

SHIRE
OF

CUBALLING

COUNCIL MEETING
HELD ON 28 JUNE 2012

MINUTES

These minutes were confirmed at a meeting on.....

Signed.....
Presiding Person at the meeting at which the minutes were confirmed

Date:.....

SHIRE OF CUBALLING

COUNCIL MEETING THURSDAY 28 JUNE 2012

MINUTES

TABLE OF CONTENTS

1. OPENING - ANNOUNCEMENT OF VISITORS
2. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE
3. PUBLIC QUESTION TIME
4. STANDING ORDERS
5. APPLICATIONS FOR LEAVE OF ABSENCE
6. MINUTES
7. PETITIONS, DEPUTATIONS, PRESENTATIONS & DECLARATIONS
8. DISCLOSURES OF INTEREST
9. REPORTS
 - 9.1 FINANCE
 - 9.1.11 *List of Accounts Submitted for Council Approval*
 - 9.1.12 *Statement of financial Activity*
 - 9.1.13 *Unbudgeted Reserve Transfer*
 - 9.2 CEO's REPORT
 - 9.2.22 *Cuballing Mens Shed Committee*
 - 9.2.23 *Appointment of Dual Fire Control Officers 2012/13*
 - 9.2.24 *Popanyinning Bonfire Night – Healthway Grant Application*
 - 9.2.25 *Railway Retention Alliance*
 - 9.2.26 *Staff Incentives Policy Amendment*
 - 9.2.27 *Sale of Lot 1 (75), Alton Street Cuballing plus 3 vacant lots.*
 - 9.2.28 *Cuballing Community Progress Association Minutes*
 - 9.2.29 *Shire of Cuballing Common Seal*
 - 9.2.30 *Cuballing & Popanyinning Hourly Hall Fees*
 - 9.3 WORKS
 - 9.3.11 *Works Managers Report*
 - 9.3.12 *Dryandra Village Dam and Water Supply*
 - 9.4 HEALTH & BUILDING REPORT
 - 9.4.8 *Dwelling Proposal Lot 331 Carton Street, Cuballing*
 - 9.4.9 *Outbuilding Proposal Lot 331 Carton Street, Cuballing*
 - 9.4.10 *Outbuilding Proposal Lot 323 Forrest Street, Popanyinning*
 - 9.4.11 *Outbuilding Extension Proposal Lot 397 Beeston Street, Cuballing*
10. ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
11. OTHER URGENT BUSINESS
 - 11.1.3 *Commissioners of Potential Amalgamated local Government*
 - 11.1.4 *Delegates to Council & Community Committees*
12. NEXT MEETING
13. CLOSURE OF MEETING

1. **OPENING - ANNOUNCEMENT OF VISITORS**

Meeting Commenced at 3.05pm

2. **ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE**

Cr Tom Wittwer – President
Cr Roger Newman – Deputy President
Cr Tim Haslam
Cr C Hawksley
Cr C McDougall
Cr M Conley
Mrs Eva Haydon – CEO
Mrs Monique D’Alton – Admin Officer
Mr John Robertson - Visitor

3. **PUBLIC QUESTION TIME**

Mr Robertson addressed council with a number of concerns including sale of land, Councillor representation and more information being provided to the community.

4. **STANDING ORDERS**

OFFICER RECOMMENDATION

That Standing Orders be suspended for the duration of the meeting to allow for greater debate on items.

Moved Cr T Haslam

Seconded Cr R Newman

6/0

5. **LEAVE OF ABSENCE:**

Nil

6. **MINUTES**

6.1 CONFIRMATION OF 17 MAY 2012 ORDINARY MEETING OF COUNCIL

OFFICER RECOMMENDATION

That the minutes (as circulated) of the ordinary meeting of the Shire of Cuballing held in the Council Chambers on 17 May 2012 be confirmed.

Moved: Cr C McDougall Seconded: Cr R Newman Carried 6/0

7. PETITIONS, DEPUTATIONS, PRESENTATIONS & DECLARATIONS

8. DISCLOSURES OF INTEREST

Councillors' and Employees' Disclosures of Interest.

8.1 DISCLOSURE OF FINANCIAL INTEREST AND PROXIMITY INTEREST

Members must disclose the nature of their interest in matters to be discussed at the meeting.

Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting.

8.2 DISCLOSURE OF INTEREST AFFECTING IMPARTIALITY

Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the Member or employee has given or will give advice.

9.1 REPORTS – FINANCE AND ADMINISTRATION

9.1.11 LIST OF ACCOUNTS SUBMITTED FOR COUNCIL APPROVAL AND PAYMENT – MAY 2012

Submission to: Ordinary Meeting of Council
Location/Address: Not applicable
Reporting Officer: Nikole Brennan, Administration Officer
Enabling Legislation: Local Government (Financial Management) Regulations 1996
Council Policy: Register Delegated Authority
Budget Implications: Nil
File Reference: CMR 7
Voting Requirements: Simple Majority

Background

Council is supplied with a list of payments for consideration.

Comment

A copy of the list of payments made from each of Council's bank accounts is attached to this item.

OFFICER RECOMMENDATION:

That Council:

Approve for payment the list of Creditors paid from the Municipal fund, as detailed below, totalling: \$75,937.03

| | |
|---------------------------|-------------|
| Vouchers 14187-14189 | \$1,954.33 |
| Electronic Fund Transfers | \$73,432.70 |
| Credit Card | \$0 |

Trust

| | |
|----------------------------|----------|
| Vouchers | \$550.00 |
| Electronic Funds Transfers | \$0.00 |

Moved Cr C McDougall

Seconded Cr R Newman

Carried 6/0

Shire of Cuballing Cheque Detail

| Type | Num | Date | Name | Description | Original Amount |
|------------------|-----|------------|---------------------------------|---|-----------------|
| Bill Pmt -Cheque | | 03/05/2012 | HostPlus Superannuation | N Gould Superannuation April 2012 | -318.20 |
| Bill Pmt -Cheque | | 07/05/2012 | INGERSLEY ELECTRICAL | Electrical Work | -622.65 |
| Bill Pmt -Cheque | | 07/05/2012 | Department of Transport | Payment for special series plates 143CN | -155.00 |
| Bill Pmt -Cheque | | 10/05/2012 | Australian Taxation Office - cr | April 2012 BAS | -3,097.00 |
| Bill Pmt -Cheque | | 11/05/2012 | Toll Ipec | Freight | -26.68 |
| Bill Pmt -Cheque | | 11/05/2012 | Toll Ipec | Freight | -8.13 |
| Bill Pmt -Cheque | | 11/05/2012 | Toll Ipec | Freight | -17.57 |
| Bill Pmt -Cheque | | 11/05/2012 | TELSTRA | Mobile phone charges | -311.12 |
| Bill Pmt -Cheque | | 14/05/2012 | WALGA | Training (Monique) | -434.50 |
| Bill Pmt -Cheque | | 14/05/2012 | Summit Fertilizers | Grass Boost and Bulka Bags | -628.10 |
| Bill Pmt -Cheque | | 14/05/2012 | WALGA | Training (Monique) | -869.00 |
| Bill Pmt -Cheque | | 14/05/2012 | WALGA | Advertising for Tender | -612.04 |
| Bill Pmt -Cheque | | 15/05/2012 | COMMANDER AUSTRALIA LTD | Monthly Rental | -136.24 |
| Bill Pmt -Cheque | | 15/05/2012 | Synergy | Power Charges | -158.75 |
| Bill Pmt -Cheque | | 16/05/2012 | WATER CORPORATION | Water Charges | -584.60 |
| Bill Pmt -Cheque | | 16/05/2012 | TELSTRA | Phone Charges for April | -771.44 |
| Bill Pmt -Cheque | | 16/05/2012 | Synergy | Power Charges | -2,589.65 |
| Bill Pmt -Cheque | | 16/05/2012 | Retravisision | Car Phone Antenna | -139.00 |
| Bill Pmt -Cheque | | 16/05/2012 | Road Signs Australia | Signs | -92.40 |
| Bill Pmt -Cheque | | 16/05/2012 | Narrogin Floral Studio | Anzac Wreath | -75.00 |
| Bill Pmt -Cheque | | 16/05/2012 | NARROGIN BEARING SERVICE | Parts | -25.85 |
| Bill Pmt -Cheque | | 16/05/2012 | NARROGIN TOYOTA | Parts | -150.25 |
| Bill Pmt -Cheque | | 16/05/2012 | Narrogin Quarry Operations | Landscape Dust | -355.08 |
| Bill Pmt -Cheque | | 16/05/2012 | NARROGIN AUTO ELECTRICS | Trailer Parts | -119.00 |
| Bill Pmt -Cheque | | 16/05/2012 | Narrogin Pumps Sales & Service | Parts | -97.90 |
| Bill Pmt -Cheque | | 18/05/2012 | Kirralee Farms Pty Ltd | Gravel | -4,400.00 |
| Bill Pmt -Cheque | | 22/05/2012 | LANDGATE | Interim VALS Country Full value | -127.85 |
| Bill Pmt -Cheque | | 22/05/2012 | HAINES NORTON (WA) PTY LTD | 2012 Financial Reporting Manual & USB | -990.00 |
| Bill Pmt -Cheque | | 22/05/2012 | SNAP PRINTING | Town maps | -150.00 |
| Bill Pmt -Cheque | | 22/05/2012 | WESTRAC EQUIPMENT | Elements | -108.83 |
| Bill Pmt -Cheque | | 22/05/2012 | WESTRAC EQUIPMENT | Parts | -1,958.21 |
| Bill Pmt -Cheque | | 22/05/2012 | WESTRAC EQUIPMENT | Parts | -19.59 |

Shire of Cuballing Cheque Detail

| | | May 2012 | | | |
|------------------|------------|--------------------------------------|---|--|-----------|
| Bill Pmt -Cheque | 22/05/2012 | WESTRAC EQUIPMENT | Parts | | -70.71 |
| Bill Pmt -Cheque | 22/05/2012 | Toll Ipec | Freight | | -9.11 |
| Bill Pmt -Cheque | 22/05/2012 | Truck Centre(WA) Pty Ltd | Lock Cap | | -218.88 |
| Bill Pmt -Cheque | 22/05/2012 | Narrogin Auto Parts & Accessories | Antenna | | -17.00 |
| Bill Pmt -Cheque | 22/05/2012 | MAKIT NARROGIN HARDWARE | Various items | | -31.36 |
| Bill Pmt -Cheque | 22/05/2012 | MCDUGALL WELDMENTS | Labour and parts for the Blitz Wagon | | -262.44 |
| Bill Pmt -Cheque | 22/05/2012 | MCDUGALL WELDMENTS | Repair tip body on Truck | | -303.53 |
| Bill Pmt -Cheque | 22/05/2012 | NARROGIN AGRICULTURAL REPAIRS | Filter | | -36.00 |
| Bill Pmt -Cheque | 22/05/2012 | NARROGIN AGRICULTURAL REPAIRS | Handle | | -8.00 |
| Bill Pmt -Cheque | 22/05/2012 | JR & A HERSEY P/L | Poly Wrap | | -99.00 |
| Bill Pmt -Cheque | 22/05/2012 | Knightline Computers | Parts | | -24.25 |
| Bill Pmt -Cheque | 22/05/2012 | GREAT SOUTHERN FUEL SUPPLIES | Fuel Charges for April | | -9,224.55 |
| Bill Pmt -Cheque | 22/05/2012 | Fuji Xerox | Photocopying | | -305.16 |
| Bill Pmt -Cheque | 22/05/2012 | FARMWORKS RURALCO | Postcrete | | -92.40 |
| Bill Pmt -Cheque | 22/05/2012 | Filters Plus | Parts | | -482.13 |
| Bill Pmt -Cheque | 22/05/2012 | Filters Plus | Parts | | -144.54 |
| Bill Pmt -Cheque | 22/05/2012 | DEWS MINI EXCAVATIONS | Excavator hire and Bobcat hire | | -3,861.00 |
| Bill Pmt -Cheque | 22/05/2012 | DEWS MINI EXCAVATIONS | Excavator Hire | | -495.00 |
| Bill Pmt -Cheque | 22/05/2012 | DRYANDRA COUNTRY VISITOR CENTRE INC. | Contribution to Dryandra Country Visitor Centre | | -5,500.00 |
| Bill Pmt -Cheque | 22/05/2012 | Auslec | Led Beacons | | -2,695.00 |
| Bill Pmt -Cheque | 22/05/2012 | Avon Waste | Bulk Bin service and rent | | -521.97 |
| Bill Pmt -Cheque | 22/05/2012 | Albany Advertiser | Advertising | | -70.15 |
| Bill Pmt -Cheque | 22/05/2012 | Auslec | Firefighter safety boots | | -460.22 |
| Bill Pmt -Cheque | 22/05/2012 | AIR LIQUIDE WA PTY LTD | Cylinder Fee | | -96.71 |
| Bill Pmt -Cheque | 23/05/2012 | C.Y.O'Conner | Course training | | -185.50 |
| Bill Pmt -Cheque | 23/05/2012 | CORPORATE EXPRESS | Computer Ink | | -10.69 |
| Bill Pmt -Cheque | 23/05/2012 | Covs | Heatshrink | | -24.01 |
| Bill Pmt -Cheque | 23/05/2012 | CORPORATE EXPRESS | Computer Ink | | -59.93 |
| Bill Pmt -Cheque | 23/05/2012 | COMMANDER AUSTRALIA LTD | Telephone Rental | | -158.24 |
| Bill Pmt -Cheque | 23/05/2012 | CUBY ROADHOUSE | April Charges | | -401.70 |
| Bill Pmt -Cheque | 23/05/2012 | CUBALLING TAVERN | Meals & Drinks | | -594.00 |
| Bill Pmt -Cheque | 23/05/2012 | Belvedere Nursey | Weed Matting | | -79.95 |
| Bill Pmt -Cheque | 23/05/2012 | Covs | Electrical Kit | | -143.00 |

9.1.12 STATEMENT OF FINANCIAL ACTIVITY

Submission to: Ordinary Meeting of Council
Location/Address: Not applicable
Reporting Officer: Clare Thomson
Enabling Legislation: Local Government (Financial Management) Regulations 1996
Council Policy: Nil
Budget Implications: Nil
File Reference: CMR 7
Voting Requirements: **Simple majority**

Background

Local Government (Financial Management) Regulations 1996, section 34, provides for monthly financial reporting requirements for local government.

Comment

A Statement of Financial Activity has been prepared for period ending 31 May 2012 in accordance with the abovementioned legislation and circulated with the Council Meeting Agenda.

OFFICER RECOMMENDATION:

That the Statement of Financial Activity, as circulated, for the Shire of Cuballing for period ending 31 May 2012, be received.

Moved: Cr M Conley

Seconded: Cr C Hawksley

Carried 6/0

Shire of Cuballing
Notes on financial reports for May 2012

General Purpose Funding

Rates

At present an amount of \$743,243 has been raised in rates with a discount of \$45,939. Debtors at the end of April are \$28,171.

Grants

Grant funding of \$950,460 from various funding sources have been received.

Governance

Conferences

This is the cost of councillors attend local government week.

Subscriptions

This includes subscriptions to WALGA of \$17,072, Time base of \$218 and Central Country Zone of \$2,800.

Law Order Public Safety

Grant and Subsidies

All quarterly grant payments have been received from FESA together with an administration fee of \$4,000. We have also had to account for the sale of the Popo land cruiser for no monetary consideration. It is just a book entry of \$8,662 being received and the same amount has been expensed under other goods and services.

Council has also received a grant of \$319,682 for the purchase of new fire vehicle located at Popanyinning. This item was not budgeted for the 2011/12 financial year.

Animal Control

Council has received \$2,143 in dog regns compared to a budgeted figure of \$900. This year has seen a marked increased in the number of dogs being registered in the Shire.

Housing

Loss on sale of assets

Following an investigation into Councils' asset register it was discovered that three blocks were still showing on the register even though they had been sold in 1998. This has resulted in a loss of \$9,750.

Community Amenities

Cemetery Charges

This is higher than budgeted due to an increase in the fee charged for burials at the Popo and Cuballing cemeteries.

Recreation and Culture

Grants and contributions

\$15,000 was received from the Narrogin Pony Club as a contribution to the Equestrian Centre. \$166,379 was received from Department of Sport and Recreation and \$30,000 from the Narrogin Equestrian Centre.

Popanyinning Hall

Shire of Cuballing
Notes on financial reports for May 2012

Due to repairs carried out to the roof, it is anticipated that expenditure will exceed the budget figure. At this stage the estimated cost to repairs will be approximately \$25,000. It is hoped that this will not adversely affect the budget result with savings being made in other areas.

Transport

Grant Funding

Grant funding of \$1,648,417 has been received from various funding bodies. This includes \$564,504 received for storm damage.

Depot Maintenance

This includes restricted keys and locks to the total of \$1,780, constructing a concrete bunker at the depot at a cost of \$4,485.

Grading Maintenance

This is the grading carried out on various roads throughout the Shire.

General Maintenance

This includes an amount of \$586,503 paid to contractors for cleaning up after the storm that occurred in January 2011. A proportion of these costs will be reimbursed to the Shire via grant funding.

Other Property and Services

Private Works

To date an amount of \$55,094 has been received from private works. The main income items are plant hire charges of \$21,814 and sand/gravel sales of \$28,566.

Parts and repairs

This has exceeded budget and includes unforeseen expenditure on parts for the roller of \$9,204, and cat loader of \$5,965. Grader blades at a cost of \$14,362 have also been purchased during the year.

Other

- An adjustment has been made to the opening surplus from June 2011, as a result of a Main Roads invoice being removed from the June financials and shown as income in this financial year. This impacts on the amount of surplus carried forward as the income is shown as being received in this financial year. Overall, there is no impact on the rate setting statement, as it was a timing difference relating to the raising of a debtor.
- At this stage, I have estimated that an amount of \$38,500 will be transferred into the Grain Freight Reserve.
- On finalising the annual leave and long service leave liability entitlements for council's employees, I have discovered that an extra \$59,000 is required to be transferred in order to bring council's reserve up to the required amount. I believe we need to have the full amount as a cash back reserve due to the RTG process currently underway.
- The \$59,000 will come from savings in other areas such as entertainment, refreshments which is under budget by \$7,000, extra \$10,000 sales in blue metal, \$26,000 reimbursement of workers compensation payments, \$2,000 increase in cemetery charges, and \$14,000 saving in unleaded fuel for the year.

