

Ordinary Council Meeting - 10 September 2025 Attachments

12.1 Minutes of the Boola Maara Aboriginal Consultative Committee Meeting held on 4 August 2025.....	2
12.1.1 Minutes - Boola Maara Aboriginal Consultative Committee Meeting - 4 August 2025	2
17.1 PROPOSED ROAD NAMES FOR LOT 39, TREEBY ROAD- STAGE 1, ANKETELL	14
17.1.1 Road name plan.....	14
17.1.2 Proposed Road Name Table	15
18.1 Proposed disposition by way of lease- Suite 12 , 11 Stidworthy Way, Kwinana Technology Business Centre with Has Holdings Pty Ltd.....	16
18.1.1 Kwinana Technology Centre - Suite 12	16
18.1.2 v 258-25 Office 12 KTB C, 11 (Lot 8) Stidworthy Way, Kwinana 20.08.25.....	17
18.3 Monthly Financial Report July 2025.....	56
18.3.1 Monthly Financial Report July 2025	56

The cover art features a vibrant, stylized illustration of a Boala Maara Aboriginal man in traditional body paint. He is depicted from the chest up, wearing a yellow and orange patterned headdress and a yellow and orange patterned body. He has a large, white, circular object (possibly a boomerang or a shield) in front of him. The background is a mix of green, blue, and yellow patterns, including a large green leaf-like shape and a blue and yellow patterned shape. The text "Boola Maara Aboriginal Consultative Committee Meeting" is written in a bold, dark blue font across the middle of the image. Below the title, the date "4 August 2025" is written in a smaller, green font. At the bottom, the word "Minutes" is written in a large, bold, green font. The City of Kwinana logo is in the top right corner.

Boola Maara Aboriginal Consultative Committee Meeting

4 August 2025

Minutes

Order of Business

1 Opening and Announcement of Visitors3

2 Welcome to Country3

3 Attendance, Apologies, Leave(s) of Absence (Previously Approved)4

4 Confirmation of Minutes4

 4.1 Minutes of the Boola Maara Aboriginal Consultative Committee Meeting held on 7 July
 2025.....4

**5 Declarations of Interest (Financial, Proximity, Impartiality - both Real and Perceived) by
Members and City Officers5**

6 Presentations and Reports to the Committee.....5

 6.1 Early Years Strategy 2025 - 2028.....5

 6.2 Draft Kwinana Trails Network Masterplan9

7 Reports of Committee Members12

8 Late and Urgent Business12

9 Close of Meeting12



1 OPENING AND ANNOUNCEMENT OF VISITORS

Presiding Member declared the meeting open at 10:12am and welcomed all in attendance.

2 WELCOME TO COUNTRY

Deputy Mayor Barry Winmar to present the Welcome to Country:

“Ngullak nyinniny kooralong koora ngullak noitj nidja Nyoongar boodjar. Nyoongar moort djoorapiny nyinniny nidja ngulla quopadok Nyoongar boodjar kooralong.

From the beginning of time to the end, this is Nyoongar Country. Nyoongar people have been graceful keepers of our nation for many, many years.

Djinanginy katatjin djoorapiny nidja weern Nyoongar boodjar ngalla mia mia boorda.

Look, listen, understand and embrace all the elements of Nyoongar Country that is forever our home.

Kaya wandju ngaany koort djoorapiny nidja Nyoongar boodjar daadjaling waankganinyj Nyoongar Boodjar.

Hello and welcome my heart is happy as we are gathered on country and meeting here on Nyoongar Country.



3 ATTENDANCE, APOLOGIES, LEAVE(S) OF ABSENCE (PREVIOUSLY APPROVED)

Present:

Committee Member, Deputy Mayor Barry Winmar
Committee Member, Paul Garlett
Committee Member, Councillor Matthew Rowse
Committee Member, Cindy Ballard
Committee Member, Lisa Garlett
Committee Member, Marie Walley
Committee Member, Marianne Headland McKay

Mayor P Feasey (Observer)
Councillor Ivy Penny (Observer)
Mr W Jack - Chief Executive Officer
Ms F Grieves - Director City Life
Mrs A King - Aboriginal Culture and Strategy Lead
Ms A Ablitt - Council Governance and Administration Officer

Members of the Public - 12

Apologies:

Committee Member, Doris Getta

Leave(s) of Absence (previously approved):

Nil

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE BOOLA MAARA ABORIGINAL CONSULTATIVE COMMITTEE MEETING HELD ON 7 JULY 2025

COMMITTEE DECISION	
Moved: Cr M Rowse	Seconded: CM M Walley
That the Minutes of the Boola Maara Aboriginal Consultative Committee Meeting held on 7 July 2025 be confirmed as a true and correct record of the meeting.	
CARRIED 7/0	



5 DECLARATIONS OF INTEREST (FINANCIAL, PROXIMITY, IMPARTIALITY - BOTH REAL AND PERCEIVED) BY MEMBERS AND CITY OFFICERS

Nil



6 PRESENTATIONS AND REPORTS TO THE COMMITTEE

6.1 EARLY YEARS STRATEGY 2025 - 2028

Presenter: Sharon Oldfield and Jenifer Chaplan

SUMMARY

The Kwinana Early Years Strategy 2025–2028 sets out a bold vision for a community that wraps around children from pregnancy to age five, recognising that these early years are the most critical in shaping lifelong outcomes. It focuses not only on supporting children, but also on empowering parents and caregivers, those who have the greatest influence on a child’s development. Drawing on data from the Australian Early Development Census, the Strategy highlights the importance of helping children build friendships and participate actively in school and community life. It also acknowledges that some families need extra support and provides a framework for collective action to ensure every child in Kwinana has the best start in life.

Over the past several months, we have been working closely with the Kwinana community to shape a Strategy that truly reflects what families want and need. This journey began with the formation of a steering group, which guided the direction of the Strategy.

From there, we reached out widely, through surveys with both community members and service providers, through pop-up conversations at local events in parks and public spaces, and through recordings with Aboriginal families who shared their stories and perspectives. Children and families also took part in art projects, using creativity to express what makes them feel happy. These insights were brought back to the community through feedback loops; this ensured we could demonstrate what we heard was correct. All feedback and input were considered and helped to shape and refine the Strategy.

Today, we are proud to present the draft Early Years Strategy 2025-2028, built from the voices and visions of Kwinana families. We are seeking your recommendations and support as we prepare to take this to Council. Together, we can ensure this strategy leads to meaningful action and lasting impact for our youngest residents and those who care for them.

OFFICER RECOMMENDATION

That the Boola Maara Aboriginal Consultative Committee:

- 1. Note and provide feedback on the Kwinana Early Years Strategy.**
- 2. Support the Kwinana Early Years Strategy being endorsed by Council.**



- Noted that there are gaps when organisations aren't collaborating and sharing information. Encouraged organisations to open up communication.
- Agreed that access to Aboriginal and Torres Strait Islander data can be challenging. We need to be confident in data and how it is collected. Kwinana does this well by creating safe environments to gather and ensure voices are heard. Upholds co-design co-led philosophy and 'walk beside us' ethos. It would be if there was baseline data to work with collaboratively rather than competing for funding.
- Deputy Mayor Winmar is proud of the strategy and how it hits to the core of how we as leaders are not alone but have the City of Kwinana supporting us to walk together. Excited for where it leads to and see how the Early Years space evolves in the coming years to address inter-generational trauma. Further comments from Deputy Mayor Winmar on the Early Years Strategy as follows:

The City of Kwinana's Early Years Strategy presents a valuable opportunity to ensure that all children in our community, including Aboriginal children, are supported to grow strong in identity, culture, and wellbeing. From an Aboriginal perspective, we acknowledge the importance of the early years as foundational to a child's lifelong journey. These years shape not only learning and development, but also connection to culture, community, and self.

Cultural Safety and Inclusion

Aboriginal children and families must see themselves reflected in the spaces, services, and programs intended to support them. This means embedding Aboriginal voices, values, and practices into the design and delivery of early childhood services. It also means creating culturally safe environments that respect and affirm Aboriginal identity, and where families feel welcomed, heard, and empowered.

Community Leadership and Co-Design

The strategy must uphold the principle of self-determination. Aboriginal Elders, families, and organisations in Kwinana should be actively involved in shaping programs and policies that affect our children. Co-design is not a checkbox – it is a partnership grounded in respect, cultural knowledge, and shared responsibility.

Healing and Strengths-Based Approaches

Aboriginal families continue to face the inter-generational impacts of colonisation, dispossession, and trauma. However, we also carry deep strengths – in kinship, resilience, and cultural knowledge systems. The Early Years Strategy should recognise these strengths and support healing and connection to Country, culture, and language as essential components of early childhood wellbeing.

Workforce Development and Representation

Growing and supporting an Aboriginal early childhood workforce is vital. Children thrive when cared for by people who understand their cultural context. The City can lead by investing in training pathways, mentoring, and employment opportunities for Aboriginal educators, support workers, and cultural advisers within local services.

Place-Based and Holistic Supports

Programs must be flexible and place-based, responding to the unique needs of Aboriginal families in Kwinana. Support should not be silo'd – it must reflect the holistic view of health and wellbeing held in Aboriginal culture, including the importance of mental, spiritual, physical, and community health.



Language and Identity

We encourage the City to support opportunities for children to learn and celebrate Noongar language and stories from an early age. Language is more than communication – it’s a link to identity, to Country, and to belonging.

Final Thoughts

Aboriginal children in Kwinana deserve to grow up strong in culture, connected to family, and supported by systems that value who they are. I commend the strategy and it is with great pride that I acknowledge the City of Kwinana for taking steps toward this goal, and we encourage a continued commitment to meaningful engagement with Aboriginal people as partners in this work. The success of the Early Years Strategy will ultimately be measured by how well it reflects the voices, needs, and aspirations of the Aboriginal community.

ATTACHMENTS

1. Final Draft Kwinana Early Years Strategy 2025 [6.1.1 - 12 pages]



**6.2 DRAFT KWINANA TRAILS NETWORK MASTERPLAN
DRAFT KWINANA TRAILS NETWORK MASTERPLAN**

Presenter: Angela Jakob – City of Kwinana Trail Officer.

SUMMARY

The City with funding from Department of Creative Industries, Tourism and Sport (DCITS) has developed a Trails Network Master Plan to drive the development and prioritisation of trails both within and connecting to regional recreation experiences. The masterplan is a strategic document that sits between the state based WA Strategic Trails Blueprint and more localised trails plan such as the Kwinana Loop Trail Masterplan. The plan will ensure there is a coordinated and sustainable approach to trails planning, development and management across the City. It also provides a framework for a network of trails that can benefit the community by enhancing recreational opportunities, supporting cultural tourism opportunities and promoting environmental awareness.

The Master Plan was put out to tender and awarded to Common Ground Trails in 2024. Community Consultation was conducted over eight weeks in December 2024 and January 2025. Further consultation with key stakeholders has occurred in addition to this including state government agencies Department of Biodiversity Conservation and Attractions (DBCA), Department of Planning Lands and Heritage (DPLH), neighboring Local Government Areas, Medina Aboriginal Cultural Centre, Boola Maara and Residents Associations.

The Plans Vision is to provide an **“accessible and diverse network of immersive trail experience that connect communities to each other and to the natural and cultural values of the Swan Coastal Plain. With a focus on both local and regional opportunities Kwinana will be positioned as a ‘City of Trails’ in the Perth metropolitan area. “**

The Plans Key Objectives are:

Develop a cohesive and diverse trail network.

Which includes improving connections, trail quality and infrastructure for existing trails, establishing the Kwinana Loop Trail as the Hero experience, utilising the off road area as a new Urban Bike Park, continue to consider the Tramway Trail as a key north south linkage.

Implement robust governance and management -including seeing the City as the key agency to drive further discussions and trail development, clearly define the management model, support clubs, volunteers and community organisations to assist in trail maintenance and focus on trail based activities, and build partnerships.

Market and promote the experiences on offer - by developing a cohesive marketing and promotion strategy, developing packages and itineraries that link to identified target markets, supporting existing events and encourage the creation of new events.

Based on feedback received from June BMACC Meeting, the Draft Master Plan now includes updated Aboriginal Heritage Register information on Project Area mapping (p.11), plus detail in the Executive Summary that includes how appropriate approvals processes would be followed in order to proceed with any trail development.

OFFICER RECOMMENDATION

That the Boola Maara Aboriginal Consultative Committee note and provide comment or changes where necessary on the Draft Kwinana Trails Network Master Plan.



7 REPORTS OF COMMITTEE MEMBERS

Committee Member Marianne Headland-McKay updated that she is in the early stages of planning another Bunbury Cup football carnival after it's huge success. There is capacity to make this an annual inter-generational event due to the overwhelming interest in it. It was suggested that at a grassroots level it is essential to consider and include Elders in community, especially Uncle Mick.

8 LATE AND URGENT BUSINESS

Nil

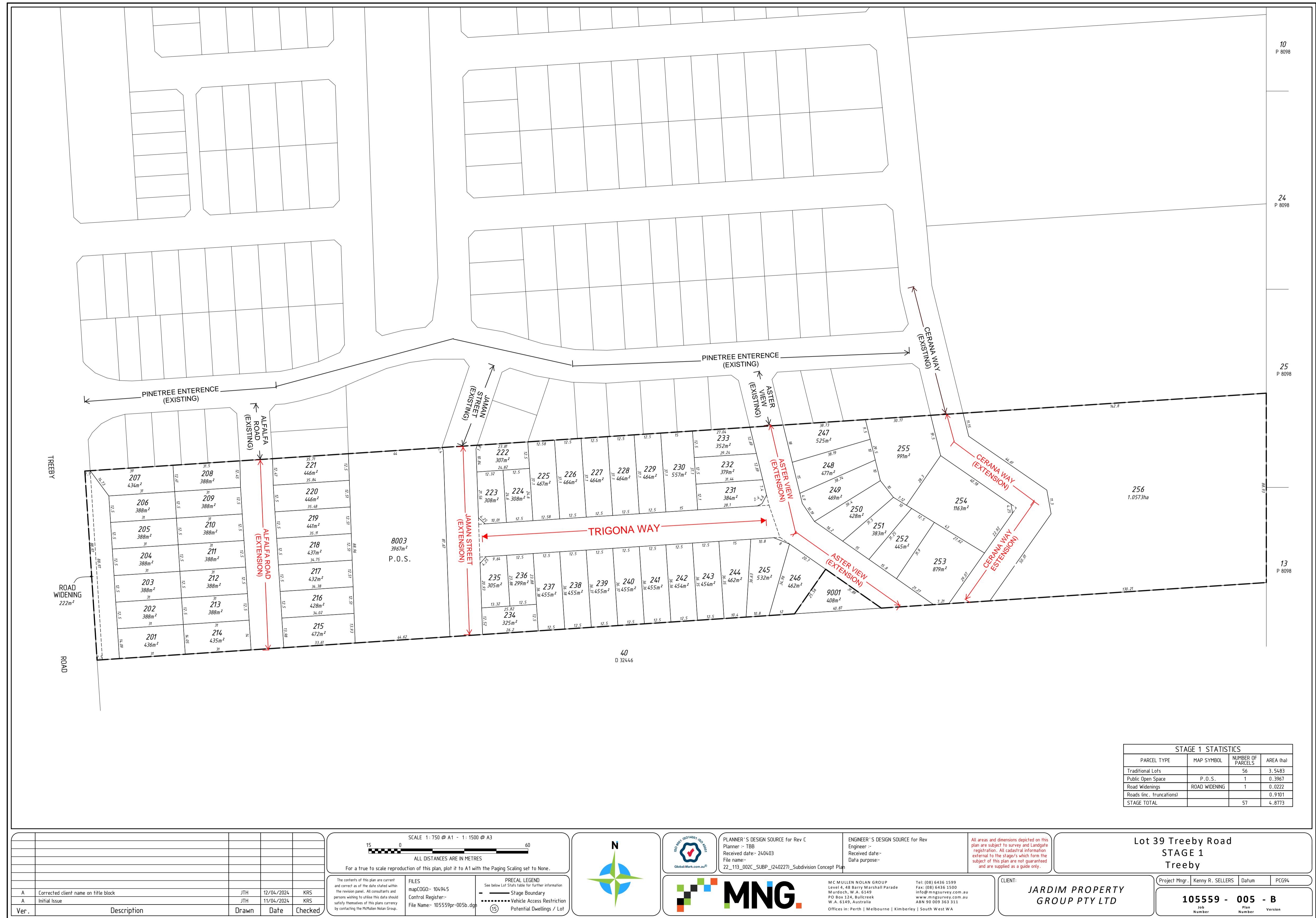
9 CLOSE OF MEETING

The Chair declared the meeting closed at 11:25am.

