms part of the Licensed Area.
- 18.4 PTAWA is not liable to the Licensee in any way if the Licensee is not able to use the land referred to in this clause for access purposes, except if the Licensee is prevented from using the land without lawful reason by PTAWA or by an employee or agent or other person under the control of PTAWA.

19. Termination by Notice

Notwithstanding any other provision of the Licence, either party may terminate the Licence by giving the other party written notice. The termination is to take effect on the date specified in the notice. That date must be at least 6 months after the notice is given. If no date is specified in the notice, the termination is to take effect 6 months after the notice is given.

20. Access to Services

The Licensee is to allow any Authority (including its employees, contractors, agents, consultants or other authorised representatives) access to any Services on the Licensed Area for any purpose lawfully required by the Authority.

21. Opening Hours

The Licensee is to keep the Licensed Area open for business:

- (a) at the times specified on the Schedule; and
- (b) if no times are stated, during normal business hours having regard to the customary business hours of businesses similar to the Licensee's business.

22. Redecoration

The Licensee is to redecorate the Licensed Area to the reasonable satisfaction of PTAWA at least once in every period specified in the Schedule. Redecoration of the Licensed Area includes replacing curtains, blinds and other furnishings which are worn or damaged, repainting all surfaces previously repainted and otherwise treating all surfaces in the manner previously treated.

23. Building Insurance

During the currency of this Licence or any extension thereof all buildings and structures upon the said Licensed Area and all additions and appurtenances thereto which the Licensee shall not be entitled to remove at the expiration or earlier determination of this Licence or any extension thereof shall be insured by the Licensee, under a reinstatement and replacement policy approved by PTAWA against loss or damage in the name of PTAWA as owner and the Licensee as Licensee for not less than the sum nominated in the Schedule or for such greater sum which is appropriate to adequately cover all buildings and structures upon the said Licensed Area, such reinstatement and replacement insurance is to be effected with an approved insurer and the policy of insurance or a copy thereof is to be handed by the Licensee to PTAWA or to PTAWA's Managing Agent and that the Licensee will produce to PTAWA or to PTAWA's Managing Agent an Annual Certificate of Currency. Provided always that if the Licensee shall fail to make and maintain any such insurance as aforesaid PTAWA may from time to time at its discretion effect and keep on foot such insurance as aforesaid, the cost of which will be a debt due and payable by the Licensee to PTAWA on demand.

24. Goods and Services Tax

24.1 Unless the contrary intention appears, in this clause:

"GST" means a tax levied on the value of a good or service or property supplied, including but not limited to the value represented by the Licence Fee and the amount of Operating Expenses, Rates & Taxes, management fees or other money payable to PTAWA for goods or services or property.

"Operating Expenses" means the total of any amounts paid or payable by PTAWA in respect of a financial year for items of expenditure in connection with the operation of the Licensed Area.

"Rates" means rates, land taxes and other charges imposed by an Authority in relation to the Licensed Area.

"Supply" means a good or service or property supplied under this Licence, including but not limited to the Licensed Area, and other

goods or services or property the cost of which comprises part of the Operating Expenses or Rates and Taxes.

“**Taxes**” means any taxes, charges, or duties, including stamp duties or any fines or penalties imposed by an Authority in relation to the Licensed Area.

- 24.2 The Licensee must pay to PTAWA the amount of any GST PTAWA pays or is liable to pay on a Supply.
 - 24.3 The Licensee must pay to PTAWA the amount of the GST that the Licensee is liable to pay at the same time and in the same manner as the Licensee is obliged to pay for that Supply, including in relation to Fees, Operating Expenses and Rates and Taxes, at the time the Licensee is obliged to pay those amounts.
 - 24.4 The price for each Supply, including Licence Fee, fixed or determined under this Licence does not include GST on that Supply and the Licensee must pay the amount of GST in addition to the price for that Supply fixed or determined under this Licence.
 - 24.5 Where a Supply is not separately supplied to the Licensee, the liability of the Licensee for any amount for GST in relation to that Supply is determined on the same basis as the Licensee’s Contribution to Operating Expenses is determined.
 - 24.6 A written statement given to the Licensee by PTAWA of the amount of GST that the Supplier pays or is liable to pay is conclusive as between the parties except in the case of an obvious error.
- 25. Residual Current Devices**
- 25.1 The Licensee acknowledges that it will not allow any electrical work to be carried out on the Licensed Area, or to the building (if any), without first ensuring that the Licensed electrical contractor is aware of, and is working in accordance with the current legislation.
 - 25.2 The Licensee must ensure that:
 - (a) any electrical contractor performing any work in or upon the Licensed Area is duly qualified and Licensed as required by all relevant acts, regulations and by-laws; and
 - (b) any work done complies with all acts regulations, and by-laws and is done in accordance with best industry practices.

SCHEDULE

1. **The Licensee:** Shire of Mt Marshall
 PO Box 20
 BENCUBBIN WA 6477

2. **Commencement Date:** 1st April 2009

3. **Licence Fee:** \$1.00 per annum (payable on demand)

4. **Outgoings payable by the Licensee**

The Licensee must pay before they become overdue or otherwise as required by PTAWA:

- all charges for services (including but not limited to electricity, gas water and sewerage and telephone and communication services) used by the Licensee in connection with the Licensed Area;

- any rates and taxes and similar charges and assessments levied in respect of the Licensed Area or the Licensee's use or occupation of the Licensed Area; and

- management and administration fees recoverable in accordance with PTAWA Commercial Portfolio Management Agreement;

as reasonably determined by PTAWA. In the case of any charges or assessments which are levied on other land as well as the Licensed Area, the Licensee must pay direct to the relevant supplier or Authority the proportion of such charges, rates, and taxes relevant to the Licensed Area.

5. **Permitted Use:** Parking - Beautification

6. **Term:** Ten (10) years

7. **Licensed Area:** 1.54 HA as shown blue on attached copy of Plan 5283
 attached

8. Insurance to be Effected by Licensee:

(with PTAWA's interests as Licensor noted on policy)

Public Liability Minimum \$10,000,000

Buildings Replacement Cost


9. Additional Terms:

Only the following additional terms as detailed in the Licence and listed below shall apply to this Licence.

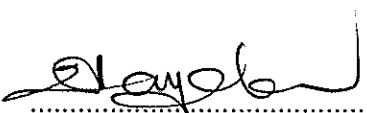
- 1 Lights
- 3 Machinery
- 8 Drainage-System
- 9 Firebreaks
- 12 Fences
- 13 Environmental
- 14 Termination by PTA before End of Term
- 15 Increase in Fees
- 20 Access to Services
- 24 GST
- 25 Residual Current Devices

EXECUTED as a deed.

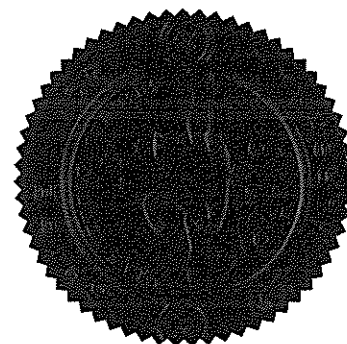
The **Common Seal** of the)
 Shire of Mt Marshall)
 was hereunto affixed)
 in the presence of :)



Paul Gillett
 President



Eva Haydon
 CEO




The **Common Seal** of the)
Public Transport Authority)
of Western Australia)
 is affixed in the presence of:)

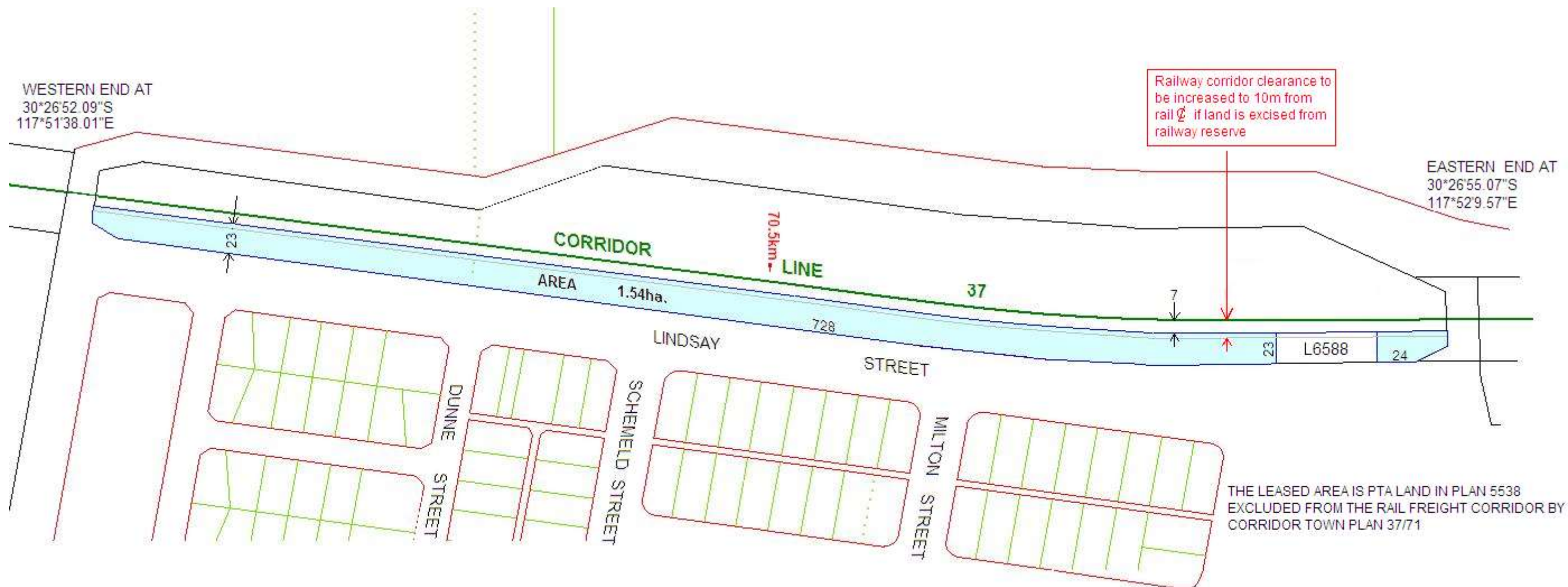


 Chief Executive Officer

6/9/2009



 Name (please print)



PUBLIC TRANSPORT AUTHORITY

BEACON

LEASE OF LAND TO SHIRE OF MOUNT MARSHALL

CORPORATE LEASING

Scale NTS

Date 21/04/2009

Drawn LD

Plan No. 5283-1

Nadine Richmond

From: John Nuttall
Sent: Wednesday, 13 March 2019 2:16 PM
To: Nadine Richmond
Subject: FW: PTA L5283 Beacon - PTA approves new 10 year Licence to Occupy for Beautification
Attachments: Beacon L 5283-1.doc



John Nuttall
Chief Executive Officer
80 Monger Street
PO Box 20 BENCUBBIN WA 6477
T: (08) 9685 1202
M: 0427 851 202 E: ceo@mtmarshall.wa.gov.au



www.mtmarshall.wa.gov.au

From: Jim Mullins [<mailto:JMullins@burgessrawson.com.au>]
Sent: Thursday, 7 February 2019 3:50 PM
To: John Nuttall <ceo@mtmarshall.wa.gov.au>
Subject: PTA L5283 Beacon - PTA approves new 10 year Licence to Occupy for Beautification

Afternoon John

Pleased to confirm that PTA has agreed to grant a new Licence to Occupy (on the terms listed below) to Shire of Beacon for the Beautification area shown in blue on the attached plan

Can you kindly confirm the Shire is agreeable to the terms listed below – and if so can you please confirm

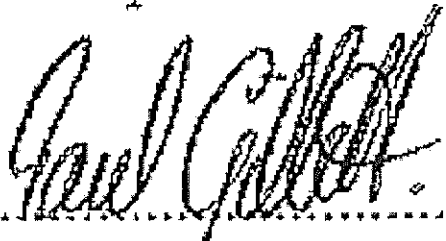
Shire	Registered Address
	ABN

Sealing Clause The sealing clause below is the one that was used in the last Licence to Occupy.- If this is still the sealing clause of the Shire of Mt Marshall can you kindly confirm the full names of the CEO and Shire President

Licence Preparation Fees Upon receipt of the above information re Shire Registered Address & ABN , I will prepare and E-Mail you the GST Invoice for the Licence Preparation Fee. Unfortunately, PTA has a strict policy of not allowing any draft Lease or Licence to Occupy documentation to be prepared until the payment of the Licence fees has been received.

Naturally any queries please give me a call or drop me an E-Mail

The Common Seal of the)
Shire of Mt Marshall)
was hereunto affixed)
in the presence of :)


.....
Paul Gillett
President


.....
Eva Haydon
CEO

Hi Jim,

PTA is pleased to confirm a new licence agreement as per the terms set out below:

Lessee:	SHIRE OF MT MARSHALL
Address of premises:	LINDSAY STREET
Lease Number:	L5283
Location/Region:	BEACON
Use:	Beautification
Rent:	\$1 (on demand)
Reviews:	N/A – only become applicable if permitted use changes
Term:	10 (Ten) Years
Options:	Not available
Start date:	1/04/2019
Area:	15,400.00 m ²
Lease Plan attached:	Yes
Bond/Bank Guarantee/Directors Personal Guarantee:	<i>Not Applicable</i>
Type of Agreement:	PTA's precedent Licence to Occupy
Special Conditions:	
	<ul style="list-style-type: none">• 6 month break clause (<i>a PTA requirement unless MD approval granted</i>)• Low environmental• Normal make good requirements at end of Lease• Tenant to pay legal fees/Lease Preparation fees (<i>\$350.00 plus GST</i>)• Insurance – Tenant required to pay insurance premiums on an annual basis –

PTA looks forward to receiving the Shire's acceptance of the above.

Regards,

Jim Mullins
Senior Property Manager (PTA)

CHIEF EXECUTIVE OFFICER - JOHN NUTTALL				
REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2019/1-008 February 2019	That Council: <ol style="list-style-type: none"> Subject to section 3.58(2)(a) Local Government Act 1995 award the tender for the lease of Bencubbin Town Hall as a grocery store to Ms Jacinta Smith at the weekly rental of \$75 for a period of five (5) years; and Authorise the Chief Executive Officer to undertake the necessary negotiations and arrangements to effect and complete a lease of the Bencubbin Town Hall to Ms Jacinta Smith, including the use of the Shire Common Seal on any necessary contract documentation. 	Ongoing	Lease being drafted. Building being vacated and cleaned by current tenant.	April 2019
2019/1-006 February 2019	That Council: <ol style="list-style-type: none"> Endorse the positions outlined within the comment section of this report; Direct the Chief Executive Officer to write to WALGA and the Department of Local Government, Sport and Cultural Industries detailing the position taken by Council regarding the positions taken; and Resolve that the Chief Executive Officer and the Shire President attend and represent its best interests at the WALGA Zone Local Government Act Review Phase 2 meeting to be held on 18 March 2019. 	Complete		
2018/11-004 December 2018	That Council accept the offer from Water Corporation of the transfer of ownership from the Water Corporation to the Shire of Mt Marshall of the following AA Dams: <ul style="list-style-type: none"> • Warkutting Tank • Gabbining Tank • Marindo Rocks • Beebeegnying Tank • Sand Soak Dam • Snake Soak Dam 	Ongoing	Application made to the Department of Lands regarding Snake Soak Dam.	