SHIRE OF CUBALLING
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

TABLE OF CONTENTS

| | |
|--|---------|
| Statement of Financial Activity | 2 |
| Notes to and Forming Part of the Statement | 3 to 15 |

SHIRE OF CUBALLING
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

| | NOTE | 31 May 2012 Actual \$ | 31 May 2012 Y-T-D Budget \$ | 2011/2012 Budget \$ | Variances Budget to Actual Y-T-D % |
|--|------|--------------------------------|--------------------------------------|---------------------------|--|
| Operating | | | | | |
| Revenues/Sources | | | | | |
| Governance | | 13,778 | 13,900 | 18,400 | 0.88% |
| General Purpose Funding | | 988,891 | 987,500 | 468,103 | (0.14%) |
| Law, Order, Public Safety | | 360,926 | 33,400 | 23,720 | (980.62%) |
| Health | | 1,493 | 1,450 | 1,364 | (2.97%) |
| Education and Welfare | | - | - | - | 0.00% |
| Housing | | - | - | - | 0.00% |
| Community Amenities | | 9,679 | 5,600 | 1,500 | (72.84%) |
| Recreation and Culture | | 217,229 | 215,500 | 787,659 | (0.80%) |
| Transport | | 1,826,755 | 1,420,000 | 739,622 | (28.64%) |
| Economic Services | | 10,937 | 10,000 | 21,045 | (9.37%) |
| Other Property and Services | | 112,789 | 105,000 | 63,000 | (7.42%) |
| | | <u>3,542,477</u> | <u>2,792,350</u> | <u>2,124,413</u> | |
| (Expenses)/(Applications) | | | | | |
| Governance | | (119,387) | (140,000) | (148,098) | 14.72% |
| General Purpose Funding | | (80,139) | (75,000) | (96,986) | |
| Law, Order, Public Safety | | (84,543) | (75,000) | (123,803) | (12.72%) |
| Health | | (24,308) | (24,000) | (31,127) | (1.28%) |
| Education and Welfare | | (6,585) | (5,500) | (9,139) | |
| Housing | | (23,696) | (22,500) | (16,933) | (5.32%) |
| Community Amenities | | (127,894) | (124,000) | (160,713) | (3.14%) |
| Recreation & Culture | | (182,368) | (180,000) | (192,465) | (1.32%) |
| Transport | | (2,299,896) | (1,560,000) | (1,171,423) | (47.43%) |
| Economic Services | | (76,635) | (75,000) | (135,260) | (2.18%) |
| Other Property and Services | | 57,948 | (62,000) | (67,837) | 193.46% |
| | | <u>(2,967,503)</u> | <u>(2,343,000)</u> | <u>(2,153,784)</u> | |
| Adjustments for Non-Cash | | | | | |
| (Revenue) and Expenditure | | | | | |
| (Profit)/Loss on Asset Disposals | | 2,670 | (1,992) | (1,992) | |
| Depreciation on Assets | | 735,659 | 648,095 | 648,095 | |
| Movement in leave entitlements and accrued wages | | (24,938) | (24,938) | - | |
| Capital Revenue and (Expenditure) | | | | | |
| Purchase Land Held for Resale | | - | - | - | |
| Purchase Land and Buildings | | (629,838) | (629,838) | (1,231,812) | |
| Purchase Infrastructure Assets - Roads & Footpaths | | (670,405) | (670,405) | (735,417) | |
| Purchase Infrastructure Assets - Other | | (107,199) | (107,199) | | |
| Purchase Plant and Equipment | | (417,874) | (417,874) | (164,092) | |
| Purchase Furniture and Equipment | | - | - | (15,000) | |
| Proceeds from Disposal of Assets | | 29,442 | 29,442 | 37,439 | |
| Repayment of Debentures | | (32,896) | (32,896) | (41,275) | |
| Proceeds from New Debentures | | - | - | - | |
| Transfers to Reserves (Restricted Assets) | | (256,510) | (256,510) | (341,443) | |
| Transfers from Reserves (Restricted Assets) | | 241,597 | 241,597 | 240,000 | |
| ADD Net Current Assets July 1 B/Fwd | | 589,937 | 589,937 | 889,851 | |
| LESS Net Current Assets Year to Date | | (777,862) | (1,086,858) | - | |
| Amount Raised from Rates | | <u>(743,243)</u> | <u>(745,016)</u> | <u>(745,016)</u> | |

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

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

| | 31-May | 2012 |
|---|------------------|------------------|
| 3. ACQUISITION OF ASSETS | Actual | Budget |
| | \$ | \$ |
| The following assets have been acquired during the period under review: | | |
| <u>By Program</u> | | |
| Governance | 7,893 | 7,893 |
| Law Order Public Safety | 319,682 | |
| Housing | - | |
| Recreation and Culture | 621,945 | 621,945 |
| Transport | 768,597 | 545,393 |
| Other Property and Services | 107,199 | 106,447 |
| | 1,825,316 | 1,281,678 |
| <u>By Class</u> | | |
| Land Held for Resale | | |
| Land and Buildings | 629,838 | 629,838 |
| Infrastructure Assets - Roads & Footpaths | 670,405 | 447,201 |
| Infrastructure Assets - Other | 107,199 | 106,447 |
| Plant and Equipment | 417,874 | 98,192 |
| Furniture and Equipment | - | |
| | 1,825,316 | 1,281,678 |

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

4. DISPOSALS OF ASSETS

| By Program | Net Book Value | Sale Proceeds | Profit(Loss) |
|---------------------------------|--|--|--|
| | 31-May 2012 Actual \$ | 31-May 2012 Actual \$ | 31-May 2012 Actual \$ |
| Governance | | | |
| Airconditioner | - | - | - |
| Fax Machine | - | - | - |
| ASI Pentium and NEC monitor | - | - | - |
| Canon Laser Printer | - | - | - |
| Octek Computer | - | - | - |
| Olivetti Typewriter | - | - | - |
| | - | - | - |
| LOPS | | | |
| Fire Truck | - | - | - |
| Housing | | | |
| Lot 143 Bow Street | 3,250.00 | - | (3,250) |
| Lot 145 Bow street | 3,250.00 | - | (3,250) |
| Lot 147 Bow Street | 3,250.00 | - | (3,250) |
| Recreation & Culture | | | |
| Stove Popo Hall | - | - | - |
| Gas stove and water Heater | 10.00 | - | (10) |
| | - | - | - |
| | - | - | - |
| Transport | | | |
| Toyota Hilux | - | 3,637 | 3,637 |
| Toyota Hilux | - | 3,357 | 3,357 |
| Holden VE Commodore Sedan | 22,352 | 22,448 | 96 |
| | 22,352 | 29,442 | (2,670) |

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

4 DISPOSALS OF ASSETS

| | Net Book Value | Sale Proceeds | Profit(Loss) |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| | 31-May 2012 Actual \$ | 31-May 2012 Actual \$ | 31-May 2012 Actual \$ |
| Plant and Equipment | | | |
| Toyota Hilux | - | 3,637 | 3,637 |
| Toyota Hilux | - | 3,357 | 3,357 |
| Holden VE Commodore Sedan | 22,352 | 22,448 | 96 |
| Fire Truck | - | - | - |
| Furniture and Equipment | | | |
| Airconditioner | - | - | - |
| Fax Machine | - | - | - |
| ASI Pentium and NEC monitor | - | - | - |
| Canon Laser Printer | - | - | - |
| Octek Computer | - | - | - |
| Olivetti Typewriter | - | - | - |
| Stove Popo Hall | - | - | - |
| Gas stove and water Heater | 10 | - | (10) |
| Land and Buildings | | | |
| Lot 143 Bow Street | 3,250.00 | - | (3,250) |
| Lot 145 Bow street | 3,250.00 | - | (3,250) |
| Lot 147 Bow Street | 3,250.00 | - | (3,250) |
| | 32,112 | 29,442 | (2,670) |

Summary

Profit on Asset Disposals
Loss on Asset Disposals

| 31-May 2012 Actual \$ |
|--------------------------------|
| 7,090 |
| (9,760) |
| (2,670) |

SHIRE OF CUBALLING
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

| Particulars | Principal 1-Jul-11 | New Loans | Principal Repayments | | Principal Outstanding | | Interest Repayments | |
|---------------------------------|-----------------------|--------------|-------------------------|--------------|--------------------------|--------------|------------------------|--------------|
| | | | Actual \$ | Budget \$ | Actual \$ | Budget \$ | Actual \$ | Budget \$ |
| Recreation & Culture | | | | | | | | |
| Loan #60 | 9,774 | | 9,702 | 9,774 | 72 | - | 383 | 218 |
| Loan #61 | 39,943 | | 6,230 | 8,561 | 39,943 | 31,382 | 1,747 | 2,074 |
| Transport | | | | | | | | |
| Loan #62 | 197,502 | | 16,964 | 22,940 | 180,538 | 174,562 | 9,692 | 12,608 |
| | 247,219 | - | 32,896 | 41,275 | 220,553 | 205,944 | 11,822 | 14,900 |

All debenture repayments were financed by general purpose revenue.

(b) New Debentures

Council is not proposing to take out any new loans in the 2011-2012 financial year.

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

| | 31-May 2012 Actual \$ | 2011/12 Budget \$ |
|--|--------------------------------|-------------------------|
| 6. RESERVES | | |
| Cash Backed Reserves | | |
| (a) Plant and Equipment Reserve | | |
| Opening Balance | 184,974 | 184,974 |
| Amount Set Aside / Transfer to Reserve | 5,066 | 24,551 |
| Amount Used / Transfer from Reserve | - | - |
| | <u>190,040</u> | <u>209,525</u> |
| (b) IT and Office Equipment Reserve | | |
| Opening Balance | 8,438 | 8,438 |
| Amount Set Aside / Transfer to Reserve | 224 | 20,414 |
| Amount Used / Transfer from Reserve | - | - |
| | <u>8,662</u> | <u>28,852</u> |
| (c) Employee Entitlements | | |
| Opening Balance | 24,992 | 24,992 |
| Amount Set Aside / Transfer to Reserve | 672 | 27,744 |
| Amount Used / Transfer from Reserve | - | - |
| | <u>25,664</u> | <u>52,736</u> |
| (d) Road and Bridge Construction Reserve | | |
| Opening Balance | 241,597 | 241,597 |
| Amount Set Aside / Transfer to Reserve | - | - |
| Amount Used / Transfer from Reserve | <u>(241,597)</u> | <u>(241,597)</u> |
| | - | - |
| (e) Housing Reserve | | |
| Opening Balance | 6,958 | 6,958 |
| Amount Set Aside / Transfer to Reserve | 193 | 414 |
| Amount Used / Transfer from Reserve | - | - |
| | <u>7,151</u> | <u>7,372</u> |
| (f) Recreation and Community Facility Res | | |
| Opening Balance | 25,274 | 25,274 |
| Amount Set Aside / Transfer to Reserve | 246,415 | 251,924 |
| Amount Transferred from Road and Bridge Res | 2,493 | 241,597 |
| Amount Used / Transfer from Reserve | - | <u>(240,000)</u> |
| | <u>274,182</u> | <u>278,795</u> |
| (g) Refuse Site Reserve | | |
| Opening Balance | 53,422 | 53,422 |
| Amount Set Aside / Transfer to Reserve | 1,447 | 12,760 |
| Amount Used / Transfer from Reserve | - | - |
| | <u>54,869</u> | <u>66,182</u> |
| Total Cash Backed Reserves | <u>560,568</u> | <u>643,462</u> |

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

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

| | 31-May 2012 Actual \$ | 2010/11 Budget \$ |
|---|--------------------------------|-------------------------|
| 6. RESERVES (Continued) | | |
| Summary of Transfers To Cash Backed Reserves | | |
| Transfers to Reserves | | |
| Plant and Equipment Reserve | 5,066 | 24,551 |
| IT and Office Equipment Reserve | 224 | 20,414 |
| Employee Entitlement Reserve | 672 | 27,744 |
| Road and Bridge Construction Reserve | - | - |
| Housing Reserve | 193 | 414 |
| Recreation and Community Facility Reserve | 248,908 | 251,924 |
| Refuse Site Reserve | 1,447 | 12,760 |
| | <u>256,510</u> | <u>337,807</u> |
| Transfers from Reserves | | |
| Plant and Equipment Reserve | - | - |
| Office Equipment Reserve | - | - |
| Long Service Leave Reserve | - | - |
| Road and Bridge Construction Reserve | (241,597) | (241,597) |
| Housing Reserve | - | - |
| Recreation and Community Facility Reserve | - | (240,000) |
| Refuse Site Reserve | - | - |
| | <u>(241,597)</u> | <u>(481,597)</u> |
| Total Transfer to/(from) Reserves | <u>14,913</u> | <u>(143,790)</u> |

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

Plant and Equipment Reserve

- to be used for the purchase and replacement of major items..

IT and Office Equipment Reserve

- to be used for the purchase of new and/or replacement of office equipment or furniture items.

Employee Entitlements

- to be used to fund employee entitlements

Road and Bridge Construction Reserve

- funds from this reserve have been reallocated to the Recreation and Community Facility Reserve

Housing Reserve

- to be used to fund the construction of new shire housing.

Recreation and Community Facility Reserve

- to be used to fund the upgrade of the oval and associated facilities.

Refuse Site Reserve

- to be used to fund the upgrade of the refuse site.

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

| | 31-May 2012 Actual \$ | Brought Forward 1-Jul \$ |
|--|--------------------------------|-----------------------------------|
| 7. NET CURRENT ASSETS | | |
| Composition of Estimated Net Current Asset Position | | |
| CURRENT ASSETS | | |
| Cash - Unrestricted | 781,537 | 317,451 |
| Cash - Restricted | 560,569 | 545,654 |
| Prepaid assets | - | 11,040 |
| Receivables | 57,011 | 779,308 |
| Inventories | 6,741 | 6,741 |
| | <u>1,405,858</u> | <u>1,660,194</u> |
| LESS: CURRENT LIABILITIES | | |
| Payables and Provisions | <u>(67,427)</u> | <u>(524,603)</u> |
| NET CURRENT ASSET POSITION | 1,338,431 | 1,135,591 |
| Less: Cash - Reserves - Restricted | (560,569) | (545,654) |
| NET CURRENT ASSET POSITION | <u><u>777,862</u></u> | <u><u>589,937</u></u> |

SHIRE OF CUBALLING
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2011 TO 31 MAY 2012

8. RATING INFORMATION

| <u>RATE TYPE</u> | Rate in \$ | Number of Properties | Rateable Value \$ | 2011/12 Rate Revenue \$ | 2011/2012 Interim Rates \$ | 2011-2012 Back Rates \$ | 2011/2012 Total Revenue \$ | 2011/12 Budget \$ |
|--------------------------------------|-------------------|----------------------|-------------------|-------------------------|----------------------------|-------------------------|----------------------------|-------------------|
| General Rate | | | | | | | | |
| UV - Cuballing | 0.005224 | 308 | 108,922,980 | 568,338 | - | - | 568,338 | 569,209 |
| GRV - Cuballing | 0.056434 | 188 | 2,044,220 | 105,702 | - | - | 105,702 | 106,597 |
| Sub-Totals | | 496 | 110,967,200 | 674,040 | - | - | 674,040 | 675,806 |
| Minimum Rates | Minimum \$ | | | | | | | |
| UV - Cuballing | 370.00 | 23 | 1,313,886 | 8,880 | - | - | 8,880 | 8,510 |
| GRV Cuballing | 425.00 | 142 | 56,451 | 59,925 | - | - | 59,925 | 60,350 |
| Sub-Totals | | 165 | 1,370,337 | 68,805 | - | - | 68,805 | 68,860 |
| Ex gratia rates Specified Area Rates | | | | | | | 742,845 | 744,666 |
| | | | | | | | 398 | 350 |
| Discounts | | | | | | | - | - |
| Totals | | | | | | | 743,243 | 745,016 |
| | | | | | | | (45,939) | (48,000) |
| | | | | | | | 697,304 | 697,016 |

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

The general rates detailed above for the 2008/09 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

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

SHIRE OF CUBALLING

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2011 TO 30 APRIL 2012

9. TRUST FUNDS

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

| Detail | Balance 1-Jul-10 \$ | Amounts Received \$ | Amounts Paid (\$) | Balance \$ |
|--------------------------------------|------------------------------------|------------------------------------|----------------------------------|-----------------------|
| Badminton Club | 232 | - | - | 232 |
| Commodore Tennis Club | 3,490 | - | (200) | 3,290 |
| Cuballing Fire Brigade | 6,045 | 100 | (2,442) | 3,703 |
| Recycling Children Fund | 1,328 | 90 | - | 1,418 |
| BCITF | 0 | - | - | - |
| Bonds - Building | 14,339 | - | (7,500) | 6,839 |
| Bonds - Hall Hire | 900 | 400 | (400) | 900 |
| Reimbursements | 9,063 | - | (99) | 8,964 |
| Social Club | 4,030 | 2,988 | (1,729) | 5,289 |
| Upper Hotham Project | 15,027 | - | - | 15,027 |
| Environment and Townscape Trust Fund | 4,207 | 1,356 | - | 5,563 |
| LCDC East Yornaning | 1,360 | - | - | 1,360 |
| Cuballing Country Festival | 393 | 702 | - | 1,095 |
| Prepayments | - | - | - | - |
| Cuballing Cricket Club | 200 | - | - | 200 |
| Cuballing Football Asson | 2,567 | - | - | 2,567 |
| Tax Payable | 0 | - | - | - |
| Swipe cards | 415 | - | - | 415 |
| Nomination Deposits | - | 400 | (400) | - |
| Cuballing Mens Shed | - | 500 | - | 500 |
| Cuballing Christmas Tree | - | 393 | - | 393 |
| | <u>63,596</u> | | | <u>57,755</u> |

10. SUPPLEMENTARY INFORMATION

May include (not exhaustive) the following:

- Operating Statement;
- Balance Sheet;
- Debtors listings;
- Creditors listings;
- Cash/Investment summaries;
- Plant reports;
- Ratio analysis; and
- Other information considered relevant.

9.1.13 UNBUDGETED RESERVE TRANSFERS

Location/Address: Whole of shire
Reporting Officer: Clare Thomson
Enabling Legislation:
Council Policy: Nil
Budget Implications:
File Reference:
Voting Requirements: Absolute Majority

Background

I have been in the process of starting to finalise the June accounts and have two extra transfers to the reserve accounts to be made as follows:

The income from grain freight has not all been expended, so I need to create a Cuballing East Road – Grain Freight Reserve for the balance of unexpended funds. I have estimated that there is to be \$45,000 to be placed in this reserve.

Officer's Comment

Nil

OFFICER RECOMMENDATION:

For Council information

Moved: Cr M Conley Seconded: Cr C Hawksley

Carried by Absolute Majority 6/0

Council had resolved at the April 19 2012 Meeting to transfer unspent grain freight funds to a newly established Grain Freight Reserve to be used for Cuballing East Road maintenance.

9.2.22 CUBALLING MEN'S SHED COMMITTEE

Location/Address: Cuballing
Reporting Officer: Monique D'Alton - Admin Officer
Enabling Legislation: Local Government Act 1995
Council Policy: Nil
Budget Implications: Nil
File Reference:
Voting Requirements: **Absolute Majority**

Background

Cuballing Mens Shed has been operating for a number of years. The contribution they are making to the communities' mental, social and physical health is immeasurable.

They are currently a group of men that assemble once a week where they can socialise and work together creating and restoring a variety of projects. They are not incorporated which exposes them to potential claims should there be an injury to person or property during any Mens shed activities. Currently Council pay a separate insurance policy for the Men's Shed.

Comment

Council is able to cover Men's Shed Activities under their public Liability insurance provided they are a committee of Council.

OFFICER RECOMMENDATION:

That:

- 1. A Mens Shed Committee be formed for the purpose of providing an avenue for the patrons that use the facility to create, restore and socialise with others of similar situations. The following persons are currently appointed to the Men's Shed Committee:**

**Richard McDougall
Ian Grainger
Lock Burges
Arthur Johnston
Dennis Ferrell
Keith Bufton; and**

- 2. The Committee be delegated authority to form sub committees and co-opt members from Cuballing organisations and interested volunteers.**

A petty cash float of \$500 be made available to the Cuballing Mens Shed Committee and receipts be required for all expenditure prior to reimbursement.