Chairperson

Date:





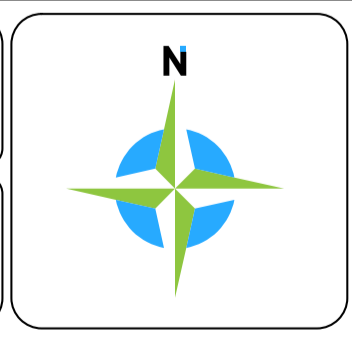
STAGE 1 STATISTICS			
PARCEL TYPE	MAP SYMBOL	NUMBER OF PARCELS	AREA (ha)
Traditional Lots		56	3.5483
Public Open Space	P.O.S.	1	0.3967
Road Widening	ROAD WIDENING	1	0.0222
Roads (inc. truncations)			0.9101
STAGE TOTAL		57	4.8773

Ver.	Description	Drawn	Date	Checked
A	Corrected client name on title block	JTH	12/04/2024	KRS
A	Initial Issue	JTH	11/04/2024	KRS

SCALE 1:750 @ A1 - 1:1500 @ A3
 ALL DISTANCES ARE IN METRES
 For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

FILES
 map000 - 104945
 Control Register -
 File Name - 105559pr-005b.dwg

PRECAL LEGEND
 See below Lot Starts table for further information
 - Stage Boundary
 - Vehicle Access Restriction
 (15) Potential Dwellings / Lot



PLANNER'S DESIGN SOURCE for Rev C
 Planner - TBB
 Received date - 24/04/03
 File name - 22_113_002C_SUBP_040227_Subdivision Concept Plan

ENGINEER'S DESIGN SOURCE for Rev
 Engineer -
 Received date -
 Data purpose -

MC MULLEN NOLAN GROUP
 Level 4, 48 Barry Marshall Parade
 Murdoch, W.A. 6150
 PO Box 124, Bullcreek
 W.A. 6149, Australia
 Offices in Perth | Melbourne | Kimberley | South West WA

Tel: (08) 6436 1599
 Fax: (08) 6436 1100
 info@mngsurvey.com.au
 www.mngsurvey.com.au
 ABN 90 009 163 111

CLIENT:
JARDIM PROPERTY GROUP PTY LTD

Lot 39 Treeby Road
 STAGE 1
 Treeby

Project Mgr - Kenny R. SELLERS Datum PCG94

105559 - 005 - B
 Job Number Plan Number Version

Proposed Name	Proposed Suffix	Source of info	Background/origin/meaning/justification
Trigona	Way	https://en.wikipedia.org/wiki/Trigona	Type of Bee

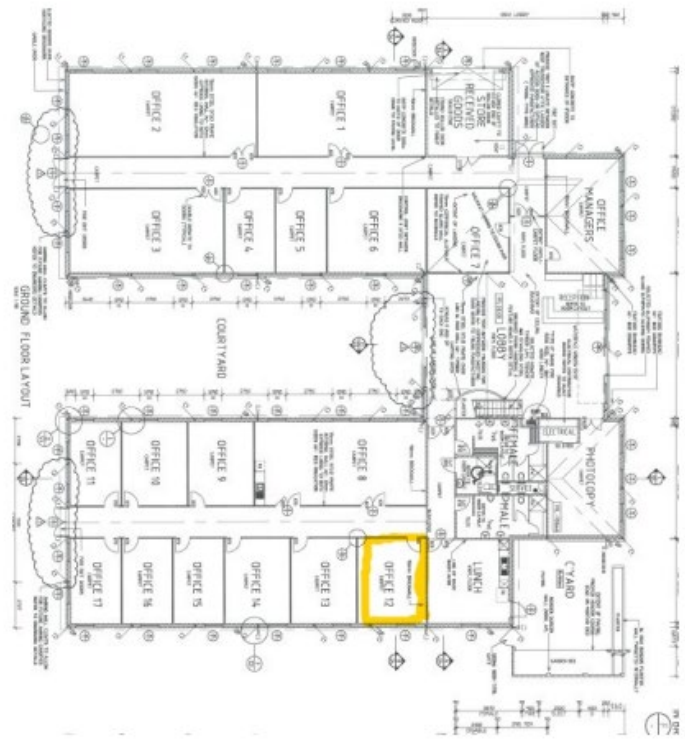
Proposed Backup Name	Source of info	Background/origin/meaning/justification
Amegilla	Amegilla dawsoni - Wikipedia	Type of Bee
Flower	https://en.wikipedia.org/wiki/Anthophora_plumipes	Type of Bee

Site Plan:



Subject Property

Floor Plan:





Level 2
26 Clive Street
West Perth WA 6005
PO Box 1285
West Perth WA 6872
T 08 9476 2000
F 08 9321 9203
perth@mcgees.com.au
www.mcgees.com.au

Our Ref: V258-25

20 August 2025

City of Kwinana
PO Box 21
KWINANA WA 6966
Attention: Karina O'Neil – Property Management Officer

Dear Karina

**Re: Market Rental Valuation – Desktop Assessment
Office 12, Kwinana Technology Business Centre
11 (Lot 8) Stidworthy Way, Kwinana**

We refer to your recent instructions that we prepare a market rental valuation of the above property on a net and gross desktop basis, and confirm we have completed investigations and submit the following report which we trust will be satisfactory for your requirements.

Yours faithfully
McGees Property

A handwritten signature in black ink, appearing to read 'Wayne Srhoy', written over a light blue horizontal line.

Wayne Srhoy AAPI, Masters (Property)
Certified Practising Valuer
Licensed Valuer No. 45093
Western Australia

Director Mr. David Lamb

Liability limited by a scheme approved under Professional Standards Legislation

Sullivan Commercial Pty Ltd – Licensee
ACN 051 442 070 ABN 20 051 442 070
Licensed Real Estate Agents

Associated Offices: Adelaide • Brisbane • Darwin • Melbourne • Perth



A Desktop Market Rental Valuation Report prepared for

**Office 12, Kwinana Technology Business Centre
11 (Lot 8) Stidworthy Way, Kwinana
Under instructions from the City of Kwinana**



Table of Contents

EXECUTIVE SUMMARY 1

MARKET RENTAL VALUATION REPORT 3

1.0 VALUATION INSTRUCTIONS 3

2.0 DATE OF MARKET RENTAL VALUATION 3

3.0 PROPERTY ADDRESS 3

4.0 LEGAL DESCRIPTION 3

 4.1 Date of Search 3

 4.2 Title Particulars 3

 4.3 Registered Proprietor 3

 4.4 Easements and Encumbrances 3

5.0 LOCATION 3

6.0 ACCESS 5

7.0 SITE DESCRIPTION 5

 7.1 Dimensions 5

 7.2 Topography 7

8.0 PLANNING AND DEVELOPMENT 7

 8.1 Town Planning Scheme 7

 8.2 Metropolitan Region Scheme 8

9.0 ENVIRONMENTAL, HERITAGE AND CULTURAL ISSUES 9

 9.1 Soil Contamination 9

 9.2 Asbestos 9

 9.3 Heritage Consideration 9

 9.4 Aboriginal Sites 9

 9.5 Flooding 9

 9.6 Climate Shift 10

 9.7 Bushfire Risk 10

10.0 SERVICES 10

11.0 IMPROVEMENTS 10

12.0 SITE SURVEY 11

13.0 LEASE DETAILS 11

14.0 OUTGOINGS 11

15.0 GENERAL COMMENTS 11

 15.1 Location 11

 15.2 Improvements 11

16.0 GENERAL MARKET COMMENTARY 11

17.0 SUBURBAN COMMERCIAL OFFICE MARKET COMMENTARY 12

18.0 MARKET RENTAL VALUATION METHODOLOGY 12

19.0 MARKET RENTAL VALUATION 22

20.0 LIMITATIONS 22

- Attachments:**
- (1) Valuation Instruction
 - (2) Certificate of Title
 - (3) Deposited Plan 34151



Executive Summary

Property Address:	Office 12, Kwinana Technology Business Centre 11 (Lot 8) Stidworthy Way, Kwinana.
General Description:	The subject tenancy comprises a 17m ² office tenancy which is located within a 1990s built two level commercial office building which is known as the Kwinana Technology Business Centre.
Purpose of Market Rental Valuation:	To assess the current market rental value of the subject tenancy on a desktop basis for potential Lease Negotiation purposes.
Market Rental Valuations:	\$4,250 net per annum. \$5,610 gross per annum The above rents are stated exclusive of GST.
Date of Inspection:	Desktop inspection.
Date of Rental Valuation:	11 August 2025.
Senior Valuer:	<u>Wayne Srhoy</u> AAPI, Masters (Property) Certified Practising Valuer Licensed Valuer No. 45093 Western Australia

This Executive Summary is a brief synopsis of the property and our assessment of market rental value.

It is designed to provide a brief overview and must not be read in isolation, separate from our formal valuation report.

Definition of "Market Rental Value":

*The International Valuation Standards Council (and as adopted by the Australian Property Institute) defines **Market Rent** as:*

"The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

The rent is assessed on the assumption that the premises are vacant and are fit for immediate occupation and ignoring any lessee's improvements or goodwill attaching to the premises by reason of the lessee's business. Whenever Market Rent is provided the "appropriate lease terms" which it reflects should be stated.

Assumptions, Conditions and Limitations:

- The planning and cadastral details obtained from the Department of Planning, Lands & Heritage, Main Roads Western Australia, Landgate and Local Authority websites are current and correct.
- Adjoining land owners or community groups do not impede or restrain development as foreseen.
- We are not aware of any Notices currently issued against the property and we have made no enquiries in this regard.
- This rental assessment has been undertaken on a desktop basis, but assumes the buildings are structurally sound. This desktop rental assessment does not purport to be a structural survey of the improvements thereon, and if certification is required, an engineer's report is recommended.
- The property is not listed or considered to have historical significance by the National Trust or the Western Australian Heritage Council. For the purposes of this desktop rental assessment, it is assumed the property is unaffected.
- The improvements are assumed to lie within the lot's boundaries, but we have not sighted a survey of the property and are therefore unable to ascertain whether there is any encroachment over the boundaries.



- This desktop rental assessment assumes no asbestos contamination. Nevertheless, we are not experts in the detection or quantification of asbestos problems and accordingly, have not carried out a detailed investigation. Therefore, this desktop rental assessment is made on the assumption that there are no actual or potential asbestos contamination issues affecting the subject property.

Should a subsequent investigation undertaken by a suitably qualified expert show that the site is contaminated, we reserve the right to amend our desktop rental assessment accordingly.

- The value and utility of land can be adversely affected by the presence of Aboriginal sacred sites and/or sites of aboriginal heritage significance. We have made no investigations in this regard, as Aboriginal requirements can only be determined by the appointment of an appropriate expert.

Under these circumstances, we cannot warrant that there are no such sites on the land and if it is subsequently determined that the realty is so affected, we reserve the right to review this desktop rental assessment.

- The land is assumed to comprise free draining soils, however as no geotechnical investigations have been either undertaken or commissioned, we are unable to report on the underlying nature of the site.

- This desktop rental assessment assumes the mechanical and electrical services within the building are in specification and are adequate and in operational condition.

- This desktop rental assessment assumes the sound structural integrity of the buildings.

- This desktop rental assessment assumes there is no environmental contamination of the property.

- This desktop rental assessment assumes there is no encroachment of adjoining buildings onto the subject land.

- This desktop rental assessment assumes an unencumbered fee simple title to 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 rental value. If any such matters are known or discovered, we should be advised and asked as to whether they affect our assessment of rental value.

- We have assumed that all information supplied in conducting this desktop rental assessment consists of a full and accurate disclosure of all information that is relevant.

- We have not obtained a Property Interest Report in providing our advice. A property-specific report will provide detailed information of property interests not listed on the Certificate of Title that may affect the use and enjoyment of the land.

A report can be obtained from Landgate for a charge of \$54.95 (incl. GST). If a subsequent Property Interest Report reveals any aspects of the property that may impact on its value, we reserve the right to review our desktop rental assessment.

If there is any variance/contradiction in any of the above assumptions, then we reserve the right to review this desktop rental assessment accordingly.



Market Rental Valuation Report

1.0 VALUATION INSTRUCTIONS

We have received instructions from Karina O’Neil - Property Management Officer at the City of Kwinana to undertake a market rental valuation of the subject tenancy on both a net and gross desktop basis for potential lease negotiation purposes.

2.0 DATE OF MARKET RENTAL VALUATION

11 August 2025.

3.0 PROPERTY ADDRESS

Office 12, Kwinana Technology Business Centre
11 (Lot 8) Stidworthy Way, Kwinana.

4.0 LEGAL DESCRIPTION

4.1 Date of Search

16 September 2024.

Our rental valuation has assumed that the subject legal particulars have not changed between the date of search and the date of rental valuation.

4.2 Title Particulars

The land is legally described as Lot 8 on Deposited Plan 34151, wholly contained in Certificate of Title Volume 2615 Folio 989.

4.3 Registered Proprietor

Town of Kwinana.

4.4 Easements and Encumbrances

At the date of search, the subject property was encumbered.

Copies of the Certificate of Title and Deposited Plan 34151 are appended to this report.

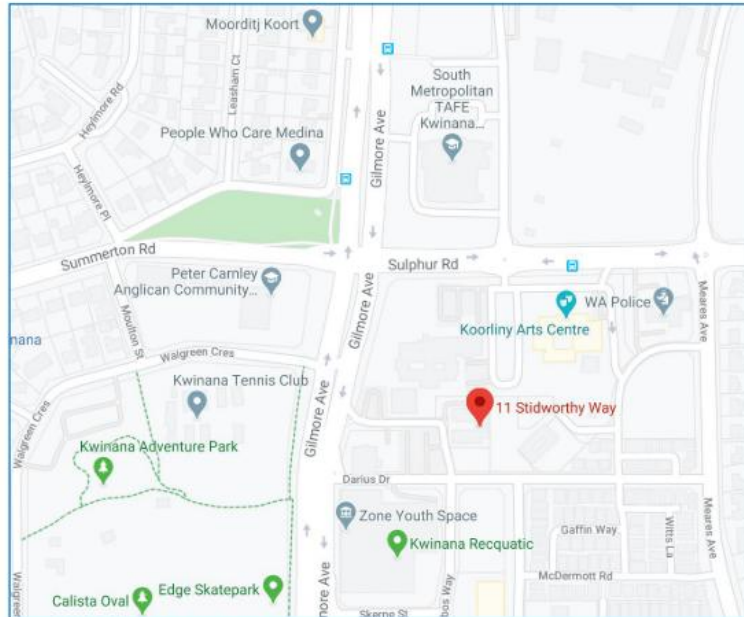
5.0 LOCATION

The Kwinana Technology Business Centre is located approximately 32km south-west of the Perth CBD within the heart of the Kwinana town centre.

More specifically, the Kwinana Technology Business Centre is situated on the eastern side of Stidworthy Way and is bounded to its immediate north by the City of Kwinana’s Council Offices.

The subject property is also located in close proximity to the Kwinana Aquatic Centre, the Darius Wells Library and Resources Centre and the Kwinana Marketplace Shopping Centre.

The location of the Kwinana Technology Business Centre is best illustrated by reference to the following Location Plan and Aerial Photographs:



Office 12, Kwinana Technology Business Centre
11 (Lot 8) Stidworthy Way, Kwinana



6.0 ACCESS

Access into the Kwinana Technology Business Centre is via a crossover fronting Stidworthy Way.

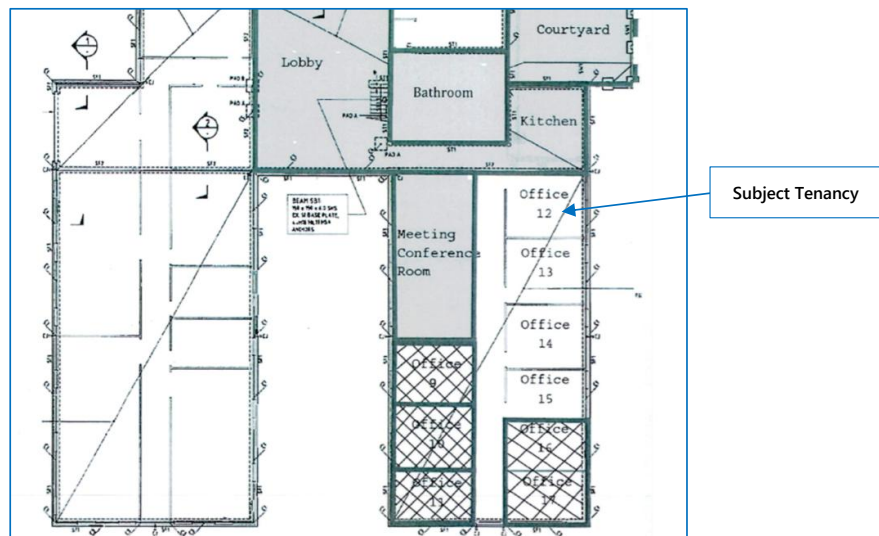
Access to the Perth CBD from the Kwinana Town Centre is via Gilmore Avenue, Thomas Road and the Kwinana Freeway.

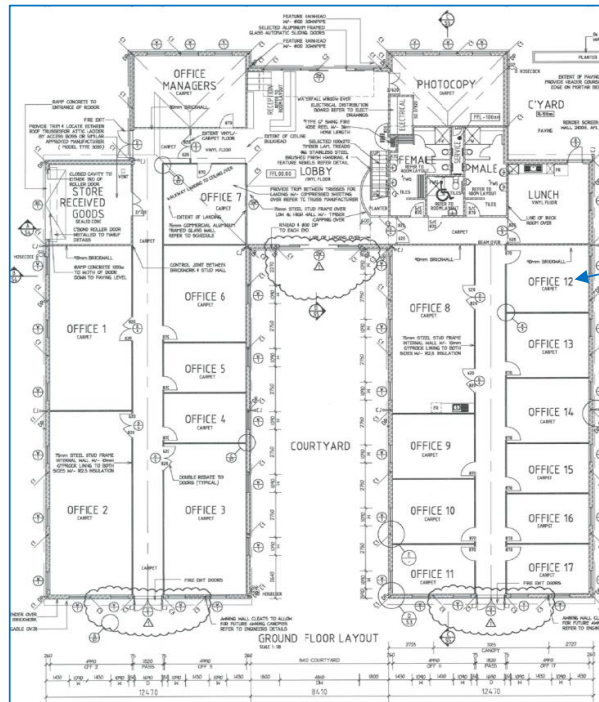
7.0 SITE DESCRIPTION

7.1 Dimensions

We have been advised by the City of Kwinana that Office 12 has a tenancy area of 17m².

The shape of Office 12 is best indicated in the following Plan that was provided to us by the City of Kwinana:

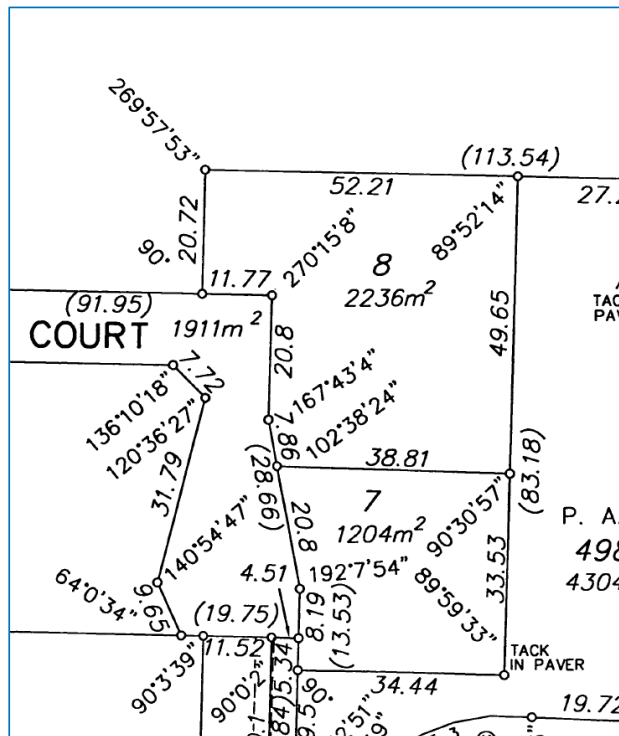




Subject Tenancy

The above tenancy is situated on a regular shaped 2,236m² parent lot.