CHIEF EXECUTIVE OFFICER - JOHN NUTTALL				
REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2018/10-019 November 2018	<p>That Council direct the Chief Executive Officer to:</p> <ol style="list-style-type: none"> 1. Proceed with legal action for failing to comply with the Notice served on 23 July 2018 under the provisions of the Health (Miscellaneous Provisions) Act 1911 Part V – Dwellings; Division 1 – Houses unfit for occupation; sections 135, 137 and 138. 2. Subject to section 140 of the Health (Miscellaneous Provisions) Act 1911 (Local Government May Act in Default of Owner) carry out the terms of the Notice, including demolition of the dwelling house, asbestos remediation works and seek recovery of all expenses from the owner. 	Ongoing	<p>Quotes for demolition sought</p> <p>Matter delayed by SAT appeal.</p> <p>Application withdrawn by applicants. Matter progressing towards demolition.</p>	June 2019
2018/10-011 November 2018	<p>That:</p> <ol style="list-style-type: none"> 1. the offer from Mr Paul Hogan be accepted that the Shire of Mt Marshall receive by way of donation from him the land at Lot 53 Monger Street, Bencubbin; 2. Council direct the CEO to write to Mr Hogan confirming the resolution 1; and 3. In accordance with section 5.42 of the Local Government Act 1995, the CEO be delegated authority to complete all necessary paperwork and affix the common seal to effect the transfer. 	Ongoing	Letter sent to Paul Hogan advising him of Council decision.	April 2019
2018/9 – 006 October 2018	That Council authorise the Chief Executive Officer to enter negotiations with the Department of Lands regarding a new lease to enable the retention of the Caltex Fuel Depot in Bencubbin.	Ongoing		

CHIEF EXECUTIVE OFFICER - JOHN NUTTALL

REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2018/3 – 004 April 2018	<p>That Council:</p> <ol style="list-style-type: none"> 1. Direct the Chief Executive Officer to make arrangements for a new lease for the use of the Pergandes Sheep Yards as a tourist destination between the Shire and Mr & Mrs Cooper; and 2. That any costs associated with the preparation and execution of the new lease be borne by the Shire. 	Ongoing	<p>Lease is being prepared by lawyers Lease discussions ongoing with owners. Original lease rejected by owners. A new lease is being drawn up.</p>	May 2019
2017/09-15 September 2017	<p>That Council:</p> <ol style="list-style-type: none"> 1. resolve that new workers accommodation be constructed in Beacon to replace the Beacon Barracks accommodation; 2. resolve that the new accommodation be sited to the West of the current Beacon Caravan Park; 3. direct the Chief Executive Officer and obtain full costings for the new camp and present them to Council for a budget to be agreed as soon as possible; and 4. direct the Chief Executive Officer to write to Public Transport Authority (WA) and request that one of the existing rooms be retained and gifted to the Shire to be preserved and used as a historical feature for the town. 	<p>Ongoing</p> <p>Complete</p> <p>Complete</p> <p>Complete</p>	<p>Extension on the date of Beacon Barracks closure to December 2018. Power upgrade options being considered. Meeting being held with BPA caravan park committee members.</p> <p>Clearing Application made</p> <p>Investigations into options underway.</p> <p>See item in October agenda</p>	April 2019

CHIEF EXECUTIVE OFFICER - JOHN NUTTALL

REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2017/07-4 July 2017	That Council, pursuant to section 58 Land Administration Act 1997 and clause 9 Land Administration Regulations 1998, endorse the closure of the section of Bencubbin-Kellerberrin Road as outlined in the sketch, and direct the Chief Executive Officer to request the Minister for Lands to take the necessary steps to permanently close that section of road.	Ongoing	A request has been sent to the Minister and awaiting their response. Response received and the matter will be finalised in the near future.	October 2018
2017/022 February 2017	<p>That:</p> <ol style="list-style-type: none">1. Council Acknowledge an historic equity imbalance in the provision of facilities between the towns of Beacon and Bencubbin;2. A desktop review be undertaken on proposed infrastructure upgrades for Beacon and that a further report be made to Council with a view to implementing a 5 year development program for the town;3. That the Shire's Community Development Officer investigate and report on other local government models for the development and support of volunteers in both communities; and4. That any agreed infrastructure development program and volunteer support program be incorporated into the Shire's Community Strategic Plan	Ongoing	<p>This will be a 'work in progress' for some time. Initial conversations have taken place with CDO. This will link to the SCP which will be adopted by the end of the financial year.</p> <p>The Strategic Community Plan is being presented to the August meeting, which is the starting point of the review.</p> <p>The Strategic Community Plan and the Corporate Business Plan were adopted in September and will hopefully address some issues.</p>	

ENVIRONMENTAL HEALTH OFFICER – PETER TOBOSS				
REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2018/10-019 November 2018	<p>That Council direct the Chief Executive Officer to:</p> <ol style="list-style-type: none"> 1. Proceed with legal action for failing to comply with the Notice served on 23 July 2018 under the provisions of the Health (Miscellaneous Provisions) Act 1911 Part V – Dwellings; Division 1 – Houses unfit for occupation; sections 135, 137 and 138. 2. Subject to section 140 of the Health (Miscellaneous Provisions) Act 1911 (Local Government May Act in Default of Owner) carry out the terms of the Notice, including demolition of the dwelling house, asbestos remediation works and seek recovery of all expenses from the owner. 	Ongoing	<p>Matter delayed by a SAT appeal</p> <p>Application withdrawn by applicants. Matter progressing towards demolition.</p>	

ENVIRONMENTAL HEALTH OFFICER – PETER TOBOSS				
REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2009/081 April 2009	That the dwelling located on Lot 94, Lindsay St, Beacon being of weather board walls over wooden stud frames, suspended timber floors and timber framed iron clad roof be declared unfit for human habitation from immediate effect of date of notification and also the Council place a work order on the said dwelling to bring the dwelling up to a standard deemed by the Environmental Health Officer/Building Surveyor to be compliant with the Health Act 1911, Shire of Mt Marshall Health Local Laws 2007 and Local Government (Miscellaneous Provisions) 1960 and that a period of time being 90 days of notification of dwelling unfit for habitation to be allowed to do such works and in the event of works not commenced to bring the dwelling to the said standard that a demolition order be placed on the said dwelling.	Ongoing	<p>Works inspected by EHO/BS and are acceptable. House Unfit for habitation to stay in effect until rear plumbing is confirmed done. Discussions with Ruth DeJong said they were keen to fix plumbing so they could get workers into the house BUT were out on jobs Statewide. Works ongoing when workhands available.</p> <p>House inspected on 10/08/2016. The house remains unfit for habitation by the owner's workers. The owner has been informed that the house needs to be made good before the order can be lifted and used for habitation.</p> <p>November 2017 - PEHO conducted site inspection; property is vacant with no person living in it. Health Notice on the door at the time of inspection. PEHO is yet to establish contact with the owner/owners.</p>	Ongoing.

FINANCE & ADMINISTRATION MANAGER – TANIKA MCLENNAN				
REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2019/1-016 February 2019	That: 1. the Budget Review document for the period ending 31 December 2018 be accepted as presented; 2. the revised road budget, attachment 12.4.5b, be adopted; 3. an additional \$25,000 be contributed to the Housing Reserve; 4. an additional \$70,000 be contributed to the Mt Marshall Aquatic Centre Development Reserve; 5. allowance of \$7,500 be made to changeover the CEO vehicle; and 6. the \$135,000 proposed loan for the Beacon Workers Camp be removed from the budget and the project be funded by general revenue.	Complete		
2019/1-015 February 2019	That the following bad debts be written off: Debtor No. Debtor Name Amount 81693 Janelle Atkins 19.80 81688 Brooke Suzanne Mulcahy 107.90 81617 Corporate Travel Management 110.00 81445 Beth Tui Allen 27.60 81665 Wilson Earthworks Pty Ltd 726.00	Complete		

REGULATORY OFFICER – JACK WALKER

REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2018/1 – 012 February 2018	That Council, pursuant to section 58 Land Administration Act 1997 and clause 9 Land Administration Regulations 1998, endorse the closure of the section of Potts Road as outlined by the Department of Planning, Lands and Heritage SmartPlan below and direct the Chief Executive Officer to request the Minister for Lands to take the necessary steps to permanently close that section of road.	Ongoing	<p>Correspondence has been received from the Department of Planning, Lands and Heritage seeking confirmation that the adjoining land owners will purchase the land as well as confirmation that the Shire of Mt Marshall will be responsible for any costs associated with the road closure.</p> <p>Confirmation that Faulkner Brothers and Mr Sachse have agreed to purchase the land has been sent and informed the Dept that the Shire will not cover any costs associated with the road closure. The long delay in the road closure process looks like causing the Development Application to lapse as no substantial works have been commenced in two years.</p>	February 2019

REGULATORY OFFICER – JACK WALKER

REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2017/05-18 May 2017	That: 1. Council resolve not to proceed with the Extractive Industries Local Law. 2. The Chief Executive Officer be directed to draw up and present to Council an Extractive Industries Local Planning Policy.	Completed Current	 Staff are in the process of drafting a policy	 February, 2019
2016/178 November 2016	That: 1. an application be submitted to Main Roads WA to have Medlin Street, Calderwood Drive, Lindsay Street, Shemeld Street and Hamilton Street Beacon added to the RAV Network 4 and RAV Network 7; and 2. an application be submitted to Main Roads WA seeking permission to install Give Way signs at the East end of Calderwood Drive, Beacon and the West end of the Beacon Grain Bin Road.	Completed Ongoing	A further application has been received from Callum Lumsden to have Calderwood Drive and Medlin Street included on the RAV 7 Network. This application has been forwarded to MRDWA. Still waiting for MRDWA to install give way signs. Followed up with MRD and have been advised that the works will be completed.	February 2019 April 2019
2016/155 Oct 2016 Continued	h) Consent is given to the Department of Fire and Emergency Services to issue identity cards to Mt Marshall Fire Brigade members.	Ongoing	Instructions as how to process photos has been obtained and staff will commence the process.	April, 2019

REGULATORY OFFICER – JACK WALKER				
REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2016/110 July 2016	<p>That Council endorse the recommendation of the Wheatbelt North East Sub Regional Road Group in relation to the Wheatbelt Freight Plan as follows:</p> <p>That:</p> <p>a) The following “Collector” Routes within the WNE SRRG road network:</p> <ol style="list-style-type: none"> 1 Wyalkatchem to Southern Cross Route 2 Cunderdin to Wyalkatchem Route 3 Wongan Hills to Koorda Route 4 Hines Hill to Burakin Route 5 Kulja to Dalwallinu Route 6 Kellerberrin to Beacon Route 7 Warralakin to Burracoppin Route 8 Bruce Rock to Moorine Rock Route <p>be endorsed as our Wheatbelt Freight Plan routes.</p> <p>b) All of the 2030 roads within these eight (8) WFP “collector” routes be allocated a single RAV access level of Network 7.</p> <p>c) All of the 2030 roads within these eight (8) WFP “collector” routes be allocated an AMMS level of 2, except for the Mukinbudin / Wialki Rd within the Shire of Mukinbudin from SLK 0.0 – 25.00 (Mukinbudin – Bonnie Rock Rd intersection), which is to be kept at its current level 3.</p>	Ongoing	Awaiting confirmation that the Wheatbelt Freight Plan has been adopted.	February, 2019

ENGINEERING ADMINISTRATION OFFICER – JACK WALKER				
REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2008/083 April 2008	<p>That the Shire of Mt Marshall Local Law Relating to Dogs be amended as follows:</p> <p>15 2) Remove (e) Beacon Recreation Reserve No 36172</p> <p>15 (2) Remove (f) Bencubbin Recreation Reserve No 21535</p> <p>15 (2) Amend (g) to be denoted (e)</p> <p>Insert 15 (3) Fouling of Streets and Public Places</p> <p>Any person liable for the control of a dog as defined in Section 3(1) of the Act, who permits the dog to excrete on any street or public place or on any land within the District without the consent of the occupier commits an offence unless the excreta is removed forthwith and disposed of either on private land with the consent of the occupier or in such other manner as the local government may approve.</p> <p>16 (2) Remove (a) All freehold land owned by the Shire of Mt Marshall.</p> <p>16 (2) Remove (b) All reserves owned by the Shire of Mt Marshall or under the care control and management of the Shire.</p> <p>Insert 16 (2) (a) Beacon Recreation Reserve No 36172 (outside the fenced oval area) providing there are no organised activities upon this reserve.</p> <p>Insert 16 (2) (b) Bencubbin Recreation Reserve No 29824.</p>	Ongoing	Proposed changes to be advertised.	September 2009

EXECUTIVE ASSISTANT – NADINE RICHMOND				
REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2019/1-004 February 2019	That Council, subject to Section 11A(1) Local Government (Functions and General) Regulations 1996, adopt the updated purchasing policy.	Complete	Updated the Policy Manual and it is now available on Shire's website.	

COMMUNITY DEVELOPMENT OFFICER – OLIVIA GRANICH								
REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION				
2015/5-014 June 2018	<p>That the following 2017/18 Club Support Fund Applications be approved for funding by Council;</p> <table><tr><td>Beacon Hockey Club</td><td>\$3,500</td></tr><tr><td>Bencubbin Football Club</td><td>\$6,380</td></tr></table>	Beacon Hockey Club	\$3,500	Bencubbin Football Club	\$6,380	Ongoing	<p>Beacon Ladies Hockey Club have been advised in writing that they have been successful in there 2018 application.</p> <p>Bencubbin Football Club have been advised in writing that their 2018 application has been successful.</p> <p>Beacon Hockey Club and Bencubbin Football Club to acquit grant by March 29</p>	TBA
Beacon Hockey Club	\$3,500							
Bencubbin Football Club	\$6,380							
2017/022 February 2017	<p>That:</p> <ol style="list-style-type: none">1. Council Acknowledge an historic equity imbalance in the provision of facilities between the towns of Beacon and Bencubbin;2. A desktop review be undertaken on proposed infrastructure upgrades for Beacon and that a further report be made to Council with a view to implementing a 5 year development program for the town;3. That the Shire’s Community Development Officer investigate and report on other local government models for the development and support of volunteers in both communities; and4. That any agreed infrastructure development program and volunteer support program be incorporated into the Shire’s Community Strategic Plan	Ongoing	<p>CDO liaising with Volunteers WA Wheatbelt Hub to source information that will assist with the development of the report.</p>					

COMMUNITY DEVELOPMENT OFFICER – OLIVIA GRANICH

REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2016/190 December 2016	<p>That:</p> <ol style="list-style-type: none"> the Shire of Mt Marshall engage a consultant to undertake a Needs Assessment & Feasibility Study for a new Mt Marshall Aquatic Centre based on the methodology and deliverables outlined in the Needs Assessment & Feasibility Study Criteria; and for the purposes of the study, the site for any new aquatic facility be confined to the Beacon Recreation Complex site, the Bencubbin Recreation Complex site and the current aquatic centre site. 	Complete	<p>CDO acquired quotes from consultants to undertake this work. ABV Leisure Consultants to undertake the project. ABV currently reviewing Shires strategic documents and pool history. Survey and public consultation complete. Draft Needs Assessment presented in September, provided to Council to review.</p> <p>ABV are currently working on the Feasibility Study and cost estimates for the recommended options from the Needs Analysis. Draft report expected to be presented in Feb/March 18.</p> <p>CDO is acquiring quotes to engage a Quantity Surveyor to cost the capital works, lifecycle costings and lifespan replacement cost for the Mt Marshall Aquatic centre. Concept plans are nearing completion and are expected to be presented April 18.</p> <p>Continued over page</p>	

COMMUNITY DEVELOPMENT OFFICER – OLIVIA GRANICH

REF	DECISION	STATUS	COMMENT	ESTIMATED COMPLETION
2016/190 December 2016		Complete	<p>Quantity Surveyor has been engaged and costings expected to be complete by the end of April 18. Research is still being conducted on the feasibility of the Aquatic Centre. Further research has been conducted by the CEO and engagement with external stakeholders by the CEO and CDO to review options for the Mt Marshall Aquatic Centre. This research will be presented in June 18.</p> <p>Council have requested more research by the CEO and CDO involving alternative aquatic centre options.</p>	

Council Meeting

Tuesday 26 February 2019

Meeting held at the Nungarin Recreation Centre
112 Danberrin Road, Nungarin

MINUTES

NEWROC Vision Statement

NEWROC is a strong, cohesive regional leadership group that fosters economic prosperity of member Councils.

Attachment 12.3.4

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ANNUAL CALENDAR OF ACTIVITIES

MONTH	ACTIVITY	MEETING
January		Executive
February	<ul style="list-style-type: none"> Council refreshes itself on NEWROC Vision, Mission, Values (review Vision and Mission every other year) Council reviews NEWROC project priorities 	Council
March	<ul style="list-style-type: none"> Submit priority projects to WDC, Regional Development and WA Planning Discussion regarding portfolios vs projects, current governance structure 	Executive
April	<ul style="list-style-type: none"> WDC attendance to respond to NEWROC project priorities NEWROC Budget Preparation Review NEWTRAVEL Tourism Officer Contract - expires June 2018 	Council
May	<ul style="list-style-type: none"> NEWROC Draft Budget Presented NEWROC Executive Officer Contract/Hourly Rate Review (current contract expires June 2019) Local Government Week agenda to be discussed at Executive meeting to determine if EA should attend 	Executive
June	<ul style="list-style-type: none"> NEWROC Budget Adopted 	Council
July		Executive
August	<ul style="list-style-type: none"> Information for Councillors pre-election 	Council
September		Executive
October	<ul style="list-style-type: none"> NEWROC CEO and President Handover 	Council
November	<ul style="list-style-type: none"> NEWROC Induction of new Council representatives (every other year) Review NEWROC MoU (every other year) 	Executive
December	<ul style="list-style-type: none"> NEWROC Drinks 	Council

ONGOING ACTIVITIES

Compliance

Media Releases

NEWROC Chair Rotation

Shire of Mt Marshall

Shire of Nungarin

Shire of Wyalkatchem (November 2017 – November 2019)

Shire of Koorda

Shire of Mukinbudin

Shire of Trayning

NORTH EASTERN WHEATBELT REGIONAL ORGANISATION OF COUNCILS

Ordinary Meeting of Council held at the Nungarin Recreation Centre, 112 Danberrin Road, Nungarin on Tuesday 26 February 2019 commencing at 1.20pm.

