

**INDEPENDENT AUDITOR'S REPORT
TO THE CITY OF KWINANA
DEVELOPMENT CONTRIBUTION AGREEMENTS FOR AREA NO. 1 TO 7**

**Report on the Developer Contribution Agreements Statements of Income and Expenditure
for Area No. 1 to 7**

Opinion

We have audited the financial report of the City of Kwinana (the City) – Developer Contribution Agreements for Area No. 1 to 7 which comprises the statements of income and expenditure for the year ended 30 June 2025 for the respective area.

In our opinion, the accompanying financial reports of the City of Kwinana - Developer Contribution Agreements for Area No. 1 to 7 for the year ended 30 June 2025 presents fairly, in all material respects, the statements of income and expenditure of the Developer Contribution Agreements for Area No. 1 to 7, and are prepared in accordance with the reporting provisions of the agreements.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities Section of the Report. We are independent of the fund in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia, and we have fulfilled our ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate evidence as a basis for our opinion.

Emphasis of Matter – Basis of Accounting and Restriction on Distribution

The financial reports are prepared to assist the City of Kwinana to comply with the financial reporting provisions of the Development Scheme's referred to above. As a result, the financial reports may not be suitable for another purpose. Our report is intended solely for the City of Kwinana and should not be distributed to or used by parties other than the City of Kwinana.

Responsibilities of the Management for the Financial Report

Management is responsible for the preparation of the financial report that gives a true and fair view of the Statement of Income and Expenditure for the Development Agreements for Area No. 1 to 7 and have determined that the basis of preparation described in the Development Agreement is appropriate to meet the requirements of the Developer Contribution Agreements, clause 6.16.5.16.3 of the Town Planning Scheme No 2 and the needs of management for the City of Kwinana. Management is responsibility also includes such internal control as Management determines is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

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TO THE CITY OF KWINANA
DEVELOPMENT CONTRIBUTION AGREEMENTS FROM AREA NO. 1 TO 7
(CONTINUED)**

Auditor's Responsibilities Section of the Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's statement that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standard Board website at https://www.auasb.gov.au/auditors_responsibilities/ar8.pdf. This description forms part of our audit report.



WEN- SHIEN CHAI
PARTNER



MOORE AUSTRALIA AUDIT (WA)
CHARTERED ACCOUNTANTS

Signed at Perth this 18th day of November 2025

Developer Contribution Area 1

Statement of Income and Expenditure for period 1 July 2024 to 30 June 2025

Opening balance at 1 July 2024	\$2,961,004.02
Contributions received	\$2,719,925.80
Interest earned	\$169,939.07
Capital Expenditure	\$0.00
Administration Costs	(\$141,841.89)
Closing balance as at 30 June 2025	\$5,709,027.00

Total DCA 1 Amount Carried Forward - \$5,709,027.00

Management Declaration

I confirm that the information reported in the Statement of Income and Expenditure is a true statement of the Developer Contribution Plan and the City has administered the funds in accordance with the requirements of clause 5.15.5.16.3 of the City of Kwinana's Local Planning Scheme No. 2.



Wayne Jack
Chief Executive Officer
Date: 18/11/2025

Developer Contribution Area 2

Statement of Income and Expenditure for period 1 July 2024 to 30 June 2025

Opening balance at 1 July 2024	\$1,833,827.07
Contributions received	\$204,128.31
Interest earned	\$89,257.96
Capital Expenditure	\$0.00
Administration Costs	(\$21,523.09)
Closing balance as at 30 June 2025	\$2,105,690.25

Total DCA 2 Amount Carried Forward - \$2,105,690.25

Management Declaration

I confirm that the information reported in the Statement of Income and Expenditure is a true statement of the Developer Contribution Plan and the City has administered the funds in accordance with the requirements of clause 5.15.5.16.3 of the City of Kwinana's Local Planning Scheme No. 2.