The shape and dimensions of Parent Lot 8 are shown in the following excerpt of Deposited Plan 34151:





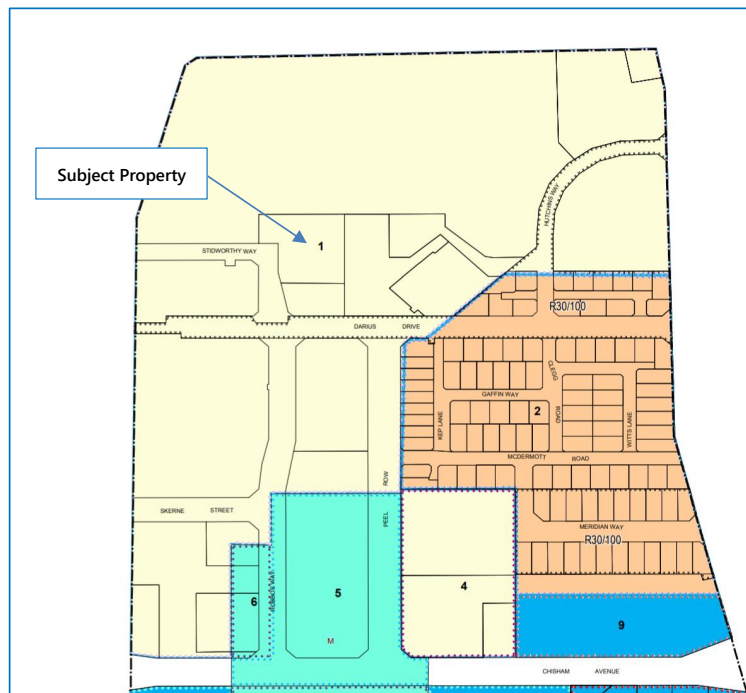
7.2 Topography

The Kwinana Technology Business Centre is considered to be predominantly level and retained and sits elevated above its street frontage to Stidworthy Way.

8.0 PLANNING AND DEVELOPMENT

8.1 Town Planning Scheme

The Kwinana Business Centre is zoned “General Town Centre – Civic Precinct” in accordance with the City of Kwinana’s Town Planning Scheme No. 3 (TPS3), as depicted on the following TPS zoning map excerpt:



In accordance with the City of Kwinana’s TPS3 Scheme Text, the aim of the “General Town Centre” Zone is as follows:

2.3.1 General Town Centre Zone

To encourage the development of Public and Private Sector services and facilities in order to meet the civic, cultural, medical and entertainment needs of the community.

More specifically, the development requirements of “Civic Precinct” use is as follows:

4.3.3 Civic Precinct

4.3.3.1 Land Use Policies

The Predominant uses shall be:

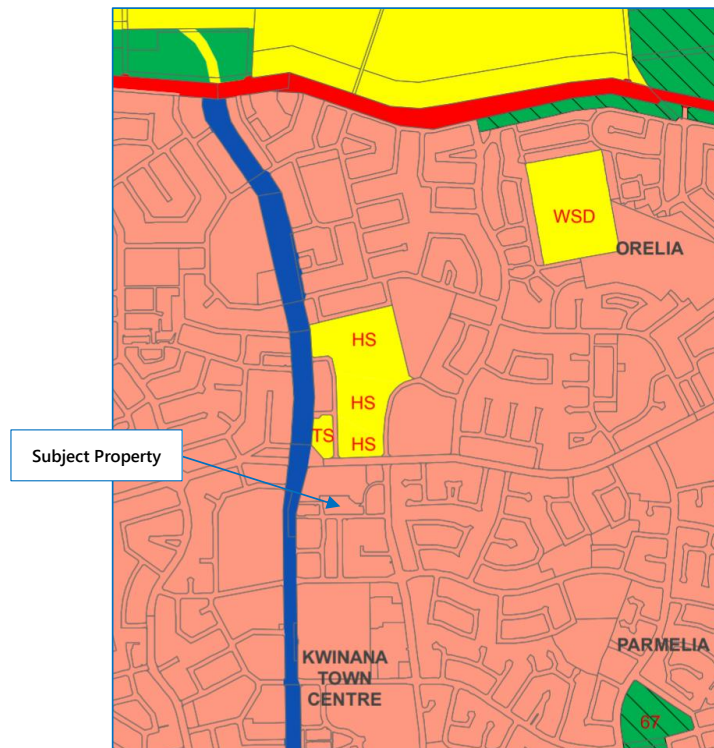
- o Federal, State and Local Government administrative services and facilities;
- o Commercial Offices;
- o Recreation;
- o Community facilities accommodating welfare, cultural, spiritual and administrative uses;
- o Public walkways and civic square.



- 4.3.3.2 Buildings abutting or adjacent to the Civic Square delineated on the Town Centre Strategy Plan (as amended) shall:
 - (a) Have foyer and main entrances at the same level as that of the finished level of the Civic Square and such buildings shall be oriented towards the Civic Square to the satisfaction of Council.
 - (b) Shall be constructed at a setback of zero on lot boundaries common to the Civic Square.
 - (c) Shall be 2 storeys from the finished level of the Civic Square excluding underground parking and shall be designed so as to accentuate vertical elevations either by height of building, external features or roof pitch.
- 4.3.3.3 Where buildings are required to be oriented towards the Civic Square as required by clause 4.3.3.2 the rear of the buildings adjacent to the internal access-ways shall employ material and be designed, constructed and landscaped so as to enhance the streetscape of the internal access road.
- 4.3.3.4 All buildings adjacent to the designated pedestrian/cycleway shall make provision for direct connection of on-site pedestrian/cycle movement to designated Town Centre pedestrian/cycle pathways designated on the Town Centre Strategy Plan (as amended).

8.2 Metropolitan Region Scheme

The zoning of the land under the Metropolitan Region Scheme is “Urban”, as depicted in the following MRS zoning map excerpt:





9.0 ENVIRONMENTAL, HERITAGE AND CULTURAL ISSUES

9.1 *Soil Contamination*

As a consequence 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 making our assessment of the value of the property, we have carried out a basic search of the Register at 8.00am on 18 August 2025 and this discloses that the land **is not classified**.

We do not accept any responsibility or liability whatsoever for the accuracy of the information indicated by the search of the Register.

Further, we do not accept any responsibility or liability for any loss or damage or for consequential loss or damage of any kind arising from our negligence or otherwise to you or any person in relation to the valuation of the property.

This includes any loss or damage arising from our failure or omission to consider any factors which would affect the value of the land including, but not limited to, any possible environmental site contamination, or any failure to comply with environmental legislation.

Although the subject property is not recorded on the Contaminated Sites Register, we recommend a search of the Reported Sites Register that reports properties which are in the process of being classified.

The Reported Sites Register can be searched by written application to the Department of Water and Environmental Regulation (DWER).

As it will take time for the Register to be fully established, together with the fact many owners may be unaware that their property is contaminated, we believe the carrying out of an independent Environmental Survey by an appropriate expert is the best way to ascertain whether a property is contaminated or otherwise.

Subject to the above caveats, this valuation is made on the assumption there is no contamination of the land.

9.2 *Asbestos*

Our desktop assessment has assumed that the subject property **did not** appear to incorporate building materials containing asbestos fibre.

We must point out however, that we are not experts in this area and therefore, in the absence of an environmental consultant's report concerning the presence of any asbestos fibre within the subject property, this desktop assessment is made on the assumption that there is no health risk from that source.

Should it subsequently transpire that an expert report establishes that there is an asbestos related health risk, we reserve the right to review this desktop assessment accordingly.

9.3 *Heritage Consideration*

Our desktop assessment has assumed that the buildings onsite are of no historical interest.

9.4 *Aboriginal Sites*

The value and utility of land can be adversely affected by the presence of Aboriginal sacred sites. We have made no investigations in this regard, as Aboriginal requirements can only be determined by the appointment of an appropriate expert.

Under these circumstances, we cannot warrant that there are no such sites on the land and if it is subsequently determined that the realty is so affected, we reserve the right to review this desktop assessment.

9.5 *Flooding*

Our desktop assessment has assumed that the elevation of the land is such that we would not expect flooding to occur.



9.6 Climate Shift

Although not conclusive, current thinking from a variety of scientific authorities around the world indicates that various issues are contributing to climate shift, whereby changing weather patterns have the potential to alter the traditionally understood cycles and ranges, including but not limited to ambient temperatures, rainfall, sea levels, and storm activity.

Whilst the full implications of this theory are not fully quantifiable, we consider it appropriate to highlight that over a protracted period a variety of peripheral environmental factors have the potential to impact upon the development potential and/or market value of the subject property at a future date.

In light of these potential environmentally based externalities, we recommend the desktop advice contained herein be reviewed if and when these factors become evident or more definite.

9.7 Bushfire Risk

Designated Bushfire Prone Areas (BPAs) have been identified by the Fire and Emergency Services Commissioner as being subject, or likely to be subject, to bushfire attack.

A BPA is identified by the presence of and proximity to bushfire prone vegetation, and includes both the area containing the bushfire prone vegetation and a 100m buffer zone immediately surrounding it. Where a BPA cuts across a portion of a parcel of land, the entire parcel is treated as a BPA.

The Department of Fire and Emergency Services (DFES) have released a mapping system identifying land which falls within, or partially within, a bushfire prone area of Western Australia as designated by the Fire and Emergency Services Commissioner.

The mapping system can be accessed via the DFES website.

Additional planning and building requirements may apply to developments within designated BPA's in accordance with *Schedule 2 Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Planning in Bushfire Prone Areas, the supporting Guidelines for Planning in Bushfire Prone Areas and the Building Code of Australia.*

We confirm having conducted a search of the DFES mapping system at 8.00am on 18 August 2025 which shows the land **is not identified** as a Bushfire Prone Area.

We do not accept any responsibility or liability whatsoever for the accuracy of the information indicated by the search of the mapping system. In the possible event the information contained within the mapping system is incorrect, we reserve the right to review our desktop assessment accordingly.

10.0 SERVICES

Essential services including scheme water, electricity, deep sewer, telecommunications and postal are available and connected to the Kwinana Technology Business Centre.

11.0 IMPROVEMENTS

Office 12 comprises a 17m² tenancy that is situated within a late 1990s built two level Kwinana Technology Business Centre.

Internally, the subject tenancy has carpet floor coverings, plasterboard partitioning, suspended ceilings, window treatments, fluorescent lighting and a wall mounted split air-conditioning unit.

The tenancy has access to common area facilities including a meeting / conference room, a kitchen / lunch room and an ablution area.

External improvements to the site include front limestone retaining walls, brick paved entrance areas and a bitumen paved parking area which is situated to the north of the building.

As our report has been completed on a desktop basis, our rental valuation assessment has assumed that the subject tenancy is structurally sound.



12.0 SITE SURVEY

Our desktop rental assessment has assumed that the improvements onsite lie within lot boundaries, but as we have not sighted a survey of the subject tenancy we are unable to ascertain whether there is any encroachment over these boundaries.

13.0 LEASE DETAILS

Our desktop rental valuation has assumed *vacant possession*.

14.0 OUTGOINGS

Our desktop rental valuation has been completed on both a net and gross basis inclusive of variable outgoings.

Depending on the size and quality of improvements, outgoings charges for suburban commercial office buildings generally range between \$70.00/m² to \$110.00/m².

15.0 GENERAL COMMENTS

15.1 Location

The Kwinana Technology Business Centre is situated within the heart of the Kwinana Town Centre.

At the date of rental valuation, there appeared to be limited vacancy within the Kwinana Town Centre.

Within the context of the Perth metropolitan area, Kwinana is considered to be a secondary suburban commercial / office location.

15.2 Improvements

The Kwinana Technology Business Centre provides a slightly dated but functional form of commercial office accommodation.

16.0 GENERAL MARKET COMMENTARY

At the date of valuation, local and national economies were continuing to be influenced by a vast number of factors both domestically and internationally.

Maintaining inflation within the target band has been the main focus of the Reserve Bank of Australia, and up until recently the RBA adopted a wait-and-see approach before making any adjustments to the official cash rate.

Over recent years, cost of living has emerged as a much publicised issue and concern amongst the residents of Australia, particularly those in the lower and middle classes. To this end, cash rate decisions by the RBA have been closely watched and widely reported on in the media.

In its February 2025 meeting, the RBA decided finally to reduce the cash rate by 25 basis points to 4.1%; its first cut in over 4 years. This was then followed by a decisions in May 2025 and August 2025 to reduce the cash rate by a further 25 basis points on each occasion, with the official cash rate now sitting at 3.60%.

The recent cash rate reductions were much to the relief of home and business owners across the country who have been grappling with ever-increasing cost of living pressures over recent years.

The August decision to cut rates was unanimous, and driven by continuing decline in both headline and core inflation, alongside a slightly easing labour market.

Data on inflation for the June 2025 quarter gave the RBA confidence that inflation is continuing to ease. For the June 2025 quarter, annual CPI inflation stood at 2.1%, with a quarterly increase of 0.7%. Inflation therefore remains within the RBA's 2.0% - 3.0% target.

The RBA has noted uncertainty in the global market, and that this would potentially have ongoing tempering on inflation. However, a range of indicators suggest that labour market conditions remain tight, although having eased in recent times with the unemployment rate increasing to 4.2% in June 2025.



Equity markets remain at historical highs, though it would appear valuations are now somewhat stretched.

We again highlight that the high level of uncertainty in the marketplace remains, and ultimately the performance of property as an asset class will hinge largely on the timing of future interest rate changes, other unpredictable market events both globally and domestically, and arguably most importantly the future direction of inflation statistics.

17.0 SUBURBAN COMMERCIAL OFFICE MARKET COMMENTARY

Demand for commercial office space within the Rockingham area was largely dictated by local businesses and government related departments.

We would argue that the local commercial office market is more resilient in comparison to fringe Perth CBD and West Perth commercial office locations which have been impacted by high vacancy rates.

Depending on the size and quality of the building, suburban commercial office rents generally range between \$150.00/m² and \$300.00/m² net.

18.0 MARKET RENTAL VALUATION METHODOLOGY

In adopting a market rent on the subject tenancy, we have utilised the Direct Comparison approach as our primary and only method of rental valuation and we have analysed directly comparable office rents on both a net and gross rate per square metre basis.

Our adopted market rent on Office 12 has taken into consideration that the tenancy only has an area of 17m² but benefits from direct access to a meeting / conference room, a kitchen and an ablutions area.

In adopting a market rent on the subject property, we have considered that the Kwinana Technology Business Centre comprises a late 1990s two level commercial office building which is situated in the heart of the Kwinana Town Centre.

Although the Kwinana Technology Business Centre is located in the heart of the Kwinana Town Centre, it is not considered to be highly exposed to passing traffic.

Within the context of the Perth metropolitan area, we would argue that the Kwinana Technology Business Centre occupies a secondary commercial location.

As instructed, our rental valuation has been completed on a gross basis inclusive of variable outgoings charges. As mentioned previously in our report, suburban and commercial office variable outgoings charges within the Perth metropolitan area generally ranges between \$70.00/m² to \$110.00/m².

In adopting a market rent on the subject property, we have investigated comparable rental evidence within the southern suburbs of the Perth metropolitan area.

The rental evidence we have relied upon is set out as follows:



Address:	Offices 1-5 and Council Room 2 Zone Youth Centre 1st Floor, 7 (Part Lot 109) Skerne Street, Kwinana
Tenant:	Therapy Focus.
NLA:	134.54m ²
Improvements:	A first floor tenancy situated within a modern 2011 built two level office which forms part of the Kwinana Recquatic Centre.
Current Rent:	\$25,680 net per annum. The rent is reflective of a 20% discount on the tenancy's assessed market rent. McGees Property valued the tenancy at a market rent of \$32,100 or \$236.83/m² net per annum.
Date Set:	August 2025.
Rental Rate:	\$135.54/m ² net per annum.
Lease Details:	Not advised.
Incentives:	Nil.
Comments:	A first floor tenancy situated within a community building which forms part of the Kwinana Recquatic Centre.

Address:	2 Stidworthy Way, Kwinana
Tenant:	Minister for Works.
NLA:	390.33m ²
Improvements:	The property includes a purpose built 2012 single level office which also incorporates 11 car bays.
Commencement Rent:	\$81,610.20 net per annum exclusive of GST.
Net Rental Rate:	\$209.08/m² net per annum exclusive of GST.
Outgoings:	\$66.55/m ² net per annum exclusive of GST.
Gross Rental Rate:	\$275.63/m² gross per annum exclusive of GST.
Date Set:	April 2025 (new lease).
Incentives:	Nil.
Term:	4 years.
Options:	Two x 1 year options.
Rent Reviews:	Not advised.
Car Bays:	11 car bays included in the rent.
Comments:	A 2012 single level purpose built office which is situated on the corner of Gilmore Road and Stidworthy Way within the Kwinana town centre.



Address:	Suite 6, First Floor Darius Wells Building 2 Robbos Way, Kwinana
Tenant:	Ngala
NLA:	28.88m ²
Improvements:	The property comprises a first floor tenancy located within a modern circa 2013 built two level community building which incorporates a public library, a Dome café, a crèche, and first floor community related office suites.
Current Rent:	\$4,810 net per annum. The rent is reflective of a 35% discount on the tenancy's assessed market rent. McGees Property valued the tenancy at a market rent of \$7,400 or \$255.00/m² net per annum.
Date Set:	July 2024.
Rental Rate:	\$167.00/m ² net per annum.
Lease Details:	The property was leased for a new 2 year term to a sitting tenant.
Incentives:	Nil.
Comments:	A first floor fully fitted out office tenancy which benefits from modern common area facilities including meeting rooms, an ablution area, and a common area staff room that is located within the Darius Wells Community Centre.

Address:	Suite 4, First Floor Darius Wells Building 2 Robbos Way, Kwinana
Tenant:	Citizens Advice Bureau
NLA:	63.8m ²
Improvements:	The property comprises a first floor tenancy located within a modern circa 2013 built two level community building that incorporates a public library, a Dome café, a crèche, and first floor community related office suites.
Current Rent:	\$9,945 net per annum. The rent is reflective of a 35% discount on the tenancy's assessed market rent. McGees Property valued the tenancy at a market rent of \$15,300 or \$240.00/m² net per annum.
Date Set:	July 2024.
Rental Rate:	\$156.00/m ² net per annum.
Lease Details:	The property was leased for a new 2 year term to a sitting tenant.
Incentives:	Nil.
Comments:	A first floor fully fitted out office tenancy which benefits from modern common area facilities including meeting rooms, an ablution area, and a common area staff room that is located within the Darius Wells Community Centre.



Address:	Suite 12, First Floor Darius Wells Building 2 Robbos Way, Kwinana
Tenant:	Money Mentors
NLA:	12.48m ²
Improvements:	The property comprises a first floor tenancy located within a modern circa 2013 built two level community building which incorporates a public library, a Dome café, a crèche, and first floor community related office suites.
Current Rent:	\$2,800 net per annum. The rent is reflective of a 35% discount on the tenancy's assessed market rent. McGees Property valued the tenancy at a market rent of \$3,200 or \$260.00/m² net per annum.
Date Set:	July 2024.
Rental Rate:	\$167.00/m ² net per annum.
Lease Details:	Not advised.
Incentives:	Nil.
Comments:	A first floor fully fitted out office tenancy which benefits from modern common area facilities including meeting rooms, an ablution area, and a common area staff room that is located within the Darius Wells Community Centre.