AGENDA

1. OPENING AND ANNOUNCEMENTS

The Chair, Cr Davies declared the meeting open at 1:20pm.

2. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1. Attendance

Elected Members

Cr Quentin Davies	Delegate	NEWROC Chair, President, Shire of Wyalkatchem
Cr Gary Shadbolt	Delegate	President, Shire of Mukinbudin
Cr Tony Sachse	Delegate	President, Shire of Mt Marshall
Cr Eileen O'Connell	Delegate	President, Shire of Nungarin
Cr Melanie Brown	Delegate	President, Shire of Trayning
Cr Ricky Storer	Delegate	President, Shire of Koorda

Chief Executive Officers

Taryn Dayman	CEO, Shire of Wyalkatchem
Gary Martin	Acting CEO, Shire of Koorda
John Nuttall	CEO, Shire of Mt Marshall
Dirk Sellenger	CEO, Shire of Mukinbudin
Adam Majid	CEO, Shire of Nungarin
Paul Sheedy	Acting CEO, Shire of Trayning

NEWROC Officer

Caroline Robinson	NEWROC Executive Officer
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Guests

Anne Banks McAllister	WALGA
Cr Pam Palmer	Shire of Nungarin

2.2. Apologies

Cr Nick Gillett	Shire of Mt Marshall
Tony Brown	WALGA

2.3. Requests for Leave of Absence

Nil

2.4. DECLARATIONS OF INTEREST AND DELEGATIONS REGISTER

2.5. Declarations of Interest

Declaration By (i.e. Cr B Example)	Shire (i.e. Shire of Barley Leaf)	Agenda Item #	Type and details of Interest (i.e. financial)
Cr Sachse	Shire of Mt Marshall	6.3	Financial
Cr Brown	Shire of Trayning	6.3	Financial

2.6. Delegations Register – October 2018

Please find below a delegations register as per the new policy adopted in March 2017:

Description of Delegations	Delegatee	Delegated to	Approval
Records Management	CEO	NEWROC EO	Council
NEWROC Financial Management	CEO	NEWROC EO	Council Dec 2017
Bendigo Bank Signatory (NEWROC)	CEO	NEWROC EO	Council Dec 2017
Bendigo Bank Signatory (Shire of Wyalkatchem)	Council	CEO	Council Dec 2017
Management of NEWTravel EO	CEO	NEWROC EO	Council
NEWROC Website	CEO	NEWROC EO	Council June 2017

Note: Remove NEWTRAVEL delegation

3. PRESENTATIONS

Nil

4. MINUTES OF MEETINGS

4.1. Minutes of Ordinary Meetings

4.1.1. Minutes of Ordinary Meeting of NEWROC Council – 11 December 2018

Minutes of the meeting held 11 December 2018 have previously been circulated.

OFFICER RECOMMENDATION:

That the Minutes of the NEWROC Meeting of Council held on 11 December 2018, be confirmed as a true and correct record of proceedings.

Moved Cr O'Connell

Seconded Cr Brown

Carried 6/0

4.1.2. Business Arising from NEWROC Council meeting

4.1.2.1. Profit & Loss Report – Expenses for Reimbursement

Extract from December Minutes:

There is a negative amount "expenses for reimbursement" – NEWROC Executive Officer to follow this up.

Expenses for Reimbursement

-\$610.80

\$67.34

The \$610.80 showing within the Profit & Loss Report is a credit for a payment received from the Shire of Mukinbudin for LGW Dinner and drinks. Expenses for reimbursement account is used to allocate

expenses that need to be invoiced directly to the member shire's or third parties. For future ease of reading the profit and loss report changes have been made in XERO so that this type of income is allocated to revenue and will show as a separate line item and the Expenses for Reimbursement will remain under expenses and will show expenses that NEWROC has incurred but are to be reimbursed.

RESOLUTION:

That the information is received.

Moved Cr Shadbolt

Seconded Cr O'Connell

Carried 6/0

5. FINANCIAL MATTERS
5.1. List of Income and Expenditure

REPORTING OFFICER:	Caroline Robinson, Executive Officer
FILE REFERENCE:	42-2 Finance Audit and Compliance
DISCLOSURE OF INTEREST:	Nil
DATE:	19 February 2019
ATTACHMENT NUMBER:	Nil
CONSULTATION:	Dannelle Foley
STATUTORY ENVIRONMENT:	Nil
VOTING REQUIREMENT:	Simple Majority

COMMENTS

The below list outlines the income and expenditure from 1 December 2018 – 31 January 2019

Account Transactions

North Eastern Wheatbelt Regional Organisation of Councils

For the period 1 December 2018 to 31 January 2019

Date	Description	Reference	Credit	Debit	Running Balance	Gross
NEWROC Funds #5557						
Opening Balance			187,375.26	0.00	187,375.26	0.00
01 Dec 2018	Bendigo Bank	Interest Received	23.26	0.00	187,398.52	23.26
01 Dec 2018	Bendigo Bank	Transaction Fees	0.00	1.20	187,397.32	(1.20)
03 Dec 2018	Payment: Digit Books Pty Ltd	D1G1T Subscription	0.00	50.00	187,347.32	(50.00)
07 Dec 2018	Payment: Shire of Mukinbudin	INV-0050	17,600.00	0.00	204,947.32	17,600.00
07 Dec 2018	Payment: Solum Wheatbelt Business Solutions	Solum - EO Services Inv34	0.00	3,287.50	201,659.82	(3,287.50)
07 Dec 2018	Payment: Vernon Contracting	Vernon - TO Services	0.00	1,447.27	200,212.55	(1,447.27)
01 Jan 2019	Bendigo Bank	Interest	25.19	0.00	200,237.74	25.19
01 Jan 2019	Bendigo Bank	Transaction Fees	0.00	0.80	200,236.94	(0.80)
02 Jan 2019	Payment: Digit Books Pty Ltd	D1G1T_INV-15259	0.00	50.00	200,186.94	(50.00)
16 Jan 2019	Payment: Solum Wheatbelt Business Solutions	Solum Inv36 - EO Services	0.00	2,972.50	197,214.44	(2,972.50)
16 Jan 2019	Payment: Vernon Contracting	Vernon Contracting Inv105 - TO Services	0.00	1,100.00	196,114.44	(1,100.00)
16 Jan 2019	Payment: Rural and Regional Economic Solutions	RRES Inv18261103 - Submission	0.00	1,100.00	195,014.44	(1,100.00)
Total NEWROC Funds #5557			17,648.45	10,009.27	195,014.44	7,639.18
Closing Balance			195,014.44	0.00	195,014.44	0.00
Total			17,648.45	10,009.27	7,639.18	7,639.18

The below list outlines the Profit and Loss from 1 December 2018 – 31 January 2019

Profit and Loss		
North Eastern Wheatbelt Regional Organisation of Councils		
For the 2 months ended 31 January 2019		
Cash Basis		
	Jan-19	YTD
Income		
Income from Reimbursements	\$0.00	\$2,952.20
Interest Received	\$48.45	\$133.98
NEWROC Business Case / Project Work Subs	\$2,000.00	\$10,000.00
NEWROC Subscriptions Received	\$11,000.00	\$55,000.00
Tourism Officer Subscriptions Rec.	\$2,500.00	\$12,500.00
Wheatbelt Way Marketing Subscription	\$500.00	\$2,500.00
Total Income	\$16,048.45	\$83,086.18
Gross Profit	\$16,048.45	\$83,086.18
Less Operating Expenses		
Accounting/Audit fees	\$90.90	\$1,980.88
Bank charges	\$2.00	\$11.22
Consultancy Fees	\$0.00	\$471.60
Event / Ceremony Expenses	\$0.00	\$139.07
Executive Officer Business Case/Project Work	\$1,000.00	\$6,000.00
Executive Officer Contract Services	\$5,945.00	\$17,835.00
Executive Officer Office Expenses	\$0.00	\$1,632.27
Executive Officer Seminars/Conferences	\$0.00	\$768.18
Executive Officer Travel	\$315.00	\$1,556.25
Executive Officer Travelling Expenses (Accom)	\$0.00	\$68.18
Expenses for Reimbursement	\$0.00	\$2,948.65
Legal expenses	\$0.00	\$970.00
Literary Luncheon	\$0.00	\$600.00
Telecommunications Contractor/Services	\$0.00	\$505.64
Tourism Officer Contract Services	\$2,100.00	\$5,100.00
Tourism Officer Travel	\$315.70	\$767.39
Total Operating Expenses	\$9,768.60	\$41,354.33
Net Profit	\$6,279.85	\$41,731.85

The below list outlines the Balance Sheet as at 31 January 2019

Balance Sheet	
NEWROC	
	31 Jan 2019
Assets	
Bank	
NEWROC Funds #5557	\$195,014.44
Total Bank	\$195,014.44
Current Assets	
Sundry Debtors Control	\$177,812.50
Telecommunications (Schedule 6)	\$1,458.00
Total Current Assets	\$179,270.50
Total Assets	\$374,284.94
Liabilities	
Current Liabilities	
Gst Payable	\$19,090.99
Total Current Liabilities	\$19,090.99
Total Liabilities	\$19,090.99
Net Assets	\$355,193.95
Equity	
Current Year Earnings	\$60,304.58
Retained Earnings	\$294,889.37
Total Equity	\$355,193.95

RESOLUTION:

That the income and expenditure and the profit and loss report as at 31 January 2019, as listed, be endorsed.

Moved Cr Shadbolt

Seconded Cr Storer

Carried 6/0

6. MATTERS FOR DECISION

6.1. NEWROC Strategic Planning

REPORTING OFFICER:	Caroline Robinson
FILE REFERENCE:	041-5 Strategic and Future Planning
DISCLOSURE OF INTEREST:	Nil
DATE:	19 February 2019
ATTACHMENT NUMBER:	#1 Regional Subsidiary Communications Plan #2 NEWROC Strategic Waste Management Review (separate) #3 NEWROC Health Plan (separate)
CONSULTATION:	Cr Davies
STATUTORY ENVIRONMENT:	Nil
VOTING REQUIREMENT:	Simple Majority

COMMENT

Below is an updated status report for the NEWROC Strategic Projects as identified in February 2018:

NEWROC STRATEGIC PROJECTS – Status Report

Projects 2018	NEWROC PRIORITY PROJECT as developed at February 2018 Strategy Day	PROGRESS	NEWROC EO NEXT STEP CEO SUPPORT	FUTURE FUNDING
	1. Renewable Energy Investigation Business Case	<ul style="list-style-type: none"> Summary of current energy market completed by RRE (August 2018) Submission to Energy Review (completed) http://www.parliament.wa.gov.au/Parliament/commit.nsf/(EvidenceOnly)/8C9FB0B8AA10E88D4825823B0019BAA3?op=endocument EO met with the Minister for Environment Melissa Price to discuss our work to date 	David Burton	BBRF - \$20,000 under Business Case (Announced Sept 2018)
	Additional Notes: <ul style="list-style-type: none"> Contact has been made with the University of Adelaide regarding their work into renewable energy Juliet Grist did look into battery power in Perenjori Contact has been made with the Port Pirie Council in South Australia regarding their solar project http://pirie.sa.gov.au/solarproject#.XBmzF80RVEY Recent media release on Kalannie (waste energy) - https://www.abc.net.au/news/rural/2019-02-10/western-australia-oil-mallee-could-power-town/10640764 			
	2. IT Services Investigation into IT support for members as well as businesses in the district	<ul style="list-style-type: none"> Presentation to Executive at May Executive meeting by IWS Corporate Discussion regarding records management at Executive September meeting 	<ul style="list-style-type: none"> Taryn Dayman received updated quote from IT Vision 	
	3. Regional Subsidiary Investigation and preparation	<ul style="list-style-type: none"> Executive working on charter and business plan (DRAFT) Meeting held with the Minister for Local Government February 2019 	<ul style="list-style-type: none"> Meeting held with the Minister WALGA provided revised draft legislation to NEWROC NEWROC to write to Minister post meeting 	

			<ul style="list-style-type: none"> NEWROC to review communications plan 	
	4. Telecommunications – contemporary and future focused Advocacy	<ul style="list-style-type: none"> Crisp Wireless to develop a strategic infrastructure investment list to help the NEWROC identify where additional investment in the district is needed 	<ul style="list-style-type: none"> Continue to promote CW for sign ups Future tower list created John Nuttall	
2019	5. Roads Contracting to MRWA Investigation	<ul style="list-style-type: none"> EO had a brief discussion with WALGA regarding procurement approaches with this. Needs further follow up EO discussed project with NAJA consulting 	<ul style="list-style-type: none"> To be further discussed and developed at the February Council meeting 	REDS (focus is on job creation)
	6. Advocacy of Education	<ul style="list-style-type: none"> David has indicated he will meet with the Mukinbudin DHS prior to the end of the year 	David Burton	

Other Projects

Other NEWROC Projects	DETAILS	PROGRESS	FUTURE FUNDING
NEWTRAVEL multiplier effect study	Investigation	<ul style="list-style-type: none"> NEWTravel has discussed the multiplier effect study with the Wheatbelt Business Network 	
Youth Officer / Youth Projects			
NEWROC Health Strategy	Progress strategies	<ul style="list-style-type: none"> Engagement with WAPHA and WACHS Presented to Kununoppin LHAG Presentation by Amity Health at September Executive NEWROC EO to follow up Kununoppin Bonded Medical Scholarship recipients future role in the district 	

A forward planning session will be run informally at the meeting and members are asked to consider:

- 👉 What is working well in the NEWROC?
- 👉 What needs improving?
- 👉 What needs to stop?

Additionally, members spoke about the priority projects at the end of 2018 and it was informally determined that the projects are still of relevance to the group, however members were asked to do some project planning on a few of the projects (which will be conducted at this meeting).

Specifically:

- 👉 Exploring ideas and logistics for a regional road construction crew
- 👉 Next step for the energy project
- 👉 Next step for the NEWROC Health Plan
- 👉 And suggested discussion by the Executive Officer on these:
 - Reviewing the NEWROC Regional Subsidiary Communications Plan in preparation for any future announcements
 - Discussion regarding waste management facilities across the NEWROC and whether we can forward plan as a group to improve facilities and attract funding (see business case completed a number of years ago)

RESOLUTION:

Submitted for discussion

Moved Cr Shadbolt

Seconded Cr Brown

Carried 6/0

Discussion:

- 🐦 Regional Road Construction Crew Project
 - Focus is on generating employment
 - NEWROC members need to determine what the objective are – employment, improving road construction and maintenance efficiency, sharing resource to save Councils money?
 - What do member Councils outsource already in regards to road construction and maintenance?
 - Is this entity separate to individual Councils or an extension?
 - A focus may be on sub contracting to Main Roads. Note there is only one main road in the NEWROC area.
 - Is there a budget that Main Roads commit to? Will we only do Main Roads? Or will we travel to complete works outside our area?
 - Shire of Kondinin and Shire of Kulin has done sub contracting to Main Roads
 - Locally, could we address the coordination of road works and equipment use?
 - Additionally, the NEWROC members require engineering experience locally – do the six members have enough work for an engineer? Or a shared resource?
 - Instead of stopping at a Shire boundary does the grader continue going?
- 🐦 Telecommunications
 - Shire of Bruce Rock and Shire of Narembeen have expressed an interest in the telecommunications service
 - NEWROC aims to cover the 99% of the NEWROC with an improved telecommunications service
 - Tower needs to be resolved in Mukinbudin
 - NEWROC Executive Officer to follow up with Crisp Wireless regarding Kununoppin service
 - NEWROC Executive Officer to seek out a small business who has just started up and is using Crisp Wireless
 - Maree Gooch to attend the Bencubbin Wheatbelt Women's Small Business day
- 🐦 Waste Management
 - Discussion regarding funding for this type of project
 - NEWROC Executive Officer to enquire with the Ravensthorpe waste project
 - Note there is a 3 bin system now in some metro Councils
 - Shire of Koorda is forward planning an improved waste site and is keen to progress discussions
 - RoeROC runs a regional waste site and waste transfer stations – NEWROC Executive Officer to follow up
 - Invitation to be extended to waste management consultant Giles Perryman to speak to members at the Council meeting in Koorda – Shire of Mt Marshall will provide contact details

6.2. Future Projects

REPORTING OFFICER:	Caroline Robinson
FILE REFERENCE:	041-5 Strategic and Future Planning
DISCLOSURE OF INTEREST:	Nil
DATE:	19 February 2019
ATTACHMENT NUMBER:	Nil
CONSULTATION:	Dale Chapman – WALGA
STATUTORY ENVIRONMENT:	Nil
VOTING REQUIREMENT:	Simple Majority

COMMENT

Dale Chapman, from WALGA spoke to CEO's at the November 2018 meeting regarding waste procurement.