Moved: Cr C Hawksley

Seconded: Cr M Conley

Carried

6/0

Cr Newman Left the room at 4:05 re-entered at 4:07

9.2.23 APPOINTMENT OF DUAL FIRE CONTROL OFFICERS 2012/2013

Location/Address: Whole of shire
Reporting Officer: Monique D'Alton – Admin Officer
Enabling Legislation: Local Government Act 1995as amended
Council Policy: Nil
Budget Implications: Nil
File Reference: Bushfire 5
Voting Requirements: **Absolute** Majority

Background

The Shire of Wandering has written to seek the reappointment of dual fire control officers for 2012/2013.

Comment

This has been a common practice in previous years.

OFFICER RECOMMENDATION:

That the following be appointed Dual Fire Control Officers for the Shires of Cuballing and Wandering:

**Graeme Kerr
Peter Monk
Richard Bostock
Bruce Penny
Tim Hardie
Bruce Dowsett**

Moved: Cr T Haslam

Seconded: Cr R Newman

Carried 6/0

9.2.24 POPANYINNING BONFIRE NIGHT- HEALTHWAY GRANT

| | |
|------------------------------|----------------------------------|
| Location/Address: | Whole of Shire |
| Reporting Officer: | Nichole Gould - Admin/ CDO |
| Enabling Legislation: | Local Government Act 1995 |
| Council Policy: | Nil |
| Budget Implications: | Minimal |
| File Reference: | Grants 9 |
| Voting Requirements: | Absolute Majority |

Background

The Popanyinning Bonfire night has been traditionally a bi-annual event bringing together the community for an evening of outdoor activity and enjoyment.

Attracting approximately 100 people from the local community and surrounds the event was a great success with funds raised going back into the Popanyinning Community.

In previous years Council has contributed to the event however this was not needed last year as the Bonfire night was funded by the 2011 Dry Seasons Grant.

Officer's Comment

Staff have applied for a Healthway Arts grant on behalf of the Popanyinning Progress Association, to assist in the cost of the Popanyinning Bonfire night.

This free event will run for a single evening on 1 September 2012. As with previous years the event will be filled with music, entertainment and fireworks for the enjoyment of our community.

COUNCIL DECISION:

That Council:

- 1. Endorse staff action regarding the grant application for the Popanyinning Bonfire Night.**

Moved: Cr R Newman

Seconded: Cr T Haslam

Carried 6/0

9.2.25 RAILWAY RETENTION ALLIANCE

Location/Address: Whole of shire
Reporting Officer: Eva Haydon – Chief Executive Officer
Enabling Legislation: Local Government Act 1995as amended
Council Policy: Nil
Budget Implications: Possible provision to be made in the 12/13 Budget
File Reference:
Voting Requirements: **Absolute Majority**

Background

Correspondence has been received from the Hon Max Trenorden and Hon Philip Gardiner MLC regarding discussions on the preparation of a road specific report for roads which would be affected by the closure of the Tier 3 Network, at the March Railway Retention Alliance meeting.

It is proposed that this report be produced to demonstrate that the Strategic Grain Network Report, also prepared by Cardno Eppell Olsen (Cardno), for the WA Local Government Association, is a flawed document.

The cost of the Cardno report is estimated to be \$250,000 inclusive of GST and \$5,000 from each of the Councils within the Alliance is requested to fund this project.

Comment

As the Railway Retention Alliance if not registered for GST, it would be wise to have the invoice paid by a member Council in order to claim back the GST – this would save around \$22,000.

What is of concern to the author is the fact that as Cardno produced the alleged flawed document, there are no guarantees that paying \$250,000 for another report will produce any better results.

COUNCIL RECOMMENDATION:

For Council Consideration.

COUNCIL DECISION:

That;

The CEO enquire as to whether quotes have been sourced for this project; and

The WA Local Government Association be requested to provide the original report to Council.

Moved: Cr R Newman

Seconded: Cr Conley

Carried by Absolute Majority 6/0

Hon **Max Trenorden** MLC

Member for the Agricultural Region

Hon **Philip Gardiner** MLC

Member for the Agricultural Region

M/s Eva Hayden
Chief Executive Officer
Shire of Cuballing
PO Box 13
Mukinbudin WA 6311

Dear Eva,

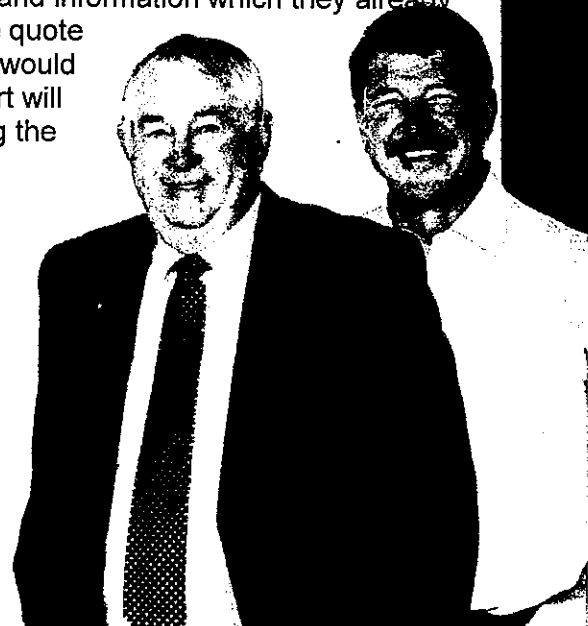
The Meeting of the Railway Retention Alliance held at York on Friday 30/3/2012 discussed the need for an alternative report to the Strategic Grain Network Report (SGNR) to be prepared to confirm to Government that the SGNR is a flawed report. Although no formal motion was passed by the meeting there was general consensus that this was the necessary pathway forward.

Max Trenorden addressed the meeting and informed members that an indicative quote for the preparation of a road specific report for roads which would be affected by the closure of the Tier 3 Network had been obtained from Cardno Eppell Olsen ("Cardno"). Cardno had prepared the "Local Government Grain Freight Network Heavy Vehicle Strategic Pathway Mapping and Access Policy. June 2011" for WALGA. The indicative quote is \$250,000 inclusive of GST.

In a discussion with Bill Cowan subsequent to the meeting, Bill was comfortable for Max and I to co-ordinate preparation of the report.

We believe that a road specific report is necessary to demonstrate that the SGNR, which was a desktop analysis, is a flawed document. The decision by the Government not to fund the Tier 3 Network and instead to fund roads for the movement of grain into the Tier 3 catchment was based on the choice of expenditure between road or rail. The desktop analysis of expenditure required on the upgrade of roads which will be affected by the decision not to fund the Tier 3 network is flawed. It will require a road specific report to prove the extent of the flaw. What is required is information which will provide the realistic best outcome for both rail and road, which is not contained within the SGNR. Assuming a material difference is demonstrated, we are confident the Nationals will exert political pressure beyond that which has so far been expressed at the executive level with respect to Tier 3 lines.

We have already sourced an indicative \$50,000 towards the cost of the report and hope to access a further \$50,000. A \$5,000 contribution by each of the Shires within the Alliance will provide the balance. Cardno have informed us that the \$250,000 is at the top end of the price range. The terms of reference, roads to be covered and information which they already possess in compiling the WALGA Report may reduce the quote of \$250,00. Should this be the case a proportional rebate would be made to the Shires. However the standing of the report will be determined by the accuracy of the costing of upgrading the roads. This in turn requires a road specific analysis.



Max Trenorden
Ph: 08 9622 2871 | Fax: 08 9622 1668
max.trenorden@mp.gov.au | www.maxtrenorden.com.au
Address: Entrance Northam Boulevard, Fitzgerald Street
Northam WA 6401

Philip Gardiner
Ph: 08 9651 1015 | Fax: 08 9651 1017
philip.gardiner@mp.gov.au | www.philipgardiner.com.au
Address: Unit 2, 68 Padbury Street,
Moora WA 6510

Hon **Max Trenorden** MLC

Member for the Agricultural Region

Hon **Philip Gardiner** MLC

Member for the Agricultural Region

The extension which the Government's 2011 small bridging facility, consistent with the SGNR recommendation to keep Tier 3 usable until roads were completed, provided Brookfield Rail to carry out sufficient repairs to allow use of use of Tier 3 until 31/10/2012. It is essential if a report is to be prepared prior to this deadline that it be completed by 30/9/2012 to allow the required time for deliberation of its findings. We ask that the Shires consider this proposal as a matter of urgency.

On reaching a decision could you notify Brian Christie
email brian.christie@mp.wa.gov.au or telephone 0416 275 888.

We would suggest the formation of a small working party.

Yours Sincerely,



Philip Gardiner MLC
Member for the Agriculture Region



Max Trenorden MLC
Member for the Agriculture Region

25/5/2012

Max Trenorden

Ph: 08 9622 2871 | F: 08 9622 1668

max.trenorden@mp.gov.au | www.maxtrenorden.com.au

Address: Entrance Northam Boulevard, Fitzgerald Street
Northam WA 6401

Philip Gardiner

Ph: 08 9651 1015 | F: 08 9651 1017

philip.gardiner@mp.gov.au | www.philipgardiner.com.au

Address: Unit 2, 68 Padbury Street,
Moora WA 6510



9.2.26 STAFF INCENTIVES POLICY AMENDMENT

| | |
|------------------------------|--------------------------------------|
| Location/Address: | Whole of shire |
| Reporting Officer: | Eva Haydon – Chief Executive Officer |
| Enabling Legislation: | Nil |
| Council Policy: | 4.21 Staff Incentives |
| Budget Implications: | Nil |
| File Reference: | |
| Voting Requirements: | Absolute Majority |

Background

Council Policy on Staff Incentives was amended in November 2011.

Comment

This subsequent amendment is as a result of the bonus being taxed and receiving it as a lump sum results in a higher tax amount being paid. If the amount is spread over the year, less tax is deducted, furthermore, staff reviews will now be done quarterly and bonuses may accordingly be affected.

COUNCIL DECISION:

That the amended Policy 4.21 be renamed Service Pay and adopted as follows:

All staff employed by the Shire of Cuballing shall be entitled to receive an annual bonus, payable fortnightly, in accordance with the following:

- **Staff employed for a minimum period of six (6) months prior to 30 June each to receive a base amount of \$150 plus the sum of \$50 to contribute to the Council Christmas function, whether they attend or not; This is applicable up to a two year period of employment prior to June 30 each year;**
- **After two (2) years' service, a bonus of \$7.00 per week for 52 weeks (\$364 bonus) plus the sum of \$50 to contribute to the Council Christmas function, whether they attend or not;**
- **After five (5) years' service, a bonus of \$10.00 per week for 52 weeks (\$520 bonus) plus the sum of \$50 to contribute to the Council Christmas function, whether they attend or not;**
- **After ten (10) years' service, a bonus of \$15.00 per week for 52 weeks (\$780 bonus) plus the sum of \$50 to contribute to the Council Christmas function, whether they attend or not;**
- **After fifteen (15) years' service a bonus of \$20.00 per week for 52 weeks (1,040 bonus) plus the sum of \$50 to contribute to the Council Christmas function, whether they attend or not;**
- **Casual and/or part time employees to receive a pro rata payment of the annual entitlement plus the sum of \$50 to contribute to the Council Christmas function, whether they attend or not;**

Payment and calculation of the annual staff incentives is subject to satisfactory Staff Appraisal by the Chief Executive Officer and Works' Manager (where applicable)

Moved: Cr C Hawksley Seconded : Cr T Haslam

Carried By Absolute Majority 6/0

9.2.27 SALE LOT 1(75) ALTON STREET CUBALLING PLUS 3 VACANT LOTS

| | |
|------------------------------|---------------------------------|
| Location/Address: | Cuballing |
| Reporting Officer: | Monique D'Alton - Admin Officer |
| Enabling Legislation: | Local Government Act 1995 |
| Council Policy: | Nil |
| Budget Implications: | Nil |
| File Reference: | Recreation 12 |
| Voting Requirements: | Absolute Majority |

Background

The proprietors of the Cuballing Tavern were approached with an option to purchase Lot 1 Alton Street, that which resides on the North wall of the Cuballing Tavern. It was Council's decision that Lot 1 be offered, in accordance with provisions of the Local Government Act 1995, at the valuation provided by a licensed valuer. The option to repay the price for Lot 1 Alton Street was also proposed to be made over three years at no interest. This Lot is narrow and long and it is unlikely there would be much interest at \$42,500.

Comment

Quotes were obtained and it was decided that Independent Valuers of Western Australia Pty Ltd were the most cost effective for service provided. They were to value Lot 1 Alton Street, and to save future travelling costs, value three other lots of vacant land within the townsite of Cuballing (this was discussed with the President). The 3 additional lots of land comprised of Lot 12 Campbell Street, Lot 139 Brundell Street and Lot 135 Andover Street . Details of each property valuation are attached.

OFFICER RECOMMENDATION:

That:

1 Lot 1 Alton Street be offered to the proprietors of the Cuballing Tavern for the sum of \$25,000 to be paid in one instalment or \$30,000 if the proprietors wish to take up an interest free option over three years; and

2 Lot 12 Campbell Street, Lot 139 Brundell Street and Lot 135 Andover Street (all of Cuballing) be advertised for sale at a price to be determined by Council following consideration of the valuation documents.

Moved

Seconded

COUNCIL DECISION

That all vacant lots owned by the Shire of Cuballing be advertised for sale by public tender.

Moved Cr M Conley

Seconded Cr C Hawksley

Carried by absolute majority 6/0



Independent Valuers of Western Australia

Rpt PropPRO v9.4

PO Box 277, Mt Lawley WA 6929 Ph: 9271 9500

INDEPENDENT VALUERS OF WESTERN AUSTRALIA PTY LTD (ACN 147 630 064)
ATF LAMBERT TRADING TRUST (ABN 14 131 536 781)

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report

Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

INITIAL INSTRUCTIONS

| | | | |
|--|---|-----------------------|-----------------------------|
| Your Reference: | N/A | Our Reference: | 201205046 AW:aw |
| Client Name/Primary Lender (Addressee): | Shire of Cuballing | Business Unit: | N/A |
| Instructing Officer: | Monique D'Alton | Fax/Email: | payroll@cuballing.wa.gov.au |
| Borrower(s): | N/A | | |
| Security Address: | Lot 1 (#75) Alton Street, Cuballing WA 6311 | | |
| Estimated Value <input checked="" type="checkbox"/> | N/A | | |
| Interest to be Valued: | An estate in Fee Simple subject to any registered encumbrances affecting the land | | |
| Purpose of Valuation: | Fair Market Value | | |
| Special Instructions: | Nil | | |
| Assumptions, Conditions and Limitations: | Particular assumptions, limitations or qualifications are set out below and are in addition to general assumptions, conditions and limitations made elsewhere in this report. <ul style="list-style-type: none"> • Nil | | |
| Extended Parties: | Nil | | |

PROPERTY SUMMARY

| | | | | |
|-------------------------------|-----------------------------------|---------------|----------------------------|------------------------------------|
| Title Details: | Lot: 1 | Diagram: 3158 | Volume: 474 | Folio: 93 |
| Registered Proprietor: | Certificate of Title not searched | | | |
| Encumbrances: | Certificate of Title not searched | | | |
| Site Dimensions: | Area: 1,427m ² | Frontage: 16m | Depth (Left/Right): 88/88m | |
| Zoning/Instrument: | Rural Townsite under TPS No 2 | | | LGA: Shire of Cuballing |
| Marketability: | Fair | | | |
| Environmental Issues: | None known | | | Heritage Issues: None known |
| Essential Repairs: | None apparent | | | |

RISK ANALYSIS SUMMARY

| Property Risk | 1 | 2 | 3 | 4 | 5 | Market Risk | 1 | 2 | 3 | 4 | 5 |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Location & Neighbourhood: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Reduced Value Next 2-3 yrs: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Land (Incl Planning & Title): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Market Volatility: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental Issues: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Local Economy Impact: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Improvements: N/A | | | | | | Market Segment Conditions: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Risk Ratings: 1=low 2=Low to Medium 3=Medium 4=Medium to High 5=High

Risk Analysis Explanatory Note: *Commentary is required on any '4' or '5' Risk Ratings, or for three or more '3' Risk Ratings. See 'Comments' section overleaf for detail.*

VALUATION & ASSESSMENT SUMMARY

| Date of Issue: | 8 June 2012 | Date of Inspection: | 8 June 2012 | Date of Valuation: | 8 June 2012 |
|------------------------------|------------------|---------------------|-----------------------------------|--------------------|-------------|
| Value Component | As Is | As If Complete | Other Assessments | | |
| Land (Incl Planning, Title): | \$ 42,500 | N/A | Rental Value Unfurnished: | \$ | N/A |
| Improvements: | \$ N/A | N/A | Replacement Insurance (GST Excl): | \$ | N/A |
| Market Value (Incl Nil GST): | \$ 42,500 | N/A | | | |

NOTE: All data provided in this summary page are wholly reliant on and must be read in conjunction with the information provided in the balance of this report including 'Assumptions, Conditions and Limitations'. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

LAND

| | | | |
|---------------------------------|---|---|------------------------------|
| Property Identification: | Certificate of Title - No | Cadastral Map - Yes | Site inspection - Yes |
| Zoning Effect: | Complies | | |
| Location/Neighbourhood: | Town/Suburb | Cuballing | |
| | Distances | 192km south/east of Perth via Brookton Highway | |
| | Population | 890 persons at the 2006 National Census | |
| | Economy/Function | The town provides support services to the local agricultural community and is the administrative centre of the Shire. | |
| | Locality | Comprises established housing with limited vacant land. Quiet location. | |
| | Public Facilities | Shops, schools and public transport are available in the district. | |
| Site Description: | Shape | Site is rectangular in shape | |
| | Contour/Elevation | Level throughout | |
| | Soils | Comprise a sandy nature and appear well drained | |
| | Vegetation | Cleared for house construction. | |
| Access: | Primary Road | Residential grade single, 2 lane bituminised carriageway with concrete kerbing and drainage | |
| | Secondary Road | Bituminised carriageway to the rear boundary | |
| Available Site Services: | Water, deep sewerage, electricity, gas, and phone | | |

MAIN BUILDING - EXTERNAL

The site is vacant

GROUND AND OTHER IMPROVEMENTS

The property features the following ground and other improvements:

- Property is predominantly cleared for residential construction. Located on the lot at the time of inspection was play equipment to the middle and 2 bus stops to the rear.

SALES EVIDENCE

NOTE: In accordance with Property Pro Supporting Memorandum 2002, only the 3 most recent comparable sales should be provided. Details of any additional sales that were considered are retained on file.

| Address | Price | Date |
|-----------------------------|----------|-----------|
| 10 Corrie Street, Cuballing | \$90,000 | July 2011 |

Description

A vacant 8,088m² rural residential lot. Property is cleared for residential construction and is level throughout. Property has rear gravel path access and zoning of Rural townsite R5.

Comments and Comparison

Overall considered to be superior to the subject property due to lot size.





Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

| Address | Price | Date |
|--|----------|------------|
| 222 Cuballing East Road, Cuballing | \$50,000 | April 2012 |
| Description A vacant 5,049m ² rural residential lot. Property is cleared for residential construction and is level throughout, has dual access as lot is a corner lot Property and zoning of Rural townsite R5. | | |
| Comments and Comparison Overall considered to be slightly superior to the subject property due to lot size. | | |
|  | | |
| 38 Besston Street, Cuballing | \$72,500 | June 2010 |
| Description A vacant 11,478m ² rural residential lot. Property is predominantly cleared for residential construction and slopes up to the north boundary. Property and zoning of Rural Residential. | | |
| Comments and Comparison Overall considered to be superior to the subject property due to lot size. | | |
|  | | |
| 15 McCarthy Street, Yornaning | \$30,000 | July 2011 |
| Description Property comprises 3 lots with a combined area of 3,036m ² . Lot are all identical in size and shape and level with the road. | | |
| Comments and Comparison Overall considered to be slightly inferior to the subject due to location. | | |

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

| Address | Price | Date |
|--|----------|-----------|
| 10 Stratford Street, Pingelly | \$20,500 | July 2011 |
| Description A vacant 1,214m ² semi rural residential lot. Property is level with the road and cleared for construction. | | |
| Comments and Comparison Overall considered to be inferior to the subject due to location and lot size. | | |

MARKET ACTIVITY

| | |
|---|--|
| Latest Sale of Subject Property: | N/A (<i>Within last 3 years only</i>) |
| Level of market activity: | Limited number of sales of closely comparable properties generally being smaller/larger, dated, better/worse located, difficult to locate, etc. This is considered to be as a consequence of location in a semi rural township. Accordingly, we have considered evidence from a broader range of properties including Yornaning and made appropriate allowances for differences in location/size/age/condition/zoning/etc. Consequently, some precision may be lost. |
| Recent market direction: | Static |
| Two or Multi-tiered market: | No |

COMMENTS

Risk Analysis Explanatory Note (any '4' or '5' Risk Ratings, or for three or more '3' Risk Ratings)

The subject property is located within a regional township and as such demand for residential properties is limited, with properties on the market often for extended selling periods in comparison to residential properties within larger regional or metropolitan areas. The strength of the residential property market is closely linked to the ongoing strength of the local rural economy and commodity prices, as such during periods of low commodity prices or economic downturn a reduction in values can occur. The location and market risk ratings have therefore been increased so as to reflect this greater risk.

Highest and Best Use

This valuation is based on the highest and best use of the property which is considered to be its current use as a residence.

Strengths

Cleared for residential construction

Weaknesses

Semi rural location

General

Based on the available sales evidence the fair market value of the subject property is considered to fall within the range \$35,000 to \$45,000 and having regard to the location, size of the residence, presentation, and current market sentiment I have adopted a value which falls to the upper end of the range. Accordingly the fair market value of the subject property in this instance is considered to be \$42,500.

STRATA TITLE

Property is not Strata Titled

SECURITISATION REQUIREMENTS

- Not subject to flooding or land slip
- Not affected by main road acquisition
- No electrical easements
- Not affected by rail.
- Not affected by pests
- Not affected by heritage issues
- Not affected by encroachments
- No environmental hazards

VALUER AUTHORITY

Independent Valuers of WA certifies that the property was inspected on the date shown and the assessments have been carried out as at the date of valuation.

Independent Valuers of WA advises that the signatories below may not necessarily have been the inspecting valuer(s) with the valuation process being supervised by a Fellow or Associate member of the Australian Property Institute who are also licensed under the Western Australian Land Valuers Licensing Act 1978.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

| | |
|-----------------|---|
| Valuer: | Ross Lambert AAPI Managing Director Certified Practising Valuer Licensed Valuer 44131 (WA) |
| Firm: | Independent Valuers of Western Australia |
| Address: | 47 Railway Parade, Mount Lawley WA 6050 |
| Phone: | (08) 9271 9500 |
| Fax: | (08) 9271 9555 |
| Email: | admin@ivwa.com.au |

ATTACHMENTS

- Photographs
- Assumptions, Conditions and Limitations
- Copy of Instruction to Value/Copy of written confirmation of receipt of verbal instruction
- Copy of building contract and plans (where applicable) as supplied by instructing party

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

PHOTOGRAPHS



Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Supporting Memorandum

This report is made in accordance with the Australian Property Institute (API) PropertyPRO™ Residential Valuation and Security Assessment Supporting Memorandum approved 8 May 1998, revised 9 August 2002 and must be interpreted with that Memorandum.

Currency

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Independent Valuers of Western Australia does not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, Independent Valuers of Western Australia does not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Conflict of Interest

Neither the responsible valuer, nor any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

Limitation

Neither the whole, nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement or published in part or full in any way, without written approval of the form and context in which it may appear.

Exclusivity

This report has been prepared for the private and confidential use of the client to whom it is addressed and parties to whom liability has been extended (if any) and should not be reproduced, either wholly or in part, or relied upon by third parties for any use without the express authority of Independent Valuers of Western Australia. No responsibility will be accepted for photocopied signatures.

Third Parties

This report is for the use only of the party to whom it is addressed and for no other purpose and no responsibility is accepted to any third party for the whole or part of its contents.

Mortgage Insurer

The mortgage insurer noted at the front of this report may rely upon this valuation for mortgage insurance purposes.

Prudent Lender

If the person or entity making a loan based on this valuation advice is not an authorised deposit taking institution within the meaning of the of the Banking Act 1959 (including, but not limited to any bank, building society or credit union), then this valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.

Title Search

A Title Search has not been carried out and, for the purpose of this valuation, it is assumed there are no easements, encumbrances or restrictive covenants which may enhance or detract from the value of the property.

Reliance should not be placed on the valuation report unless or until a title search is undertaken. In the event that the title search reveals any information or discrepancy that may affect the value of the property, the valuer's opinion should be obtained before reliance is placed on the valuation.

Security Recommendation

In accordance with the Australian Property Institute's *Australia and New Zealand Valuation and Property Standards*, a security recommendation has not been made as to the suitability of the security as this is a commercial decision for the lender which may not only be based on the content of this report, but may also extend to factors beyond the property itself. It is not normally appropriate for the Valuer to recommend a loan to value ratio (LVR) or percentage to advance.

Market Value

In accordance with the International Valuation Standards Committee (IVSC), the definition of market value is as follows:

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

Assessment of market value includes chattels such as fixed floor coverings, light fittings, curtains, dishwasher, etc which are normally sold with residential properties.

"As Is" Valuation

A valuation that provides the current market value of the property as it currently exists rather than the value of the proposed development.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS (CONTINUED)

"As If Complete" Valuation

A valuation that assumes the proposed development to be in a completed state as at the date of valuation and reflects current market conditions at the date of valuation.

Forced Sale Value

The expressions 'forced sale value' and 'distress sale value' are considered to be inconsistent with the concept of 'market value' and represent expressions of property prices achieved under different selling conditions.

'The current forced sale assessment is based on a sale by the mortgagee (or receiver, etc, as appropriate) at public auction or within a reasonable period after such auction having regard to the nature of the subject property, after full and proper marketing and it reflects the valuer's view of the market conditions prevailing at the date of this report.'

Authorisation for Issue

This valuation is authorised for issue by the Managing Director or Acting Managing Director. This authority indicates that the valuation is made under the umbrella of Independent Valuers of Western Australia, but does not imply that the Managing Director or Acting Managing Director had direct input into the valuation or undertook a supervisory role.

Market Movement

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Independent Valuers of Western Australia does not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, Independent Valuers of Western Australia does not assume any responsibility or accept any liability where this valuation is relied upon after expiration of three (3) months from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Insurance Estimate

The valuer undertaking this valuation is not a Quantity Surveyor and, as such, this insurance estimate is based upon published cost data and is intended as a guide only. A copy of the specific insurance policy has not been provided. The insurance estimate is based on a total destruction of the existing improvements and their replacement with improvements of an identical size, quality and amenity, but having regard to modern building techniques and materials. It also includes provision for cost escalation during the period of insurance and rebuilding process, allowances for demolition and site cleanup and professional fees. The cost of alternative rental accommodation is not included. It is recommended you check that the above basis is consistent with the type of insurance cover taken.

State of Repair

It should be noted that, whilst careful inspection of the improvements has been carried out, a detailed structural survey and testing of any of the services or inspection of unexposed or inaccessible portions of the building have not been completed. Therefore, it is not possible to confirm that these are free from defect, rot or infestation. The valuer's inspection does not constitute a structural survey and is not intended as such. Prospective purchasers, mortgagors or mortgagees need to make their own enquiries in this regard.

This valuation is made on the basis that the property is structurally sound and maintained to a reasonable state of repair relative to its age. If any structural issues are noted or confirmed in a structural survey, any effect on the value stated in this report will need to be reassessed.

Title Boundaries

It should be noted that, whilst careful inspection of the property has been carried out, a detailed site survey has not been completed. Therefore, it is not possible to confirm that the buildings are correctly sited within the legal lot boundaries. The valuer's inspection does not constitute a site survey and is not intended as such. Prospective purchasers, mortgagors or mortgagees need to make their own enquiries in this regard.

This valuation is made on the basis that there are no encroachments by or upon the property and this should be confirmed by a current survey report and/or advice from a Registered Surveyor. If any encroachments are noted or confirmed in a survey report, any effect on the value stated in this report will need to be reassessed.

Native Title

The value and utility of land can be adversely affected by the presence of Aboriginal Sacred Sites. Aboriginal requirements can only be determined by the appointment of an appropriate expert. Therefore, it cannot be warranted that there are no such sites on the land.

An Aboriginal Heritage Sites Register is determined under Section 38 of the State's Aboriginal Heritage Act 1972 and is maintained by the Department of Indigenous Affairs. In accordance with information from the Department of Indigenous Affairs, the Register is not considered conclusive evidence.

Under the Native Title Act 1993, native title has been extinguished over land which is held in freehold. Enquiries with the Department of Planning and Infrastructure reveal that Special Leases under Section 116 of the Land Act 1993 also extinguish native title.

Accordingly, this valuation has been undertaken on a freehold fee simple basis and any allowance for possible native title claim over the land has not been considered. If it is determined that the property is so affected, the right to review this valuation is reserved.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS (CONTINUED)

Heritage Listing

The Heritage Council of Western Australia maintains a register of Heritage Places under the Heritage of Western Australia Act 1990. The State Register of Heritage Places recognises a place's value and importance to Western Australia and includes buildings, structures, gardens, cemeteries, landscapes and archaeological sites. The State Register provides a recognised heritage place with statutory protection to ensure that it is conserved into the future.

The Heritage Places Database not only includes places listed in the State Register, but also those listed in Local Government Municipal Inventories, the Commonwealth's Register of the National Estate and the National Trust's List of Classified Places.

No search of the State Register of Heritage Places has been undertaken; however, it is considered unlikely there are any such issues which may affect the value of the subject property.

Contamination

The client acknowledges and recognises that the valuer is not expert in identifying environmental hazards and compliance requirements affecting properties. The valuer has endeavoured to identify all matters of environmental concern and, from investigations, is not aware of any significant environmental problem which may affect the subject or surrounding properties. The valuer will not be liable nor responsible for his failure to identify all such matters of environmental concern and the impact which any environmental related issued has on the property and its value, including loss arising from site contamination, non-compliance with environmental laws, or costs associated with the clean-up of a property in which an environmental hazard has been recognised, including action by the Environmental Protection Authority to recover clean-up costs pursuant to the Environmental Protection Act.

GST (A New Tax System (Goods and Services Tax) Act 1999)

A Goods and Services Tax (GST) became effective on 1 July 2000.

Existing residential properties, designed and used for residential purposes, are exempt from GST. The sale of a rural property can be a GST-free supply under certain circumstances.

For this reason, all analyses and values in this valuation, unless stated otherwise, are inclusive of nil GST.

Searches and Requisitions

Whilst every reasonable care has been taken during the valuer's inspection of the property and in making relevant enquiries, a Written Flood Search, Written Town Planning Certificate, Special Inspection Search by the Local Authority Building Department, Structural Survey by an Architect or Engineer, or Identification Survey by a Licensed Surveyor have undertaken or requested. In the absence of these formal searches or enquiries, it is assumed that the results of any such searches would not disclose any matters significantly affecting the value of the property.

Approvals

It is assumed that any improvements upon the property comply in all material respects with any restrictive covenants affecting the site and have been built and are occupied and being operated, in all material respects, in full compliance with all requirements of the law, including all zoning, land-use classification, building, planning, fire and health by-laws (including asbestos), rules, regulations, orders and codes of all authorities and that there are no outstanding requisitions.

Serviced Apartments under Lease to Operator

If this valuation is assessed on an 'in use' basis reflecting the terms of the current lease as a serviced apartment and including the value of furniture and fittings and if the 'in use' value is used for security purposes, it is essential that the Bank take a charge over all assets by means of a Registered Mortgage (freehold) and a Registered Equitable Mortgage or Bill of Sale (furniture and fittings).

Realisation Expenses

No allowance has been made in this valuation for realisation expenses.

Measurement

Measurement has been undertaken in accordance with standards set out by the Property Council of Australia.

In the case of Strata Titled properties, the measurements shown in the Strata Plan are assumed to be correct and have been adopted for valuation purposes.

Sale and Ownership Data

This valuation relies on information supplied to Independent Valuers of Western Australia by the State Government's Landgate office through a private supplier and the right to amend this report is reserved should this information prove incorrect.

Although all comparison properties are inspected, physical internal inspection is generally not possible and information provided by the selling agent and/or Landgate's summary of property description is assumed to be correct and relied upon to assist in making fair comparisons.

Highest and Best Use

The highest and best use has been determined considering the most probable use that is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS (CONTINUED)

Assignment of Valuation

Should this valuation be subject to assignment, confirmation, reissue or other act, the signing valuer(s) has/have not reinspected the property nor undertaken further investigation or analysis as to any changes since the initial valuation and accept no responsibility for reliance upon the initial valuation other than as a valuation of the property as at the date of the initial valuation.

Extended Liability

This report has been prepared for the private and confidential use of the client to whom it is addressed and parties to whom liability has been extended (if any) and should not be reproduced, either wholly or in part, or relied upon by third parties for any use without the express authority of Independent Valuers of Western Australia.

Insurance

A copy of the specific insurance policy has not been provided or requested.

This estimate is based on the replacement cost of buildings plus provisions for cost escalations, demolition and site clearing, professional fees and contingencies. Total destruction of the existing improvements and their replacement with improvements of an identical size, quality and amenity but having regard to modern building techniques and materials is assumed. Reinstatement has regard to the Local Authority's current Town Planning Scheme.

This assessment excludes the following:

- Any allowance for loss of income;
- Tenant's costs in the event of total or partial destruction of the improvements;
- Contents, furniture, equipment and tenant's belongings;
- The cost of emergency, alternative or temporary rental accommodation during the reasonable time for reinstatement of the building;
- Retaining walls;
- Remediation of any environmental hazard or contamination that may exist on the site;
- Alterations or additions made after the date of valuation;
- Special conditions of current or proposed Building Bylaws or R Codes including provision for purchase of additional land and buildings;
- Unpredictable increases in building costs due to "catastrophe" and mass disasters.

Replacement insurance for Strata Developments is generally the responsibility of the Body Corporate.

It is recommended that you check that the above basis is consistent with the type of insurance cover taken.

We caution that buildings which contain hazardous or potentially contaminating materials may be uninsurable. In order for the risk to be covered by an insurer, replacement or encapsulation of these materials may be required. This insurance assessment assumes that the building is insurable.

Elements of the Risk Analysis

| | |
|------------------------------|--|
| Location & Neighbourhood | This Risk Rating reflects an overall rating for these two aspects. |
| Land (Incl Planning & Title) | Land in this instance refers not only to the land physically, but also to access, services, planning and title. |
| Environmental Issues | This aspect of the Risk Analysis covers a range of environmental issues including contamination (refer to Environmental Issues heading). |
| Improvements | This aspect refers to all improvements, whether the main building or ancillary improvements (and for a TBE - Proposed Dwelling, Extensions or Renovations, would include concerns about aspects of the project or tender). |
| Reduced Value next 2 - 3 yrs | This Risk Rating is an indication of the level of risk of this property reducing in value over the next 2-3 years. It is a forward-looking summary rating taking into account aspects affecting, or likely to affect, the value of the property. The assessment is made on the basis of information that is common knowledge and/or readily ascertainable in the market and having regard to reasonably foreseeable events as at the date of the assessment. The rating cannot be expected to reflect information that was not common knowledge, or conditions, events or circumstances that occur subsequently or unexpectedly. |
| Market Volatility | This aspect reflects the risk of significant adverse impact on the value of the property of the market changing direction rapidly. While this will reflect historical performance, reasonably foreseeable events should also be taken into account. |
| Local Economy Impact | This aspect reflects the extent to which a significant change in the local economy is impacting adversely and/or the risk that it may impact adversely on the value of the property in the 2-3 year time frame. |
| Market Segment Conditions | This aspect reflects the extent to which the condition of the market in this particular market segment is impacting or may impact adversely on the property. |

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 1 (#75) Alton Street, Cuballing WA 6311

INSTRUCTIONS

PLEASE SIGN AND RETURN BY FAX TO (08) 9271 9555 or EMAIL TO admin@iwa.com.au

To:

Independent Valuers of Western Australia
PO Box 277
Mount Lawley WA 6929

QUOTE NO: 1557, 25 May 2012
FEE QUOTED: \$1,250 Plus GST

AUTHORITY TO UNDERTAKE A VALUATION

Lot 1 Alton St, Cuballing
&
3 vacant blocks of land
for Market Value Purposes

(PLEASE PRINT CLEARLY ALL DETAILS BELOW)

I/We Shire of Cuballing

hereby accept the above quotation, terms and conditions, and authorise Independent Valuers of Western Australia to conduct a Valuation of the above-named property or properties and I/We accept to pay the agreed fee on receipt of Independent Valuers of Western Australia's letter of advice confirming that the Valuation Report is complete and ready for postage or collection.

Name and Address to be shown on Invoice: Shire of Cuballing
PO Box 13 Cuballing WA 6311

Address for Delivery of Report as above

Is the property currently subject to any of the following? (Tick those known)

- Lease or Offer/Invitation to Lease Contract of Sale/Offer to Purchase Marketing for Sale/Lease Work/Health Order
 Contamination Order Heritage Order or Listing Application for Rezoning Application for Development

If so, please provide details and a copy of all relevant documentation.