Address:	Suite 2, First Floor Darius Wells Building 2 Robbos Way, Kwinana
Tenant:	Multicultural Futures Incorporated
NLA:	40.18m ²
Improvements:	The property comprises a first floor tenancy located within a modern circa 2013 built two level community building which incorporates a public library, a Dome café, a crèche, and first floor community related office suites.
Current Rent:	\$6,500 net per annum. The rent is reflective of a 35% discount on the tenancy's assessed market rent. McGees Property valued the tenancy at a market rent of \$10,000 or \$250.00/m² net per annum.
Date Set:	July 2024.
Rental Rate:	\$162.00/m ² net per annum.
Lease Details:	Not advised.
Incentives:	Nil.
Comments:	A first floor fully fitted out office tenancy which benefits from modern common area facilities including meeting rooms, an ablution area, and a common area staff room that is located within the Darius Wells Community Centre.



Address:	Suite 15, First Floor Darius Wells Building 2 Robbos Way, Kwinana
Tenant:	Work Power Incorporated
NLA:	75.34m ²
Improvements:	The property comprises a first floor tenancy located within a modern circa 2013 built two level community building that incorporates a public library, a Dome café, a crèche, and first floor community related office suites
Current Rent:	\$11,765 net per annum. The rent is reflective of a 35% discount on the tenancy's assessed market rent. McGees Property valued the tenancy at a market rent of \$18,100 or \$240.00/m² net per annum.
Date Set:	July 2024.
Rental Rate:	\$156.00/m ² net per annum.
Lease Details:	Not advised.
Incentives:	Nil.
Comments:	A first floor fully fitted out office tenancy which benefits from modern common area facilities including meeting rooms, an ablution area, and a common area staff room that is located within the Darius Wells Community Centre.

Address:	Suite 5, First Floor Darius Wells Building 2 Robbos Way, Kwinana
Tenant:	Relationships Australia
NLA:	316.5m ²
Improvements:	The property comprises a first floor tenancy located within a modern circa 2013 built two level community building which incorporates a public library, a Dome café, a crèche, and first floor community related office suites.
Current Rent:	\$44,200 net per annum. The rent is reflective of a 35% discount on the tenancy's assessed market rent. McGees Property valued the tenancy at a market rent of \$68,000 or \$215.00/m² net per annum.
Date Set:	July 2022.
Rental Rate:	\$140.00/m ² net per annum.
Lease Details:	The property was leased for a new 3 year term to a sitting tenant.
Incentives:	Nil.
Comments:	A first floor fully fitted out office tenancy which benefits from modern common area facilities including meeting rooms, an ablution area, and a common area staff room that is located within the Darius Wells Community Centre.



**Address: Suite 6, First Floor Darius Wells Building
2 Robbos Way, Kwinana**

Tenant: Ngala

NLA: 28.88m²

Improvements: The property comprises a first floor tenancy located within a modern circa 2013 built two level community building which incorporates a public library, a Dome café, a crèche, and first floor community related office suites.

Current Rent: \$4,680 net per annum.
The rent is reflective of a 35% discount on the tenancy's assessed market rent.
McGees Property valued the tenancy at a market rent of \$7,200 or **\$250.00/m²** net per annum.

Date Set: July 2022.

Rental Rate: \$162.00/m² net per annum.

Lease Details: The property was leased for a new 3 year term to a sitting tenant.

Incentives: Nil.

Comments: A first floor fully fitted out office tenancy which benefits from modern common area facilities including meeting rooms, an ablution area, and common area staffroom being within the Darius Wells Community Centre.

**Address: Suite 7, First Floor Darius Wells Building
2 Robbos Way, Kwinana**

Tenant: Bridging-the-Gap

NLA: 181.44m²

Improvements: The property comprises a first floor tenancy located within a modern circa 2013 built two level community building which incorporates a public library, a Dome café, a crèche, and first floor community related office suites.

Current Rent: \$25,935 net per annum.
The rent is reflective of a 35% discount on the tenancy's assessed market rent.
McGees Property valued the tenancy at a market rent of \$39,900 or **\$220.00/m²** net per annum.

Date Set: July 2022.

Analysis: \$143.00/m² net per annum.

Lease Details: The property was leased for a new 3 year term to a sitting tenant.

Incentives: Nil.

Comments: A first floor fully fitted out office tenancy which benefits from modern common area facilities including meeting rooms, an ablution area, and a common area staff room that is located within the Darius Wells Community Centre.



Address:	Suite 8, First Floor Darius Wells Building 2 Robbos Way, Kwinana
Tenant:	The Kwinana Early Years
Net Lettable Area:	95.84m ²
Improvements:	The property comprises a first floor tenancy located within a modern circa 2013 built two level community building which incorporates a public library, a Dome café, a crèche, and first floor community related office suites.
Current Rent:	\$14,040 net per annum. The above rent is reflective of a 35% discount on the tenancy's assessed market rent. McGees Property valued the tenancy at a market rent of \$21,600 or \$225.00/m² net per annum.
Date Set:	July 2022.
Rental Rate:	\$146.00/m ² net per annum.
Lease Details:	The property was leased for a new 3 year term to a sitting tenant.
Incentives:	Nil.
Comments:	A first floor fully fitted out office tenancy which benefits from modern common area facilities including meeting rooms, an ablution area, and a common area staff room that is located within the Darius Wells Community Centre.

Address:	3 Chisham Avenue, Kwinana
Tenant:	Roger Cook, Member of Parliament
NLA:	135m ²
Rental Rate:	\$257.00/m ² net per annum exclusive of GST.
Outgoings:	\$119.00m ²
Date Set:	November 2021 (new lease).
Incentives:	6 weeks rent free.
Effective Rental Rate:	\$250.00/m² net per annum exclusive of GST.
Term:	4 years and 1 months.
Option:	Two x 4 years.
Rent Reviews:	Annual to CPI with a Market review upon option.
Car Bays:	Communal non-exclusive car bays included in the rent.
Comments:	A circa 1970s built stand-alone commercial office tenancy which adjoins a modern Aldi supermarket and the Kwinana Marketplace Shopping Centre.



Address:	Mary Davies Library and Community Centre 17 Settlers Avenue, Baldivis
Tenant:	Child and Adolescent Health Service.
Commencement Rent:	\$9,750 net per annum exclusive of GST.
NLA:	39m ²
Net Rental Rate:	\$250.00/m² net per annum exclusive of GST.
Outgoings:	Not advised.
Date Set:	November 2024 (new lease).
Incentives:	Nil.
Term:	Not advised.
Options:	Not advised.
Rent Reviews:	Not advised.
Comments:	An office tenancy within a 2014 built community building that is situated within the heart of the Baldivis town centre in close proximity to Stockland Baldivis Shopping Centre.

Address:	Units 1 and 2, 18 Goddard Street, Rockingham
Tenant:	Cleanaway.
Commencement Rent:	\$191,000 net per annum exclusive of GST.
NLA:	849m ²
Net Rental Rate:	\$225.00/m² net per annum exclusive of GST.
Outgoings:	Not advised.
Date Set:	October 2024 (Market Rent Review).
Term:	1 year.
Options:	1 year.
Rent Reviews:	Annual to 3% with a market review upon exercising of option.
Comments:	A first floor office tenancy within a 2013 built two level office complex that is situated in the heart of the Rockingham city centre in close proximity to Rockingham City Shopping Centre and the City of Rockingham's municipal offices.



Address:	Ground Floor (Gary Holland Community Centre) 19 Kent Street, Rockingham
Tenant:	Soul Coast Yoga.
NLA:	80m ²
Improvements:	A ground floor tenancy situated within a modern late-2000s built two level community centre known as the Gary Holland Community Centre.
Commencement Rent:	\$19,000 net per annum exclusive of GST.
Date Set:	April 2023 (New Lease).
Rental Rate:	\$225.00/m² net per annum exclusive of GST.
Comments:	<p>A ground floor tenancy within a modern late-2000s built two level community centre and office building located near Rockingham Beach.</p> <p>The ground floor tenancy relies upon a common ablutions area that is situated on the ground floor.</p> <p>Prior to the rent review we are aware that the tenancy had a passing rent of \$19,096.25 net per annum exclusive of GST which reflected a rental rate of \$239.00/m².</p> <p>Although the tenancy does not have direct access to any exclusive car bays, we are aware that free public parking is available nearby adjoining the Gary Holland Community Centre and Rockingham Oval.</p>

Address:	Part First Floor, Gary Holland Community Centre 19 Kent Street, Rockingham
Tenant:	RSM Australia Pty Ltd.
Net Lettable Area:	136m ²
Commencing Rent:	\$31,000 net per annum exclusive of GST.
Net Rental Rate:	\$230.00/m² net per annum exclusive of GST.
Outgoings:	\$33.00/m ² per annum exclusive of GST.
Gross Rental Rate:	\$263.00/m² gross per annum exclusive of GST.
Date Set:	May 2021 (new lease).
Term:	3 years
Rent Reviews:	Annual set at 3.0% with a Market Review upon exercise of Option.
Comments:	<p>A first floor office tenancy within a modern 2008 built two level community centre office building located near Rockingham Beach. The tenancy is self-contained but relies on common ablutions and tea preparation area which is located on the first floor of the building.</p> <p>Although the tenancy does not have direct access to any exclusive car bays, we are aware that free public parking is available nearby adjoining the Gary Holland Community Centre and Rockingham Oval.</p> <p>The building's current outgoings charges of \$33.00/m² were considered to be significantly below market parameters and had a positive impact on the tenancy's overall marketability.</p>



Address:	Unit 15, 5 Goddard Street, Rockingham
Tenant:	Training Alliance.
Commencement Rent:	\$37,500 per annum exclusive of GST in February 2023.
NLA:	155m ²
Net Rental Rate:	\$242.00/m² net per annum exclusive of GST.
Outgoings:	\$88.00/m ² per annum exclusive of GST.
Gross Rental Rate:	\$330.00/m² gross per annum exclusive of GST.
Date Set:	August 2022 (new lease).
Incentives:	Nil.
Term:	1 year.
Options:	1 year.
Rent Reviews:	Not advised.
Car Bays:	Communal non-exclusive car bays included in the rent.
Comments:	A circa 1998 office building that is located in the heart of the Rockingham city centre. The tenancy was fully marketed and leased by an independent leasing agent. Internally the tenancy is fully fitted out.

Based on the above comments and the identified rental evidence, we have adopted the following net and gross rent on Office 12:

17m² @ \$250.00/m² = **\$4,250** net per annum exclusive of GST

17m² @ \$330.00/m² = **\$5,610** gross per annum exclusive of GST

At the date of rental valuation, we are aware that the subject tenancy had a current passing rent of \$5,936.90 gross per annum, reflecting an overall rental rate of \$349.00/m².

We are aware that the subject tenancy was last reviewed to Market in August 2021 and has subsequently had set annual rent reviews.

Our market rent is **5.5%** lower than the subject tenancy's current passing rent.



19.0 MARKET RENTAL VALUATION

After consideration of the factors outlined above and the analysis of relevant market evidence, we are of the opinion the market rental value of the subject property on a net and gross desktop basis, applying as at 11 August 2025 and subject to an unencumbered fee simple title, can be stated as follows:

- **\$4,250** net per annum
- **\$5,610** gross per annum

The above rents are stated exclusive of GST.

20.0 LIMITATIONS

This desktop rental assessment is current as at the date of rental assessment only. The desktop rental assessment assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property).

Liability for losses arising from such subsequent changes in desktop rental assessment is excluded, as is liability where this desktop rental assessment is relied upon after the expiration of 3 months from the date of desktop rental assessment or such earlier date if you become aware of any factors that have an effect on the desktop rental assessment.

Neither the whole nor any part of this report or any reference thereto may be included in any document, circular or statement without our written approval of the form and context in which it will appear.

In accordance with the Code of Conduct laid down under the provisions of the *Land Valuers Licensing Act 1978*, we are required to hold this desktop rental assessment confidential unless directed by our client in writing or required by law to disclose the desktop rental assessment; and we are not permitted to allow the use of confidential information contained in this desktop rental assessment for the benefit of any party other than our client. Therefore, use of confidential information contained in this report by an unauthorised third party is not permitted unless express permission in writing is provided.

This desktop rental assessment is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any other party who may rely on the whole or any part of the content of this desktop rental assessment.

Liability limited by a scheme approved under Professional Standards Legislation.

Yours faithfully
McGees Property

A handwritten signature in black ink, appearing to read 'Wayne Srhoy', written over a light blue grid background.

Wayne Srhoy AAPI, Masters (Property)
Certified Practising Valuer
Licensed Valuer No. 45093
Western Australia

**Attachment 1:
Valuation Instruction**

Justine Mitchell

From: Kwinana Property Management <PropertyManagement@kwinana.wa.gov.au>
Sent: Monday, 11 August 2025 9:30 AM
To: Wayne Srhoy
Cc: Justine Mitchell
Subject: RE: Rental Valuation - Office 12 - Business Incubator

Good morning
 Please proceed with desktop valuation as outlined below, quoting Purchase order 26210.
 Have a great week.
 With thanks
 Karina



Kwinana Property Management
 City of Kwinana

P 08 9439 0260
A Corner Sulphur Rd & Gilmore Ave, Kwinana WA, 6167
P PO BOX 21, Kwinana, WA, 6966



The City of Kwinana acknowledges the Traditional Custodians of the land in which we live, work and play, the Nyoongar people, and we pay our respect to Elders past and present.

How would you rate my email?



It takes 10 seconds and our management reads every response

The contents of this email and its attachments are intended only for the use of the addressee(s). If you are not the intended recipient, please advise us by return email immediately and delete the email and any attachment without using or disclosing the contents in any way. The views expressed in this email are those of the author, and do not represent those of the City of Kwinana unless this is clearly indicated. You should scan this email and any attachments for viruses. The City of Kwinana accepts no liability for any direct or indirect damage or loss resulting from the use of any attachments to this email.

From: Wayne Srhoy <WSrhoy@per.mcgees.com.au>
Sent: Thursday, 7 August 2025 3:34 PM
To: Kwinana Property Management <PropertyManagement@kwinana.wa.gov.au>
Cc: Justine Mitchell <JMitchell@per.mcgees.com.au>
Subject: RE: Rental Valuation - Office 12 - Business Incubator

Hi Karina,

Our quote to provide a rental valuation of the above tenancy on a desktop basis on a net and gross basis is \$800+GST and we would require 10 working days from instruction to complete the work.

Our rental valuation will assume that the condition of the tenancy has not changed since we last inspected the complex on 16 September 2024.

Please forward us a written instruction and PO number should you want our firm to go ahead with the work.

Kind regards,



per.mcgees.com.au

Wayne Srhoy

Associate Director | McGees Property Perth

m: 0412 678 114

p: (08) 9476 2057

e: wsrhoy@per.mcgees.com.au

Level 2, 26 Clive Street, West Perth, WA 6005

Sales | Leasing | Property Management | Valuations | Advisory

DISCLAIMER: Liability limited by a scheme approved under Professional Standards Legislation.
McGees Property takes the risk of cyber-fraud seriously. For your own security, it is important that you take extra steps and verbally verify our bank account details before you transfer any funds. Do not reply to an email from McGees asking for payment before verifying its authenticity with us. To confirm our telephone number, please independently look up the telephone number rather than using the details in this correspondence.
WARNING: This message may contain privileged and confidential information intended only for the use of the addressee named above. If you are not the intended recipient of this message you are hereby notified that any use, dissemination, distribution, or reproduction of this message is prohibited. If you have received this message in error, please notify the sender immediately.

From: Kwinana Property Management <PropertyManagement@kwinana.wa.gov.au>

Sent: Wednesday, 6 August 2025 3:09 PM

To: Wayne Srhoy <WSrhoy@per.mcgees.com.au>

Subject: Rental Valuation - Office 12 - Business Incubator

Good afternoon

Hope you are keeping well.

Could you please provide a quote for a rental valuation both gross and net for Office 12, Technology centre , Stidworthy Way Kwinana. The current lessee has been leasing since 2021 and current rent is \$5,936.90 pa outgoings incl.

I have attached your previous valuation to assist with size and location.

If you require anything further do not hesitate to let me know.

With thanks

Karina



Kwinana Property Management

City of Kwinana

P 08 9439 0260

A Corner Sulphur Rd & Gilmore Ave, Kwinana WA, 6167

P PO BOX 21, Kwinana, WA, 6966



The City of Kwinana acknowledges the Traditional Custodians of the land in which we live, work and play, the Nyoongar people, and we pay our respect to Elders past and present.

How would you rate my email?



It takes 10 seconds and our management reads every response

The contents of this email and its attachments are intended only for the use of the addressee(s). If you are not the intended recipient, please advise us by return email immediately and delete the email and any attachment without using or disclosing

the contents in any way. The views expressed in this email are those of the author, and do not represent those of the City of Kwinana unless this is clearly indicated. You should scan this email and any attachments for viruses. The City of Kwinana accepts no liability for any direct or indirect damage or loss resulting from the use of any attachments to this email.