Discussion at the November Executive meeting:

- 👉 Dale Chapman is working with the AROC on aggregated waste contracts. Purpose of this, is to encourage more contractors into the process
- 👉 AROC had different expiry dates of their current waste contracts. Dale worked to execute short contracts and run a longer procurement process alongside trying to align the group contract
- 👉 Discussion regarding size required – both waste but also as six organisations
- 👉 Dale Chapman also 'sounded' out the market for AROC prior to doing any work
- 👉 Discussion regarding working with neighbours on this approach
- 👉 Members could submit their waste contracts to Dale Chapman for review
- 👉 Dale Chapman can also assist with current waste contracts that are due for renewal for future alignment in the group
- 👉 Regional Price Preference Policy – if Shires are making changes to this policy does it require public advertisement? Dale Chapman will follow up for Taryn Dayman

Following the meeting members provided the following end dates for their waste contracts:

- 👉 Shire of Koorda expiring 30 June 2019
- 👉 Shire of Mt Marshall expiring 30 September 2021
- 👉 Shire of Wyalkatchem expiring 30 June 2021

Dale indicated at this present time, the contracts can't be lined up but could be in the future if members elect for shorter contracts so that they align with other members.

RESOLUTION:

That the information is received.

Moved Cr Shadbolt

Seconded Cr O'Connell

Carried 6/0

Discussion:

- 👉 Discussion regarding the Penjori battery project
- 👉 Executive Officer will follow up on the outcome of the renewable energy submission

6.3. Telecommunications Project

REPORTING OFFICER:	Caroline Robinson, Executive Officer
FILE REFERENCE:	035-1 Grants General
DISCLOSURE OF INTEREST:	Nil
DATE:	19 February 2019
ATTACHMENT NUMBER:	#4 NEWROC and CW Meeting Minutes December 2018 #5 Case Studies #6 NEWROC and CW MOU (separate)
CONSULTATION:	Leigh Ballard
STATUTORY ENVIRONMENT:	Nil
VOTING REQUIREMENT:	Simple Majority

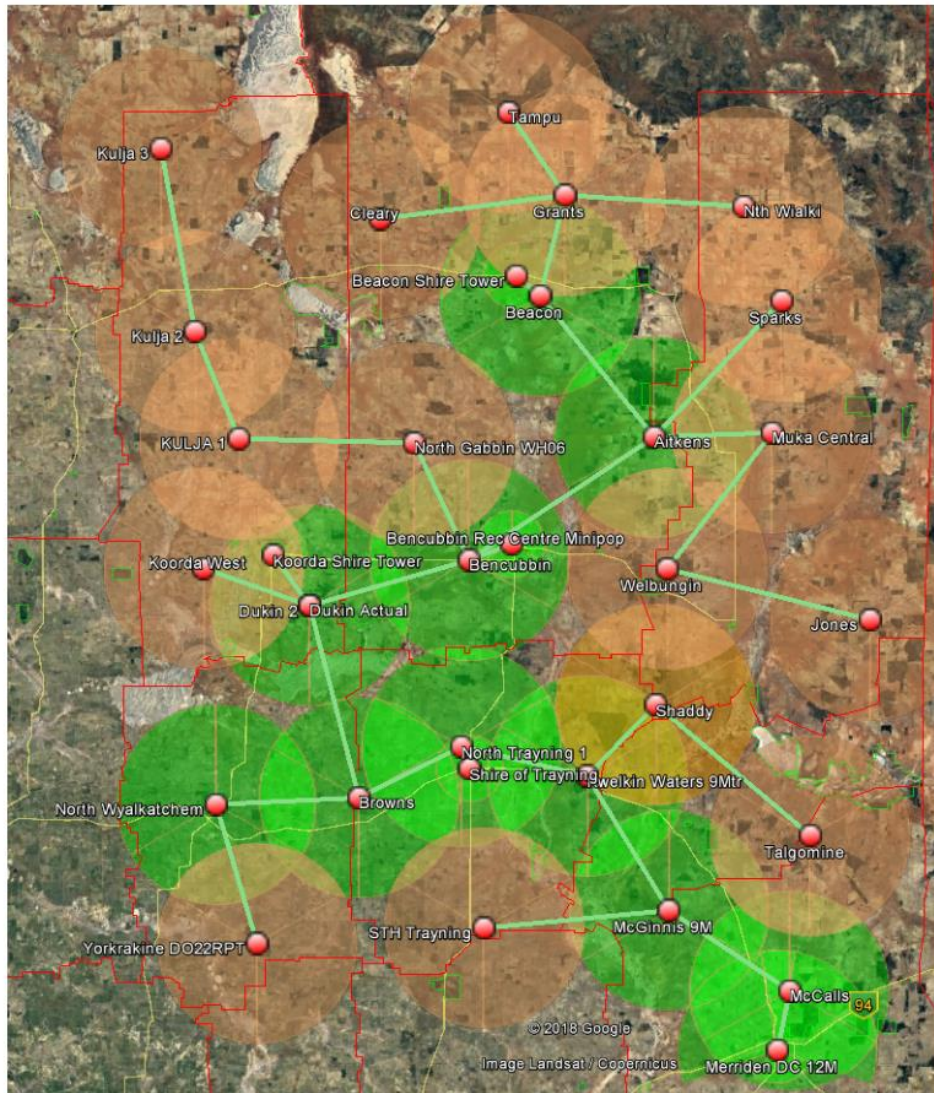
COMMENT

An update on the telecommunications project:

- 👉 John Nuttall and the Executive Officer held a meeting with Crisp Wireless in December 2018. Meeting minutes attached
- 👉 Letter to residents outlining the Crisp Wireless service sent to all NEWROC CEO's for distribution to rate payers via a mail drop (January 2019)
- 👉 Summary of the Crisp Wireless service to be used in local publications sent to all NEWROC CEO's (January 2019)
- 👉 Case studies completed, see attached, now require refinement for publication
- 👉 Wheatbelt Business Network social media promotion of the Crisp Wireless service to Merredin members
- 👉 Short videos completed of a speed test (NBN Satellite vs CW). Provided to Crisp Wireless and NEWROC CEO's for social media promotion (February 2019)
- 👉 Contact details of 5 residents and 5 businesses in each local government provided to Crisp Wireless to follow up with (sales leads and prospective) (end of January 2019)
- 👉 Update from Crisp Wireless (14 February 2019) – 81 connections with approx. 5-6 in the pipeline, two outages in January however issues have been rectified, word of mouth is working well, Community Resource Centres are now 'sales agents' for Crisp Wireless
- 👉 Media release to Western Councillor regarding the project (February 2019)
- 👉 Executive Officer spoke to Leigh Ballard and enquired whether the service covers Kununoppin. Leigh indicated it does but will be on a case by case basis (given the large number of salmon gums in the town site).
- 👉 Leigh was also going to follow up personally with the Bencubbin School Principal who also resides in Merredin and is keen to connect. There has been one farmer connect in Merredin (multiple properties)

For discussion:

- 👉 Additional activities to help promote the service and sign ups
- 👉 Shire of Mukinbudin tower
- 👉 Forward plan towers (see below, which is only a **desktop study** of sites to get 99% coverage across the NEWROC)
- 👉 NEWROC and CW MoU – progress towards this (currently with Crisp Wireless)
- 👉 The SEGRA Conference will be held in Barooga NSW between August 20 – 22 2019. The theme is Rivers of Opportunity: Activating your potential. John Nuttall has suggested the NEWROC made a submission to present the telecommunications project.
<https://segra.com.au/2018/program>



RESOLUTION:

The information is received and submitted for discussion

Moved Cr O'Connell

Seconded Cr Storer

Carried 6/0

Cr Brown and Cr Sachse left at 2.12pm and returned at 2.23pm. They were not present for the discussion

Discussion:

- 👉 There is a growth market in Merredin
- 👉 Shire of Mookinbudin would like a tower in the north. Shire of Mookinbudin to have a discussion and determination of the level of demand in town and 22kms north of town in Muka (Seaby's). Then Crisp Wireless can do a site survey of the best location.
- 👉 Can Pop Up Towers be erected in the north of Mookinbudin?
- 👉 Possible interest in the Shires of Bruce Rock, Narembeen, Dowerin, so too in the north of Koorda
- 👉 Members agreed to make a SEGRA submission

6.4. NEWTRAVEL

REPORTING OFFICER:	Caroline Robinson
FILE REFERENCE:	132-1 NEWTRAVEL
DISCLOSURE OF INTEREST:	Nil
DATE:	19 February 2019
ATTACHMENT NUMBER:	
CONSULTATION:	Linda Vernon - NEWTravel
STATUTORY ENVIRONMENT:	Nil
VOTING REQUIREMENT:	Simple Majority

COMMENT

NEWTRAVEL MoU has been signed by the NEWTravel President and will be presented to the NEWROC Chair for signing at this meeting.

The length of the MoU is reflective of the annual funding of NEWTravel by the NEWROC.

RESOLUTION:

That the information is received.

Moved Cr O'Connell

Seconded Cr Brown

Carried 6/0

6.5. Regional Subsidiary

REPORTING OFFICER:	Caroline Robinson
FILE REFERENCE:	
DISCLOSURE OF INTEREST:	Nil
DATE:	19 February 2019
ATTACHMENT NUMBER:	#7 WALGA Letter #8 Explanatory Memo #9 Draft Regulations
CONSULTATION:	Cr Davies Taryn Dayman Tony Brown
STATUTORY ENVIRONMENT:	Nil
VOTING REQUIREMENT:	Simple Majority

COMMENT

The NEWROC Chair, NEWROC CEO, NEWROC Executive Officer and Tony Brown (WALGA) met the Minister for Local Government, albeit briefly, at Dumas House on Monday 11 February 2019. The NEWROC Chair spoke about the purpose of NEWROC, achievements and forward plans and the desire to be part of a regional subsidiary to achieve projects of economic value to its members. The Minister responded positively.

Since the meeting, WALGA has sent a letter to the Minister with revised regulations (see attached).

RESOLUTION:

NEWROC write to the Minister thanking him for his time and revisiting some of our major points of discussion.

Moved Cr Storer

Seconded Cr Brown

Carried 6/0

Discussion:

- 👉 The meeting was briefer than expected
- 👉 It appears the Minister has an appetite for a Regional Subsidiary

7. EMERGING NEWROC ISSUES as notified, introduced by decision of the Meeting

7.1. Doctors at Merredin Regional Hospital

- 👉 Email presented by Cr Sachse and John Nuttall regarding there being no GP's at the Merredin Hospital – the regional centre
- 👉 Discussions regarding the impact on patient safety and volunteer ambulance officers (fatigue management)
- 👉 Issue has been raised at the Shire of Mt Marshall's LEMC meeting
- 👉 Issue to be raised at the Wheatbelt District Emergency Management meeting as well as GECZ

ACTION:

NEWROC Executive Officer write a letter of support to the Shire of Mukinbudin to raise this issue with the GECZ Zone.

ACTION:

NEWROC Executive Officer to liaise with WALGA regarding the delivery of a regional health planning event and an advocacy position on health

8. WALGA ZONE ISSUES

8.1. Economic Development Framework

- 👉 WALGA provided an update on the Economic Development Framework which will be coming through the GECZ in March
- 👉 Boyd Brown from Telstra will be the guest speaker at the March GECZ meeting

9. OTHER MATTERS

10. MEETING SCHEDULE

10.1. 2019 Meeting Schedule

26 March	Executive	Mt Marshall
23 April	Council	Mt Marshall
28 May	Executive	Koorda
25 June	Council	Koorda
23 July	Executive	Mukinbudin
27 August	Council	Mukinbudin
24 September	Executive	Trayning
22 October	Council	Trayning
26 November	Executive	Wyalkatchem
10 December	Council	Wyalkatchem

11. CLOSURE OF MEETING

The Chair, Cr Davies thanked everyone for attendance and participation and closed the meeting at 3pm



Shire of Mt Marshall

Monthly Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

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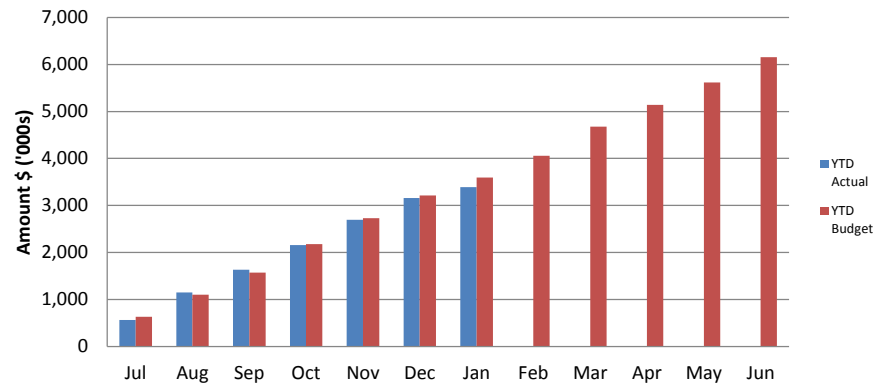
Shire of Mt Marshall
Statement of Financial Activity
For the period 1 July 2018 to 31 January 2019

		Actual YTD 2018/2019	Budget YTD 2018/2019	Original Full Year Budget 2018/2019	Variance Budget to Actual YTD	
	NOTE				%	\$
Operating Revenue						
Governance		16,064	8,848	15,199	82%	7,216
General Purpose Funding		661,243	733,041	1,378,277	(10%)	(71,798)
Law, Order & Public Safety		14,991	14,434	28,321	4%	557
Health		73,739	112,812	193,400	(35%)	(39,073)
Education & Welfare		51,977	61,782	94,601	(16%)	(9,805)
Housing		79,575	102,018	174,920	(22%)	(22,443)
Community Amenities		118,538	112,978	117,985	5%	5,560
Recreation & Culture		18,727	20,251	58,076	(8%)	(1,524)
Transport		825,796	926,104	1,218,397	(11%)	(100,308)
Economic Services		92,668	120,774	189,257	(23%)	(28,106)
Other Property & Services		32,458	38,423	65,900	(16%)	(5,965)
		1,985,777	2,251,465	3,534,333		
Operating Expenses						
Governance		(251,590)	(313,652)	(405,325)	(20%)	62,062
General Purpose Funding		(46,013)	(46,207)	(89,229)	(0%)	194
Law, Order & Public Safety		(114,141)	(104,009)	(167,378)	10%	(10,132)
Health		(170,712)	(169,689)	(295,737)	1%	(1,023)
Education & Welfare		(142,561)	(192,183)	(281,003)	(26%)	49,622
Housing		(266,409)	(224,939)	(308,362)	18%	(41,470)
Community Amenities		(134,363)	(149,548)	(250,265)	(10%)	15,185
Recreation & Culture		(602,886)	(525,227)	(886,631)	15%	(77,659)
Transport		(1,612,759)	(1,638,190)	(2,870,287)	(2%)	25,431
Economic Services		(260,335)	(270,353)	(454,721)	(4%)	10,018
Other Property & Services		(70,413)	(32,895)	(17,858)	114%	(37,518)
		(3,672,183)	(3,666,892)	(6,026,795)		
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>						
(Profit)/Loss on Asset Disposals	2	71,283	71,283	135,500		
Employee benefit Provisions Cash Backed		1,165	4	4		
Movement in employee benefit provisions (non-current)		0	0	0		
Movement in deferred pensioner Rates/ESL		(789)	0	0		
Depreciation on Assets		1,507,510	1,226,730	2,453,460		
<u>Capital Revenue and (Expenditure)</u>						
Purchase Property Plant & Equipment	1	(822,193)	(1,406,000)	(1,586,000)		
Purchase Infrastructure Assets	1	(1,021,173)	(1,281,169)	(2,182,400)		
Repayment of Debenture	3	(56,290)	(56,290)	(109,182)		
Proceeds from New Debenture	3	0	0	135,000		
Self-Supporting Loan Principal Income		11,017	11,017	17,411		
Proceeds from Disposal of Assets	2	102,722	102,722	332,500		
<u>Reserves and Restricted Funds</u>						
Transfers to Reserves	4	(151,457)	(151,457)	(183,821)		
Transfers from Reserves	4	0	0	640,057		
ADD Net Current Assets July 1 B/Fwd.	5	1,483,330	1,483,330	1,449,421		
LESS Net Current Assets Year to Date	5	(821,451)	24,746	0		
Amount Raised from Rates	6	(1,382,732)	(1,390,512)	(1,390,512)		