Wayne Jack
Chief Executive Officer
Date: 18/11/2025

Developer Contribution Area 3

Statement of Income and Expenditure for period 1 July 2024 to 30 June 2025

Opening balance at 1 July 2024	\$72,128.47
Contributions received	\$0.00
Interest earned	\$13,001.54
Capital Expenditure	\$0.00
Administration Costs	(\$20,695.36)
Closing balance as at 30 June 2025	\$64,434.65

Total DCA 3 Amount Carried Forward – \$64,434.65

Management Declaration

I confirm that the information reported in the Statement of Income and Expenditure is a true statement of the Developer Contribution Plan and the City has administered the funds in accordance with the requirements of clause 5.15.5.16.3 of the City of Kwinana's Local Planning Scheme No. 2.



Wayne Jack
Chief Executive Officer

Date: 18/11/2025

Developer Contribution Area 4

Statement of Income and Expenditure for period 1 July 2024 to 30 June 2025

Opening balance at 1 July 2024	\$2,533,387.73
Contributions received	\$4,812,830.50
Interest earned	\$172,370.96
Capital Expenditure	\$0.00
Administration Costs	(\$45,002.19)
Closing balance as at 30 June 2025	\$7,473,587.00

Total DCA 4 Amount Carried Forward – \$7,473,587.00

Management Declaration

I confirm that the information reported in the Statement of Income and Expenditure is a true statement of the Developer Contribution Plan and the City has administered the funds in accordance with the requirements of clause 5.15.5.16.3 of the City of Kwinana's Local Planning Scheme No. 2.



Wayne Jack
Chief Executive Officer
Date: 18/11/2025

Developer Contribution Area 5

Statement of Income and Expenditure for period 1 July 2024 to 30 June 2025

Opening balance at 1 July 2024	\$3,172,749.02
Contributions received	\$140,163.43
Interest earned	\$148,118.43
Capital Expenditure	(\$296,116.57)
Administration Costs	(\$57,406.46)
Closing balance as at 30 June 2025	\$3,107,507.85

Total DCA 5 Amount Carried Forward - \$3,107,507.85

Management Declaration

I confirm that the information reported in the Statement of Income and Expenditure is a true statement of the Developer Contribution Plan and the City has administered the funds in accordance with the requirements of clause 5.15.5.16.3 of the City of Kwinana's Local Planning Scheme No. 2.



Wayne Jack
Chief Executive Officer
Date: 18/11/2025

Developer Contribution Area 6

Statement of Income and Expenditure for period 1 July 2024 to 30 June 2025

Opening balance at 1 July 2024	\$9,602,187.01
Contributions received	\$192,564.22
Interest earned	\$453,745.63
Capital Expenditure	\$0.00
Administration Costs	(\$29,725.86)
Closing balance as at 30 June 2025	\$10,218,771.00

Total DCA 6 Amount Carried Forward - \$10,218,771.00

Management Declaration

I confirm that the information reported in the Statement of Income and Expenditure is a true statement of the Developer Contribution Plan and the City has administered the funds in accordance with the requirements of clause 5.15.5.16.3 of the City of Kwinana's Local Planning Scheme No. 2.



Wayne Jack
Chief Executive Officer
Date: 18/11/2025

Developer Contribution Area 7

Statement of Income and Expenditure for period 1 July 2024 to 30 June 2025

Opening balance at 1 July 2024	\$153,396.24
Contributions received	\$146,212.56
Interest earned	\$9,078.65
Capital Expenditure	\$0.00
Administration Costs	(\$21,366.45)
Closing balance as at 30 June 2025	\$287,321.00

Total DCA 7 Amount Carried Forward - \$287,321.00

Management Declaration

I confirm that the information reported in the Statement of Income and Expenditure is a true statement of the Developer Contribution Plan and the City has administered the funds in accordance with the requirements of clause 5.15.5.16.3 of the City of Kwinana's Local Planning Scheme No. 2.



Wayne Jack
Chief Executive Officer

Date: 18/11/2025