**Attachment 2:
Certificate of Title**



TITLE NUMBER	
Volume	Folio
2615	989

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



 REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 8 ON DEPOSITED PLAN 34151

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

TOWN OF KWINANA OF GILMORE AVENUE, MEDINA

(AF J619374) REGISTERED 22/2/2006

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

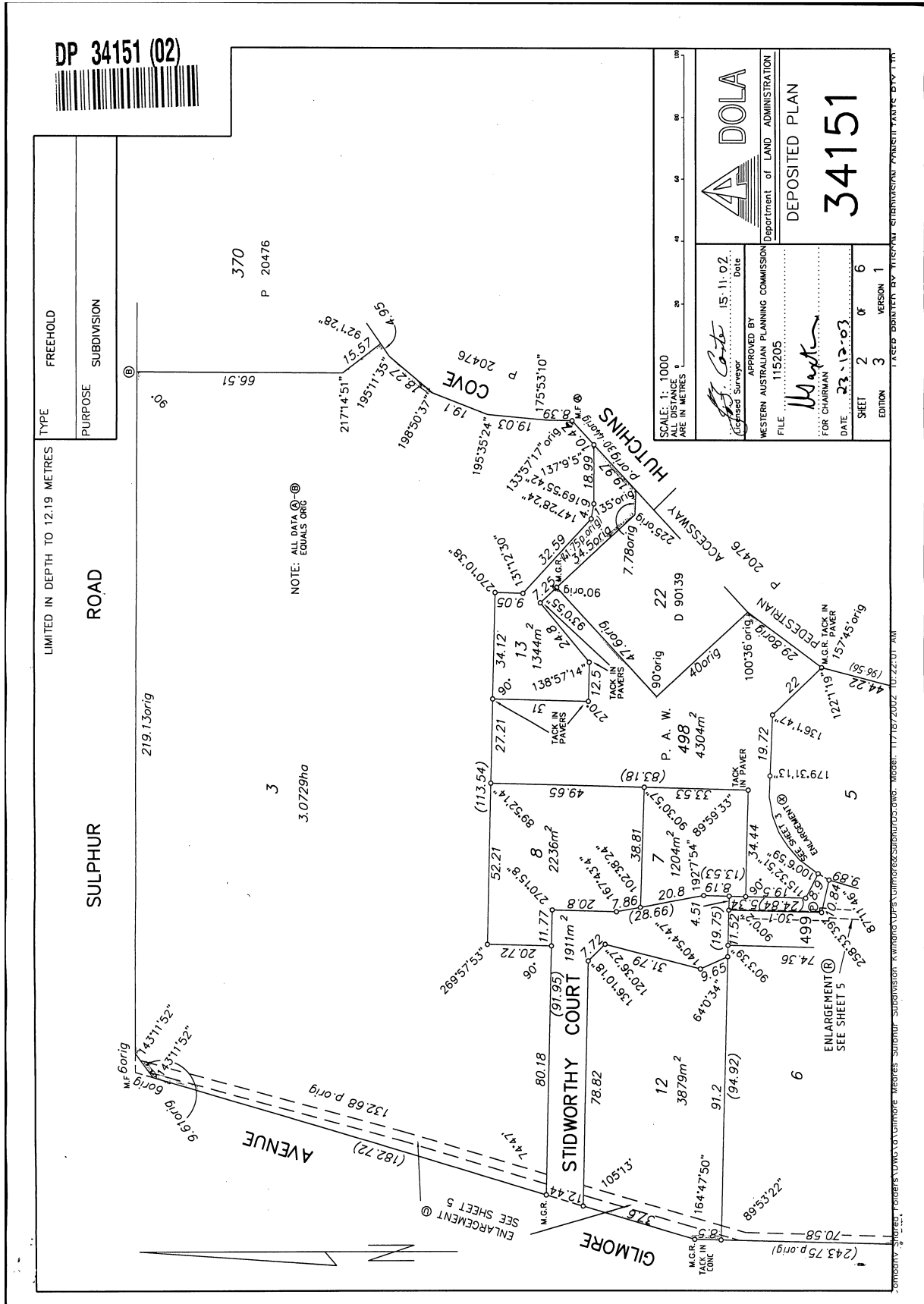
STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

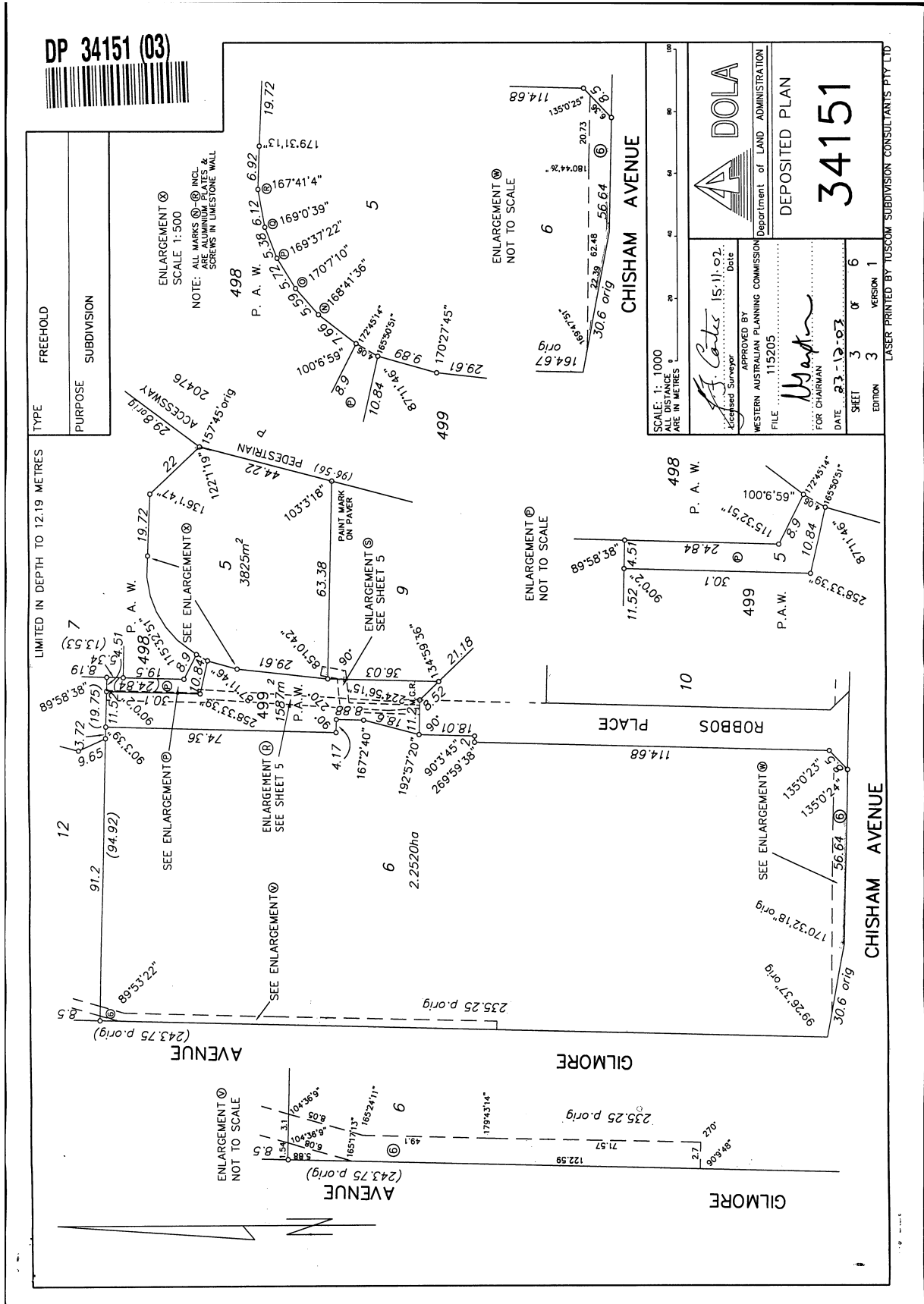
SKETCH OF LAND: DP34151
 PREVIOUS TITLE: 1447-518, 1448-275
 PROPERTY STREET ADDRESS: 11 STIDWORTHY WAY, KWINANA TOWN CENTRE.
 LOCAL GOVERNMENT AUTHORITY: CITY OF KWINANA

NOTE 1: I994675 SECTION 138D TLA APPLIES TO CAVEAT F647300
 NOTE 2: J584862 SECTION 138D TLA APPLIES TO CAVEAT H816630

**Attachment 3:
Deposited Plan 34151**



LANDGATE COPY OF ORIGINAL NOT TO SCALE 18/08/2020 03:54 PM Request number: 60908347



LANDGATE COPY OF ORIGINAL NOT TO SCALE 18/08/2020 03:54 PM Request number: 60908347



FOR HEADING SEE SHEET 1
INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
LOT 498	P. A. W.	VESTS IN CROWN UNDER SEC 20A TP&D ACT	THIS PLAN	LOTS 3,6,10,12 499, 5 & 9	WATER CORPORATION	ENLARGEMENTS ⑤⑥⑦⑧
LOT 499	P. A. W.	VESTS IN CROWN UNDER SEC 20A TP&D ACT	THIS PLAN	LOT 5	WATER CORPORATION	ENLARGEMENT ⑨
⑥	EASEMENT (SEWERAGE)	SECTION 27A OF TP & D Act	THIS PLAN	LOTS 499 & 5	WATER CORPORATION	ENLARGEMENT ⑩
⑦	EASEMENT (FOOTWAY)	136C TLA	THIS PLAN	LOTS 499 & 5	WATER CORPORATION	ENLARGEMENT ⑪
⑧A	EASEMENT (WATER)	SECTION 27A OF TP & D Act	THIS PLAN	LOTS 499 & 5	WATER CORPORATION	ENLARGEMENT ⑫

SCALE: DISTANCE ARE IN METRES

APPROVED BY: *[Signature]* Date: 15.11.02

WESTERN AUSTRALIAN PLANNING COMMISSION FILE: 115205

FOR CHAIRMAN: *[Signature]*

DATE: 23.12.03

SHEET 6 OF 6

EDITION 3 VERSION 1

DEPOSITED PLAN

34151

LASER PRINTED BY TUSCOM SUBDIVISION CONSULTANTS PTY LTD

Deposited Plan 34151

Lot	Certificate of Title	Lot Status	Part Lot
3	2615/984	Registered	
4	2615/985 (Cancelled)	Retired	
5	2615/986 (Cancelled)	Retired	
6	2615/987 (Cancelled)	Retired	
7	2615/988 (Cancelled)	Retired	
8	2615/989	Registered	
9	2615/990 (Cancelled)	Retired	
10	2615/991 (Cancelled)	Retired	
11	2615/992 (Cancelled)	Retired	
12	2615/993 (Cancelled)	Retired	
13	2615/994	Registered	
498	2615/995 (Cancelled)	Retired	
499	2615/996 (Cancelled)	Retired	
499	2786/1 (Cancelled)	Retired	
499	LR3020/355 (Cancelled)	Retired	



Monthly Financial *Report*

CITY OF KWINANA
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the period ending 31 July 2025

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

TABLE OF CONTENTS

Statement of Financial Activity by Nature or Type	2
Statement of Financial Position	3
Note 1 Explanation of Material Variances	4
Note 2 Net Current Funding Position	6
Note 3 Cash and Financial Assets	7
Note 4 Receivables	8
Note 5 Capital Acquisitions	10
Note 6 Borrowings	17
Note 7 Reserve Accounts	18
Note 8 Grants, subsidies and contributions	19
Note 9 Capital grants, subsidies and contributions	21
Note 10 Trust Fund	22
Note 11 Budget Amendments	23

**CITY OF KWINANA
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

	Adopted Budget Estimates	Current Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* \$	Variance* %
Note	(a)		(b)	(c)	(c) - (b)	((c) - (b))/(b)
	\$	\$	\$	\$	\$	%
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	56,311,711	56,311,710	55,477,813	55,575,339	97,526	0%
Grants, subsidies and contributions	Note 8 2,844,786	2,844,786	544,740	288,503	(256,237)	(47%)
Fees and charges	16,656,686	16,656,686	9,177,541	9,392,563	215,022	2%
Interest revenue	3,674,645	3,674,645	27,043	9,273	(17,770)	(66%)
Other revenue	1,097,591	1,097,591	22,405	59,492	37,088	166%
Profit on asset disposals	121,602	121,602	0	0	0	0%
	80,707,021	80,707,020	65,249,541	65,325,170	75,629	0%
Expenditure from operating activities						
Employee costs	(35,849,162)	(35,849,162)	(2,827,433)	(2,780,357)	47,076	2%
Materials and contracts	(30,457,230)	(30,457,230)	(1,535,727)	(341,160)	1,194,567	78%
Utility charges	(3,181,959)	(3,181,959)	(265,094)	(8,165)	256,929	97%
Depreciation	(26,423,557)	(26,423,557)	0	0	0	0%
Finance costs	(727,990)	(727,990)	(264)	(4)	260	99%
Insurance	(885,984)	(885,984)	(412,992)	(375,551)	37,441	9%
Other expenditure	(104,606)	(104,606)	(3,454)	(410,946)	(407,492)	(11797%)
Loss on asset disposals	(32,974)	(32,974)	0	0	0	0%
	(97,663,462)	(97,663,462)	(5,044,964)	(3,916,183)	1,128,781	22%
Non-cash amounts excluded from operating activities	Note 2 26,334,929	26,334,929	0	14,495	14,495	0%
Amount attributable to operating activities	9,378,488	9,378,488	60,204,577	61,423,482	1,218,905	2%
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	Note 9 16,106,366	16,106,366	0	0	0	0%
Proceeds from disposal of assets	575,000	575,000	0	757	757	0%
Proceeds from financial assets at amortised cost - self supporting loans	20,359	20,359	1,697	2,288	591	35%
	16,701,725	16,701,725	1,697	3,045	1,348	79%
Outflows from investing activities						
Payments for property, plant and equipment	(21,780,934)	(21,780,934)	(1,317,078)	(159,472)	1,157,606	88%
Payments for construction of infrastructure	(13,996,923)	(13,996,923)	(17,831)	0	17,831	100%
	(35,777,857)	(35,777,857)	(1,334,909)	(159,472)	1,175,437	88%
Non-cash amounts excluded from investing activities	Note 2 (5,768,803)	(5,768,803)	(5,768,803)	831,011	6,599,814	114%
Amount attributable to investing activities	(24,844,935)	(24,844,935)	(7,102,015)	674,583	7,776,599	109%
FINANCING ACTIVITIES						
Inflows from financing activities						
Proceeds from new debentures	Note 6 6,800,000	6,800,000	0	0	0	0%
Transfer from reserves	Note 7 17,471,779	17,471,779	0	0	0	0%
	24,271,779	24,271,779	0	0	0	0%
Outflows from financing activities						
Repayment of borrowings	Note 6 (2,015,718)	(2,015,718)	0	0	0	0%
Payments for principal portion of lease liabilities	(28,983)	(28,983)	(2,415)	(574)	1,842	76%
Transfer to reserves	Note 7 (9,414,908)	(9,414,908)	0	0	0	0%
	(11,459,609)	(11,459,609)	(2,415)	(574)	1,842	76%
Amount attributable to financing activities	12,812,170	12,812,170	(2,415)	(574)	1,842	76%
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2,654,277	2,654,277	2,654,277	16,275,478	13,621,201	513%
Amount attributable to operating activities	9,378,488	7,436,233	60,204,577	61,423,482	1,218,905	2%
Amount attributable to investing activities	(24,844,935)	(18,155,520)	(7,102,015)	674,583	7,776,599	109%
Amount attributable to financing activities	12,812,170	12,812,170	(2,415)	(574)	1,842	76%
Surplus or deficit after imposition of general rates	(0)	0	55,754,424	78,372,970	22,618,546	41%

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

* Refer to Note 1 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

**STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2025**

		Closing	Current Month	This Time Last Year
	NOTE	30 June 2025	31 July 2025	31 July 2024
		\$	\$	\$
CURRENT ASSETS				
Cash and cash equivalents	3	13,772,095	3,853,590	11,431,682
Other financial assets - Term Deposits	3	79,380,697	82,380,697	62,701,039
Other financial assets - Banksia Park Deferred Mgmt Fees		327,464	327,464	276,305
Other financial assets - Self Supporting Loans		19,700	19,700	19,062
Rates receivable	4	5,176,005	74,736,271	2,233,704
Other receivables <i>(incl. allowance for impairment)</i>	4	1,838,086	1,737,728	66,809,931
Other assets		955,232	794,347	2,335,018
TOTAL CURRENT ASSETS		101,469,280	163,849,797	145,806,741
NON-CURRENT ASSETS				
Trade and other receivables		989,914	989,914	990,991
Other financial assets - Banksia Park Deferred Mgmt Fees		4,416,267	4,416,267	3,280,749
Other financial assets - Local Govt House Trust		145,549	145,549	145,549
Other financial assets - Self Supporting Loans		137,898	136,215	156,609
Property, plant and equipment		166,258,709	166,433,713	172,033,881
Infrastructure		678,099,946	678,107,392	607,501,115
Investment property		0	0	1,012,000
Intangible assets		852,298	852,298	969,864
Right of use assets		4,900	4,900	126,616
TOTAL NON-CURRENT ASSETS		850,905,481	851,086,248	786,217,374
TOTAL ASSETS		952,374,761	1,014,936,045	932,024,115
CURRENT LIABILITIES				
Trade and other payables		12,229,601	12,508,536	14,292,632
Banksia Park Unit Contributions		24,255,833	24,255,833	18,279,975
Contract and other liabilities		5,440,380	6,340,099	1,740,223
Lease liabilities		(6,043)	(6,617)	32,645
Borrowings	6	0	0	0
Employee related provisions		5,282,238	5,277,778	4,840,131
TOTAL CURRENT LIABILITIES		47,202,010	48,375,629	39,185,605
NON-CURRENT LIABILITIES				
Other liabilities (Developer Contributions)		42,925,706	42,904,228	35,900,101
Lease liabilities		5,386	5,386	105,667
Borrowings	6	9,012,091	9,012,091	11,352,116
Employee related provisions		264,239	264,239	618,902
TOTAL NON-CURRENT LIABILITIES		52,207,422	52,185,944	47,976,785
TOTAL LIABILITIES		99,409,432	100,561,573	87,162,391
NET ASSETS		852,965,329	914,374,472	844,861,724
EQUITY				
Retained surplus		215,994,123	277,403,267	273,146,534
Reserves - cash/financial asset backed	7	71,368,097	71,368,097	66,925,244
Revaluation surplus		565,603,109	565,603,109	504,789,947
TOTAL EQUITY		852,965,329	914,374,472	844,861,724

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**NOTE 1
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.
The material variance adopted by Council for the 2025-26 year is \$50,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
	\$	%		
Revenue from operating activities				
General Rates	97,526	0%	Permanent	\$102K increased rate income due to changes in valuation between budget and actual rate strike. Budget to be adjusted at Q1 budget review.
Grants, Subsidies and Contributions	(256,237)	(47%)	Permanent/Timing	Mainly due to Main Roads direct grant and shared use agreements . Detail refer to Note 8.
Fees and Charges	215,022	2%	Permanent/Timing	Fees and charges income higher than budgeted: \$118K pool inspection fees. \$93K swimming lesson fees. \$89K Kwinana Village sale of Villa 44. \$29K Building services permit fees. Fees and charges income lower than budgeted: (\$185K) residential standard waste service charges from rates strike. (\$93K) food premises fees due to timing of invoices.
Interest Revenue	(17,770)	(66%)	Timing	Interest accrual journals to be processed.
Other Revenue	37,088	166%	Permanent	\$19K Long services leave reimbursement not budgeted for, to be offset with expenditure. \$12K Workers Compensation reimbursements not budgeted for, to be offset with expenditure.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**NOTE 1
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.
The material variance adopted by Council for the 2025-26 year is \$50,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
Expenditure from operating activities				
Employee Costs	47,076	2%	No Material Variance	
Materials and Contracts	1,194,567	78%	Timing	\$178K Facility maintenance - \$97K cleaning and \$81K reactive maintenance \$119K Parks, reserves & gardens - \$49K tree maintenance, \$33K landscape estate maintenance, \$26K specialise turf services and \$11K irrigation \$110K Internal charge motor vehicle \$78K IT - \$38K telephony, \$21K managed service contract consultants and \$20K software purchases \$55K Infrastructure maintenance - \$29K sweeping, \$10K line marking, \$8K traffic management and \$8K rubbish tipping \$49K Environment & health - \$13K sampling and testing, \$10K contributions and \$26K bin delivery & repairs \$48K Library services software purchases \$45K Community engagement licence fees and subscriptions \$41K consulting for strategic purposes not yet required \$38K expendable equipment and r&m across all the cost centres \$35K Governance & legal WALGA contribution \$31K Kwinana village ground and property maintenance \$28K Recquatic operating lease repayments \$20K Engineering services surveying and service location \$20K Essential services - \$8.3K mitigation works and \$12K subscriptions \$17K Community development healthy lifestyles \$17K Community services Homelessness Tender and St-Pats
Utility Charges	256,929	97%	Timing	Variance due to timing of invoices being received and processed.
Finance Costs	260	99%	No Material Variance	Journals not posted yet.
Insurance	37,441	9%	Permanent	Variance due to fleet, public liability, property and workers comp premiums being less than budgeted offset by higher personal accident insurance.
Other Expenditure	(407,492)	(11797%)	Permanent	\$401K DCA4 settlement of compulsory land purchase - budget in 24/25, to be adjusted in Q1BR.
Investing activities				
Proceeds from disposal of assets	757	0%	No Material Variance	
Self-Supporting Loan Principal	591	35%	No Material Variance	
Payments for property, plant and equipment	1,157,606	88%	Permanent/Timing	Detail refer to Note 5.
Payments for construction of infrastructure	17,831	100%	Permanent/Timing	Detail refer to Note 5.
Payments for principal portion of lease liabilities	1,842	76%	No Material Variance	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**NOTE 2
NET CURRENT FUNDING POSITION**