Special Instructions (add page if necessary) Purchase Order # 6319.
Lot 12 Campbell St Lot 139 Brundell St.
Lot 135 Andover St

Contact Details: Phone/Mobile and Email 98836031
payroll@cuballing.wa.gov.au

Date: 25 May 2012 Signed:

MONIQUE D'ALTON.
(PRINT NAME)

Liability limited by a scheme approved under Professional Standards Legislation

Quote 1557 Monique, Cuballing, Lot 1 Alton Rd & 3 vacant blocks of land - SHire of Cuballing.docx

Page 2



Independent Valuers of Western Australia

Rpt PropPRO v9.4

PO Box 277, Mt Lawley WA 6929 Ph: 9271 9500

INDEPENDENT VALUERS OF WESTERN AUSTRALIA PTY LTD (ACN 147 630 064)
ATF LAMBERT TRADING TRUST (ABN 14 131 536 781)

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report

Security: Lot 139 (#19) Brundell Street, Cuballing WA 6311

INITIAL INSTRUCTIONS

| | | | |
|--|---|-----------------------|-----------------------------|
| Your Reference: | N/A | Our Reference: | 201205048 AW:aw |
| Client Name/Primary Lender (Addressee): | Shire of Cuballing | Business Unit: | N/A |
| Instructing Officer: | Monique D'Alton | Fax/Email: | payroll@cuballing.wa.gov.au |
| Borrower(s): | N/A | | |
| Security Address: | Lot 139 (#19) Brundell Street, Cuballing WA 6311 | | |
| Estimated Value <input checked="" type="checkbox"/> | N/A | | |
| Interest to be Valued: | An estate in Fee Simple subject to any registered encumbrances affecting the land | | |
| Purpose of Valuation: | Fair Market Value | | |
| Special Instructions: | Nil | | |
| Assumptions, Conditions and Limitations: | Particular assumptions, limitations or qualifications are set out below and are in addition to general assumptions, conditions and limitations made elsewhere in this report. <ul style="list-style-type: none"> • Nil | | |
| Extended Parties: | Nil | | |

PROPERTY SUMMARY

| | | | | |
|-------------------------------|-----------------------------------|---------------|---------------------------------|------------|
| Title Details: | Lot: 139 | Plan: 222344 | Volume: 2206 | Folio: 996 |
| Registered Proprietor: | Certificate of Title not searched | | | |
| Encumbrances: | Certificate of Title not searched | | | |
| Site Dimensions: | Area: 5,621m ² | Frontage: 65m | Depth (Left/Right): 106/81m | |
| Zoning/Instrument: | Rural Townsite R2 under TPS No 2 | | LGA: Shire of Cuballing | |
| Main Building: | Vacant Land | | Current Use: Vacant Land | |

RISK ANALYSIS SUMMARY

| Property Risk | 1 | 2 | 3 | 4 | 5 | Market Risk | 1 | 2 | 3 | 4 | 5 |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Location & Neighbourhood: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Reduced Value Next 2-3 yrs: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Land (Incl Planning & Title): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Market Volatility: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental Issues: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Local Economy Impact: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Improvements: | N/A | | | | | Market Segment Conditions: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Risk Ratings: 1=low 2=Low to Medium 3=Medium 4=Medium to High 5=High

Risk Analysis Explanatory Note: *Commentary is required on any '4' or '5' Risk Ratings, or for three or more '3' Risk Ratings. See 'Comments' section overleaf for detail.*

VALUATION & ASSESSMENT SUMMARY

| Date of Issue: | 8 June 2012 | Date of Inspection: | 7 June 2012 | Date of Valuation: | 7 June 2012 |
|-------------------------------------|------------------|----------------------------|-----------------------------------|---------------------------|-------------|
| Value Component | As Is | As If Complete | Other Assessments | | |
| Land (Incl Planning, Title): | \$ 50,000 | N/A | Rental Value Unfurnished: | \$ | N/A |
| Improvements: | \$ N/A | N/A | Replacement Insurance (GST Excl): | \$ | N/A |
| Market Value (Incl Nil GST): | \$ 50,000 | N/A | | | |



NOTE: All data provided in this summary page are wholly reliant on and must be read in conjunction with the information provided in the balance of this report including 'Assumptions, Conditions and Limitations'. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 139 (#19) Brundell Street, Cuballing WA 6311

| | | |
|--|--------------------------|---------------------------|
| Address 222 Cuballing East Road, Cuballing | Price \$50,000 | Date April 2012 |
| Description A vacant 5,049m ² rural residential lot. Property is cleared for residential construction and is level throughout, has dual access as lot is a corner lot Property and zoning of Rural townsite R5. | | |
| Comments and Comparison Overall considered to be comparable to the subject property due to lot size. | | |
|  | | |
| Address 38 Besston Street, Cuballing | Price \$72,500 | Date June 2010 |
| Description A vacant 11,478m ² rural residential lot. Property is predominantly cleared for residential construction and slopes up to the north boundary. Property and zoning of Rural Residential. | | |
| Comments and Comparison Overall considered to be superior to the subject property due to lot size. | | |
|  | | |
| Address 15 McCarthy Street, Yornaning | Price \$30,000 | Date July 2011 |
| Description Property comprises 3 lots with a combined area of 3,036m ² . Lot are all identical in size and shape and level with the road. | | |
| Comments and Comparison Overall considered to be slightly inferior to the subject due to location. | | |

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 139 (#19) Brundell Street, Cuballing WA 6311

| | |
|-----------------|---|
| Valuer: | Ross Lambert AAPI Managing Director Certified Practising Valuer Licensed Valuer 44131 (WA) |
| Firm: | Independent Valuers of Western Australia |
| Address: | 47 Railway Parade, Mount Lawley WA 6050 |
| Phone: | (08) 9271 9500 |
| Fax: | (08) 9271 9555 |
| Email: | admin@ivwa.com.au |

ATTACHMENTS

- Photographs
- Assumptions, Conditions and Limitations
- Copy of Instruction to Value/Copy of written confirmation of receipt of verbal instruction
- Copy of building contract and plans (where applicable) as supplied by instructing party

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 139 (#19) Brundell Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Supporting Memorandum

This report is made in accordance with the Australian Property Institute (API) PropertyPRO™ Residential Valuation and Security Assessment Supporting Memorandum approved 8 May 1998, revised 9 August 2002 and must be interpreted with that Memorandum.

Currency

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Independent Valuers of Western Australia does not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, Independent Valuers of Western Australia does not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Conflict of Interest

Neither the responsible valuer, nor any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

Limitation

Neither the whole, nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement or published in part or full in any way, without written approval of the form and context in which it may appear.

Exclusivity

This report has been prepared for the private and confidential use of the client to whom it is addressed and parties to whom liability has been extended (if any) and should not be reproduced, either wholly or in part, or relied upon by third parties for any use without the express authority of Independent Valuers of Western Australia. No responsibility will be accepted for photocopied signatures.

Third Parties

This report is for the use only of the party to whom it is addressed and for no other purpose and no responsibility is accepted to any third party for the whole or part of its contents.

Mortgage Insurer

The mortgage insurer noted at the front of this report may rely upon this valuation for mortgage insurance purposes.

Prudent Lender

If the person or entity making a loan based on this valuation advice is not an authorised deposit taking institution within the meaning of the of the Banking Act 1959 (including, but not limited to any bank, building society or credit union), then this valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.

Title Search

A Title Search has not been carried out and, for the purpose of this valuation, it is assumed there are no easements, encumbrances or restrictive covenants which may enhance or detract from the value of the property.

Reliance should not be placed on the valuation report unless or until a title search is undertaken. In the event that the title search reveals any information or discrepancy that may affect the value of the property, the valuer's opinion should be obtained before reliance is placed on the valuation.

Security Recommendation

In accordance with the Australian Property Institute's *Australia and New Zealand Valuation and Property Standards*, a security recommendation has not been made as to the suitability of the security as this is a commercial decision for the lender which may not only be based on the content of this report, but may also extend to factors beyond the property itself. It is not normally appropriate for the Valuer to recommend a loan to value ratio (LVR) or percentage to advance.

Market Value

In accordance with the International Valuation Standards Committee (IVSC), the definition of market value is as follows:

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

Assessment of market value includes chattels such as fixed floor coverings, light fittings, curtains, dishwasher, etc which are normally sold with residential properties.

"As Is" Valuation

A valuation that provides the current market value of the property as it currently exists rather than the value of the proposed development.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 139 (#19) Brundell Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS (CONTINUED)

Heritage Listing

The Heritage Council of Western Australia maintains a register of Heritage Places under the Heritage of Western Australia Act 1990. The State Register of Heritage Places recognises a place's value and importance to Western Australia and includes buildings, structures, gardens, cemeteries, landscapes and archaeological sites. The State Register provides a recognised heritage place with statutory protection to ensure that it is conserved into the future.

The Heritage Places Database not only includes places listed in the State Register, but also those listed in Local Government Municipal Inventories, the Commonwealth's Register of the National Estate and the National Trust's List of Classified Places.

No search of the State Register of Heritage Places has been undertaken; however, it is considered unlikely there are any such issues which may affect the value of the subject property.

Contamination

The client acknowledges and recognises that the valuer is not expert in identifying environmental hazards and compliance requirements affecting properties. The valuer has endeavoured to identify all matters of environmental concern and, from investigations, is not aware of any significant environmental problem which may affect the subject or surrounding properties. The valuer will not be liable nor responsible for his failure to identify all such matters of environmental concern and the impact which any environmental related issued has on the property and its value, including loss arising from site contamination, non-compliance with environmental laws, or costs associated with the clean-up of a property in which an environmental hazard has been recognised, including action by the Environmental Protection Authority to recover clean-up costs pursuant to the Environmental Protection Act.

GST (A New Tax System (Goods and Services Tax) Act 1999)

A Goods and Services Tax (GST) became effective on 1 July 2000.

Existing residential properties, designed and used for residential purposes, are exempt from GST. The sale of a rural property can be a GST-free supply under certain circumstances.

For this reason, all analyses and values in this valuation, unless stated otherwise, are inclusive of nil GST.

Searches and Requisitions

Whilst every reasonable care has been taken during the valuer's inspection of the property and in making relevant enquiries, a Written Flood Search, Written Town Planning Certificate, Special Inspection Search by the Local Authority Building Department, Structural Survey by an Architect or Engineer, or Identification Survey by a Licensed Surveyor have undertaken or requested. In the absence of these formal searches or enquiries, it is assumed that the results of any such searches would not disclose any matters significantly affecting the value of the property.

Approvals

It is assumed that any improvements upon the property comply in all material respects with any restrictive covenants affecting the site and have been built and are occupied and being operated, in all material respects, in full compliance with all requirements of the law, including all zoning, land-use classification, building, planning, fire and health by-laws (including asbestos), rules, regulations, orders and codes of all authorities and that there are no outstanding requisitions.

Serviced Apartments under Lease to Operator

If this valuation is assessed on an 'in use' basis reflecting the terms of the current lease as a serviced apartment and including the value of furniture and fittings and if the 'in use' value is used for security purposes, it is essential that the Bank take a charge over all assets by means of a Registered Mortgage (freehold) and a Registered Equitable Mortgage or Bill of Sale (furniture and fittings).

Realisation Expenses

No allowance has been made in this valuation for realisation expenses.

Measurement

Measurement has been undertaken in accordance with standards set out by the Property Council of Australia.

In the case of Strata Titled properties, the measurements shown in the Strata Plan are assumed to be correct and have been adopted for valuation purposes.

Sale and Ownership Data

This valuation relies on information supplied to Independent Valuers of Western Australia by the State Government's Landgate office through a private supplier and the right to amend this report is reserved should this information prove incorrect.

Although all comparison properties are inspected, physical internal inspection is generally not possible and information provided by the selling agent and/or Landgate's summary of property description is assumed to be correct and relied upon to assist in making fair comparisons.

Highest and Best Use

The highest and best use has been determined considering the most probable use that is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 139 (#19) Brundell Street, Cuballing WA 6311

INSTRUCTIONS

PLEASE SIGN AND RETURN BY FAX TO (08) 9271 9555 or EMAIL TO admin@ivwa.com.au

To:

Independent Valuers of Western Australia
PO Box 277
Mount Lawley WA 6929

QUOTE NO: 1557, 25 May 2012
FEE QUOTED: \$1,250 Plus GST

AUTHORITY TO UNDERTAKE A VALUATION

Lot 1 Alton St, Cuballing
&
3 vacant blocks of land
for Market Value Purposes

(PLEASE PRINT CLEARLY ALL DETAILS BELOW)

I/We Shire of Cuballing

hereby accept the above quotation, terms and conditions, and authorise Independent Valuers of Western Australia to conduct a Valuation of the above-named property or properties and I/We accept to pay the agreed fee on receipt of Independent Valuers of Western Australia's letter of advice confirming that the Valuation Report is complete and ready for postage or collection.

Name and Address to be shown on invoice Shire of Cuballing
PO Box 13 Cuballing WA 6311

Address for Delivery of Report as above

Is the property currently subject to any of the following? (Tick those known)

- Lease or Offer/Invitation to Lease
Contract of Sale/Offer to Purchase
Marketing for Sale/Lease
Work/Health Order
Contamination Order
Heritage Order or Listing
Application for Rezoning
Application for Development

If so, please provide details and a copy of all relevant documentation.

Special Instructions (add page if necessary) Purchase Order # 6319.
Lot 12 Campbell St Lot 139 Brundell St.
Lot 135 Andover St

Contact Details: Phone/Mobile and Email 98836031
payroll@cuballing.wa.gov.au

Date: 25 May 2012 Signed: Monique D'Alton
(Print Name)

Liability limited by a scheme approved under Professional Standards Legislation

Quote 1557 Monique, Cuballing, Lot 1 Alton Rd & 3 vacant blocks of land - SHire of Cuballing.docx



Independent Valuers of Western Australia

Rpt PropPRO v9.4

PO Box 277, Mt Lawley WA 6929 Ph: 9271 9500

INDEPENDENT VALUERS OF WESTERN AUSTRALIA PTY LTD (ACN 147 630 064)
ATF LAMBERT TRADING TRUST (ABN 14 131 536 781)

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report

Security: Lot 135 (#73) Andover Street, Cuballing WA 6311

INITIAL INSTRUCTIONS

Your Reference: N/A **Our Reference:** 201205049AW:aw
Client Name/Primary Lender (Addressee): Shire of Cuballing **Business Unit:** N/A
Instructing Officer: Monique D'Alton **Fax/Email:** payroll@cuballing.wa.gov.au
Borrower(s): N/A
Security Address: Lot 135 (#73) Andover Street, Cuballing WA 6311
Estimated Value N/A
Interest to be Valued: An estate in Fee Simple subject to any registered encumbrances affecting the land
Purpose of Valuation: Fair Market Value
Special Instructions: Nil
Assumptions, Conditions and Limitations: Particular assumptions, limitations or qualifications are set out below and are in addition to general assumptions, conditions and limitations made elsewhere in this report.

- Nil

Extended Parties: Nil

PROPERTY SUMMARY

Title Details: Lot: 135 Plan: 222344 Volume: 2206 Folio: 993
Registered Proprietor: Certificate of Title not searched
Encumbrances: Certificate of Title not searched
Site Dimensions: Area: 9,628m² Frontage: 85m Depth (Left/Right): 96/132m
Zoning/Instrument: Rural Residential under TPS No 2 **LGA:** Shire of Cuballing
Main Building: Vacant Land **Current Use:** Vacant Land

RISK ANALYSIS SUMMARY

| Property Risk | 1 | 2 | 3 | 4 | 5 | Market Risk | 1 | 2 | 3 | 4 | 5 |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Location & Neighbourhood: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Reduced Value Next 2-3 yrs: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Land (Incl Planning & Title): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Market Volatility: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental Issues: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Local Economy Impact: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Improvements: N/A | | | | | | Market Segment Conditions: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Risk Ratings: 1=low 2=Low to Medium 3=Medium 4=Medium to High 5=High

Risk Analysis Explanatory Note: *Commentary is required on any '4' or '5' Risk Ratings, or for three or more '3' Risk Ratings. See 'Comments' section overleaf for detail.*

VALUATION & ASSESSMENT SUMMARY

| Date of Issue: | | Date of Inspection: | | Date of Valuation: | |
|-------------------------------------|------------------|---------------------|-----------------------------------|--------------------|-----|
| 8 June 2012 | | 7 June 2012 | | 7 June 2012 | |
| Value Component | As Is | As If Complete | Other Assessments | | |
| Land (Incl Planning, Title): | \$ 70,000 | N/A | Rental Value Unfurnished: | \$ | N/A |
| Improvements: | \$ N/A | N/A | Replacement Insurance (GST Excl): | \$ | N/A |
| Market Value (Incl Nil GST): | \$ 70,000 | N/A | | | |



NOTE: All data provided in this summary page are wholly reliant on and must be read in conjunction with the information provided in the balance of this report including 'Assumptions, Conditions and Limitations'. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 135 (#73) Andover Street, Cuballing WA 6311


| | | |
|--|--------------------------|---------------------------|
| Address 222 Cuballing East Road, Cuballing | Price \$50,000 | Date April 2012 |
| Description A vacant 5,049m ² rural residential lot. Property is cleared for residential construction and is level throughout, has dual access as lot is a corner lot Property and zoning of Rural townsite R5. | | |
| Comments and Comparison Overall considered to be inferior to the subject property due to lot size. | | |
|  | | |
| Address 38 Besston Street, Cuballing | Price \$72,500 | Date June 2010 |
| Description A vacant 11,478m ² rural residential lot. Property is predominantly cleared for residential construction and slopes up to the north boundary. Property and zoning of Rural Residential. | | |
| Comments and Comparison Overall considered to be comparable to the subject property due to lot size. | | |
|  | | |
| Address 15 McCarthy Street, Yornaning | Price \$30,000 | Date July 2011 |
| Description Property comprises 3 lots with a combined area of 3,036m ² . Lot are all identical in size and shape and level with the road. | | |
| Comments and Comparison Overall considered to be inferior to the subject due to location. | | |

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 135 (#73) Andover Street, Cuballing WA 6311

| | | |
|--|--|---|
| Valuer: Firm: Address: Phone: Fax: Email: | Ross Lambert AAPI Managing Director Certified Practising Valuer Licensed Valuer 44131 (WA) Independent Valuers of Western Australia 47 Railway Parade, Mount Lawley WA 6050 (08) 9271 9500 (08) 9271 9555 admin@ivwa.com.au |  |
|--|--|---|

ATTACHMENTS

- Photographs
- Assumptions, Conditions and Limitations
- Copy of Instruction to Value/Copy of written confirmation of receipt of verbal instruction
- Copy of building contract and plans (where applicable) as supplied by instructing party

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 135 (#73) Andover Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Supporting Memorandum

This report is made in accordance with the Australian Property Institute (API) PropertyPRO™ Residential Valuation and Security Assessment Supporting Memorandum approved 8 May 1998, revised 9 August 2002 and must be interpreted with that Memorandum.

Currency

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Independent Valuers of Western Australia does not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, Independent Valuers of Western Australia does not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Conflict of Interest

Neither the responsible valuer, nor any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

Limitation

Neither the whole, nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement or published in part or full in any way, without written approval of the form and context in which it may appear.

Exclusivity

This report has been prepared for the private and confidential use of the client to whom it is addressed and parties to whom liability has been extended (if any) and should not be reproduced, either wholly or in part, or relied upon by third parties for any use without the express authority of Independent Valuers of Western Australia. No responsibility will be accepted for photocopied signatures.

Third Parties

This report is for the use only of the party to whom it is addressed and for no other purpose and no responsibility is accepted to any third party for the whole or part of its contents.

Mortgage Insurer

The mortgage insurer noted at the front of this report may rely upon this valuation for mortgage insurance purposes.

Prudent Lender

If the person or entity making a loan based on this valuation advice is not an authorised deposit taking institution within the meaning of the of the Banking Act 1959 (including, but not limited to any bank, building society or credit union), then this valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.

Title Search

A Title Search has not been carried out and, for the purpose of this valuation, it is assumed there are no easements, encumbrances or restrictive covenants which may enhance or detract from the value of the property.

Reliance should not be placed on the valuation report unless or until a title search is undertaken. In the event that the title search reveals any information or discrepancy that may affect the value of the property, the valuer's opinion should be obtained before reliance is placed on the valuation.

Security Recommendation

In accordance with the Australian Property Institute's *Australia and New Zealand Valuation and Property Standards*, a security recommendation has not been made as to the suitability of the security as this is a commercial decision for the lender which may not only be based on the content of this report, but may also extend to factors beyond the property itself. It is not normally appropriate for the Valuer to recommend a loan to value ratio (LVR) or percentage to advance.

Market Value

In accordance with the International Valuation Standards Committee (IVSC), the definition of market value is as follows:

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

Assessment of market value includes chattels such as fixed floor coverings, light fittings, curtains, dishwasher, etc which are normally sold with residential properties.