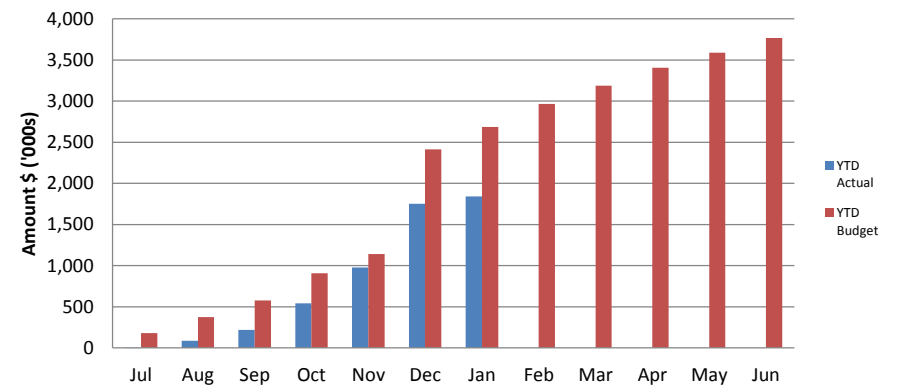
Shire of Mt Marshall

For the period 1 July 2018 to 31 January 2019

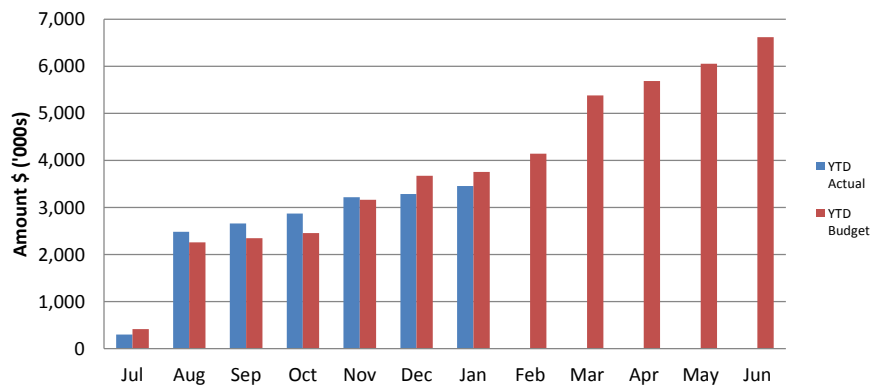
Operating Expenditure



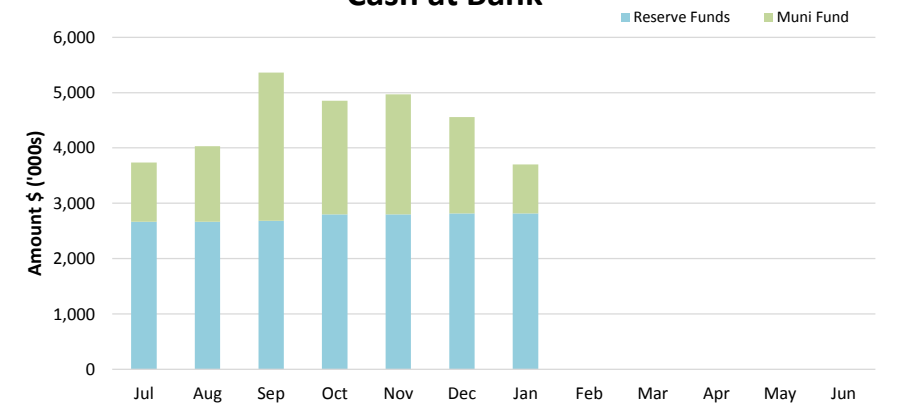
Capital Works & Equipment Purchases



Operating Income



Cash at Bank



Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

	2018/19 Adopted Budget \$	31-Jan-19 Actual \$	31-Jan-19 Budget YDT \$
1. ACQUISITION OF ASSETS			
The following assets have been acquired during the period under review:			
<u>By Program</u>			
Governance			
<i>Administration General</i>			
Purchase Vehicle - Admin	60,000	54,682	60,000
Admin Office Upgrade	12,000	0	12,000
Health			
<i>NEW Health Vehicles</i>			
New Health Purchase Of Motor Vehicle	80,000	0	40,000
Housing			
<i>Staff Housing</i>			
Land & Buildings - Staff Housing	51,000	0	51,000
Community Amenities			
<i>Protection of the Environment</i>			
Land & Buildings - Community Amenities	5,000	0	5,000
<i>Other Community Ammenities</i>			
Beacon And Bencubbin Water Collection	0	47	0
Purchase Of Plant	100,000	0	0
Recreation and Culture			
<i>Public Halls and Civic Centres</i>			
Land & Buildings - Halls & Civic Centres	40,000	0	0
<i>Sporting Facilities</i>			
Old Police Station Museum Capital	15,000	14,837	15,000
Land & Buildings - Bencubbin Recreation	52,000	6,753	52,000
Land & Buildings - Bencubbin			
Recreation Complex Redevelopment	10,000	17,561	10,000
Transport			
<i>Construction - Roads, Bridges, Depots</i>			
Roads To Recovery Road Works	456,000	337,645	265,909
State Road Projects Grant	923,400	613,945	538,594
Municipal Road Construction	294,000	41,586	171,416
Footpath Construction	20,000	0	20,000
<i>Road Plant Purchases</i>			
Plant Purchases	730,000	667,000	730,000
Motor Vehicle Purchases	119,000	44,077	119,000
<i>Airstrips</i>			
Beacon Airstrip Upgrade	489,000	27,949	285,250
Economic Services			
Buildings	35,000	15,222	35,000
Beacon Workers Camp - Capital	255,000	2,061	255,000
Other Property and Services			
Purchase Land And Buildings - Eng	22,000	0	22,000
	<u>3,768,400</u>	<u>1,843,366</u>	<u>2,687,169</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

1. ACQUISITION OF ASSETS (Continued)	2018/19 Adopted Budget \$	31-Jan-19 Actual \$	31-Jan-19 Budget YDT \$
The following assets have been acquired during the period under review:			
<u>By Class</u>			
Land Held for Resale - Current	0	0	0
Land Held for Resale - Non Current	0	0	0
Land	0	0	0
Land & Buildings	497,000	56,434	457,000
Furniture & Equipment	0	0	0
Motor Vehicles	259,000	98,759	219,000
Plant & Equipment	830,000	667,000	730,000
Infrastructure - Roads	1,673,400	993,177	975,919
Infrastructure - Footpaths	20,000	0	20,000
Infrastructure - Ovals & Parks	0	0	0
Infrastructure - Other	489,000	27,997	285,250
	<u>3,768,400</u>	<u>1,843,366</u>	<u>2,687,169</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

2. DISPOSALS OF ASSETS

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

<u>By Program</u>	Written Down Value		Sale Proceeds		Profit(Loss)	
	2018/19 Budget \$	January 2018 Actual \$	2018/19 Budget \$	January 2018 Actual \$	2018/19 Budget \$	January 2018 Actual \$
Administration						
Admin Vehicle	45,000	43,346	45,000	40,909	0	(2,436)
Health						
NEW Health Vehicles	60,000		60,000		0	0
Housing						
Lot 158 Brown St, Bencubbin	101,000	99,231	37,500	37,243	(63,500)	(61,988)
Transport						
Ford Ranger XLS C/Cab	30,000	31,429	30,000	24,570	0	(6,859)
Mitsubishi Triton MM279	12,000		10,000		(2,000)	0
Mitsubishi Triton MM254	12,000		10,000		(2,000)	0
Grader MM349	105,000		70,000		(35,000)	0
Grader MM5081	103,000		70,000		(33,000)	0
	468,000	174,006	332,500	102,722	(135,500)	(71,283)

<u>By Class of Asset</u>	Written Down Value		Sale Proceeds		Profit(Loss)	
	2018/19 Budget \$	January 2018 Actual \$	2018/19 Budget \$	January 2018 Actual \$	2018/19 Budget \$	January 2018 Actual \$
Motor Vehicles	159,000	74,774	155,000	65,480	(4,000)	(9,295)
Land & Buildings	101,000	99,231	37,500	37,243	(63,500)	(61,988)
Plant & Equipment	208,000	0	140,000	0	(68,000)	0
	468,000	174,006	332,500	102,722	(135,500)	(71,283)

Summary

Profit on Asset Disposals
Loss on Asset Disposals

2018/19 Adopted Budget \$	January 2018 Actual \$
0	0
(135,500)	(71,283)
(135,500)	(71,283)

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Expiry	Principal 1-Jul-18	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			2018/19 Budget \$	2018/19 Actual \$	2018/19 Budget \$	2018/19 Actual \$	2018/19 Budget \$	2018/19 Actual \$	2018/19 Budget \$	2018/19 Actual \$
General Purpose Funding										
Loan 119 - Benny Mart *	27/03/2019	8,586	0	0	8,586	6,647	0	1,939	797	179
Housing										
Loan 118 - Staff Housing	25/06/2019	59,159	0	0	59,159	29,123	0	30,036	6,348	1,797
Recreation & Culture										
Loan 120 - Bencubbin Rec Complex Shire	28/04/2037	417,902	0	0	15,270	7,562	402,632	410,340	16,515	5,231
Loan 121 - Bencubbin Rec SAR	28/04/2037	474,607	0	0	17,342	8,588	457,265	466,019	18,756	5,941
Loan 122 - Bencubbin Rec Complex CRC*	28/04/2037	241,506	0	0	8,825	4,370	232,681	237,136	9,544	3,023
Economic Services										
Beacon Workers Camp			135,000	0	0	0	135,000	0	0	0
		1,201,760	135,000	0	109,182	56,290	1,227,578	1,145,470	51,960	16,171

(*) Self supporting loan financed by payments from third parties.

All other loan repayments were financed by general purpose revenue.

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

	2018/19 Adopted Budget \$	January 2018 Actual \$
4. CASH BACKED RESERVES		
(a) Plant Replacement Reserve		
Opening Balance	645,180	645,180
Amount Set Aside / Transfer to Reserve	16,129	7,861
Amount Used / Transfer from Reserve	(295,550)	0
	<u>365,759</u>	<u>653,041</u>
(b) Aged Care Units Reserve		
Opening Balance	91,017	91,017
Amount Set Aside / Transfer to Reserve	2,275	1,110
Amount Used / Transfer from Reserve	(48,517)	0
	<u>44,775</u>	<u>92,127</u>
(c) Housing Reserve		
Opening Balance	291,451	291,451
Amount Set Aside / Transfer to Reserve	84,786	81,996
Amount Used / Transfer from Reserve	0	0
	<u>376,237</u>	<u>373,447</u>
(d) Employee Entitlements Reserve		
Opening Balance	95,669	95,669
Amount Set Aside / Transfer to Reserve	2,392	1,165
Amount Used / Transfer from Reserve	0	0
	<u>98,061</u>	<u>96,834</u>
(e) Public Amenities & Buildings Reserve		
Opening Balance	254,808	254,810
Amount Set Aside / Transfer to Reserve	6,370	3,104
Amount Used / Transfer from Reserve	(51,667)	0
	<u>209,511</u>	<u>257,914</u>
(f) Mt Marshall Aquatic Centre Development Reserve		
Opening Balance	940,024	940,024
Amount Set Aside / Transfer to Reserve	63,501	51,943
Amount Used / Transfer from Reserve	0	0
	<u>1,003,525</u>	<u>991,967</u>
(g) Community Bus Reserve		
Opening Balance	117,847	117,847
Amount Set Aside / Transfer to Reserve	2,946	1,436
Amount Used / Transfer from Reserve	(100,000)	0
	<u>20,793</u>	<u>119,283</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

	2018/19 Adopted Budget \$	January 2018 Actual \$
4. RESERVES (Continued)		
(h) Bencubbin Recreation Complex Reserve		
Opening Balance	4,081	4,081
Amount Set Aside / Transfer to Reserve	102	51
Amount Used / Transfer from Reserve	0	0
	<u>4,183</u>	<u>4,132</u>
(i) Office Equipment Reserve		
Opening Balance	16,324	16,324
Amount Set Aside / Transfer to Reserve	0	200
Amount Used / Transfer from Reserve	(16,324)	0
	<u>0</u>	<u>16,524</u>
(j) Economic Development Reserve		
Opening Balance	75,602	75,602
Amount Set Aside / Transfer to Reserve	1,890	920
Amount Used / Transfer from Reserve	0	0
	<u>77,492</u>	<u>76,522</u>
(k) Beacon Accommodation Reserve		
Opening Balance	121,384	121,384
Amount Set Aside / Transfer to Reserve	3,035	1,481
Amount Used / Transfer from Reserve	(120,000)	0
	<u>4,419</u>	<u>122,865</u>
(l) Medical Enhancement Reserve		
Opening Balance	7,633	7,633
Amount Set Aside / Transfer to Reserve	191	92
Amount Used / Transfer from Reserve	0	0
	<u>7,824</u>	<u>7,725</u>
(m) Bencubbin Community Resource Centre Reserve		
Opening Balance	8,141	8,141
Amount Set Aside / Transfer to Reserve	204	98
Amount Used / Transfer from Reserve	(8,000)	0
	<u>345</u>	<u>8,239</u>
Total Cash Backed Reserves	<u><u>2,212,924</u></u>	<u><u>2,820,620</u></u>

All of the above reserve accounts are to be supported by money held in financial institutions.

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

	2018/19 Adopted Budget \$	January 2018 Actual \$
4. RESERVES (Continued)		
Cash Backed Reserves (Continued)		
Summary of Transfers To Cash Backed Reserves		
Transfers to Reserves		
Plant Replacement Reserve	16,129	7,861
Aged Care Units Reserve	2,275	1,110
Community Housing Reserve	0	0
Housing Reserve	84,786	81,996
Employee Entitlements Reserve	2,392	1,165
Public Amenities & Buildings Reserve	6,370	3,104
Mt Marshall Aquatic Centre Development Rese	63,501	51,943
Community Bus Reserve	2,946	1,436
Bencubbin Recreation Complex Reserve	102	51
Office Equipment Reserve	0	200
Economic Development Reserve	1,890	920
Integrated Planning/Financial Reporting Reserv	0	0
Beacon Accommodation Reserve	3,035	1,481
Medical Enhancement Reserve	191	92
Bencubbin Community Resource Centre Reser	204	98
	183,821	151,457
Transfers from Reserves		
Plant Replacement Reserve	(295,550)	0
Aged Care Units Reserve	(48,517)	0
Community Housing Reserve	0	0
Housing Reserve	0	0
Employee Entitlements Reserve	0	0
Public Amenities & Buildings Reserve	(51,667)	0
Mt Marshall Aquatic Centre Development Rese	0	0
Community Bus Reserve	(100,000)	0
Bencubbin Recreation Complex Reserve	0	0
Office Equipment Reserve	(16,324)	0
Economic Development Reserve	0	0
Integrated Planning/Financial Reporting Reserv	1	0
Beacon Accommodation Reserve	(120,000)	0
Medical Enhancement Reserve	0	0
Bencubbin Community Resource Centre Reser	(8,000)	0
	(640,057)	0
Total Transfer to/(from) Reserves	(456,236)	151,457

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

4. RESERVES (Continued)

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Plant Replacement Reserve

- To fund the purchase of plant which exceeds Council's capitalisation threshold, so as to avoid undue heavy burden in a single year

Aged Care Units Reserve

- To fund capital works on existing Aged Care Units or construction of new Aged Care Units.

Housing Reserve

- To fund the replacement of housing and any major maintenance

Employee Entitlement Reserve

- To be used to fund Long Service Leave requirement / other accrued leave

Public Amenities & Buildings

- To help fund future building maintenance requirements to the shire's buildings.

Mt Marshall Aquatic Centre Development

- To finance future capital and maintenance upgrades for the Mt Marshall Aquatic Centre

Community Bus Reserve

- To finance the replacement of the community bus

Bencubbin Recreation Complex

- To provide funding for future extensions to the Bencubbin Complex

Office Equipment

- To replace office equipment as required

Economic Development Reserve

- To set aside funds for Economic Development initiatives.

Beacon Accommodation Reserve

- To set aside funds for the provision of transient accommodation in Beacon.