Notes	Last Years Closing 30 June 2025	This Time Last Year 31 July 2024	Current Budget 2025-26	YTD Actual 31 July 2025
	\$	\$		\$
(a) Non-cash items excluded from operating activities				
The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.				
Non-cash items excluded from operating activities				
Adjustments to operating activities				
Less: Profit on asset disposals	(99,943)	-	(121,602)	-
Less: Movement in pensioner deferred rates (non-current)	(4,092)	-	-	(100)
Movement in employee benefit provisions	(4,886)	2,958	-	(4,460)
Movement in lease liabilities	(109,854)	(566)	-	(574)
Add: Loss on asset disposals	104,283	-	32,974	-
Add: Depreciation on assets	23,981,443	-	26,423,557	-
Mvmt in operating contract liabilities associated with restricted cash	501,788	(65,471)	-	19,629
Mvmt in Banksia Park deferred management fees receivable	-	-	-	-
Mvmt in Banksia Park valuation of unit contribution	-	-	-	-
Total non-cash items excluded from operating activities	24,368,740	(63,080)	26,334,929	14,495
Mvmt in non-operating liabilities (non-current)	11,134,319	358,363	(4,500,000)	(21,478)
Mvmt in non-operating liabilities associated with restricted cash	(233,754)	1,344,920	(1,268,803)	852,489
Total non-cash items excluded from investing activities	10,900,565	1,703,283	(5,768,803)	831,011
Total Non-cash items	35,269,305	1,640,203	20,566,126	845,505

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation* 32 to agree to the surplus/(deficit) after imposition of general rates.

Adjustments to net current assets				
Less: Reserves - restricted cash	(71,368,097)	(66,925,244)	(65,384,116)	(71,368,097)
Less: Financial assets at amortised cost - self supporting loans	(19,700)	(19,062)	-	(19,700)
Less: Banksia Park DMF Recievable	(327,464)	(276,305)	(129,835)	(327,464)
Less: Land held for resale	(1,012,000)	-	-	(1,012,000)
Less: Unspent capital grants, subsidies and contributions liability - DCA	-	-	333,212	-
Add: Borrowings	-	-	2,015,718	-
Add: Provisions - employee	5,282,238	4,840,131	2,103,326	5,277,778
Add: Current portion of contract and other liability held in reserve	992,900	373,324	23,023	1,012,529
Add: Current portion of unspent non-operating grants, subsidies and contributions hel	4,210,540	1,228,905	53,623	5,086,540
Add: Lease liabilities	(6,043)	32,645	(36,539)	(6,617)
Add: Banksia Park Unit Contributions	24,255,833	18,279,975	30,484,224	24,255,833
Total adjustments to net current assets	(37,991,792)	(42,465,630)	(30,537,364)	(37,101,197)

(c) Net current assets used in the Statement of Financial Activity

Current assets	101,469,280	145,806,741	77,070,618	163,849,797
Less: Current liabilities	(47,202,010)	(39,185,605)	(46,533,254)	(48,375,629)
Less: Total adjustments to net current assets	(37,991,792)	(42,465,630)	(30,537,364)	(37,101,197)
Closing funding surplus / (deficit)	16,275,478	64,155,505	0	78,372,970

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**OPERATING ACTIVITIES
NOTE 3
CASH AND FINANCIAL ASSETS**

Description	Unrestricted	Restricted	Total Cash	Interest Rate	Institution	S&P Rating	Maturity Date	Days
	\$	\$	\$					
Cash on hand								
CBA Municipal Bank Account	2,704,441		2,704,441	Variable	CBA	AA		
CBA Online Saver Bank Account	1,020,596		1,020,596	3.53%	CBA	AA		
CBA Staff Xmas Saver	123,998		123,998	Variable	CBA	AA		
Cash On Hand - Petty Cash	4,555		4,555	N/A	PC	N/A		
Term Deposits - Muni Investments								
Muni Funds	3,000,000		3,114,247	4.40%	RABO	A	Dec 2025	182
Muni Funds	3,000,000		3,000,000	4.35%	AMP	BBB	Sep 2025	96
Muni Funds	3,000,000		3,000,000	4.31%	RABO	A	Jan 2025	182
Reserve Funds Investments (Cash Backed Reserves)								
Asset Management Reserve		5,063,889	5,063,889	4.59%	NAB	AA	Oct 2025	183
Refuse Reserve		6,085,077	6,085,077	4.59%	NAB	AA	Oct 2025	183
Contiguous Local Authorities Group Reserve	*	290,864	290,864	4.63%	BOQ	A	Oct 2025	183
Workers Compensation Reserve	*	638,784	638,784	4.63%	BOQ	A	Oct 2025	183
Settlement Agreement Reserve	*	329,448	329,448	4.63%	BOQ	A	Oct 2025	183
Public Arts Reserve	*	468,881	468,881	4.63%	BOQ	A	Oct 2025	183
City Infrastructure Reserve	*	301,869	301,869	4.63%	BOQ	A	Oct 2025	183
Strategic Initiative Reserve	*	502,422	502,422	4.63%	BOQ	A	Oct 2025	183
Election Expense Reserve	*	93,587	93,587	4.63%	BOQ	A	Oct 2025	183
Valuation Expense Reserve	*	90,752	90,752	4.63%	BOQ	A	Oct 2025	183
Plant and Equipment Replacement Reserve	*	1,167,203	1,167,203	4.63%	BOQ	A	Oct 2025	183
Strategic Property Reserve	*	993,953	993,953	4.63%	BOQ	A	Oct 2025	183
Employee Leave Reserve		3,357,511	3,357,511	4.60%	SUN	AA	Sep 2025	154
Public Open Space Reserve		377,409	377,409	4.60%	SUN	AA	Sep 2025	154
Community Services & Emergency Relief Reserve		390,673	390,673	4.60%	SUN	AA	Sep 2025	154
Employee Vacancy Reserve		627,960	627,960	4.60%	SUN	AA	Sep 2025	154
Golf Club Maintenance Reserve		40,509	40,509	4.60%	SUN	AA	Sep 2025	154
Golf Course Cottage Reserve		34,952	34,952	4.60%	SUN	AA	Sep 2025	154
Information Technology Reserve		592,899	592,899	4.60%	SUN	AA	Sep 2025	154
APU Reserve		841,407	841,407	4.60%	SUN	AA	Sep 2025	154
BP Reserve		497,175	497,175	4.60%	SUN	AA	Sep 2025	154
Renewable Energy Efficiency Reserve		69,811	69,811	4.60%	SUN	AA	Sep 2025	154
Reserve Funds Investments (Developer Contributions)								
DCA 1 - 5 Various Hard Infrastructure		13,149,778	13,149,778	4.59%	NAB	AA	Oct 2025	183
DCA 1 - 5 Various Hard Infrastructure	*	184,623	184,623	4.63%	BOQ	A	Oct 2025	183
DCA 6 - 7 Various Hard Infrastructure		10,282,419	10,282,419	4.65%	RABO	A	Oct 2025	183
DCA 8 - 11 Various Soft Infrastructure	*	15,414,233	15,414,233	4.46%	BEN	A	Oct 2025	183
DCA 12-15 Various Soft Infrastructure		11,378,361	11,378,361	4.63%	SUN	AA	Oct 2025	183
Total	12,853,590	73,266,450	86,234,287	4.58% weighted average interest rate				
	15%	85%						
Comprising								
Cash and cash equivalents (Exclude Trust)	3,853,590	0	3,853,590					
Financial assets at amortised cost	9,000,000	73,266,450	82,380,697					
	12,853,590	73,266,450	86,234,287					
* denotes Green Investments								
Green Investments total value			20,291,996					
Green Investments percentage			23.53%					

KEY INFORMATION

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

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Note 3(b): Cash and Investments - Compliance with Investment Policy

Portfolio Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AAA & Bendigo Bank Kwinana Community Branch	-	0%	100%	✓
AA	46,412,550	54%	100%	✓
A	36,873,285	43%	60%	✓
BBB	3,000,000	3%	40%	✓
Unrated (Petty cash)	4,555	0%	0%	

Counterparty Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AMP (BBB)	3,000,000	3.48%	20%	✓
BEN (A)	15,414,233	17.86%	25%	✓
BOQ (A)	5,062,386	5.87%	25%	✓
CBA (AA)	3,905,138	4.53%	45%	✓
NAB (AA)	24,298,745	28.16%	45%	✓
RABO (A)	16,396,666	19.00%	25%	✓
SUN (AA)	18,208,667	21.10%	45%	✓

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

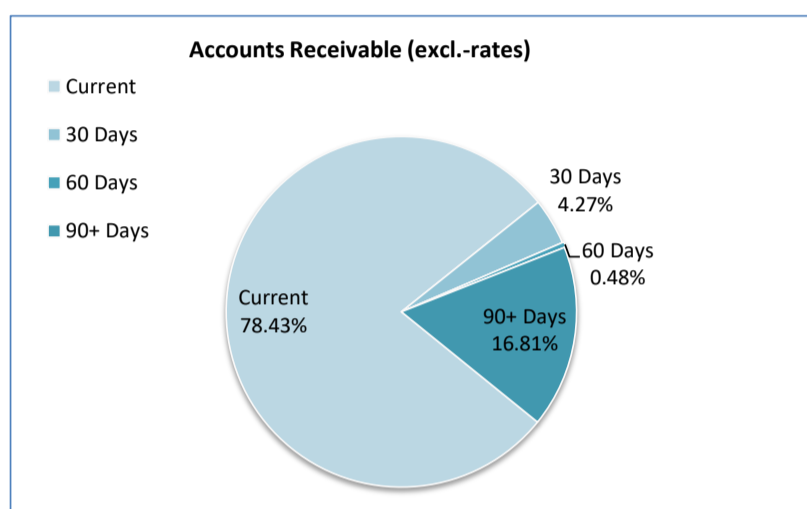
**OPERATING ACTIVITIES
NOTE 4
RECEIVABLES**

Rates receivable	This Time Last Year		31 Jul 2025
	30 Jun 2025	31 Jul 2024	
	\$		\$
Opening arrears previous years	3,224,031	2,233,662	5,966,615
Levied this year	68,326,607	64,549,683	69,513,014
Rates & Charges to be collected	71,550,638	66,783,345	75,479,629
<u>Less</u> Collections to date	(65,652,483)	(3,588,196)	(1,624,127)
<u>Less</u> Pensioner Deferred Rates	(990,059)	(990,991)	(1,058,536)
Net Rates & Charges Collectable	4,908,096	62,204,158	72,796,965
% Outstanding	6.86%	93.14%	96.45%
<u>Prepaid</u> Rates received (not included above)	(1,818,180)	(403,706)	(769,230)
	4.32%	92.54%	95.43%
Rates and ESL rebate			
Rates rebate	238,728	1,625,863	1,641,562
ESL rebate	29,183	283,553	297,744
Total rates and ESL rebate	267,911	1,909,416	1,939,306
Total Rates & Charges Collectable	5,176,007	64,113,574	74,736,271

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**OPERATING ACTIVITIES
NOTE 4
RECEIVABLES**

Receivables - general	Current	30 Days	60 Days	90+ Days	Total
<i>Amounts shown below include GST (where applicable)</i>	\$	\$	\$	\$	\$
Sundry receivable	1,195,216	73,115	7,806	146,167	1,422,305
Infringements Register	2,965	3,825	820	156,523	164,133
GST	213,801	0	0	0	213,801
Total sundry receivables outstanding	1,411,982	76,940	8,626	302,690	1,800,238
<i>Exclude rebates receivable</i>	78%	4%	0%	17%	
Allowance for impairment					(62,511)
Total general receivables outstanding	1,411,982	76,940	8,626	302,690	1,737,728



Sundry Debtors Outstanding Over 90 Days Exceeding \$1,000

Description	Debtor #	Status	\$
Sundry Debts with Fines Enforcement Registry (FER)			
Prosecution Planning & Prosecution Health Act	103859	Registered with FER - payments being received.	1,441
Prosecution Local Law Urban Environment Nuisance - Disrepair Vehicle	104209	Registered with FER - payments being received.	4,217
Prosecution Dog Act 1976	104275	Registered with FER - payments being received.	3,731
Prosecution Dog Act 1976	104387	Registered with FER-Enforcement warrant issued under current licence suspension.	10,200
Prosecution Dog Act 1976	104610	Registered with FER-payments being received	18,229
Prosecution Planning & Prosecution Parking Act	104885	Registered with FER- work and development permit with FER.	7,696
Prosecution Planning & Prosecution Dog Act 1976	105152	Registered with FER-Notice of intention to Enforce issued.	5,250
Prosecution Planning & Prosecution Dog Act 1976	105325	Registered with FER-Enforcement warrant issued under current licence suspension.	38,463
Prosecution Dog Act 1976	105534	Registered with FER - payments being received.	3,572
Prosecution Pool Act	105762	Registered with FER - payments being received.	2,450
Prosecution Planning & Devt	107410	Registered with FER-payments being received	18,887
Other Sundry Debtors			
BP Unit 36	101514	Monthly Maint invoices to be paid with settlement when property sold	1,311
Fire Compliance Works and Fire Inspection Fee	501557	Credit note to be raised admin error City Assist	2,772
Total Debtors 90+ days > \$1,000			118,219
Total Debtors 90+ days < \$1,000			27,948
Total Infringements 90+ days			156,523
Total sundry receivables outstanding 90+ days			302,690

KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for impairment of receivables is raised when there is objective evidence that they will not be collectible.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

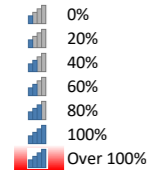
**INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS**

Capital acquisitions	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance
	\$	\$	\$	\$	\$
Land and Buildings	19,584,705	19,584,705	1,281,774	0	(1,281,774)
Plant, Furniture and Equipment	2,196,229	2,196,229	35,304	159,472	124,168
Infrastructure - Roads	5,675,171	6,767,171	0	0	0
Infrastructure - Parks & Reserves	6,407,306	6,407,306	0	0	0
Infrastructure - Footpaths	242,841	242,841	0	0	0
Infrastructure - Car Parks	150,000	150,000	0	0	0
Infrastructure - Drainage	231,500	231,500	0	0	0
Infrastructure - Bus Shelters	42,353	42,353	0	0	0
Infrastructure - Street Lights	93,221	93,221	0	0	0
Infrastructure - Other	62,531	62,531	17,831	0	(17,831)
Payments for Capital Acquisitions	34,685,857	35,777,857	1,334,909	159,472	(1,175,437)
Right of use assets	0	0	0	0	0
Total Capital Acquisitions	34,685,857	35,777,857	1,334,909	159,472	(1,175,437)
Capital Acquisitions Funded By:					
	\$	\$	\$	\$	\$
Capital grants and contributions	16,106,366	8,875,972	0	0	0
Borrowings	0	6,800,000	0	0	0
Lease liabilities	0	0	0	0	0
Disposal of Assets	575,000	575,000	0	(914,454)	(914,454)
Cash Backed Reserves	16,449,926	7,237,465	0	0	0
Municipal Funds	1,554,565	12,289,420	1,334,909	1,073,926	(260,983)
Capital funding total	34,685,857	35,777,857	1,334,909	159,472	(1,175,437)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)**

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)

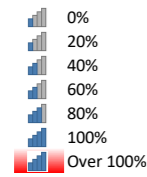


Capital Expenditure		Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		\$	\$	\$	\$	\$	
Buildings							
210278	24/25 C/F - Animal Shelter - design	53,300	53,300	53,300	0	(53,300)	Project completed in 24/25. Budget to be removed in the Q1BR.
210285	24/25 C/F - 2 Stidworthy Court (DoH) Roof plumbing - Gutters / Downpipes	30,000	30,000	0	0	0	
210286	24/25 C/F - Business Incubator - Roof plumbing - Gutters/Downpipes	17,000	17,000	0	0	0	
210301	24/25 C/F - Fiona Harris Pavilion - External repaint	30,000	30,000	0	0	0	Project works in progress.
210310	24/25 C/F - Mandogalup Fire Station - A/C 1, 2, 3, 4, 5 FAIR (24/25) - H	25,000	25,000	0	0	0	
210311	24/25 C/F - Bright Futures - A/C 1, 2 Creche RAC, A/C 4, 5 Lunch room &	14,800	14,800	0	0	0	
210312	24/25 C/F - Zone Youth Centre - Ventilation Fans RF1, S1, S2, S3, S4, EF	42,700	42,700	0	0	0	
210328	24/25 C/F - Civic Administration Centre - Upgrade or Replacement	8,718,239	8,718,239	0	0	0	Project works in progress. Project is at design stage.
210329	24/25 C/F - DCA 12 - Local Sporting Ground with Community Centre / Club	5,163,234	5,163,234	945,784	0	(945,784)	Project works in progress.
210330	24/25 C/F - Public Art for new facility - Wellard West Clubroom	44,750	44,750	0	0	0	Project to commence once construction works is completed.
210331	24/25 C/F - Thomas Oval Changeroom Extension/Upgrade	2,636,961	2,636,961	183,082	0	(183,082)	Project works in progress.
210332	24/25 C/F - Public Art - Thomas Oval Changeroom Extension/Upgrade	32,051	32,051	5,000	0	(5,000)	Project to commence once construction works is completed.
210428	24/25 C/F - 156 Medina Ave External remedial repairs	20,000	20,000	0	0	0	
210429	24/25 C/F - Margaret Feilman - Structural Brickwork Remediation	35,000	35,000	0	0	0	
210439	Building Contingency	103,300	103,300	8,608	0	(8,608)	Contingency budget not yet required.
210440	Accessible/Safety Compliance	55,000	55,000	0	0	0	
210441	Business Incubator cabinet renewal	13,000	13,000	0	0	0	
210442	Business Incubator Window Treatments	12,500	12,500	0	0	0	
210443	Business Incubator Security system renewals	39,000	39,000	0	0	0	
210444	Business Incubator AC Replacement	60,000	60,000	0	0	0	
210445	Business Incubator Light Renewals	27,000	27,000	0	0	0	
210446	Business Incubator Submeter Renewal	17,000	17,000	0	0	0	
210447	Casuarina Hall Potable tank sensor	15,000	15,000	0	0	0	
210448	Casuarina Hall painting	10,000	10,000	0	0	0	
210449	Casuarina Hall Roof Renovation	15,000	15,000	0	0	0	
210450	Casuarina Hall - reinstatement of retaining	15,500	15,500	0	0	0	
210451	Darius Wells Library and Resource Centre painting	10,000	10,000	0	0	0	
210452	Darius Wells LRC AC Replacement	370,000	370,000	0	0	0	
210453	Darius Wells Light Renewals	65,000	65,000	0	0	0	
210454	Darius Wells Submeter Renewal	30,000	30,000	0	0	0	
210455	Darius Wells HWS renewals	12,500	12,500	0	0	0	
210456	Fiona Harris Pavilion gutters/downpipes	17,000	17,000	0	0	0	
210457	Fiona Harris Pavilion Light Renewals	18,500	18,500	0	0	0	
210458	John Wellard Community Centre painting	8,000	8,000	0	0	0	
210459	John Wellard carpet replacement	25,000	25,000	0	0	0	
210460	Leda Hall Roof Renovation	13,750	13,750	0	0	0	
210461	Magenup Equestrian Centre Eastern Shed-Replace front gable fibreglass sheets & eastern gutter & downpipe	5,000	5,000	0	0	0	
210462	Magenup Equestrian Centre Stables-Replace skylight sheets	5,000	5,000	0	0	0	
210463	Magenup Equestrian Centre Clubroom gutter/downpipes	5,000	5,000	0	0	0	
210464	Mandogalup Fire Station (Ops Centre only) Roof Renovation	10,500	10,500	0	0	0	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)**