"As Is" Valuation

A valuation that provides the current market value of the property as it currently exists rather than the value of the proposed development.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 135 (#73) Andover Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS (CONTINUED)

Heritage Listing

The Heritage Council of Western Australia maintains a register of Heritage Places under the Heritage of Western Australia Act 1990. The State Register of Heritage Places recognises a place's value and importance to Western Australia and includes buildings, structures, gardens, cemeteries, landscapes and archaeological sites. The State Register provides a recognised heritage place with statutory protection to ensure that it is conserved into the future.

The Heritage Places Database not only includes places listed in the State Register, but also those listed in Local Government Municipal Inventories, the Commonwealth's Register of the National Estate and the National Trust's List of Classified Places.

No search of the State Register of Heritage Places has been undertaken; however, it is considered unlikely there are any such issues which may affect the value of the subject property.

Contamination

The client acknowledges and recognises that the valuer is not expert in identifying environmental hazards and compliance requirements affecting properties. The valuer has endeavoured to identify all matters of environmental concern and, from investigations, is not aware of any significant environmental problem which may affect the subject or surrounding properties. The valuer will not be liable nor responsible for his failure to identify all such matters of environmental concern and the impact which any environmental related issued has on the property and its value, including loss arising from site contamination, non-compliance with environmental laws, or costs associated with the clean-up of a property in which an environmental hazard has been recognised, including action by the Environmental Protection Authority to recover clean-up costs pursuant to the Environmental Protection Act.

GST (A New Tax System (Goods and Services Tax) Act 1999)

A Goods and Services Tax (GST) became effective on 1 July 2000.

Existing residential properties, designed and used for residential purposes, are exempt from GST. The sale of a rural property can be a GST-free supply under certain circumstances.

For this reason, all analyses and values in this valuation, unless stated otherwise, are inclusive of nil GST.

Searches and Requisitions

Whilst every reasonable care has been taken during the valuer's inspection of the property and in making relevant enquiries, a Written Flood Search, Written Town Planning Certificate, Special Inspection Search by the Local Authority Building Department, Structural Survey by an Architect or Engineer, or Identification Survey by a Licensed Surveyor have undertaken or requested. In the absence of these formal searches or enquiries, it is assumed that the results of any such searches would not disclose any matters significantly affecting the value of the property.

Approvals

It is assumed that any improvements upon the property comply in all material respects with any restrictive covenants affecting the site and have been built and are occupied and being operated, in all material respects, in full compliance with all requirements of the law, including all zoning, land-use classification, building, planning, fire and health by-laws (including asbestos), rules, regulations, orders and codes of all authorities and that there are no outstanding requisitions.

Serviced Apartments under Lease to Operator

If this valuation is assessed on an 'in use' basis reflecting the terms of the current lease as a serviced apartment and including the value of furniture and fittings and if the 'in use' value is used for security purposes, it is essential that the Bank take a charge over all assets by means of a Registered Mortgage (freehold) and a Registered Equitable Mortgage or Bill of Sale (furniture and fittings).

Realisation Expenses

No allowance has been made in this valuation for realisation expenses.

Measurement

Measurement has been undertaken in accordance with standards set out by the Property Council of Australia.

In the case of Strata Titled properties, the measurements shown in the Strata Plan are assumed to be correct and have been adopted for valuation purposes.

Sale and Ownership Data

This valuation relies on information supplied to Independent Valuers of Western Australia by the State Government's Landgate office through a private supplier and the right to amend this report is reserved should this information prove incorrect.

Although all comparison properties are inspected, physical internal inspection is generally not possible and information provided by the selling agent and/or Landgate's summary of property description is assumed to be correct and relied upon to assist in making fair comparisons.

Highest and Best Use

The highest and best use has been determined considering the most probable use that is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 135 (#73) Andover Street, Cuballing WA 6311

INSTRUCTIONS

PLEASE SIGN AND RETURN BY FAX TO (08) 9271 9555 or EMAIL TO admin@ivwa.com.au

To:

Independent Valuers of Western Australia
PO Box 277
Mount Lawley WA 6929

QUOTE NO: 1557, 25 May 2012
FEE QUOTED: \$1,250 Plus GST

AUTHORITY TO UNDERTAKE A VALUATION

Lot 1 Alton St, Cuballing
&
3 vacant blocks of land
for Market Value Purposes

(PLEASE PRINT CLEARLY ALL DETAILS BELOW)

I/We Shire of Cuballing

hereby accept the above quotation, terms and conditions, and authorise Independent Valuers of Western Australia to conduct a Valuation of the above-named property or properties and I/We accept to pay the agreed fee on receipt of Independent Valuers of Western Australia's letter of advice confirming that the Valuation Report is complete and ready for postage or collection.

Name and Address to be shown on invoice Shire of Cuballing
PO Box 13 Cuballing WA 6311

Address for Delivery of Report as above

Is the property currently subject to any of the following? (Tick those known)

- Lease or Offer/Invitation to Lease
- Contract of Sale/Offer to Purchase
- Marketing for Sale/Lease
- Work/Health Order
- Contamination Order
- Heritage Order or Listing
- Application for Rezoning
- Application for Development

If so, please provide details and a copy of all relevant documentation.

Special Instructions (add page if necessary) Purchase Order # 6319.
Lot 12 Campbell St Lot 139 Brundell St.
Lot 135 Andover St

Contact Details: Phone/Mobile and Email 98836031
payroll@cuballing.wa.gov.au

Date: 25 May 2012 Signed: [Signature]
MONIQUE D'ALTON.
(PRINT NAME)

Liability limited by a scheme approved under Professional Standards Legislation

Quote 1557 Monique, Cuballing, Lot 1 Alton Rd & 3 vacant blocks of land - Shire of Cuballing.docx



Independent Valuers of Western Australia

Rpt PropPRO v9.4

PO Box 277, Mt Lawley WA 6929 Ph: 9271 9500

INDEPENDENT VALUERS OF WESTERN AUSTRALIA PTY LTD (ACN 147 630 064)
ATF LAMBERT TRADING TRUST (ABN 14 131 536 781)

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report

Security: Lot 12 (#192) Campbell Street, Cuballing WA 6311

INITIAL INSTRUCTIONS

| | | | |
|--|---|-----------------------|-----------------------------|
| Your Reference: | N/A | Our Reference: | 201205047AW:aw |
| Client Name/Primary Lender (Addressee): | Shire of Cuballing | Business Unit: | N/A |
| Instructing Officer: | Monique D'Alton | Fax/Email: | payroll@cuballing.wa.gov.au |
| Borrower(s): | N/A | | |
| Security Address: | Lot 12 (#192) Campbell Street, Cuballing WA 6311 | | |
| Estimated Value <input checked="" type="checkbox"/> | N/A | | |
| Interest to be Valued: | An estate in Fee Simple subject to any registered encumbrances affecting the land | | |
| Purpose of Valuation: | Fair Market Value | | |
| Special Instructions: | Nil | | |
| Assumptions, Conditions and Limitations: | Particular assumptions, limitations or qualifications are set out below and are in addition to general assumptions, conditions and limitations made elsewhere in this report. <ul style="list-style-type: none"> • Nil | | |
| Extended Parties: | Nil | | |

PROPERTY SUMMARY

| | | | | |
|-------------------------------|-----------------------------------|---------------|---------------------------------|------------|
| Title Details: | Lot: 12 | Plan: 50104 | Volume: 2644 | Folio: 894 |
| Registered Proprietor: | Certificate of Title not searched | | | |
| Encumbrances: | Certificate of Title not searched | | | |
| Site Dimensions: | Area: 1,165m ² | Frontage: 25m | Depth (Left/Right): 46/46m | |
| Zoning/Instrument: | Rural Townsite R20 under TPS No 2 | | LGA: Shire of Cuballing | |
| Main Building: | Vacant Land | | Current Use: Vacant Land | |

RISK ANALYSIS SUMMARY

| Property Risk | 1 | 2 | 3 | 4 | 5 | Market Risk | 1 | 2 | 3 | 4 | 5 |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Location & Neighbourhood: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Reduced Value Next 2-3 yrs: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Land (Incl Planning & Title): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Market Volatility: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental Issues: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Local Economy Impact: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Improvements: | N/A | | | | | Market Segment Conditions: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Risk Ratings: 1=low 2=Low to Medium 3=Medium 4=Medium to High 5=High

Risk Analysis Explanatory Note: *Commentary is required on any '4' or '5' Risk Ratings, or for three or more '3' Risk Ratings. See 'Comments' section overleaf for detail.*

VALUATION & ASSESSMENT SUMMARY

| Date of Issue: | 8 June 2011 | Date of Inspection: | 7 June 2012 | Date of Valuation: | 7 June 2012 |
|------------------------------|------------------|---------------------|-----------------------------------|--------------------|-------------|
| Value Component | As Is | As If Complete | Other Assessments | | |
| Land (Incl Planning, Title): | \$ 40,000 | N/A | Rental Value Unfurnished: | \$ | N/A |
| Improvements: | \$ N/A | N/A | Replacement Insurance (GST Excl): | \$ | N/A |
| Market Value (Incl Nil GST): | \$ 40,000 | N/A | | | |



NOTE: All data provided in this summary page are wholly reliant on and must be read in conjunction with the information provided in the balance of this report including 'Assumptions, Conditions and Limitations'. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 12 (#192) Campbell Street, Cuballing WA 6311

| Address | Price | Date |
|--|----------|------------|
| 222 Cuballing East Road, Cuballing | \$50,000 | April 2012 |
| Description A vacant 5,049m ² rural residential lot. Property is cleared for residential construction and is level throughout, has dual access as lot is a corner lot Property and zoning of Rural townsite R5. | | |
| Comments and Comparison Overall considered to be slightly superior to the subject property due to lot size. | | |
|  | | |
| 38 Besston Street, Cuballing | \$72,500 | June 2010 |
| Description A vacant 11,478m ² rural residential lot. Property is predominantly cleared for residential construction and slopes up to the north boundary. Property and zoning of Rural Residential. | | |
| Comments and Comparison Overall considered to be superior to the subject property due to lot size. | | |
|  | | |
| 15 McCarthy Street, Yornaning | \$30,000 | July 2011 |
| Description Property comprises 3 lots with a combined area of 3,036m ² . Lot are all identical in size and shape and level with the road. | | |
| Comments and Comparison Overall considered to be slightly inferior to the subject due to location. | | |

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 12 (#192) Campbell Street, Cuballing WA 6311

| | |
|-----------------|---|
| Valuer: | Ross Lambert AAPI Managing Director Certified Practising Valuer Licensed Valuer 44131 (WA) |
| Firm: | Independent Valuers of Western Australia |
| Address: | 47 Railway Parade, Mount Lawley WA 6050 |
| Phone: | (08) 9271 9500 |
| Fax: | (08) 9271 9555 |
| Email: | admin@ivwa.com.au |

ATTACHMENTS

- Photographs
- Assumptions, Conditions and Limitations
- Copy of Instruction to Value/Copy of written confirmation of receipt of verbal instruction
- Copy of building contract and plans (where applicable) as supplied by instructing party

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 12 (#192) Campbell Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Supporting Memorandum

This report is made in accordance with the Australian Property Institute (API) PropertyPRO™ Residential Valuation and Security Assessment Supporting Memorandum approved 8 May 1998, revised 9 August 2002 and must be interpreted with that Memorandum.

Currency

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Independent Valuers of Western Australia does not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, Independent Valuers of Western Australia does not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Conflict of Interest

Neither the responsible valuer, nor any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

Limitation

Neither the whole, nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement or published in part or full in any way, without written approval of the form and context in which it may appear.

Exclusivity

This report has been prepared for the private and confidential use of the client to whom it is addressed and parties to whom liability has been extended (if any) and should not be reproduced, either wholly or in part, or relied upon by third parties for any use without the express authority of Independent Valuers of Western Australia. No responsibility will be accepted for photocopied signatures.

Third Parties

This report is for the use only of the party to whom it is addressed and for no other purpose and no responsibility is accepted to any third party for the whole or part of its contents.

Mortgage Insurer

The mortgage insurer noted at the front of this report may rely upon this valuation for mortgage insurance purposes.

Prudent Lender

If the person or entity making a loan based on this valuation advice is not an authorised deposit taking institution within the meaning of the of the Banking Act 1959 (including, but not limited to any bank, building society or credit union), then this valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.

Title Search

A Title Search has not been carried out and, for the purpose of this valuation, it is assumed there are no easements, encumbrances or restrictive covenants which may enhance or detract from the value of the property.

Reliance should not be placed on the valuation report unless or until a title search is undertaken. In the event that the title search reveals any information or discrepancy that may affect the value of the property, the valuer's opinion should be obtained before reliance is placed on the valuation.

Security Recommendation

In accordance with the Australian Property Institute's *Australia and New Zealand Valuation and Property Standards*, a security recommendation has not been made as to the suitability of the security as this is a commercial decision for the lender which may not only be based on the content of this report, but may also extend to factors beyond the property itself. It is not normally appropriate for the Valuer to recommend a loan to value ratio (LVR) or percentage to advance.

Market Value

In accordance with the International Valuation Standards Committee (IVSC), the definition of market value is as follows:

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

Assessment of market value includes chattels such as fixed floor coverings, light fittings, curtains, dishwasher, etc which are normally sold with residential properties.

"As Is" Valuation

A valuation that provides the current market value of the property as it currently exists rather than the value of the proposed development.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 12 (#192) Campbell Street, Cuballing WA 6311

ASSUMPTIONS, CONDITIONS AND LIMITATIONS (CONTINUED)

Heritage Listing

The Heritage Council of Western Australia maintains a register of Heritage Places under the Heritage of Western Australia Act 1990. The State Register of Heritage Places recognises a place's value and importance to Western Australia and includes buildings, structures, gardens, cemeteries, landscapes and archaeological sites. The State Register provides a recognised heritage place with statutory protection to ensure that it is conserved into the future.

The Heritage Places Database not only includes places listed in the State Register, but also those listed in Local Government Municipal Inventories, the Commonwealth's Register of the National Estate and the National Trust's List of Classified Places.

No search of the State Register of Heritage Places has been undertaken; however, it is considered unlikely there are any such issues which may affect the value of the subject property.

Contamination

The client acknowledges and recognises that the valuer is not expert in identifying environmental hazards and compliance requirements affecting properties. The valuer has endeavoured to identify all matters of environmental concern and, from investigations, is not aware of any significant environmental problem which may affect the subject or surrounding properties. The valuer will not be liable nor responsible for his failure to identify all such matters of environmental concern and the impact which any environmental related issued has on the property and its value, including loss arising from site contamination, non-compliance with environmental laws, or costs associated with the clean-up of a property in which an environmental hazard has been recognised, including action by the Environmental Protection Authority to recover clean-up costs pursuant to the Environmental Protection Act.

GST (A New Tax System (Goods and Services Tax) Act 1999)

A Goods and Services Tax (GST) became effective on 1 July 2000.

Existing residential properties, designed and used for residential purposes, are exempt from GST. The sale of a rural property can be a GST-free supply under certain circumstances.

For this reason, all analyses and values in this valuation, unless stated otherwise, are inclusive of nil GST.

Searches and Requisitions

Whilst every reasonable care has been taken during the valuer's inspection of the property and in making relevant enquiries, a Written Flood Search, Written Town Planning Certificate, Special Inspection Search by the Local Authority Building Department, Structural Survey by an Architect or Engineer, or Identification Survey by a Licensed Surveyor have undertaken or requested. In the absence of these formal searches or enquiries, it is assumed that the results of any such searches would not disclose any matters significantly affecting the value of the property.

Approvals

It is assumed that any improvements upon the property comply in all material respects with any restrictive covenants affecting the site and have been built and are occupied and being operated, in all material respects, in full compliance with all requirements of the law, including all zoning, land-use classification, building, planning, fire and health by-laws (including asbestos), rules, regulations, orders and codes of all authorities and that there are no outstanding requisitions.

Serviced Apartments under Lease to Operator

If this valuation is assessed on an 'in use' basis reflecting the terms of the current lease as a serviced apartment and including the value of furniture and fittings and if the 'in use' value is used for security purposes, it is essential that the Bank take a charge over all assets by means of a Registered Mortgage (freehold) and a Registered Equitable Mortgage or Bill of Sale (furniture and fittings).

Realisation Expenses

No allowance has been made in this valuation for realisation expenses.

Measurement

Measurement has been undertaken in accordance with standards set out by the Property Council of Australia.

In the case of Strata Titled properties, the measurements shown in the Strata Plan are assumed to be correct and have been adopted for valuation purposes.

Sale and Ownership Data

This valuation relies on information supplied to Independent Valuers of Western Australia by the State Government's Landgate office through a private supplier and the right to amend this report is reserved should this information prove incorrect.

Although all comparison properties are inspected, physical internal inspection is generally not possible and information provided by the selling agent and/or Landgate's summary of property description is assumed to be correct and relied upon to assist in making fair comparisons.

Highest and Best Use

The highest and best use has been determined considering the most probable use that is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued.

Independent Valuers of Western Australia

PropertyPRO™ Residential Valuation and Security Assessment Pro-forma Report



Security: Lot 12 (#192) Campbell Street, Cuballing WA 6311

INSTRUCTIONS

PLEASE SIGN AND RETURN BY FAX TO (08) 9271 9555 or EMAIL TO admin@ivwa.com.au

To:

Independent Valuers of Western Australia
PO Box 277
Mount Lawley WA 6929

QUOTE NO: 1557, 25 May 2012
FEE QUOTED: \$1,250 Plus GST

AUTHORITY TO UNDERTAKE A VALUATION

Lot 1 Alton St, Cuballing
&
3 vacant blocks of land
for Market Value Purposes

(PLEASE PRINT CLEARLY ALL DETAILS BELOW)

I/We Shire of Cuballing

hereby accept the above quotation, terms and conditions, and authorise Independent Valuers of Western Australia to conduct a Valuation of the above-named property or properties and I/We accept to pay the agreed fee on receipt of Independent Valuers of Western Australia's letter of advice confirming that the Valuation Report is complete and ready for postage or collection.

Name and Address to be shown on invoice Shire of Cuballing
PO Box 13 Cuballing WA 6311

Address for Delivery of Report as above

Is the property currently subject to any of the following? (Tick those known)

Lease or Offer/Invitation to Lease Contract of Sale/Offer to Purchase Marketing for Sale/Lease Work/Health Order
 Contamination Order Heritage Order or Listing Application for Rezoning Application for Development

If so, please provide details and a copy of all relevant documentation.

Special Instructions (add page if necessary) Purchase Order # 6319.
Lot 12 Campbell St Lot 139 Brundell St.
Lot 135 Ardover St.

Contact Details: Phone/Mobile and Email 98836031

payroll@cuballing.wa.gov.au

Date: 25 May 2012 signed: [Signature]

MONIQUE D'ALTON.
(PRINT NAME)

Liability limited by a scheme approved under Professional Standards Legislation

Quote 1557 Monique, Cuballing, Lot 1 Alton Rd & 3 vacant blocks of land - SHire of Cuballing.docx

Page 2

9.2.28 CUBALLING COMMUNITY PROGRESS ASSOCIATION

Location/Address: Whole of shire
Reporting Officer: Eva Haydon – Chief Executive Officer
Enabling Legislation: Local Government Act 1995
Council Policy: Nil
Budget Implications: Nil
File Reference:
Voting Requirements: **Simple Majority**
Attachment: June 2012 Minutes

Background

Council appointed the Cuballing Community Progress Association to provide recommendations regarding the beautification and facilities for the town of Cuballing and surrounds.