Medical Enhancement Reserve

- To be used for projects that may arise through the NEWROC Health Strategy

Bencubbin Community Resource Centre Reserve

- To be used for refurbishment of the Bencubbin Community Resource Centre

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

	2018/19 B/Fwd Per Approved Budget \$	2017/18 B/Fwd Per Financial Report \$	January 2018 Actual \$
5. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	1,959,858	1,959,858	946,698
Cash - Restricted Unspent Grants	0	0	0
Cash - Restricted Unspent Loans	0	0	0
Cash - Restricted Reserves	2,669,161	2,669,161	2,820,618
Rates Outstanding	109,889	109,889	214,927
Sundry Debtors	269,949	240,843	33,083
Provision for Doubtful Debts	(69,713)	(69,617)	(20,381)
Gst Receivable	1	85,200	15,997
Accrued Income/Payments In Advance	(32,854)	4,673	(4,801)
Loans - Clubs/Institutions	0	0	0
Inventories	10,554	10,554	16,197
	<u>4,916,845</u>	<u>5,010,561</u>	<u>4,022,338</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(630,169)	(630,770)	(224,057)
Accrued Interest On Loans	(8,701)	(7,701)	0
Accrued Salaries & Wages	(40,067)	(40,067)	325
Income In Advance	0	0	0
Gst Payable	0	(23,125)	530
Payroll Creditors	0	(27,898)	(37,835)
Accrued Expenses	0	0	0
FBT Liability	0	(8,112)	0
Current Employee Benefits Provision	(214,995)	(216,066)	(216,066)
Current Loan Liability	(2)	(109,182)	(52,892)
	<u>(893,934)</u>	<u>(1,062,921)</u>	<u>(529,995)</u>
NET CURRENT ASSET POSITION	4,022,911	3,947,640	3,492,343
Less: Cash - Reserves - Restricted	(2,669,161)	(2,669,161)	(2,820,618)
Less: Cash - Unspent Grants - Restricted	0	0	0
Add Back : Component of Leave Liability not Required to be Funded	95,669	95,669	96,834
Add Back : Current Loan Liability	2	109,182	52,892
Adjustment for Trust Transactions Within Muni	0	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>1,449,421</u>	<u>1,483,330</u>	<u>821,451</u>

Shire of Mt Marshall

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

For the Period 1 July 2018 to 31 January 2019

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018/19 Rate Revenue \$	2018/19 Interim Rates \$	2018/19 Back Rates \$	2018/19 Total Revenue \$	2018/19 Budget \$
General Rate								
GRV	0.128889	131	733,228	94,505			94,505	94,505
UV	0.018875	311	69,741,987	1,316,381	(1,969)		1,314,411	1,316,380
Mining	0.018875	1	42,416	801	671		1,471	801
Sub-Totals		443	70,517,631	1,411,686	(1,299)	0	1,410,388	1,411,686
Minimum Rates	Minimum \$							
GRV	406	43	29,182	17,458			17,458	17,458
UV	406	24	187,560	9,744			9,744	9,744
Mining	406	4	7,109	1,624			1,624	1,624
Sub-Totals		71	223,851	28,826	0	0	28,826	28,826
Discounts							1,439,214	1,440,512
Total Amount of General Rates							(56,483)	(50,000)
Movement in Excess Rates							1,382,731	1,390,512
Ex Gratia Rates							(32,854)	6,451
Specified Area Rates							16,363	16,400
Rates Written off							35,357	35,449
							(91)	(3,300)
Total Rates							1,401,505	1,445,512

All land except exempt land in the Shire of Mt Marshall is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

7. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in this statement are as follows:

Detail	Balance 01-Jul-18 \$	Amounts Received \$	Amounts Paid (\$)	January 2018 Balance \$
Police Licensing	10,110	88,255	(96,155)	2,210
Aged Care Beautification	829	0	0	829
Unclaimed Monies	59	0	0	59
Nomination Deposits	0	0	0	0
Tree Planting Nursery	1,000	0	0	1,000
Sundry Creditors	0	0	0	0
Housing Bonds	10,120	2,110	(920)	11,310
Staff Social Club	2,680	1,360	(2,927)	1,113
Portable Toilet Bonds	0	0	0	0
Deposit on Land	0	0	0	0
Rehabilitation Bonds	5,000	5,090	0	10,090
	29,798	96,815	(100,002)	26,611

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

8. OPERATING STATEMENT

	January 2018 Actual \$	2018/19 Adopted Budget \$	2017/18 Actual \$
OPERATING REVENUES			
Governance	16,064	15,199	121,985
General Purpose Funding	2,043,976	2,768,789	3,791,814
Law, Order, Public Safety	14,991	28,321	350,520
Health	73,739	193,400	183,142
Education and Welfare	51,977	94,601	100,724
Housing	79,575	174,920	196,349
Community Amenities	118,538	117,985	159,347
Recreation and Culture	18,727	58,076	1,294,378
Transport	825,795	1,218,399	1,660,389
Economic Services	92,668	189,257	173,250
Other Property and Services	32,458	65,900	85,400
TOTAL OPERATING REVENUE	3,368,508	4,924,847	8,117,298
OPERATING EXPENSES			
Governance	251,590	405,325	402,719
General Purpose Funding	46,013	89,229	79,926
Law, Order, Public Safety	114,141	167,378	206,269
Health	170,712	295,737	251,236
Education and Welfare	142,561	281,003	329,493
Housing	266,409	308,362	547,259
Community Amenities	134,363	250,265	230,345
Recreation & Culture	602,886	886,631	923,580
Transport	1,612,759	2,870,287	2,780,258
Economic Services	260,335	454,721	413,751
Other Property and Services	70,413	17,858	19,529
TOTAL OPERATING EXPENSE	3,672,182	6,026,795	6,184,365
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	<u>(303,674)</u>	<u>(1,101,949)</u>	<u>1,932,933</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 31 January 2019

9. BALANCE SHEET

	January 2018 Actual \$	2017/18 Actual \$
CURRENT ASSETS		
Cash and Cash Equivalents	3,767,316	4,629,019
Trade and Other Receivables	245,219	388,399
Inventories	16,197	10,554
TOTAL CURRENT ASSETS	4,028,732	5,027,972
NON-CURRENT ASSETS		
Other Receivables	302,310	301,521
Inventories	0	0
Property, Plant and Equipment	19,666,388	19,431,941
Infrastructure	89,195,848	89,267,952
Work in Progress	0	0
TOTAL NON-CURRENT ASSETS	109,164,546	109,001,414
TOTAL ASSETS	113,193,278	114,029,386
CURRENT LIABILITIES		
Trade and Other Payables	261,037	737,672
Long Term Borrowings	52,892	109,182
Provisions	216,066	216,066
TOTAL CURRENT LIABILITIES	529,995	1,062,920
NON-CURRENT LIABILITIES		
Trade and Other Payables	0	0
Long Term Borrowings	1,092,578	1,092,578
Provisions	17,939	17,939
TOTAL NON-CURRENT LIABILITIES	1,110,517	1,110,517
TOTAL LIABILITIES	1,640,512	2,173,437
NET ASSETS	111,552,766	111,855,949
EQUITY		
Trust Imbalance	0	0
Retained Surplus	79,940,048	80,394,688
Reserves - Cash Backed	2,820,618	2,669,161
Revaluation Surplus	28,792,100	28,792,100
TOTAL EQUITY	111,552,766	111,855,949

Shire of Mt Marshall

For the Period 1 July 2018 to 31 January 2019

Report on Significant Variances (greater than 10% and \$5,000)

Purpose

The purpose of the Monthly Variance Report is to highlight circumstances where there is a major variance from the YTD Monthly Budget and YTD Actual figures. These variances can occur because of a change in timing of the activity, circumstances change (e.g. grants were budgeted for but not received) or changes to the original budget projections. The Report is designed to highlight these issues and explain the reason for the variance.

The Materiality variances adopted by Council are:

Actual Variance to YTD Budget up to 5%:	Don't Report
Actual Variance exceeding 10% of YTD Budget	Use Management Discretion
Actual Variance exceeding 10% of YTD Budget and a value greater than \$5,000:	Must Report

Shire of Mt Marshall
Report on Significant Variances - Operating Income & Expenditure
For the Period 1 July 2018 to 31 January 2019

	31 January 2019 YTD	YTD	Budget to Actual YTD	Budget to Actual YTD	Components of Variance	
	Actual	Budget		Favourable/ (Unfavourable)	Favourable/ (Unfavourable)	
	\$	\$	%	\$	\$	
Revenues/Sources						
Governance	16,064	8,848	82%	7,216	5,465 1,751	Admin reimbursements over budget <i>Minor Items</i>
General Purpose Funding	661,243	733,041	(10%)	(71,798)	(36,613) (1,982) (28,864) (4,339)	Movement in excess rates Rates penalty interest under budget FAGS under budget <i>Minor Items</i>
Law, Order, Public Safety	14,991	14,434	4%	557	557	<i>Minor Items</i>
Health	73,739	112,812	0%	(39,073)	(41,453) 2,380	NEW Health vehicle changeover not yet complete <i>Minor Items</i>
Education and Welfare	51,977	61,782	(16%)	(9,805)	(8,989) (816)	Childcare Fees under budget <i>Minor Items</i>
Housing	79,575	102,018	(22%)	(22,443)	(9,277) (15,380) 2,214	Staff housing reimbursements under budget - timing Rental Income Other Housing under budget - Vacancies 6 Dunne St, 97B Monger St <i>Minor Items</i>
Community Amenities	118,538	112,978	5%	5,560	5,032 528	Insurance claim - greenhouse <i>Minor Items</i>
Recreation and Culture	18,727	20,251	(8%)	(1,524)	(1,524)	<i>Minor Items</i>
Transport	825,796	926,104	(11%)	(100,308)	76,284 (82,875) (98,320) 4,603	MRWA Direct Grant more than estimated Beacon Airstrip Grant - timing RRG Funding - timing <i>Minor Items</i>
Economic Services	92,668	120,774	(23%)	(28,106)	(25,000) (3,106)	AA Dams Grant not yet received <i>Minor Items</i>
Other Property and Services	32,458	38,423	(16%)	(5,965)	(4,612) (1,353)	Private Works under budget - offset by lower expenditure <i>Minor Items</i>
Total Revenues excl Rates	1,985,777	2,251,465	(12%)	(265,688)		
Amount Raised from Rates	1,382,732	1,382,731	0%	1	1	<i>Minor Items</i>

Shire of Mt Marshall
Report on Significant Variances - Operating Income & Expenditure
For the Period 1 July 2018 to 31 January 2019

	31 January 2019		Budget to Actual YTD	Budget to Actual YTD Favourable/ (Unfavourable)	Components of Variance Favourable/ (Unfavourable)	
	YTD	YTD				
(Expenses)/(Applications)	Actual \$	Budget \$	%	\$	\$	
Governance	(251,590)	(313,652)	20%	62,062	25,000	Records Management timing
					20,265	Computer Equipment under budget - server not yet purchased
					9,136	Computer Support under budget
					9,612	FBT under budget - timing
					(1,952)	Minor Items
General Purpose Funding	(46,013)	(46,207)	0%	194	194	Minor Items
Law, Order, Public Safety	(114,141)	(104,009)	(10%)	(10,132)	(10,733)	Wialki fire truck water pump repairs. To be claimed through ESL
					601	Minor Items
Health	(170,712)	(169,689)	(1%)	(1,023)	1,570	Beacon Silver Chain House Mtc under budget - timing
					(2,593)	Minor Items
Education and Welfare	(142,561)	(192,183)	26%	49,622	43,816	Donation to CEACA - project timing
					2,457	CDO wages & super under budget
					3,349	Minor Items
Housing	(266,409)	(224,939)	(18%)	(41,470)	(18,762)	Community Housing Mtc ahead of schedule
					(24,828)	Staff Housing Mtc ahead of schedule
					2,120	Minor Items
Community Amenities	(134,363)	(149,548)	10%	15,185	5,768	Landcare Exp under budget
					9,708	Cemeteries timing
					(291)	Minor Items
Recreation & Culture	(602,886)	(525,227)	(15%)	(77,659)	(85,979)	Change in depreciation rates due to reval
					11,242	Other culture timing
					(2,922)	Minor Items
Transport	(1,612,759)	(1,638,190)	2%	25,431	31,881	Change in depreciation rates due to reval
					(16,492)	Depot mtc over budget
					6,238	Traffic signs and control equipment under budget
					3,804	Minor Items
Economic Services	(260,335)	(270,353)	4%	10,018	32,500	Economic Development Fund, no applications for first round
					(5,245)	Standpipes over budget - timing
					(7,741)	Noxious Weed Control - timing
					(2,460)	Caravan Park Vouchers over budget - offset by additional income
					(5,288)	Beacon Barracks over budget
					(1,748)	Minor Items
Other Property and Services	(70,413)	(32,895)	(114%)	(37,518)	(110,247)	PWO timing
					22,343	Plant Op Costs timing
					51,471	Plant depreciation over allocated - timing
					(1,084)	Minor Items
Total Expenses/Applications	(3,672,183)	(3,666,892)	(6%)	48,980		

Shire of Mt Marshall
Capital Expenditure Report on Significant Variances
For the Period 1 July 2018 to 31 January 2019

	Full Year Budget	31 January 2019 YTD Actual	YTD Budget	Budget to Actual YTD %	Budget to Actual YTD Favourable/ (Unfavourable)	Commentary
	\$	\$	\$	%	\$	
Capital Expenditure						
Governance						
Purchase Vehicle - Admin	60,000	54,682	60,000	0%	5,318	Offset by lower trade in. Savings on changeover = \$2,882
Admin Office Upgrade	12,000	-	12,000	0%	12,000	Timing - Work not yet commenced
Health						
New Health Purchase Of Motor Vehicle	80,000	-	40,000	0%	40,000	Timing - vehicle changed over in February
Housing						
Land & Buildings - Staff Housing	51,000	-	51,000	100%	51,000	Capital works not yet commenced
Community Amenities						
Land & Buildings - Community Amenities	5,000	-	5,000	0%	5,000	Cemetery Works not yet commenced
Water Collection Projects	-	47	-	100%	(47)	
Community Bus	100,000	-	-	0%	-	
Recreation & Culture						
Land & Buildings - Halls & Civic Centres	40,000	-	-	0%	-	
Old Police Station Museum Capital Expenditure	15,000	14,837	15,000	0%	163	
Bencubbin Rec Complex	52,000	6,753	52,000	0%	45,247	Timing - Work not yet commenced
Bencubbin Rec Complex	10,000	17,561	10,000	(76%)	(7,561)	Final Site & Develyn accounts. Amounts were unknown when budget was set.
Transport						
Road Construction	1,673,400	993,177	975,919	(2%)	(17,258)	Timing
Footpath Construction	20,000	-	20,000	0%	20,000	Timing - work not yet commenced
Plant Purchases	730,000	667,000	730,000	0%	63,000	Purchase price of graders is under budget. Changeover unknown until old graders are auctioned
Beacon Airstrip Upgrade	489,000	27,949	285,250	90%	257,301	Timing - work commenced later than anticipated
Motor Vehicle Purchases	119,000	44,077	119,000	0%	74,923	Timing of changeovers
Economic Services						
Bencubbin CRC	35,000	15,222	35,000	0%	19,778	Carport complete, solar not complete
Beacon Workers Camp - Capital Expenditure	255,000	2,061	255,000	100%	252,939	Timing - delay with power upgrade
Other Property & Services						
Depot Shed	22,000	-	22,000	0%	22,000	Timing - work not yet commenced
Total Capital Expenditure	3,768,400	1,843,366	2,687,169	31%	843,803	



Shire of Mt Marshall

Monthly Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

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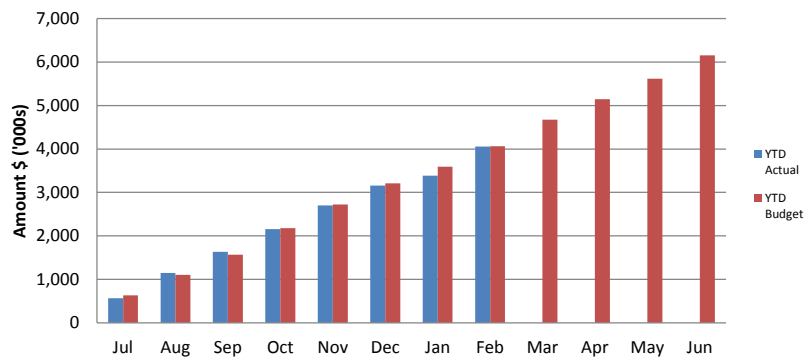
Shire of Mt Marshall
Statement of Financial Activity
For the period 1 July 2018 to 28 February 2019