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)

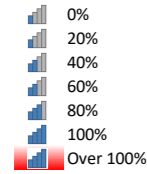


Capital Expenditure	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
	\$	\$	\$	\$	\$	
210465 Mandogalup Fire Station (Ops Centre only) internal wall painting	15,000	15,000	0	0	0	
210466 Mandogalup Fire Station (Ops Centre only) external painting	10,000	10,000	0	0	0	
210467 Mandogalup Fire Station (Ops Centre only) Floor refurb	8,500	8,500	0	0	0	
210468 Mandogalup Fire Station (Appliance area) Epoxy floor	15,000	15,000	0	0	0	
210469 Margaret Feilman external painting	20,000	20,000	0	0	0	
210470 Margaret Feilman Civic Centre (ground floor) kitchen remediation	35,000	35,000	0	0	0	
210471 Maydwell Way (18) Asbestos Removal/Treatment - Paint external to seal	8,000	8,000	0	0	0	
210472 Medina Hall Floor refurb	30,000	30,000	0	0	0	
210473 Operations Centre Light Renewals Mech/Carp Workshops	6,000	6,000	0	0	0	
210474 Recquatic Centre Stadium floor maintenance	13,000	13,000	0	0	0	
210475 Rhodes Park Kiosk Shelter Roof Replacement	12,500	12,500	0	0	0	
210476 Rotary Club Asbestos Removal/Treatment - Entrance boundary fence Electrical mounting board remove/ sound damper membrane under sink	5,500	5,500	0	0	0	
210477 2025/26 Sloan Cottage Conservation works	20,000	20,000	0	0	0	
210478 2025/26 Sloan Heritage House Conservation works	20,000	20,000	0	0	0	
210479 Smirk Cottage Asbestos Removal/Treatment	2,650	2,650	0	0	0	
210480 Smirk Museum Asbestos Removal/Treatment	5,500	5,500	0	0	0	
210481 2025/26 Smirk Cottage Conservation works	20,000	20,000	0	0	0	
210482 Thomas Kelly Pavilion AC Replacement	40,000	40,000	0	0	0	
210483 Thomas Oval Netball Clubrooms gutters	5,000	5,000	0	0	0	
210484 Town Centre Retaining Wall repairs - Koorliny Amphitheatre, Admin, BI	60,500	60,500	0	0	0	
210485 Wandri Resource Centre Roof/gutter repairs	9,000	9,000	0	0	0	
210486 Wellard Pavilion kitchen regrout floor	8,500	8,500	0	0	0	
210487 Wheatfield Cottage Conservation works	40,000	40,000	0	0	0	
210488 William Bertram Community Centre internal painting	23,000	23,000	0	0	0	
210489 William Bertram Community Centre Bin Store Floor refurb	6,500	6,500	0	0	0	
210490 Zone Youth Centre internal painting	10,000	10,000	0	0	0	
210491 Zone Submeter Renewal	35,000	35,000	0	0	0	
210492 Zone Light Renewals	60,000	60,000	0	0	0	
210493 Zone Lift Plant Renewals	10,000	10,000	0	0	0	Project works in progress.
210494 Zone security system renewals	39,000	39,000	0	0	0	
210496 Disability Access and Inclusion - Minor Improvements	5,165	5,165	0	0	0	
210497 DCA14 - Local Sporting Ground with Changeroom(Wellard Village Primary School) feasibility study	87,805	87,805	0	0	0	
210500 Recreation and Aquatic Facility - Recquatic redevelopment design fees	1,033,000	1,033,000	86,000	0	(86,000)	Project works in progress.
210599 Shade sail - William Bertram Community Centre	25,000	25,000	0	0	0	
Buildings Total	19,584,705	19,584,705	1,281,774	0	(1,281,774)	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)**

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)

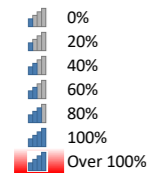


Capital Expenditure		Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		\$	\$	\$	\$	\$	
Plant, Furniture and Equipment							
Furniture and Equipment							
█	210398	218,837	218,837	0	0	0	Project to commence once construction works is completed.
█		49,745	49,745	0	0	0	Project to commence once construction works is completed.
	210399						
█	210401	12,016	12,016	0	0	0	
█	210517	51,650	51,650	0	0	0	
█	210518	51,650	51,650	4,304	0	(4,304)	
█	210519	25,825	25,825	0	0	0	
█	210520	70,000	70,000	0	0	0	
█	210521	12,396	12,396	0	0	0	
█	210522	30,000	30,000	0	0	0	
█	210523	20,660	20,660	0	0	0	Project works in progress.
█	210524	25,825	25,825	0	0	0	
█	210601	85,000	85,000	20,000	0	(20,000)	Project works in progress.
Plant and Equipment							
█	210096	331,000	331,000	0	0	0	Replacement as per plan.
█	210406	130,000	130,000	0	0	0	Replacement as per plan.
█	210407	40,000	40,000	0	0	0	
█	210555	255,000	255,000	0	0	0	Replacement as per plan.
█		72,310	72,310	0	0	0	
█	210556						
█		56,815	56,815	0	0	0	
█	210557						
█	210588	11,000	11,000	11,000	0	(11,000)	Project works in progress.
Motor Vehicles							
█	210405	36,000	36,000	0	3,425	3,425	Replacement as per plan.
█	210554	610,500	610,500	0	156,048	156,048	Replacement as per plan.
█	Plant, Furniture and Equipment Total	2,196,229	2,196,229	35,304	159,472	124,168	
Park and Reserves							
█	210091	140,892	140,892	0	0	0	Project works in progress.
█	210094	3,499,847	3,499,847	0	0	0	Project works in progress.
█	210231	110,000	110,000	0	0	0	
█	210350	140,089	140,089	0	0	0	
█	210426	206,109	206,109	0	0	0	Project works in progress.
█	210427	5,000	5,000	0	0	0	
█	210527	516,500	516,500	0	0	0	Project works in progress.
█	210528	33,200	33,200	0	0	0	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)**

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)

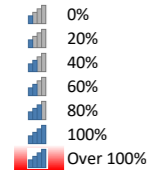


Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
	210529	Gale POS, Calista - Installation of accessible paths to playground and park furniture	19,300	19,300	0	0	0	
	210530	English Park, Leda - Revegetation	19,200	19,200	0	0	0	
	210531	Isaac Court POS, Calista - Revegetation	19,200	19,200	0	0	0	
	210532	Kellam Park, Medina - Revegetation	19,200	19,200	0	0	0	
	210533	Byran Mainwaring Reserve, Medina - Installation of accessible bench	10,200	10,200	0	0	0	
	210534	Reilly Reserve, Orelia - Installation of accessible bench	10,200	10,200	0	0	0	
	210535	Harry McGuigan Park, Medina - Installation of shade sails	31,000	31,000	0	0	0	
	210536	Seabrook Way POS, Medina - Installation of path network and seating	22,000	22,000	0	0	0	
	210537	POS/Parks & Reserve Renewal - Epidote park playground equipment including rubber softfall	103,050	103,050	0	0	0	
	210538	POS/Parks & Reserve Renewal - Litchfield Gecko park playground equip including rubber softfall	93,000	93,000	0	0	0	
	210539	POS/Parks & Reserve Renewal - Kwinana Adventure park playground equipment	40,000	40,000	0	0	0	
	210540	POS/Parks & Reserve Renewal - Renewal due to termite damage - Various POS playground equipment	100,000	100,000	0	0	0	
	210541	POS/Parks & Reserve Renewal - Shade Sail Renewals in various location	10,000	10,000	0	0	0	
	210542	POS/Parks & Reserve Renewal - Park Furniture Renewals in various location	30,000	30,000	0	0	0	Project works in progress.
	210543	POS/Parks & Reserve Renewal - Playing Fields and Sports Equipment Renewals	10,000	10,000	0	0	0	
	210544	POS/Parks & Reserve Renewal - Thomas Oval in field irrigation	700,000	700,000	0	0	0	
	210545	POS/Parks & Reserve Renewal - Wildflower reserve staged fencing renewals	35,000	35,000	0	0	0	
	210546	POS/Parks & Reserve Renewal - Abingdon Park pool fencing	20,000	20,000	0	0	0	
	210547	POS/Parks & Reserve Renewal - McLaughlin reserve damaged/missing fencing renewal	20,000	20,000	0	0	0	
	210548	POS/Parks & Reserve Renewal - Belgravia Reserve fire damaged fencing renewal	20,000	20,000	0	0	0	
	210549	Streetscape Strategy	154,950	154,950	0	0	0	
	210550	Urban Tree Planting	199,369	199,369	0	0	0	
	210551	Thomas Oval - Installation of a new fertigation system	40,000	40,000	0	0	0	
	210552	Thomas Kelly - Installation of a new retaining wall	30,000	30,000	0	0	0	
	Parks and Reserves Total		6,407,306	6,407,306	0	0	0	
Roads								
Blackspot Program								
	210371	24/25 C/F - Blackspot - Wellard Road and Henley Blvd Roundabout (stage 1 & 2)	342,253	1,434,253	0	0	0	Project works in progress.
	210559	Blackspot-Runnymede Gate Traffic calming (Stage 1)- installation of traffic calming devices along Runnymede gate	109,500	109,500	0	0	0	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)**

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)

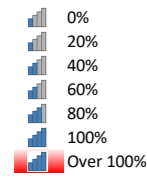


Capital Expenditure		Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		\$	\$	\$	\$	\$	
MRRG Road Renewals/Rehabilitation							
210560	MRRG-Wellard Rd (A), Kwinana Beach pavement stabilisation	456,930	456,930	0	0	0	
210561	MRRG-Medina Ave, Medina pavement stabilisation	948,000	948,000	0	0	0	
210562	MRRG-Mandurah Rd, Kwinana Beach pavement stabilisation	373,675	373,675	0	0	0	
210563	MRRG-Wellard Rd (B), Wellard pavement stabilisation	222,711	222,711	0	0	0	
210564	MRRG-Henley Blvd, Wellard pavement stabilisation	157,500	157,500	0	0	0	
210565	MRRG-Gilmore Ave (A), Medina resurfacing	338,500	338,500	0	0	0	
Muni Funded Road Renewals/Rehabilitation							
210566	Muni-Cobin Rise, Parmelia - island renewal	30,000	30,000	0	0	0	
210567	Muni-Beadman Ct, Medina - road resurfacing, including kerb replacement	64,725	64,725	0	0	0	
210568	Muni-Goldsmith Dr, Wellard - road resurfacing	105,000	105,000	0	0	0	
210569	Muni-Walgreen Pl, Calista - road resurfacing	57,500	57,500	0	0	0	
210570	Muni-Postans Road, Hope Valley - road resurfacing, including shoulder reinstatement	240,000	400,000	0	0	0	
210571	Muni-Lydon road & Casuarina road resurfacing	138,000	138,000	0	0	0	
210572	Muni-Woodland Pl, Casuarina - road resurfacing	63,000	63,000	0	0	0	
210573	Muni-Casella Pl, Wandi - road resurfacing	35,000	35,000	0	0	0	
210574	Muni-Sherwin Pl, Wandi - road resurfacing	35,000	35,000	0	0	0	
210575	Muni-Sawyer Road, Calista - road resurfacing, replacing kerb and relocating the footpath to opposite side	304,445	0	0	0	0	
Road To Recovery - Road Reseal							
210576	R2R-Pace Road, Medina	425,000	925,000	0	0	0	
210577	R2R-Maydwell Way, Calista	471,000	0	0	0	0	
210578	R2R-Woodley Way, Parmelia	345,000	400,445	0	0	0	
210579	R2R-Newstead Cr, Parmelia	305,000	365,000	0	0	0	
Traffic Safety Projects							
210580	Traffic safety - Christmas Ave and Little More Road	35,000	35,000	0	0	0	
210581	Traffic safety - Wellard Village School - Children's crossing - Brentford Pde	10,000	10,000	0	0	0	
210582	Traffic safety - Wellard Village School - Children's crossing - Lambeth Circle	10,000	10,000	0	0	0	
210583	Traffic safety - Bertram Primary School - Parking management plan	10,000	10,000	0	0	0	
210584	Traffic safety - Leda Blvd and Blacksmith Drive - Intersection safety	42,432	42,432	0	0	0	
Roads Total		5,675,171	6,767,171	0	0	0	
Street Lighting							
210586	Lyon Road Street Light Upgrade	55,000	55,000	0	0	0	Project works in progress.
210587	Street Lighting Renewal per Asset Management Plan	38,221	38,221	0	0	0	
Street Lighting Total		93,221	93,221	0	0	0	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)**

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)



Capital Expenditure		Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		\$	\$	\$	\$	\$	
Bus Shelter Construction							
210503	Bus Shelter - New/ Upgrade	7,231	7,231	0	0	0	
210504	Bus Shelters Renewal	35,122	35,122	0	0	0	
Bus Shelter Construction Total		42,353	42,353	0	0	0	
Footpath Construction							
210515	Footpath - Bertram Road, Bertram	60,000	60,000	0	0	0	Project works in progress.
210516	Footpath-Repair and/Replace Damaged Footpath	182,841	72,841	0	0	0	
210602	Footpath - Thomas Road	0	90,000	0	0	0	
210603	Footpath - Peter Carnley School	0	20,000	0	0	0	
Footpath Construction Total		242,841	242,841	0	0	0	
Drainage Construction							
210507	Drainage - Feilman Road, Leda	40,000	40,000	0	0	0	
210508	Drainage - Henry Street, Hope Valley	50,000	50,000	0	0	0	
210509	Drainage - Nicolas Drive East, Wellard	30,000	30,000	0	0	0	
210510	Drainage - Woolcott, Wellard	30,000	30,000	0	0	0	
210511	Drainage - Munday Way, Medina	50,000	50,000	0	0	0	
210513	Drainage Renewals - 56 Dalrymple Dr	4,000	4,000	0	0	0	Project completed in 24/25. Budget to be removed in the Q1BR.
210593	Drainage Renewals - Challenger Ave	6,000	6,000	0	0	0	
210594	Drainage Renewals - Beach St	4,500	4,500	0	0	0	
210595	Drainage Renewals - Beard St & Morley St	6,000	6,000	0	0	0	
210596	Drainage Renewals - GILMORE & SULPHUR	4,000	4,000	0	0	0	
210597	Drainage Renewals - FENNAGER WAY	3,500	3,500	0	0	0	
210598	Drainage Renewals - Edmund Way	3,500	3,500	0	0	0	
Drainage Construction Total		231,500	231,500	0	0	0	
Car Park Construction							
210506	Car Park Renewal - Civic Admin centre	150,000	150,000	0	0	0	
Car Park Construction Total		150,000	150,000	0	0	0	
Other Infrastructure							
210418	24/25 C/F - Kwinana Tennis Club Lighting Project	12,000	12,000	0	0	0	Project completed in 24/25. Budget to be removed in the Q1BR.
210589	Administration staff carpark - EV Chargers	25,000	25,000	0	0	0	Project works in progress.
210590	Recquatic - Pool Inflatable Purchase	7,700	7,700	0	0	0	
210591	Recquatic - Motorised Basketball Backboards	17,831	17,831	17,831	0	(17,831)	Project works in progress.
Other Infrastructure Total		62,531	62,531	17,831	0	(17,831)	
Capital Expenditure Total		34,685,857	35,777,857	1,334,909	159,472	(1,175,437)	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**FINANCING ACTIVITIES
NOTE 6
BORROWINGS**

Repayments - borrowings

Information on borrowings

Particulars	Finalisation of Loan	1 July 2025	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Current Budget	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget
		\$	\$	\$	\$	\$	\$	\$	\$	
Governance										
Administration building Upgrade / Renewal	TBC	0	0	6,800,000		200,927	0	6,599,073		354,891
Education and welfare										
Loan 100 - Youth Specific Sp.	2027/28	532,115	0	0		169,250	532,115	362,865		26,905
Recreation and culture										
Loan 102 - Library & Resourc	2028/29	3,372,781	0	0		787,293	3,372,782	2,585,488		168,560
Loan 104 - Recquatic Refurb	2029/30	1,842,340	0	0		339,528	1,842,341	1,502,812		83,498
Loan 105 - Bertram Commur	2029/30	668,365	0	0		132,298	668,365	536,067		24,728
Loan 106 - Destination Park	2030/31	776,399	0	0		119,534	776,399	656,865		28,660
Transport										
Loan 101B - City Centre Redr	2031/32	1,662,439	0	0		246,529	1,662,438	1,415,910		32,068
		8,854,439	0	6,800,000		1,995,359	8,854,440	13,659,080	0	719,310
Self supporting loans										
Recreation and culture										
Loan 103B - Golf Club Refurb	2031/32	157,652	0	0		20,359	157,652	137,293	0	6,126
		157,652	0	0		20,359	157,652	137,293	0	6,126
Total		9,012,091	0	6,800,000		2,015,718	9,012,092	13,796,373	0	725,436
		2,015,718					1,814,790			
		6,996,373					7,197,302			
		9,012,091					9,012,092			