Minutes of the last meeting is attached.

Comment

Nil

COUNCIL DECISION:

That the minutes of the Cuballing Community Progress Association for the meeting held in June 2012 be received.

Moved Cr C McDougall Seconded Cr R Newman

Carried 6/0

**CUBALLING COMMUNITY PROGRESS ASSOCIATION
MINUTES OF MEETING HELD 13 JUNE 2012
AT CUBALLING RECREATION CENTRE**

MEETING OPENED: 7.32pm

PRESENT:

Carol McDougall, Helen Grainger, Deb Clark, Rob Flegg, Win & Lock Burges, Eva Haydon, John D'Alton

APOLOGIES:

Helen Elliot

MINUTES FROM PREVIOUS MEETING:

Moved as correct: Rob Flegg Seconded: Helen Grainger

BUSINESS ARISING FROM LAST MEETING:

- Map for Karen at the Cuballing Roadhouse has been done.

GENERAL BUSINESS:

- The Blitz wagon is almost finished and the Cuballing Agricultural Hall turns 100 years - A sausage sizzle to be held on the 6 December.
- John D'alton suggested that a grant be looked into to build an old style building along Alton Street so that it may be used as a shop.
- Marquee: A photo album should be made demonstrating how to erect the marquee All prospective hirers should be informed of the correct dismantling and packing of the marquee.
- The Uniting church have offered to donate the garden shed to the Cuballing Shire to be used for storage of equipment belonging to the K9 Club
- Newsletter Items: Can donations of cans be made in receptacles at the front of Mens Shed in Alton Street and information be provided regarding Cat legislation.
- Trash & Treasure Poster – Poster was approved. Trash and Treasure times to be 7am – 12noon. Food vendors to apply to the Shire office. Bay hire \$10.
- Deb Clark requested that the rabbit bait receptacles be checked to ensure that any poison could not get into the drainage alongside Hart Street.
- Mr Burges reported that there is a dead tree in the creek, North end of Munro Street.

NEXT MEETING

Wednesday 11 July, Council Chambers.

9.2.29 SHIRE OF CUBALLING COMMON SEAL

Submission to: Ordinary Meeting of Council
Location/Address:
Reporting Officer: Eva Haydon, Chief Executive Officer
Enabling Legislation: Local Government Act 1995
Council Policy: Nil
Budget Implications: Nil
File Reference: Administration 18
Voting Requirements: Simple Majority

Background

It is a requirement that the use of the Common Seal of the Shire of Cuballing be endorsed by Council.

Comment

This month the Shire President and/or Chief Executive Officer witnessed the affixing of the Shire of Cuballing Common Seal to the following document(s):

Financial Assistance Agreement between the Shire of Cuballing and State of Western Australia via the Department of Regional Development and Lands for a Royalties for Regions Project for preparation of Forward Capital Works Program in accordance with the guidelines for 10/11 of Country Local Government Fund.

OFFICER RECOMMENDATION:

That Council endorses the affixing of the Shire of Cuballing Common Seal to the Financial Assistance Agreement between the Shire of Cuballing and State of Western Australia (Department of Regional Development and Lands).

COUNCIL DECISION

That Council endorses the affixing of the Shire of Cuballing Common Seal to the Financial Assistance Agreement between the Shire of Cuballing and State of Western Australia (Department of Regional Development and Lands) and the FESA ESL agreement.

Moved: Cr M Conley

Seconded: Cr C McDougall carried 6/0

9.2.30 CUBALLING & POPANYINNING HALL HOURLY FEE CHARGES

Location/Address: Whole of shire
Reporting Officer: Nichole Gould – Admin Officer
Enabling Legislation: Local Government Act 1995as amended
Council Policy: Nil
Budget Implications: Minimal
File Reference: Buildings 2
Voting Requirements: **Absolute** Majority

Background

Recently we have had enquiries by several members of the community regarding hiring of the Agricultural Halls for 1 to 2 hours in order to hold such things as community church services.

Currently, there is a minimum day fee of \$77.00 increasing to \$132.00 allocated for the hire of the halls but no hourly fee.

Comment

As the halls would only be used for a short portion of the day and would cause minimal hindrance to other potential hirers of the halls, a fee based on an hourly rate of \$22.00 would sufficiently cover all associated costs for the hire of the hall and is equivalent to the hourly fee for the Cuballing Rec Centre.

OFFICER RECOMMENDATION:

That the Cuballing and Popanyinning Halls have an hourly hire fee of \$22.00.

COUNCIL DECISION:

The Cuballing and Popanyinning Halls along with the Cuballing Recreation Centre (excluding the change rooms) have an hourly hire fee of \$22.00 for a maximum of two (2) hours then the fee will revert to Usual hire fees.

Moved Cr R Newman

Seconded Cr C McDougall

Carried by absolute majority 6/0

Note: This charge does not apply to meetings of the Cuballing Community Progress Committee and the Popanyinning Progress Association Inc.



WORKS MANAGERS REPORT 21st June 2012

WINTER GRADING

Maintenance grading is ongoing.

One grader is continuing throughout the Shire conducting winter maintenance grading activities. The other grader will be commencing shortly assisted by the Multi Tyred Roller.

STORM DAMAGE

A severe weather event occurred on the 10th June throughout the Shire. This event caused many trees and or tree branches to fall. A few days after the event I had an opportunity to complete an estimate for the clean up. The estimated amount is \$175,000.00. This has been forwarded to Main Roads. This estimate would then be taken into account should the event be declared as eligible for disaster funding. On Thursday the 14th June the severe weather event was declared under WANDRRA. We are currently sourcing a sub contractor to undertake some of the clean up works.

STANDPIPE CONTROLLERS

The standpipe controllers are once again not working correctly. I have spoken to Industrial Automation Group (suppliers and installers of the Controllers) who indicate that they are/were also having this same problem with Controllers in Katanning. They have told me they will be coming to change the batteries to a larger size with a greater capacity. A time frame for this to occur has not been given at this time.

TREE MULCHING

Tree mulching/clearing works are scheduled to commence in the first half of July.

Our initial works are likely to be Modra and Murby's road followed by Halls Wades and Watson Roads. We would then move to Congelin Rd. We may claim some additional works of this schedule as a part of the storm damage clean up under the WANDRRA.

REFUSE SITES

Fill materials have been carted to allow for the covering of both the Cuballing and Popanyinning refuse sites.

TREE SPRAYING

Initial roadside verge spraying has been completed. We may respray some roads after doing our Shoulder Grading.

PLANT AND EQUIPMENT

All items of plant and equipment are being serviced and maintained as required, and generally in good working order.

STAFF

Ewin Western is currently on leave and returns on 9th July.
John Ramage is to commence leave on the 21st June with a return to work on the 9th July.

PRIVATE WORKS

Minor gravel and sand cartage has been performed as required.

GRAIN FREIGHT ROUTE

A meeting was held with Mr Mohammad Siddiqui, Manager, Main Roads Wheatbelt South on Wed 13th June regarding the proposed intersection upgrade.

Council was assured that funding for the Cuballing East Rd grain freight works would be provided in the 2012/2013 financial year.

This assured funding being provided was a condition of Council accepting and the consequent letting of tender 01/12 for the Grain Freight Upgrade Works.
Mr Siddiqui proposed to have another look at the proposed intersection design. He also agreed to have a Road Safety Audit conducted.

The CEO and I met with the road designer on Tuesday 12th June who explained that not a great amount could be done to improve the current design.

A road safety audit was conducted onsite on Wed 20th June.
This audit proposed some changes to enhance pedestrian safety. These included safety rails along the southern side footpath, a safe pedestrian crossing on the Highway near the skate park and a pedestrian rail crossing some 80 metres south of the Campbell St rail crossing. In addition Main Roads will move the South End

Speed signs approximately 140 metres further south to allow the newly constructed
bridle/ pedestrian trail users to cross the highway more safely.

All the base works for the new walkway have been completed. We have carted some
metal dust which we shall top the path with as the weather becomes more suitable.

.....

Bob Walker

Works Manager.

9.3.12 DRYANDRA VILLAGE DAM AND WATER SUPPLY

Location/Address: Whole of shire
Reporting Officer: Bob Walker– Works Manager
Enabling Legislation:
Council Policy:
Budget Implications: Possibly funded by CLGF
File Reference:
Communication Received: Letter from Mr Greg Durell,
DEC Letter to Mr Gordon McDougall (Copy Attached).
Voting Requirements:

Background:

On 20th March 2012 council received a letter from the Lions Dryandra Woodland Village

This letter outlined the Lions Club commitment to the Dryandra Village over the past 30 years.

They further explained the difficulty that the Lions face in obtaining a satisfactory potable water supply. The Lions have investigated some options and believe a suitable solution in the form of a 2 hectare Roaded Catchment has been found.

Council may remember that this letter requested Council provide funding through the supply of plant and operators or other manner to assist in the provision of a Roaded Catchment within the Dryandra Reserve.

An estimate for these works was provided which totalled \$19400 plus GST.

The recommendation from Councils April meeting was to adjourn this request until a commitment was given by DEC and the Lions Club to assist with their own source funding.

Comment

Council have now received a commitment from the Lions Club that they will be providing and covering the costs of the Bulldozer.

DEC have assured Mr Gordon McDougall that they will be providing funds to cover 50% of the remaining costs, This amount being \$8450 With the Shire of Cuballing contribution being valued at the same amount of \$8450, though being supplied as plant and operators.

COUNCIL DECISION:

The Shire of Cuballing agree to assist with the Roaded Catchment to a value of \$8450.00. Department Environment and Conservation to be responsible for costs up to \$8450 and the Lions Club to supply/fund the Bulldozer for the required works.

Moved Cr R Newman

Seconded Cr C Hawksley

Carried 5/1



Government of **Western Australia**
Department of **Environment and Conservation**

Your ref:
Our ref: 2009/002305-1
Enquiries: Steve Gorton
Phone: 98814002 Mob 0427858213
Fax: 98811645
Email: steve.gorton@dec.wa.gov.au

Bev Howard
Chairperson
Lions Dryandra Woodlands Village Board
PO Box 118
CUBALLING WA 6311

Dear Bev

SUBJECT: APPROVAL TO CONSTRUCT ROADED CATCHMENTS ON DRYANDRA WOODLAND STATE FOREST 51.

After our inspection and on site discussion with Gordon McDougall and Bob Walker, the Department approves the construction of a Roaded Catchment within the boundaries of Section B & C on the attached plan. The project boundary is to be confined to the previous old clearing line above the dam.

The operation should be completed in line with the following conditions and details outlined in the attached Works Specification.

- Contact with Steve Gorton to be made prior to the start of the project to review the plan and details attached.
- All work to be conducted under the supervision of the Boards representative and agreed to by a DEC officer.
- All machinery to be clean of soil and plant material, to the satisfaction of the DEC inspecting officer, prior to entering the site.
- The vegetation cleared to be pushed into neat tight heaps with minimum soil included. Heaps to be positioned to minimize damage to remaining woodland when burnt.
- Access to the Western Power poles to be maintained.
- Dial before you dig to be completed by the Board representative to confirm Telstra line position.

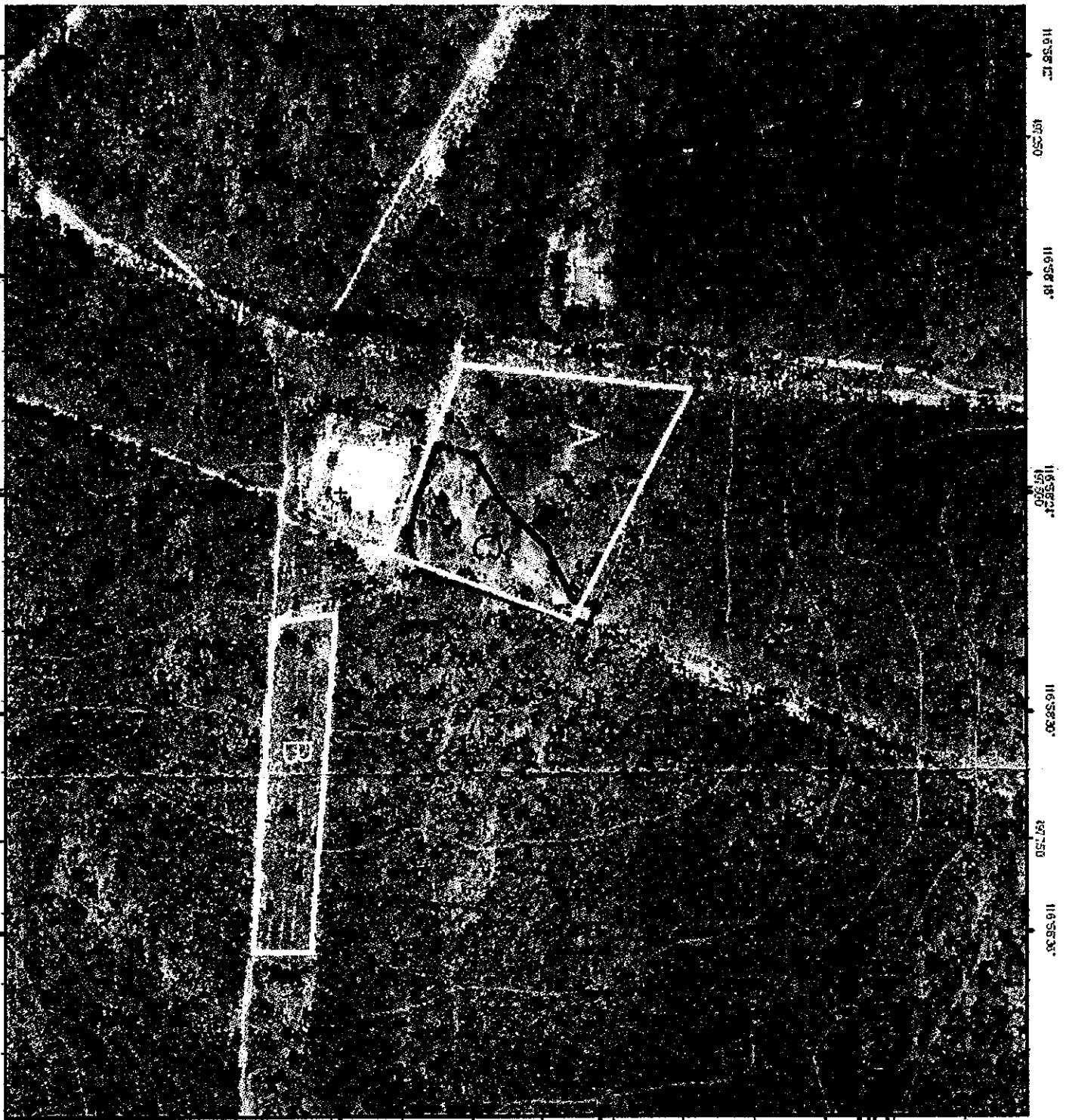
Permission is valid for this operation only. Subsequent proposals will require notification to the Department of Environment and Conservation before proceeding.

Should you wish to clarify any of the above please contact Steve Gorton on the above number

Yours sincerely

Greg Durell
DISTRICT MANAGER
Great Southern District

1 June 2012



**Large Water Supply Proposal
of Roaded Catchment C & B**

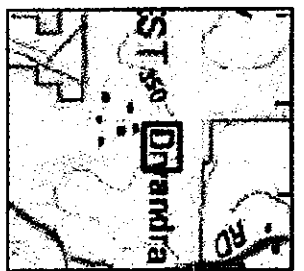
- Section A 2.5 ha
- Section B 0.95 ha
- Section C 0.78 ha



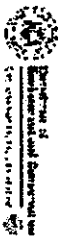
1:3,008 (A4)



Projection: Universal Transverse Mercator
MGA Zone 50 Datum: GDA94



Produced by Sae'Ve Gordon,
Department of
Environment and Conservation



Secretary
Mr Gordon McDougall
Lions Dryandra Woodland Village
Cuballing WA 6311.

Re: Lions Dryandra Woodland Village

Dear Gordon,

Thank you for your request dated 20th March for assistance in the construction of a Roaded Catchment at the Lions Dryandra Woodland Village.

I am pleased to report that Council has considered your request at their April 2012 meeting. Council has resolved to partly fund/construct the Roaded Catchment works as detailed below.

A quotation has been developed which estimates the total cost at \$19400 GST exclusive.

On that basis it is suggested that the Lions Dryandra Woodland Village, agree to pay for the estimated operational costs of a bulldozer, being \$2500.00

The Cuballing Shire will provide the plant and operators required to undertake the balance of the works to a cost of \$8450.00.

That DEC also contribute \$8450.00 towards the costs as the Roaded Catchment and the dam are on land that DEC is responsible for. In addition, water is generally scarce throughout Dryandra and additional sources would be a godsend should we ever have a large fire.

I would also request that DEC obtain and provide any required clearing permit for the works.

I leave it to you to correspond with the Department of Environment and Conservation in relation to the above.

Once confirmation of funding and the required clearing permit being provided by DEC is received, the Cuballing Shire will organise to have works commence at the earliest opportunity to ensure that as much storm runoff can be stored this season.

I await your reply and wish you well with the request to DEC.

Yours Sincerely

Bob Walker
Woks Manager

9.4.8 DWELLING PROPOSAL LOT 331 CARTON STREET CUBALLING

| | |
|------------------------------|---|
| Location/Address: | Whole of Shire |
| Reporting Officer: | Allan Ramsay – Environmental Health Officer/Building Surveyor |
| Enabling Legislation: | Local Government Act 1995 as amended |
| Council Policy: | Town Planning Scheme No 2 Residential Design Codes |
| Budget Implications: | Nil |
| File Reference: | Planning 3 |
| Attachment: | Site Plan |
| Voting Requirements: | Simple Majority |

Background

A building application for the construction of a dwelling on Lot 331 Carton Street Cuballing with a reduced set back from the front and side boundaries has been received. The proponent has also applied for an oversized shed to be constructed on the same lot which is which is listed in the next report.

Comment

The dwelling proposal does not comply with the set backs in accordance with the Residential Design Codes. Council's Town Planning Scheme calls up Residential Design Codes for Rural Townsite lots.

The proponents would like to build their house at the front of the property with a reduced set back of 10 metres to the front boundary and 3 metres from the side boundary of the adjacent property. The Residential Design Codes require a 20 metre front boundary setback and a 10 metre side boundary set back. The reason they would like to build the house closer than is permitted is because the property falls sharply 25 metres from the front boundary and the lot is very narrow at the front. The house would not look as good on the low side of the sharp decline as well as being impractical.

Clause 2.4 and 2.5 of the R Codes allow for discretion for Council to vary any of the standards, considerations and requirements provided in the Codes except the minimum and average site area requirements.

In the explanatory notes of the R Codes:

"Where an acceptable development provision is not met, an applicant may seek a discretionary approval from a Council. All codes provisions (with the exception of the site area requirements set out in Table 1) are open to the exercise of discretion.

In considering whether to grant a discretionary approval, council should adopt a consistence approach taking into account:

- *The performance criteria relating to the matter for which discretionary approval is sought;*
- *The relevant provisions of the Scheme; and*
- *The relevant contents of a local planning policy prepared in accordance with the codes.*

A council should not refuse an application that meets acceptable development provisions unless there is more stringent local planning scheme or local planning provisions are unmet.