		Actual YTD 2018/2019	Budget YTD 2018/2019	Original Full Year Budget 2018/2019	Variance Budget to Actual YTD	
	NOTE				%	\$
Operating Revenue						
Governance		16,437	10,112	15,199	63%	6,325
General Purpose Funding		949,871	1,044,217	1,378,277	(9%)	(94,347)
Law, Order & Public Safety		15,146	14,716	28,321	3%	430
Health		74,249	128,928	193,400	(42%)	(54,679)
Education & Welfare		56,250	66,365	94,601	(15%)	(10,115)
Housing		107,174	116,592	174,920	(8%)	(9,418)
Community Amenities		119,524	113,977	117,985	5%	5,547
Recreation & Culture		23,034	23,144	58,076	(0%)	(110)
Transport		1,092,115	945,787	1,218,397	15%	146,328
Economic Services		136,065	134,456	189,257	1%	1,609
Other Property & Services		27,566	43,912	65,900	(37%)	(16,346)
		2,617,429	2,642,206	3,534,333		
Operating Expenses						
Governance		(276,162)	(321,130)	(405,325)	(14%)	44,968
General Purpose Funding		(50,432)	(52,808)	(89,229)	(4%)	2,376
Law, Order & Public Safety		(125,427)	(116,630)	(167,378)	8%	(8,797)
Health		(187,935)	(191,236)	(295,737)	(2%)	3,301
Education & Welfare		(159,397)	(209,895)	(281,003)	(24%)	50,498
Housing		(297,846)	(241,247)	(308,362)	23%	(56,599)
Community Amenities		(144,033)	(169,612)	(250,265)	(15%)	25,579
Recreation & Culture		(686,392)	(593,676)	(886,631)	16%	(92,716)
Transport		(1,814,278)	(1,881,475)	(2,870,287)	(4%)	67,197
Economic Services		(285,757)	(300,634)	(454,721)	(5%)	14,877
Other Property & Services		(56,562)	(29,858)	(17,858)	89%	(26,704)
		(4,084,222)	(4,108,201)	(6,026,795)		
Adjustments for Non-Cash (Revenue) and Expenditure						
(Profit)/Loss on Asset Disposals	2	75,742	75,742	135,500		
Employee benefit Provisions Cash Backed		1,165	4	4		
Movement in employee benefit provisions (non-current)		0	0	0		
Movement in deferred pensioner Rates/ESL		(789)	0	0		
Depreciation on Assets		1,703,422	1,226,730	2,453,460		
Capital Revenue and (Expenditure)						
Purchase Property Plant & Equipment	1	(864,850)	(1,506,000)	(1,586,000)		
Purchase Infrastructure Assets	1	(1,096,465)	(1,461,336)	(2,182,400)		
Repayment of Debenture	3	(57,257)	(57,257)	(109,182)		
Proceeds from New Debenture	3	0	0	135,000		
Self-Supporting Loan Principal Income		11,984	11,984	17,411		
Proceeds from Disposal of Assets	2	129,995	129,995	332,500		
Reserves and Restricted Funds						
Transfers to Reserves	4	(151,457)	(151,457)	(183,821)		
Transfers from Reserves	4	0	0	640,057		
ADD Net Current Assets July 1 B/Fwd.	5	1,483,330	1,483,330	1,449,421		
LESS Net Current Assets Year to Date	5	(1,150,758)	323,749	0		
Amount Raised from Rates	6	(1,382,731)	(1,390,512)	(1,390,512)		

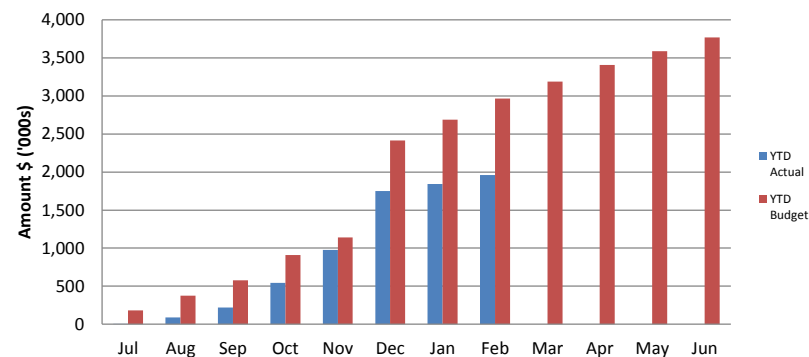
Shire of Mt Marshall

For the period 1 July 2018 to 28 February 2019

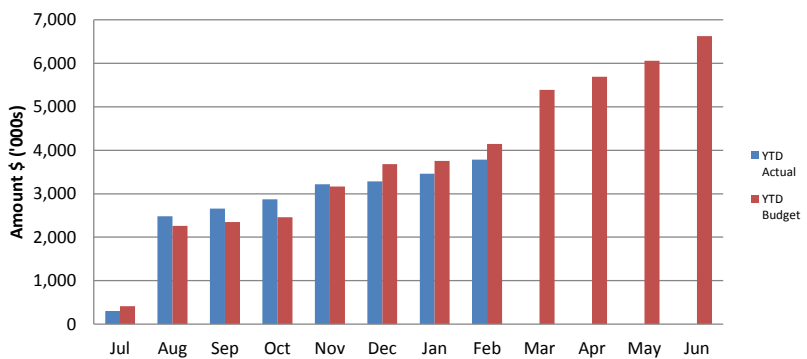
Operating Expenditure



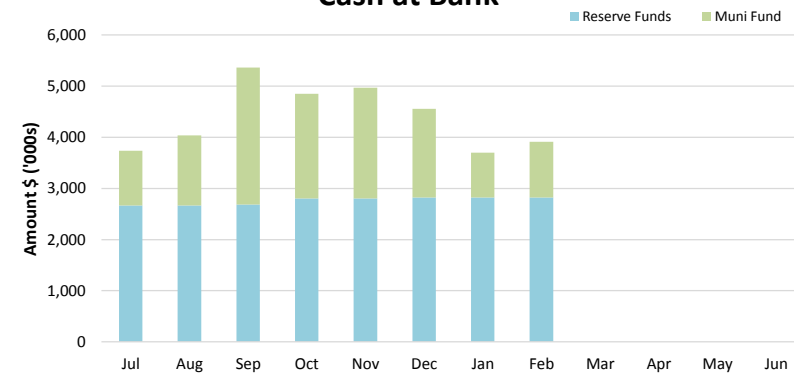
Capital Works & Equipment Purchases



Operating Income



Cash at Bank



Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

	2018/19 Adopted Budget \$	28-Feb-19 Actual \$	28-Feb-19 Budget YDT \$
1. ACQUISITION OF ASSETS			
The following assets have been acquired during the period under review:			
<u>By Program</u>			
Governance			
<i><u>Administration General</u></i>			
Purchase Vehicle - Admin	60,000	54,682	60,000
Admin Office Upgrade	12,000	0	12,000
Health			
<i><u>NEW Health Vehicles</u></i>			
New Health Purchase Of Motor Vehicle	80,000	42,657	40,000
Housing			
<i><u>Staff Housing</u></i>			
Land & Buildings - Staff Housing	51,000	0	51,000
Community Amenities			
<i><u>Protection of the Environment</u></i>			
Land & Buildings - Community Amenities	5,000	0	5,000
<i><u>Other Community Ammenities</u></i>			
Beacon And Bencubbin Water Collection	0	47	0
Purchase Of Plant	100,000	0	100,000
Recreation and Culture			
<i><u>Public Halls and Civic Centres</u></i>			
Land & Buildings - Halls & Civic Centres	40,000	0	0
<i><u>Sporting Facilities</u></i>			
Old Police Station Museum Capital	15,000	14,837	15,000
Land & Buildings - Bencubbin Recreation	52,000	6,753	52,000
Land & Buildings - Bencubbin			
Recreation Complex Redevelopment	10,000	17,561	10,000
Transport			
<i><u>Construction - Roads, Bridges, Depots</u></i>			
Roads To Recovery Road Works	456,000	337,645	303,896
State Road Projects Grant	923,400	688,428	615,536
Municipal Road Construction	294,000	42,395	195,904
Footpath Construction	20,000	0	20,000
<i><u>Road Plant Purchases</u></i>			
Plant Purchases	730,000	667,000	730,000
Motor Vehicle Purchases	119,000	44,077	119,000
<i><u>Airstrips</u></i>			
Beacon Airstrip Upgrade	489,000	27,949	326,000
Economic Services			
Buildings	35,000	15,222	35,000
Beacon Workers Camp - Capital	255,000	2,061	255,000
Other Property and Services			
Purchase Land And Buildings - Eng	22,000	0	22,000
	<u>3,768,400</u>	<u>1,961,315</u>	<u>2,967,336</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

1. ACQUISITION OF ASSETS (Continued)	2018/19 Adopted Budget \$	28-Feb-19 Actual \$	28-Feb-19 Budget YDT \$
The following assets have been acquired during the period under review:			
<u>By Class</u>			
Land Held for Resale - Current	0	0	0
Land Held for Resale - Non Current	0	0	0
Land	0	0	0
Land & Buildings	497,000	56,434	457,000
Furniture & Equipment	0	0	0
Motor Vehicles	259,000	141,417	219,000
Plant & Equipment	830,000	667,000	830,000
Infrastructure - Roads	1,673,400	1,068,468	1,115,336
Infrastructure - Footpaths	20,000	0	20,000
Infrastructure - Ovals & Parks	0	0	0
Infrastructure - Other	489,000	27,997	326,000
	<u>3,768,400</u>	<u>1,961,315</u>	<u>2,967,336</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

2. DISPOSALS OF ASSETS

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

<u>By Program</u>	Written Down Value		Sale Proceeds		Profit(Loss)	
	2018/19 Budget \$	February 2018 Actual \$	2018/19 Budget \$	February 2018 Actual \$	2018/19 Budget \$	February 2018 Actual \$
Administration						
Admin Vehicle	45,000	43,346	45,000	40,909	0	(2,436)
Health						
NEW Health Vehicles	60,000	31,731	60,000	27,273	0	(4,459)
Housing						
Lot 158 Brown St, Bencubbin	101,000	99,231	37,500	37,243	(63,500)	(61,988)
Transport						
Ford Ranger XLS C/Cab	30,000	31,429	30,000	24,570	0	(6,859)
Mitsubishi Triton MM279	12,000		10,000		(2,000)	0
Mitsubishi Triton MM254	12,000		10,000		(2,000)	0
Grader MM349	105,000		70,000		(35,000)	0
Grader MM5081	103,000		70,000		(33,000)	0
	468,000	205,737	332,500	129,995	(135,500)	(75,742)

<u>By Class of Asset</u>	Written Down Value		Sale Proceeds		Profit(Loss)	
	2018/19 Budget \$	February 2018 Actual \$	2018/19 Budget \$	February 2018 Actual \$	2018/19 Budget \$	February 2018 Actual \$
Motor Vehicles	159,000	106,506	155,000	92,752	(4,000)	(13,754)
Land & Buildings	101,000	99,231	37,500	37,243	(63,500)	(61,988)
Plant & Equipment	208,000	0	140,000	0	(68,000)	0
	468,000	205,737	332,500	129,995	(135,500)	(75,742)

Summary

Profit on Asset Disposals
Loss on Asset Disposals

2018/19 Adopted Budget \$	February 2018 Actual \$
0	0
(135,500)	(75,742)
<u>(135,500)</u>	<u>(75,742)</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Expiry	Principal 1-Jul-18	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			2018/19 Budget \$	2018/19 Actual \$	2018/19 Budget \$	2018/19 Actual \$	2018/19 Budget \$	2018/19 Actual \$	2018/19 Budget \$	2018/19 Actual \$
General Purpose Funding										
Loan 119 - Benny Mart *	27/03/2019	8,586	0	0	8,586	7,614	0	972	797	188
Housing										
Loan 118 - Staff Housing	25/06/2019	59,159	0	0	59,159	29,123	0	30,036	6,348	1,797
Recreation & Culture										
Loan 120 - Bencubbin Rec Complex Shire	28/04/2037	417,902	0	0	15,270	7,562	402,632	410,340	16,515	5,231
Loan 121 - Bencubbin Rec SAR	28/04/2037	474,607	0	0	17,342	8,588	457,265	466,019	18,756	5,941
Loan 122 - Bencubbin Rec Complex CRC*	28/04/2037	241,506	0	0	8,825	4,370	232,681	237,136	9,544	3,023
Economic Services										
Beacon Workers Camp			135,000	0	0	0	135,000	0	0	0
		1,201,760	135,000	0	109,182	57,257	1,227,578	1,144,503	51,960	16,180

(*) Self supporting loan financed by payments from third parties.

All other loan repayments were financed by general purpose revenue.

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

	2018/19 Adopted Budget \$	February 2018 Actual \$
4. CASH BACKED RESERVES		
(a) Plant Replacement Reserve		
Opening Balance	645,180	645,180
Amount Set Aside / Transfer to Reserve	16,129	7,861
Amount Used / Transfer from Reserve	(295,550)	0
	<u>365,759</u>	<u>653,041</u>
(b) Aged Care Units Reserve		
Opening Balance	91,017	91,017
Amount Set Aside / Transfer to Reserve	2,275	1,110
Amount Used / Transfer from Reserve	(48,517)	0
	<u>44,775</u>	<u>92,127</u>
(c) Housing Reserve		
Opening Balance	291,451	291,451
Amount Set Aside / Transfer to Reserve	84,786	81,996
Amount Used / Transfer from Reserve	0	0
	<u>376,237</u>	<u>373,447</u>
(d) Employee Entitlements Reserve		
Opening Balance	95,669	95,669
Amount Set Aside / Transfer to Reserve	2,392	1,165
Amount Used / Transfer from Reserve	0	0
	<u>98,061</u>	<u>96,834</u>
(e) Public Amenities & Buildings Reserve		
Opening Balance	254,808	254,810
Amount Set Aside / Transfer to Reserve	6,370	3,104
Amount Used / Transfer from Reserve	(51,667)	0
	<u>209,511</u>	<u>257,914</u>
(f) Mt Marshall Aquatic Centre Development Reserve		
Opening Balance	940,024	940,024
Amount Set Aside / Transfer to Reserve	63,501	51,943
Amount Used / Transfer from Reserve	0	0
	<u>1,003,525</u>	<u>991,967</u>
(g) Community Bus Reserve		
Opening Balance	117,847	117,847
Amount Set Aside / Transfer to Reserve	2,946	1,436
Amount Used / Transfer from Reserve	(100,000)	0
	<u>20,793</u>	<u>119,283</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

	2018/19 Adopted Budget \$	February 2018 Actual \$
4. RESERVES (Continued)		
(h) Bencubbin Recreation Complex Reserve		
Opening Balance	4,081	4,081
Amount Set Aside / Transfer to Reserve	102	51
Amount Used / Transfer from Reserve	0	0
	<u>4,183</u>	<u>4,132</u>
(i) Office Equipment Reserve		
Opening Balance	16,324	16,324
Amount Set Aside / Transfer to Reserve	0	200
Amount Used / Transfer from Reserve	(16,324)	0
	<u>0</u>	<u>16,524</u>
(j) Economic Development Reserve		
Opening Balance	75,602	75,602
Amount Set Aside / Transfer to Reserve	1,890	920
Amount Used / Transfer from Reserve	0	0
	<u>77,492</u>	<u>76,522</u>
(k) Beacon Accommodation Reserve		
Opening Balance	121,384	121,384
Amount Set Aside / Transfer to Reserve	3,035	1,481
Amount Used / Transfer from Reserve	(120,000)	0
	<u>4,419</u>	<u>122,865</u>
(l) Medical Enhancement Reserve		
Opening Balance	7,633	7,633
Amount Set Aside / Transfer to Reserve	191	92
Amount Used / Transfer from Reserve	0	0
	<u>7,824</u>	<u>7,725</u>
(m) Bencubbin Community Resource Centre Reserve		
Opening Balance	8,141	8,141
Amount Set Aside / Transfer to Reserve	204	98
Amount Used / Transfer from Reserve	(8,000)	0
	<u>345</u>	<u>8,239</u>
Total Cash Backed Reserves	<u><u>2,212,924</u></u>	<u><u>2,820,620</u></u>

All of the above reserve accounts are to be supported by money held in financial institutions.

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

	2018/19 Adopted Budget \$	February 2018 Actual \$
4. RESERVES (Continued)		
Cash Backed Reserves (Continued)		
Summary of Transfers To Cash Backed Reserves		
Transfers to Reserves		
Plant Replacement Reserve	16,129	7,861
Aged Care Units Reserve	2,275	1,110
Community Housing Reserve	0	0
Housing Reserve	84,786	81,996
Employee Entitlements Reserve	2,392	1,165
Public Amenities & Buildings Reserve	6,370	3,104
Mt Marshall Aquatic Centre Development Rese	63,501	51,943
Community Bus Reserve	2,946	1,436
Bencubbin Recreation Complex Reserve	102	51
Office Equipment Reserve	0	200
Economic Development Reserve	1,890	920
Integrated Planning/Financial Reporting Reserv	0	0
Beacon Accommodation Reserve	3,035	1,481
Medical Enhancement Reserve	191	92
Bencubbin Community Resource Centre Reser	204	98
	183,821	151,457
Transfers from Reserves		
Plant Replacement Reserve	(295,550)	0
Aged Care Units Reserve	(48,517)	0
Community Housing Reserve	0	0
Housing Reserve	0	0
Employee Entitlements Reserve	0	0
Public Amenities & Buildings Reserve	(51,667)	0
Mt Marshall Aquatic Centre Development Rese	0	0
Community Bus Reserve	(100,000)	0
Bencubbin Recreation Complex Reserve	0	0
Office Equipment Reserve	(16,324)	0
Economic Development Reserve	0	0
Integrated Planning/Financial Reporting Reserv	1	0
Beacon Accommodation Reserve	(120,000)	0
Medical Enhancement Reserve	0	0
Bencubbin Community Resource Centre Reser	(8,000)	0
	(640,057)	0
Total Transfer to/(from) Reserves	(456,236)	151,457

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

4. RESERVES (Continued)

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Plant Replacement Reserve

- To fund the purchase of plant which exceeds Council's capitalisation threshold, so as to avoid undue heavy burden in a single year

Aged Care Units Reserve

- To fund capital works on existing Aged Care Units or construction of new Aged Care Units.