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**OPERATING ACTIVITIES
NOTE 7
RESERVE ACCOUNTS**

Cash backed reserve

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual Closing Balance
Municipal Reserves	\$	\$	\$	\$	\$	\$	\$	\$	\$
Aged Persons Units Reserve	817,597	19,100	0	158,497	0	0	0	995,194	817,596
Asset Management Reserve	5,112,017	221,565	0	1,500,944	0	(6,505,015)	0	329,511	5,112,017
Banksia Park Reserve	489,172	19,796	0	0	0	0	0	508,968	489,172
City Infrastructure Reserve	298,454	0	0	0	0	(36,646)	0	261,808	298,454
Community Services & Emergency Relief Reserve	380,583	11,102	0	0	0	0	0	391,685	380,583
Contiguous Local Authorities Group Reserve	288,768	8,491	0	36,000	0	(58,900)	0	274,359	288,768
Employee Leave Reserve	3,271,017	85,206	0	0	0	(300,000)	0	3,056,223	3,271,017
Employee Vacancy Reserve	599,006	17,472	0	0	0	0	0	616,478	599,006
Golf Course Cottage Reserve	34,049	1,157	0	0	0	0	0	35,206	34,049
Golf Club Maintenance Reserve	39,645	993	0	4,500	0	(4,500)	0	40,638	39,645
Information Technology Reserve	582,973	33,046	0	120,000	0	(730,000)	0	6,019	582,973
Plant and Equipment Replacement Reserve	1,175,316	51,592	0	575,000	0	(1,373,500)	0	428,408	1,175,316
Public Art Reserve	468,102	7,886	0	0	0	0	0	475,988	468,102
Public Open Space	367,688	10,725	0	0	0	(103,500)	0	274,913	367,688
Refuse Reserve	6,179,451	130,039	0	450,634	0	(215,000)	0	6,545,124	6,179,451
Renewable Energy Efficiency Reserve	67,121	5,279	0	0	0	(150,125)	0	(77,725)	67,121
Restricted Grants & Contributions Reserve	934,364	0	0	0	0	(956,916)	0	(22,552)	934,363
Settlement Agreement Reserve	329,703	9,592	0	0	0	0	0	339,295	329,703
Strategic Property Reserve	1,004,338	56,181	0	0	0	0	0	1,060,519	1,004,338
Workers Compensation Reserve	634,971	15,964	0	0	0	0	0	650,935	634,971
Strategic Initiative Reserve	493,812	14,585	0	0	0	(37,000)	0	471,397	493,812
Election Expense Reserve	91,984	5,154	0	85,000	0	(174,360)	0	7,778	91,984
Valuation Expense Reserve	89,196	5,075	0	85,000	0	(175,000)	0	4,271	89,196
Bio Diversity Reserve	0	0	0	12,689	0	0	0	12,689	0
Kwinana Recquatic Reserve	0	0	0	2,556,644	0	0	0	2,556,644	0
Sub-Total Municipal Reserves	23,749,327	730,000	0	5,584,908	0	(10,820,462)	0	19,243,773	23,749,325
Developer Contribution Reserves									
DCA 1 - Hard Infrastructure - Bertram	3,130,944	106,354	0	100,000	0	(14,398)	0	3,322,900	3,130,945
DCA 2 - Hard Infrastructure - Wellard	1,923,085	68,602	0	100,000	0	(14,398)	0	2,077,289	1,923,085
DCA 3 - Hard Infrastructure - Casuarina	85,131	5,750	0	100,000	0	(14,398)	0	176,483	85,131
DCA 4 - Hard Infrastructure - Anketell	2,705,757	81,474	0	100,000	0	(14,398)	0	2,872,833	2,705,757
DCA 5 - Hard Infrastructure - Wandi	3,320,867	98,836	0	100,000	0	(220,507)	0	3,299,196	3,320,867
DCA 6 - Hard Infrastructure - Mandogalup	10,055,933	346,936	0	100,000	0	(14,398)	0	10,488,471	10,055,934
DCA 7 - Hard Infrastructure - Wellard West	162,474	8,368	0	100,000	0	(14,398)	0	256,444	162,474
DCA 8 - Soft Infrastructure - Mandogalup	2,586,220	91,534	0	100,000	0	(14,398)	0	2,763,356	2,586,220
DCA 9 - Soft Infrastructure - Wandi/Anketell	9,833,500	339,514	0	100,000	0	(14,398)	0	10,258,616	9,833,500
DCA 10 - Soft Infrastructure - Casuarina/Anketell	206,569	10,082	0	100,000	0	(14,398)	0	302,253	206,569
DCA 11 - Soft Infrastructure - Wellard East	2,616,612	92,578	0	100,000	0	(14,398)	0	2,794,792	2,616,612
DCA 12 - Soft Infrastructure - Wellard West	9,855,440	302,038	0	100,000	0	(5,177,632)	0	5,079,846	9,855,440
DCA 13 - Soft Infrastructure - Bertram	255,120	11,748	0	100,000	0	(14,398)	0	352,470	255,120
DCA 14 - Soft Infrastructure - Wellard/Leda	624,037	24,370	0	100,000	0	(818,079)	0	(69,672)	624,037
DCA 15 - Soft Infrastructure - City Site	257,081	11,816	0	100,000	0	(276,721)	0	92,176	257,081
Sub-Total Developer Contribution Reserves	47,618,771	1,600,000	0	1,500,000	0	(6,651,317)	0	44,067,454	47,618,773
Total Reserves	71,368,097	2,330,000	0	7,084,908	0	(17,471,779)	0	63,311,226	71,368,098

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**NOTE 8
GRANTS, SUBSIDIES AND CONTRIBUTIONS**

Grants, subsidies and contributions	Contract	Current Budget	Budget	Actual	Comments
Provider	Liability	Revenue	YTD Revenue	YTD Revenue	
	\$	\$		\$	
General purpose funding					
Local Government General Purpose Grant	0	200,000	0	0	
Local Government General Purpose Grant - Roads	0	100,000	0	0	
Law, order, public safety					
Department Fire and Emergency Services - ESL - Kwinana South Brigade	0	97,565	24,391	27,271	
Department Fire and Emergency Services - ESL - Mandogalup Brigade	0	97,565	24,391	27,271	
DFES Mitigation Activity Fund Grant	0	70,000	0	0	
Health					
Mosquito Management Contributions (CLAG)	0	36,000	3,000	12,775	Variable phasing due to staging of development areas.
Department of Health - Larvicide	0	2,500	0	0	
Education and welfare					
Banksia Park Operating Cost Contribution	0	404,358	33,697	31,902	
Aboriginal Resource Worker - Subsidy - National Indigenous Australians Agency	0	32,624	16,312	0	Progress report submitted, awaiting payment. Budget phasing will be adjusted in October budget review.
NGALA My Time Program	0	13,376	3,344	0	
Moorditj Kulung - Dept of Communities (DLG) - Safety & Wellbeing	0	20,000	0	0	
Youth Social Justice Program	59,396	243,901	52,875	58,687	Increase in approved funding. Budget will be adjusted in October budget review.
Youth Leadership and Development LYRIK (Alcoa Grant)	0	10,000	0	0	
Youth Leadership and Development LYRIK Sponsorships	0	45,000	0	0	
Youth for Change - Eclipse Soils	0	15,000	0	0	
Community Services & Partnerships - Service Gap Analysis - Dept of Communities (DLG) - Safety & Wellbeing	30,000	0	0	0	\$30k held as contract liability; will be recognised upon meeting performance obligations.
The ArcLight Initiative - Dept of Communities	375,000	280,000	10,194	10,371	
The ArcLight Initiative - WA Police Force	250,000	250,000	0	0	\$250k held as contract liability; will be recognised upon meeting performance obligations.
	0	0	0	0	
ArcLight Youth Engagement - Dept of Communities (DLG) - Safety & Wellbeing	40,000	0	0	0	
Youth Forum - Outcare	30,000	0	0	0	
Youth Forum - Eclipse Soils	0	30,000	0	0	
Dept Communities - Early Years (Early Development Census Grant)	100,000	57,500	0	0	
Community amenities					
PTA Bus Shelter Subsidy	0	11,000	0	0	
Depart of Transport - Active Travel Officer	0	18,750	0	0	
Coastal Adaptation Plan Consultancy - DPLH/WAPC	91,000	0	0	0	\$91k held as contract liability; will be recognised upon meeting performance obligations.
The Wedge, Bertram tree planting - Developer Contribution	18,646	0	0	0	\$18k held as contract liability; will be recognised upon meeting performance obligations.
Recreation and culture					
Shared Use Agreement - Wellard Oval	0	41,892	41,892	43,065	
Shared Use Agreement - Bertram Oval	0	18,000	0	0	
Shared Use Agreement - Gilmore College - Senior Oval	0	17,000	0	0	
Shared Use Agreement - Gilmore College - Hockey Oval	0	14,000	0	0	
Shared Use Agreement - Wellard Pavilion	0	29,111	29,111	29,926	
Shared Use Agreement - Honeywood Oval	0	0	0	12,858	Omitted from adopted budget. Budget will be added in October budget review.
Shared Use Agreement - McWhirter Oval	0	0	0	26,090	Omitted from adopted budget. Budget will be added in October budget review.
Koorliny Arts Centre Management - Misc Grants	0	30,000	0	0	
Koorliny Arts Centre Management - Sponsorships	7,273	15,000	0	0	\$7k held as contract liability to be utilised in FY 2026.
Library - Miscellaneous program contributions	0	0	0	5,686	Unforeseen contributions not budgeted. Budget will be added in October budget review.
Event Sponsorship - OMG	0	85,000	0	0	
Event Sponsorship - Children Festival	0	55,000	0	0	
Event Sponsorship - Lolly Run	0	10,000	0	0	
Community Development Fund - Kwinana Community Chest	0	20,000	0	0	
Kwinana Club Network Scheme - Dept of Local Government	10,000	10,000	0	0	
KidSport Contract for Service - Dept of Local Government	4,545	0	0	0	\$4.5k held as contract liability; will be recognised upon meeting performance obligations.
Recquatic - Royal Lifesavings Sponsorship	0	10,000	2,500	2,600	
Kwinana Loop Trail - Interpretation & Design - DPLH	7,040	0	0	0	\$7k held as contract liability to be utilised in FY 2026.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**NOTE 8
GRANTS, SUBSIDIES AND CONTRIBUTIONS**

Grants, subsidies and contributions	Contract Liability	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	Comments
Provider	\$	\$		\$	
Transport					
Main Roads Annual Direct Grant	0	303,033	303,033	0	Payment expected in August. Budget phasing will be adjusted in October budget review.
Main Roads Street Light Subsidy	0	13,769	0	0	
Main Roads Verge Maintenance Contribution	0	137,842	0	0	
TOTALS	1,022,900	2,844,786	544,740	288,503	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**NOTE 9
CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS**

Capital grants, subsidies and contributions	Unspent Funding Liability	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	Comments
Provider	\$	\$		\$	
Recreation and culture					
Recquatic Upgrade - Thriving Suburbs program		1,033,000	0	0	
State Funding - Kwinana Loop Trail	514,000	3,448,436	0	0	
Dept of Infr & Reg Dev - Thomas Oval Facilities Upgrade	0	1,658,756	0	0	
Urban Greening Grant Program Round 3 - WALGA	89,394	0	0	0	
Cash in lieu of Public Art	437,700				Funds held as contract liability. Revenue to be recognised upon meeting performance obligation.
Transport					
Main Roads MRRG Funding					
MRRG - Wellard Rd (A), Kwinana Beach	0	302,425	0	0	
MRRG - Medina Ave, Medina	0	345,517	0	0	
MRRG - Mandurah Rd, Kwinana Beach	0	217,630	0	0	
MRRG - Wellard Rd (B), Wellard	0	144,283	0	0	
MRRG - Henley Blvd, Wellard	0	84,370	0	0	
MRRG - Gilmore Ave (A), Medina	0	205,627	0	0	
Roads to Recovery					
R2R - Road Reseal Pace Road, Medina		250,000	0	0	
R2R - Road Reseal Maydwell Way, Calista	0	0	0	0	
R2R - Road Reseal Woodley Way, Parmelia		250,000	0	0	
R2R - Road Reseal Newstead Cr, Parmelia		300,000	0	0	
Blackspot					
Blackspot - Wellard Rd & Henley Blvd Roundabout (Stage 1)	0	145,755	0	0	
Blackspot - Wellard Rd & Henley Blvd Roundabout (Stage 2)	0	728,000	0	0	
Blackspot - Runnymede Gate Traffic calming (Stage 1)	0	73,000	0	0	
WA Government Grants for workplace electric vehicle charging infrastructure					
EV charger - Administration Building - Staff Carpark	0	10,000	0	0	
Community Amenities					
Kwinana City Centre Precinct Upgrade	0	258,250	0	0	
DCA Infrastructure					
DCA 1 - Hard Infrastructure - Bertram	2,964,640	14,398	0	0	
DCA 2 - Hard Infrastructure - Wellard	1,583,484	14,398	0	0	
DCA 3 - Hard Infrastructure - Casuarina	67,747	14,398	0	0	
DCA 4 - Hard Infrastructure - Anketell	3,900,274	14,398	0	0	
DCA 5 - Hard Infrastructure - Wandii	2,752,723	220,507	0	0	
DCA 6 - Hard Infrastructure - Mandogalup	9,109,828	14,398	0	0	
DCA 7 - Hard Infrastructure - Mandogalup (west)	218,182	14,398	0	0	
DCA 8 - Soft Infrastructure - Mandogalup	2,410,562	14,398	0	0	
DCA 9 - Soft Infrastructure - Wandii / Anketell	6,536,299	14,398	0	0	
DCA 10 - Soft Infrastructure - Casuarina/Anketell	361,792	14,398	0	0	
DCA 11 - Soft Infrastructure - Wellard East	1,347,859	14,398	0	0	
DCA 12 - Soft Infrastructure - Wellard West	7,804,238	5,177,632	0	0	
DCA 13 - Soft Infrastructure - Bertram	126,860	14,398	0	0	
DCA 14 - Soft Infrastructure - Wellard / Leda	478,173	818,079	0	0	
DCA 15 - Soft Infrastructure - Townsite	345,644	276,721	0	0	
TOTALS	41,049,400	16,106,366	0	0	

Revenue is recognised upon meeting performance obligations (in-line with expenditure on DCA infrastructure).

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**NOTE 10
TRUST FUND**

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in this financial statement are as follows:

Description	Opening Balance 1 July 2025	Amount Received	Amount Paid	Closing Balance 31 Jul 2025
	\$	\$	\$	\$
APU Security Bonds	20,814	0	0	20,814
Contiguous Local Authorities Group CLAG	8,288	0	0	8,288
Uncollected Vehicles	27,001	148	0	27,149
	56,103	148	0	56,251

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025**

**NOTE 11
BUDGET VARIATIONS**

Internal budget amendments relating to budget reallocation. All other budget amendments are included within the relevant budget reviews.

Date	Description	Classification	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
			\$	\$
26/06/2025	Annual Budget adoption	Opening Surplus(Deficit)	0	0
10/07/2025	Wellard & Henley Contractors Stage 1	Capital Expenses	1,092,000	
	Wellard & Henley Contractors Stage 2	Capital Expenses	(1,092,000)	
	Wellard & Henley Grant Stage 1	Capital Revenue	(728,000)	
	Wellard & Henley Grant Stage 2	Capital Revenue	728,000	0
	Combining Stage 2 with Stage 1			
10/07/2025	Footpath - Thomas Road Contractors	Capital Expenses	90,000	
	Footpath - Pete Carnley School Contractors	Capital Expenses	20,000	
	Footpath-Repair and/Replace Damaged Footpath - Contractors	Capital Expenses	(110,000)	0
	Projects identified			
10/07/2025	2025/26 Events Budget - Lolly Run	Operating Expenses	100,000	
	2025/26 Events Budget - Children's Festival	Operating Expenses	140,900	
	2025/26 Events Budget - OMG	Operating Expenses	278,600	
	2025/26 Events Budget - Summer Sounds Honeywood	Operating Expenses	52,500	
	2025/26 Events Budget - General Event	Operating Expenses	(572,000)	0
	Events identified			
4/08/2025	Muni-Postans Road, Hope Valley	Capital Expenses	160,000	
	R2R-Pace Road, Medina	Capital Expenses	500,000	
	R2R-Woodley Way, Parmelia	Capital Expenses	55,445	
	R2R-Newstead Cr, Parmelia	Capital Expenses	60,000	
	R2R-Maydwell Way, Calista	Capital Expenses	(471,000)	
	Muni-Sawyer Road, Calista	Capital Expenses	(304,445)	
	R2R-Pace Road, Medina Grant Funding	Capital Revenue	(50,000)	
	R2R-Woodley Way, Parmelia Grant Funding	Capital Revenue	(100,000)	
	R2R-Newstead Cr, Parmelia Grant Funding	Capital Revenue	(150,000)	
	R2R-Maydwell Way, Calista Grant Funding	Capital Revenue	300,000	0
	R2R projects			
4/08/2025	2025/26 Plant Replacement Program - Light Fleet	Capital Expenses	46,000	
	Parks - Landscape Maintenance	Operating Expenses	(46,000)	0
	Vehicle for the new Parks Compliance Officer			
4/08/2025	2025/26 Plant Replacement Program - Plant & Equipment	Capital Expenses	60,000	
	Proceeds from disposal of assets	Capital Revenue	(60,000)	0
	Sale of fleet - Asset and Governance Managers			
Amended Budget Surplus / (Deficit)			0	0

**KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 31 JULY 2025**

NATURE DESCRIPTIONS

REVENUE

GENERAL RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specified area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts and concessions offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refers to all amounts received as grants, subsidies and contributions that are not capital grants.

CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of identifiable non financial assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995*. *Regulation 54 of the Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST REVENUE

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

PROFIT ON ASSET DISPOSALS

Excess of assets received over the net book value for assets on their disposal.

EXPENSES

EMPLOYEE COSTS

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITY CHARGES

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSALS

Shortfall between the value of assets received over the net book value for assets on their disposal.

DEPRECIATION

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, allowance for impairment of assets, member's fees or State taxes. Donations and subsidies made to community groups.



Administration

Cnr Gilmore Ave and Sulphur Rd,
Kwinana WA 6167
PO Box 21, Kwinana WA 6966
Telephone 08 9439 0200
customer@kwinana.wa.gov.au

kwinana.wa.gov.au