Proponents are required to submit an application for a discretionary approval either by submitting a planning application form provided under the scheme) where one is required under the scheme) or by the use of the codes approval application form included in appendix 2 to the codes.

In issuing their decision in relation to an application for the codes approval councils are required to use the codes approval decision form (Appendix3)"

The proponent has subsequently completed the application form for the reduced boundary set backs. A letter has been sent to the owner of the adjacent property for comment regarding the reduced set backs

COUNCIL DECISION:

That Council:

Approves the dwelling on Lot 331 Carton Street, Cuballing with the front boundary set back of 10 metre instead of the 20 front boundary set back as per clause 2.4 and 2.5 of the Residential Design Codes on condition that:

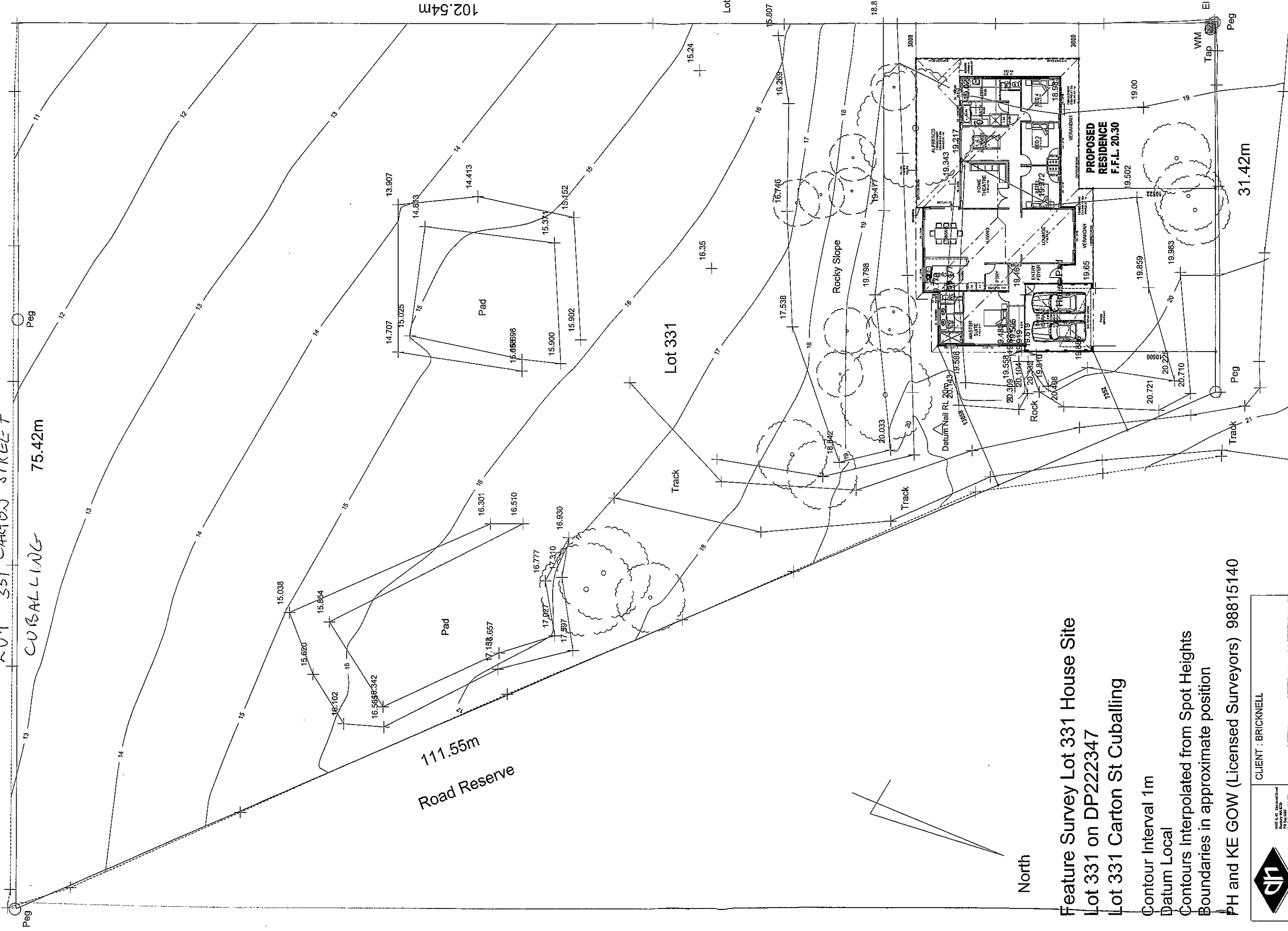
- a) A Building Licence is issued for the construction of the dwelling; and**
- b) The reduced set back, in this instance, is referred to as "Special Circumstances" so that future potential applicants do not regard this as a routine precedent and have an expectation that a similar discretion will be exercised for their application.**

Moved Cr R Newman Seconded Cr C McDougall

Carried 6/0

GARETH KEELING
 LOT 331 CARTON STREET
 CUBALLING 75.42m

111.55m
 Road Reserve




North

Feature Survey Lot 331 House Site
 Lot 331 on DP222347
 Lot 331 Carton St Cuballing

Contour Interval 1m
 Datum Local
 Contours Interpolated from Spot Heights
 Boundaries in approximate position

PH and KE GOW (Licensed Surveyors) 98815140

| | | |
|--|--|---|
|  | <small>STATE & LOCAL GOVERNMENT SURVEYORS ACT 2003 SOUTH AUSTRALIA</small> | <small>CLIENT : BRICKNELL</small> |
| | <small>PA 1982/200 15 FEBRUARY 2004 REG. NO. 98815140 PH & KE GOW</small> | <small>JOB ADDRESS : LOT 331 CARTON ST, CUBALLING.</small> |
| <small>© THIS DOCUMENT IS COPYRIGHT AND NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PH & KE GOW</small> | | <small>D&E No. 08180.1</small> |
| | | <small>SCALE 1 : 200</small> |

Carton St (unformed gravel)

9.4.9 OUTBUILDING PROPOSAL LOT 331 CARTON STREET CUBALLING

| | |
|------------------------------|---|
| Location/Address: | Whole of Shire |
| Reporting Officer: | Allan Ramsay – Environmental Health Officer/Building Surveyor |
| Enabling Legislation: | Local Government Act 1995 as amended |
| Council Policy: | Town Planning Scheme No 2 Section 5.10.2 (b) Local Planning Policy Outbuildings |
| Budget Implications: | Nil |
| File Reference: | Planning 3 |
| Voting Requirements: | Simple Majority |

Background

A building application for the construction of a 144 square metre shed has been received by the owner of Lot 331 Carton Street Cuballing. The proponent has also applied for planning approval for a house on the same lot which is listed in the previous item.

Comment

Council's Town Planning Scheme No. 2 provide the following:

5.10.2 (b) Planning approval will not be granted for any outbuildings on any Rural Townsite or Rural Residential zoned lot which does not contain a residence.

4.2 (c) Rural – Residential Zone

To ensure that no development is undertaken, specifically, outbuildings, unless a single dwelling is existing on the property or is to be constructed at the same time.

The Town Planning Scheme No. 2 5.10.2 (b) specifically states that no outbuilding can be built on any Rural Townsite or Rural Residential zoned lot that does not contain a residence. However, under the objectives of the scheme 4.2 (c) it allows an outbuilding in a Rural Residential Zone providing a house is constructed at the same time as the outbuilding.

Lot 331 Carton Street, Cuballing falls within the Rural Townsite zone where there is no reference to what is referred to in 4.2(c) of the scheme. The matter was subsequently referred to Council's Planning Consultant Land Vision who advised that the same applies.

The proponent currently works on a mine site in Leinster and intends to construct a dwelling and the shed is required to store building materials during the construction of the dwelling.

The proposed outbuilding is 177 m² and 57m² metres more than the Local Planning Policy for Outbuildings permit. Council, however, has discretion to approve an oversize outbuilding if it sees fit. The lot size is 5718m² and the proponent is in discussions to purchase the adjacent land reserve which will square up the block and provide an extra 2015m² (total of 7733m²)

Several previous building licences have been granted for outbuildings in the Rural Residential Zone of the Cuballing townsite where a building licence was also granted for a dwelling. A couple of these properties have had outbuildings constructed and the dwellings are still incomplete after several years. Notwithstanding the above, the applicant is in the process of signing a contract with a project builder where as the other properties mentioned were owner builders with no contractual arrangement.

OFFICER RECOMMENDATION:

That Council:

Approves the oversize outbuilding on condition that:

- a) Planning Approval and a Building Licence is issued for the construction of a dwelling;**
- b) The outbuilding to have Colorbond walls; and**
- c) The proponent agrees that he will be required to remove the shed should substantial progress not be made on the construction of a dwelling within a twelve month period from the date of the issue of the Building Licence.**

Moved Cr M Conley Seconded Cr T Haslam

Carried 6/0

9.4.10 OUTBUILDING PROPOSAL – LOT 323 FORREST STREET, POPANYINNING

| | |
|------------------------------|--|
| File Reference: | Planning 3 |
| Location: | Lot 323 (1) Forrest Street, Popanyinning |
| Applicant: | Kevin Sankey |
| Enabling Legislation: | Local Government Act 1995 as amended |
| Council Policy: | Town Planning Scheme No 2 Section 5.10.2 (b) |
| Date: | 7 June 2012 |
| Area: | 2832 m2 |
| Zoning: | Rural Townsite |
| Attachment: | Site plan |
| Author: | Allan Ramsay, Environmental Health Officer/Building Surveyor |

Summary:

Council has received an application for Planning Consent from Mr. Kevin Sankey (the applicant) for the construction of a 112m² Colorbond outbuilding on Lot 323 (1) Forrest Street, Popanyinning. The property has an existing 67m² zincalume shed making a combine area of 179m².

Background:

The applicant has indicated that the outbuilding is to be used for storage of a motorhome, motorbikes and camper trailer for protection from the weather.

Comment:

The land is zoned Rural Townsite under the Shire of Cuballing Town Planning Scheme No.2 and under the Local Planning Policy for Outbuildings, Colorbond clad sheds can not exceed a total area of 120m².

The existing shed is Zincalume of which Mr. Sankey has advised can be painted the same colour as the proposed shed in the event that planning approval is granted for the proposed shed.

The property is located at the end of the road behind Birds Silos. Therefore the construction of the oversized shed will not impact on the amenity of the area.

Council has previously approved oversized outbuildings in rural townsite zones in the township of Cuballing under similar circumstances.

OFFICER RECOMMENDATION:

That Council:

Approves the oversize outbuilding on condition that:

- a) **Building Licence is issued for the construction of the Shed; and**
- b) **The existing shed walls are painted the same colour as the Colorbond walls of the proposed shed.**

COUNCIL DECISION:

With reference to part (b) in the Officer recommendation, the walls are to be painted prior to the completion of the shed

Moved: Cr C McDougall

Seconded: Cr R Newman

Carried 6/0

To the C.E.O. Cuballing Shire

I would like to erect a large shed on my property 1 Forrest Street in the town site of Popanyinning.

This is behind Birds Silos, and would be constructed in Colorbond Sheeting.

I require such a shed as to store my motorhome, motorbikes and camper trailer, which I would like to put away out of the weather.

Thanking you in Anticipation

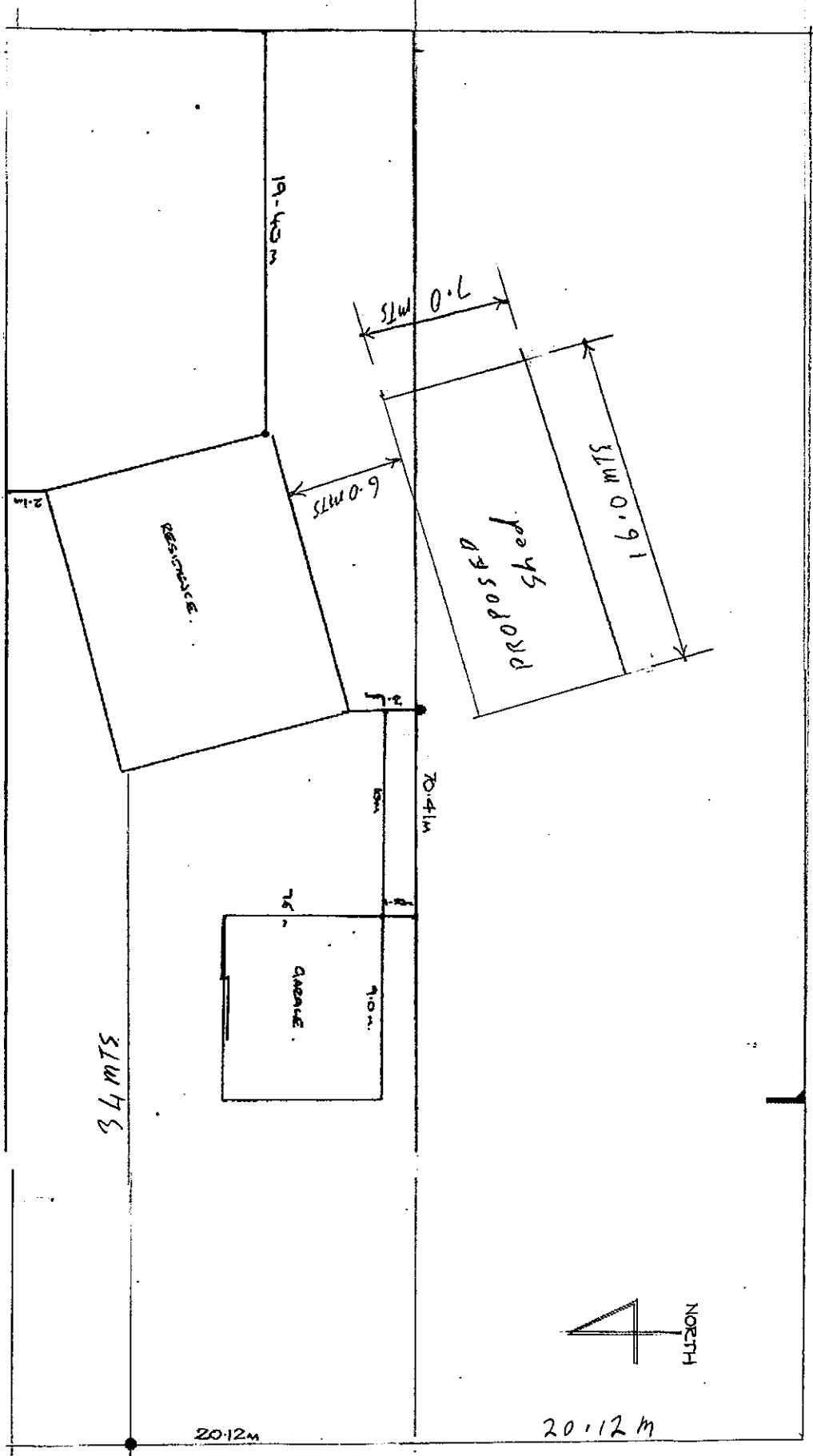
Regards

Kevin Sankey

98875114

KEVIN SANKEY

LOT 323 FORREST STREET
SPRAGG ST
POPPANYINNING



EXISTING Shed 9.0 x 7.5

FORREST ST.

9.4.11 OUTBUILDING EXTENSION PROPOSAL LOT 397 BEESTON STREET, CUBALLING

| | |
|--------------------------------|---|
| File Reference: | Town Planning 3 |
| Location/Address: | Lot 397 Beeston Street, Cuballing |
| Reporting Officer: | Allan Ramsay – Environmental Health Officer/Building Surveyor |
| Enabling Legislation: | Local Government Act 1995 as amended Town Planning Scheme No 2 Local Planning Policy Outbuildings |
| Zoning: | Rural Townsite |
| Attachment: | Applicant's letter & site plan |
| Disclosure of Interest: | Nil |
| Voting Requirements: | Simple Majority |
| Consultation: | N/A |
| Statutory Environment: | Shire of Cuballing Town Planning Scheme No. 2 |
| Policy Implications: | Local Planning Policy – Outbuildings |
| Financial Implications: | N/A |
| Strategic Implications: | N/A |

Summary

Council has received an application for Planning Consent from Mr. John Robertson (the applicant) for a 39m² extension of an existing outbuilding at Lot 397 Beeston Street, Cuballing. The proposed extension is an open walled structure attached to the end of the existing outbuilding. The existing outbuilding has Colorbond clad walls and is 119m² in area. The total area, including the proposed extension, will be 158m².

Background

The applicant has indicated that the proposed extension to the outbuilding is to provide shelter for his boat and it has a concrete floor, skillion metal clad roof.

Comment

The land is zoned Rural Townsite under the Shire of Cuballing Town Planning Scheme No. 2 and under the Local Planning Policy for Outbuildings, Colorbond clad shed can not exceed a total area of 120m².

Staff Comment

Council has previously approved similar oversized outbuildings. The location of the outbuilding extension is attached to the rear of the existing outbuilding and will not detract from the amenity of the area.

COUNCIL DECISION:

For Council Resolve to:-

1. Approve the construction of the 39m² extension to the 119m² existing outbuilding
2. The issue of an approved building licence for the construction of the extension to the existing outbuilding

Moved: Cr C Hawksley

Seconded: Cr M Conley

Carried 6/0

Chief Executive Officer
Shire of Cuballing
Campbell Street
CUBALLING
WA 6311
Attention Alan Ramsay
Building Surveyor

Dear Madam

APPLICATION FOR JOHN ROBERTSON OWNER BUILDER LICENCE & COUNCIL APPROVAL TO CONSTRUCT A TIMBER FRAMED BOAT SHELTER ATTACHED TO AN EXISTING OUTBUILDING ON LOT 397 BEESTON STREET CUBALLING WA.
OUTLINE OF THE PROPOSAL

The proposed Jarrah timber framed skillion metal clad roofed open structure to be constructed on a concrete slab is proposed to store a 6.0*2.4metre sailing boat.

1. The building has been designed to match the appearance of the existing building.
2. The boat storage area is located 7.5metres from the rear boundary, 5.8metres from the east boundary and 9.0metres from the west boundary.
3. The floor of the boat shelter is at the same level as the existing workshop and has a total floor area of 39.0M².
4. The building will be constructed with rough sawn Jarrah.
5. Estimated cost \$ 2,000.00.

In anticipation I trust that my application for a Building Licence will be successful.
Should you have any queries or require further information please ring me.

Yours faithfully

John Robertson
Lot 397 Beeston Street
CUBALLING WA 6311
10th June 2012
988 36 172

BEESTON STREET

43.45

3946

7920

4885

9732

18093



46.30

10329

62.62

6496

existing workshop

[100.00]

concrete hardstand
1500mm high timber fence
attached to existing
retaining wall with steel
brackets/bolts

3698

4200

4097

proposed boat shelter

[100.00]

1100mm high concrete
retaining wall

3897

stepped stone
retaining walls

9674

soil graded up to boat shelter
floor and sand pad area [98.50]

[99.60]

open sand pad

open sand pad

LOT 397

Scale 1:200

40.00

ANDOVER STREET

Proposed: Boat Shelter Addition
Total Area
Workshop/Shelter 158m²

For: John Robertson
Lot 397 Beeston Street Cuballing

Owner Builder John Robertson
Lot 397 Beeston Street
CUBALLING WA 6311
988 36 172
SITE PLAN

SCALE 1:200

100612