Housing Reserve

- To fund the replacement of housing and any major maintenance

Employee Entitlement Reserve

- To be used to fund Long Service Leave requirement / other accrued leave

Public Amenities & Buildings

- To help fund future building maintenance requirements to the shire's buildings.

Mt Marshall Aquatic Centre Development

- To finance future capital and maintenance upgrades for the Mt Marshall Aquatic Centre

Community Bus Reserve

- To finance the replacement of the community bus

Bencubbin Recreation Complex

- To provide funding for future extensions to the Bencubbin Complex

Office Equipment

- To replace office equipment as required

Economic Development Reserve

- To set aside funds for Economic Development initiatives.

Beacon Accommodation Reserve

- To set aside funds for the provision of transient accommodation in Beacon.

Medical Enhancement Reserve

- To be used for projects that may arise through the NEWROC Health Strategy

Bencubbin Community Resource Centre Reserve

- To be used for refurbishment of the Bencubbin Community Resource Centre

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

	2018/19 B/Fwd Per Approved Budget \$	2017/18 B/Fwd Per Financial Report \$	February 2018 Actual \$
5. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	1,959,858	1,959,858	1,160,019
Cash - Restricted Unspent Grants	0	0	0
Cash - Restricted Unspent Loans	0	0	0
Cash - Restricted Reserves	2,669,161	2,669,161	2,820,618
Rates Outstanding	109,889	109,889	182,705
Sundry Debtors	269,949	240,843	21,655
Provision for Doubtful Debts	(69,713)	(69,617)	(20,381)
Gst Receivable	1	85,200	11,911
Accrued Income/Payments In Advance	(32,854)	4,673	(4,923)
Loans - Clubs/Institutions	0	0	0
Inventories	10,554	10,554	4,216
	<u>4,916,845</u>	<u>5,010,561</u>	<u>4,175,820</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(630,169)	(630,770)	(27,316)
Accrued Interest On Loans	(8,701)	(7,701)	0
Accrued Salaries & Wages	(40,067)	(40,067)	(11)
Income In Advance	0	0	0
Gst Payable	0	(23,125)	(31,141)
Payroll Creditors	0	(27,898)	(26,744)
Accrued Expenses	0	0	0
FBT Liability	0	(8,112)	0
Current Employee Benefits Provision	(214,995)	(216,066)	(216,066)
Current Loan Liability	(2)	(109,182)	(51,925)
	<u>(893,934)</u>	<u>(1,062,921)</u>	<u>(353,203)</u>
NET CURRENT ASSET POSITION	4,022,911	3,947,640	3,822,617
Less: Cash - Reserves - Restricted	(2,669,161)	(2,669,161)	(2,820,618)
Less: Cash - Unspent Grants - Restricted	0	0	0
Add Back : Component of Leave Liability not Required to be Funded	95,669	95,669	96,834
Add Back : Current Loan Liability	2	109,182	51,925
Adjustment for Trust Transactions Within Muni	0	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>1,449,421</u>	<u>1,483,330</u>	<u>1,150,758</u>

Shire of Mt Marshall

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

For the Period 1 July 2018 to 28 February 2019

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018/19 Rate Revenue \$	2018/19 Interim Rates \$	2018/19 Back Rates \$	2018/19 Total Revenue \$	2018/19 Budget \$
General Rate								
GRV	0.128889	131	733,228	94,505			94,505	94,505
UV	0.018875	311	69,741,987	1,316,381	(1,969)		1,314,411	1,316,380
Mining	0.018875	1	42,416	801	671		1,471	801
Sub-Totals		443	70,517,631	1,411,686	(1,299)	0	1,410,388	1,411,686
Minimum Rates	Minimum \$							
GRV	406	43	29,182	17,458			17,458	17,458
UV	406	24	187,560	9,744			9,744	9,744
Mining	406	4	7,109	1,624			1,624	1,624
Sub-Totals		71	223,851	28,826	0	0	28,826	28,826
Discounts							1,439,214	1,440,512
Total Amount of General Rates							(56,483)	(50,000)
Movement in Excess Rates							1,382,731	1,390,512
Ex Gratia Rates							(32,854)	6,451
Specified Area Rates							16,363	16,400
Rates Written off							35,357	35,449
							(611)	(3,300)
Total Rates							1,400,986	1,445,512

All land except exempt land in the Shire of Mt Marshall is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

7. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in this statement are as follows:

Detail	Balance 01-Jul-18 \$	Amounts Received \$	Amounts Paid (\$)	February 2018 Balance \$
Police Licensing	10,110	109,988	(115,620)	4,478
Aged Care Beautification	829	0	0	829
Unclaimed Monies	59	841	0	900
Nomination Deposits	0	0	0	0
Tree Planting Nursery	1,000	0	0	1,000
Sundry Creditors	0	0	0	0
Housing Bonds	10,120	2,110	(1,560)	10,670
Staff Social Club	2,680	1,360	(3,770)	270
Portable Toilet Bonds	0	0	0	0
Deposit on Land	0	0	0	0
Rehabilitation Bonds	5,000	5,140	0	10,140
	<u>29,798</u>	<u>119,439</u>	<u>(120,950)</u>	<u>28,287</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

8. OPERATING STATEMENT

	February 2018 Actual \$	2018/19 Adopted Budget \$	2017/18 Actual \$
OPERATING REVENUES			
Governance	16,437	15,199	121,985
General Purpose Funding	2,332,603	2,768,789	3,791,814
Law, Order, Public Safety	15,146	28,321	350,520
Health	74,249	193,400	183,142
Education and Welfare	56,250	94,601	100,724
Housing	107,174	174,920	196,349
Community Amenities	119,524	117,985	159,347
Recreation and Culture	23,034	58,076	1,294,378
Transport	1,092,114	1,218,399	1,660,389
Economic Services	136,065	189,257	173,250
Other Property and Services	27,566	65,900	85,400
TOTAL OPERATING REVENUE	4,000,162	4,924,847	8,117,298
OPERATING EXPENSES			
Governance	276,162	405,325	402,719
General Purpose Funding	50,432	89,229	79,926
Law, Order, Public Safety	125,427	167,378	206,269
Health	187,935	295,737	251,236
Education and Welfare	159,397	281,003	329,493
Housing	297,846	308,362	547,259
Community Amenities	144,033	250,265	230,345
Recreation & Culture	686,392	886,631	923,580
Transport	1,814,278	2,870,287	2,780,258
Economic Services	285,757	454,721	413,751
Other Property and Services	56,562	17,858	19,529
TOTAL OPERATING EXPENSE	4,084,221	6,026,795	6,184,365
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	<u>(84,059)</u>	<u>(1,101,949)</u>	<u>1,932,933</u>

Shire of Mt Marshall

Notes to and forming part of the Statement of Financial Activity

For the Period 1 July 2018 to 28 February 2019

9. BALANCE SHEET

	February 2018 Actual \$	2017/18 Actual \$
CURRENT ASSETS		
Cash and Cash Equivalents	3,980,637	4,629,019
Trade and Other Receivables	196,394	388,399
Inventories	4,216	10,554
TOTAL CURRENT ASSETS	4,181,247	5,027,972
NON-CURRENT ASSETS		
Other Receivables	302,310	301,521
Inventories	0	0
Property, Plant and Equipment	19,623,846	19,431,941
Infrastructure	89,128,695	89,267,952
Work in Progress	0	0
TOTAL NON-CURRENT ASSETS	109,054,851	109,001,414
TOTAL ASSETS	113,236,098	114,029,386
CURRENT LIABILITIES		
Trade and Other Payables	85,211	737,672
Long Term Borrowings	51,925	109,182
Provisions	216,066	216,066
TOTAL CURRENT LIABILITIES	353,202	1,062,920
NON-CURRENT LIABILITIES		
Trade and Other Payables	0	0
Long Term Borrowings	1,092,578	1,092,578
Provisions	17,939	17,939
TOTAL NON-CURRENT LIABILITIES	1,110,517	1,110,517
TOTAL LIABILITIES	1,463,719	2,173,437
NET ASSETS	111,772,379	111,855,949
EQUITY		
Trust Imbalance	0	0
Retained Surplus	80,159,170	80,394,688
Reserves - Cash Backed	2,820,618	2,669,161
Revaluation Surplus	28,792,100	28,792,100
TOTAL EQUITY	111,771,888	111,855,949

Shire of Mt Marshall

For the Period 1 July 2018 to 28 February 2019

Report on Significant Variances (greater than 10% and \$5,000)

Purpose

The purpose of the Monthly Variance Report is to highlight circumstances where there is a major variance from the YTD Monthly Budget and YTD Actual figures. These variances can occur because of a change in timing of the activity, circumstances change (e.g. grants were budgeted for but not received) or changes to the original budget projections. The Report is designed to highlight these issues and explain the reason for the variance.

The Materiality variances adopted by Council are:

Actual Variance to YTD Budget up to 5%:	Don't Report
Actual Variance exceeding 10% of YTD Budget	Use Management Discretion
Actual Variance exceeding 10% of YTD Budget and a value greater than \$5,000:	Must Report

Shire of Mt Marshall
Report on Significant Variances - Operating Income & Expenditure
For the Period 1 July 2018 to 28 February 2019

	28 February 2019 YTD	YTD	Budget to Actual YTD	Budget to Actual YTD Favourable/ (Unfavourable)	Components of Variance Favourable/ (Unfavourable)	
	Actual \$	Budget \$	%	\$	\$	
Revenues/Sources						
Governance	16,437	10,112	63%	6,325	5,049	Admin reimbursements over budget
					1,276	Minor Items
General Purpose Funding	949,871	1,044,217	(9%)	(94,347)	(37,150)	Movement in excess rates
					(2,103)	Rates penalty interest under budget
					(10,251)	Interest on reserves - timing of investment maturity
					(43,295)	FAGS under budget
					(1,547)	Minor Items
Law, Order, Public Safety	15,146	14,716	3%	430		
					430	Minor Items
Health	74,249	128,928	0%	(54,679)	(57,569)	NEW Health vehicle changeover not yet complete
					2,890	Minor Items
Education and Welfare	56,250	66,365	(15%)	(10,115)	(9,216)	Childcare Fees under budget
					(899)	Minor Items
Housing	107,174	116,592	(8%)	(9,418)	6,111	Staff housing reimbursements under budget - timing
					(17,970)	Rental Income Other Housing under budget - Vacancies 6 Dunne St, 97B Monger St
					2,441	Minor Items
Community Amenities	119,524	113,977	5%	5,547		
					4,907	Insurance claim - greenhouse
					640	Minor Items
Recreation and Culture	23,034	23,144	(0%)	(110)		
					(110)	Minor Items
Transport	1,092,115	945,787	15%	146,328	76,284	MRWA Direct Grant more than estimated
					(101,900)	Beacon Airstrip Grant - timing
					167,180	RRG Funding - timing
					4,764	Minor Items
Economic Services	136,065	134,456	1%	1,609		
					1,609	Minor Items
Other Property and Services	27,566	43,912	(37%)	(16,346)	(4,185)	Private Works under budget - offset by lower expenditure
					(10,418)	Diesel Fuel Rebate - correction of overclaim
					(1,743)	Minor Items
Total Revenues excl Rates	2,617,429	2,642,206	(1%)	(24,777)		
Amount Raised from Rates	1,382,731	1,382,731	(0%)	(00)		
					(00)	Minor Items

Shire of Mt Marshall
Report on Significant Variances - Operating Income & Expenditure
For the Period 1 July 2018 to 28 February 2019

(Expenses)/(Applications)	28 February 2019	Budget to	Budget to	Components	
	YTD	YTD	Actual YTD	Actual YTD	
	Actual	Budget		Favourable/ (Unfavourable)	
	\$	\$	%	\$	\$
Governance	(276,162)	(321,130)	14%	44,968	24,788 Records Management timing Computer Equipment under budget - server not yet purchased 20,474 (294) <i>Minor Items</i>
General Purpose Funding	(50,432)	(52,808)	4%	2,376	2,376 <i>Minor Items</i>
Law, Order, Public Safety	(125,427)	(116,630)	(8%)	(8,797)	(10,640) Wialki fire truck water pump repairs. To be claimed through ESL 1,843 <i>Minor Items</i>
Health	(187,935)	(191,236)	2%	3,301	2,019 Beacon Silver Chain House Mtc under budget - timing 1,282 <i>Minor Items</i>
Education and Welfare	(159,397)	(209,895)	24%	50,498	43,816 Donation to CEACA - project timing 1,860 CDO wages & super under budget 4,822 <i>Minor Items</i>
Housing	(297,846)	(241,247)	(23%)	(56,599)	(24,588) Community Housing Mtc ahead of schedule (35,499) Staff Housing Mtc ahead of schedule 3,488 <i>Minor Items</i>
Community Amenities	(144,033)	(169,612)	15%	25,579	7,018 Landcare Exp under budget 5,447 Community Busses under budget - second bus not yet purchased 10,559 Cemeteries timing 2,555 <i>Minor Items</i>
Recreation & Culture	(686,392)	(593,676)	(16%)	(92,716)	(93,895) Change in depreciation rates due to reval 1,180 <i>Minor Items</i>
Transport	(1,814,278)	(1,881,475)	4%	67,197	48,867 Change in depreciation rates due to reval 4,741 Street lighting under budget 4,408 Street trees under budget 7,062 Traffic signs and control equipment under budget 2,119 <i>Minor Items</i>
Economic Services	(285,757)	(300,634)	5%	14,877	32,500 Economic Development Fund, no applications for first round (4,186) Standpipes over budget - timing (7,078) Noxious Weed Control - timing (2,120) Caravan Park Vouchers over budget - offset by additional income (5,407) Beacon Barracks over budget 1,168 <i>Minor Items</i>
Other Property and Services	(56,562)	(29,858)	(89%)	(26,704)	(118,826) PWO timing 32,926 Plant Op Costs timing 60,360 Plant depreciation over allocated - timing (1,163) <i>Minor Items</i>
Total Expenses/Applications	(4,084,222)	(4,108,201)	(6%)	48,980	

Shire of Mt Marshall
Capital Expenditure Report on Significant Variances
For the Period 1 July 2018 to 28 February 2019

	Full Year Budget	28 February 2019 YTD Actual	28 February 2019 YTD Budget	Budget to Actual YTD %	Budget to Actual YTD Favourable/ (Unfavourable)	Commentary
	\$	\$	\$	%	\$	
Capital Expenditure						
Governance						
Purchase Vehicle - Admin	60,000	54,682	60,000	0%	5,318	Offset by lower trade in. Savings on changeover = \$2,882
Admin Office Upgrade	12,000	-	12,000	0%	12,000	Timing - Work not yet commenced
Health						
New Health Purchase Of Motor Vehicle	80,000	42,657	40,000	0%	(2,657)	Timing - vehicle changed over in January
Housing						
Land & Buildings - Staff Housing	51,000	-	51,000	100%	51,000	Capital works not yet commenced
Community Amenities						
Land & Buildings - Community Amenities	5,000	-	5,000	0%	5,000	Cemetery Works not yet commenced
Water Collection Projects	-	47	-	100%	(47)	
Community Bus	100,000	-	100,000	0%	100,000	Bus not yet purchased
Recreation & Culture						
Land & Buildings - Halls & Civic Centres	40,000	-	-	0%	-	
Old Police Station Museum Capital Expenditure	15,000	14,837	15,000	0%	163	
Bencubbin Rec Complex	52,000	6,753	52,000	0%	45,247	Timing - Work not yet commenced
Bencubbin Rec Complex	10,000	17,561	10,000	(76%)	(7,561)	Final Site & Develyn accounts. Amounts were unknown when budget was set.
Transport						
Road Construction	1,673,400	1,068,468	1,115,336	4%	46,868	Timing
Footpath Construction	20,000	-	20,000	0%	20,000	Timing - work not yet commenced
Plant Purchases	730,000	667,000	730,000	0%	63,000	Purchase price of graders is under budget. Changeover unknown until old graders are auctioned
Beacon Airstrip Upgrade	489,000	27,949	326,000	91%	298,051	Timing - work commenced later than anticipated
Motor Vehicle Purchases	119,000	44,077	119,000	0%	74,923	Timing of changeovers
Economic Services						
Bencubbin CRC	35,000	15,222	35,000	0%	19,778	Carport complete, solar not complete
Beacon Workers Camp - Capital Expenditure	255,000	2,061	255,000	100%	252,939	Timing - delay with power upgrade
Other Property & Services						
Depot Shed	22,000	-	22,000	0%	22,000	Timing - Work not yet commenced
Total Capital Expenditure	3,768,400	1,961,315	2,967,336	34%	1,006,021	