

MINUTES

Council Meeting

Tuesday, 16 April 2024 at 6:30 PM

Disclaimer

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UNCONFIRMED

MINUTES

MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, 135 CANNING HIGHWAY EAST FREMANTLE ON TUESDAY, 16 APRIL 2024.

1 OFFICIAL OPENING

The Presiding Member opened the meeting at 6.30pm.

2 ACKNOWLEDGEMENT OF COUNTRY

“On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders past, present and emerging.”

3 ANNOUNCEMENT TO GALLERY

“Members of the gallery are advised that no Council decision from tonight’s meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting, unless Council, by resolution carried at this meeting, requested the CEO to take immediate action to implement the decision.”

4 RECORD OF ATTENDANCE

4.1 ATTENDANCE

The following members were in attendance:

Mayor J O’Neill	Presiding Member
Cr C Collinson	
Cr K Donovan	
Cr J Harrington	
Cr L Maywood	
Cr A McPhail	
Cr A Natale	
Cr A White	
Cr M Wilson	

The following staff were in attendance:

Mr J Throssell	Chief Executive Officer (CEO)
Mr A Malone	Executive Manager Regulatory Services (EMRS)
Mr P Kocian	Executive Manager Corporate Services (EMCS)
Mr N King	Executive Manager Technical Services (EMTS)
Ms J May	Minute Secretary
Ms N Parker	Consultant (Full Fat Consulting)

There was one member of the public in attendance.

4.2 APOLOGIES

Nil

4.3 APPROVED

Nil

5 DISCLOSURES OF INTEREST

5.1 FINANCIAL

Nil

5.2 PROXIMITY

5.2.1 ITEM 13.6 HEAD CONTRACT VARIATION – EAST FREMANTLE OVAL REDEVELOPMENT PROJECT

Mayor O'Neill disclosed a proximity interest in Item 13.6 Head Contract Variation East Fremantle Oval Redevelopment Project as he resides opposite where the extra variations have been recommended for approval. This was consistent with his previous declarations.

5.3 IMPARTIALITY

Nil

6 PUBLIC QUESTION TIME

6.1 RESPONSES TO PREVIOUS QUESTIONS FROM MEMBERS OF THE PUBLIC TAKEN ON NOTICE

Nil

6.2 PUBLIC QUESTION TIME

6.2.1 M MARON, 9 OAKOVER STREET

Mayor O'Neill noted Mr Maron's submitted public questions which had been circulated to council members. Staff responses to these questions are reprinted below:

1. Can the Town of East Fremantle outline any plans it has to combat PHSB (Polyphagous Shot Hole Borer) in the Town of East Fremantle?

Regarding the issue of combatting PHSB (Polyphagous Shot Hole Borer) in East Fremantle, the Town is actively collaborating with DPIRD. We've identified that 16 out of the 41 trees listed in the Style Guide are either reproductive or non-reproductive hosts for PHSB. Of these susceptible species, 8 are introduced, 4 are native to regions outside of WA and 4 are native to Western Australia. In light of this, the planting of host tree species will be suspended until further notice, as PHSB may evolve. For those verge trees already requested, the Town will contact the residents and offer alternative species unaffected by PSHB. Additionally, we'll update the Verge Tree Request form and the Urban Streetscape guide to ensure problematic species are removed.

2. Can the Town of East Fremantle action the overhaul of the street trees it purchases to exclude species that are listed by DPIRD as PHSB Hot species (Species where the PHSB can reproduce and spread from)?

While DPIRD hasn't yet recommended ceasing the planting of host species, we can certainly consider this action and implement it if necessary. We are currently awaiting confirmation from DPIRD whether we can plant Non reproductive host species or not.

3. Can the Town of East Fremantle ensure that no new street trees of said species are purchased?

The Town will consider refraining from purchasing such trees for new street tree installations, noting there will be further discussion on this matter at a future Council Forum.

7 PRESENTATIONS/DEPUTATIONS

7.1 PRESENTATIONS

Nil

7.2 DEPUTATIONS

Nil

8 APPLICATIONS FOR LEAVE OF ABSENCE

8.1 CR WHITE

Cr White requested leave of absence from 20 May to 16 June 2024.

Moved Cr McPhail, seconded Cr Harrington

That leave of absence be granted to Cr White for the period 20 May to 16 June 2024.

(CARRIED UNANIMOUSLY 9:0)

For: Mayor O'Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, McPhail, White & Maywood.

Against: Nil

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

9.1 MEETING OF COUNCIL (19 MARCH 2024)

OFFICER RECOMMENDATION

Moved Cr Donovan, seconded Cr Natale

That the minutes of the Ordinary meeting of Council held on Tuesday, 19 March 2024 be confirmed as a true and correct record of proceedings.

(CARRIED UNANIMOUSLY 9:0)

For: Mayor O'Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, McPhail, White & Maywood.

Against: Nil

10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Mayor O'Neill made the following announcements:

20/21 March - Year 4 Richmond Primary School visits

Thank all staff and Cr Harrington for attending. The kids were fantastic.

24 March – HMAS Perth

Attended on the Sunday morning where a rowing skiff from East Fremantle Yacht Club was being restored.

26 March – Hon Simone McGurk MLA/Lisa O'Malley/Belgravia representative

The CEO and I met with the above parties to discuss the East Fremantle Community Park and other matters relating to East Fremantle.

27 March – WA Tree Week

I attended with Mr Warn the celebration of WA Tree Week, held in Botanic Gardens in Kings Park.

13 April – Launch of Reliant 2

On Saturday morning I attended this launch at the Sea Rescue Fremantle, Royal Fremantle Annex, Mews Road. Busiest sea rescue group in Australia.

11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil

12 REPORTS AND RECOMMENDATIONS OF COMMITTEES

Nil

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13 REPORTS OF OFFICERS

Reports start on the next page

UNCONFIRMED

13.1 MONTHLY FINANCE REPORT 31 MARCH 2024

Report Reference Number	OCR-2722
Prepared by	Phil Garoni, Finance Manager
Supervised by	Peter Kocian, Executive Manager Corporate Services
Meeting date	Tuesday, 16 April 2024
Voting requirements	Part 3 of the Recommendation requires an Absolute Majority
Documents tabled	Nil
Attachments	

1. Monthly Financial Report for the month ended 31 March 2024 containing the Statements of Financial Activity and Financial Position.

PURPOSE

The purpose of this report is to present to the Council the Monthly Financial Report (containing the Statement of Financial Activity by Nature and Type and Statement of Financial Position) for the month ended 31 March 2024. A Capital Works report has been incorporated into the workbook.

EXECUTIVE SUMMARY

A Monthly Financial Report workbook has been prepared to provide an overview of key financial activity.

The State Government has recently amended regulation 34 of the *Local Government (Financial Management) Regulations 1996* to require the Statement of Financial Activity to be presented according to nature or type classification.

Regulation 35 also requires local governments to prepare a monthly Statement of Financial Position. This has now been inserted into the Monthly Financial Report.

A Capital Works Report is presented detailing committed expenditure against budgets. This report is used to assess the clearance rate of capital projects.

BACKGROUND

Presentation of a monthly financial report to Council is both a statutory obligation and good financial management practice that:

- a. demonstrates the Town's commitment to managing its operations in a financially responsible and sustainable manner.
- b. provides timely identification of variances from budget expectations for revenues and expenditures and identification of emerging opportunities or changes in economic conditions.
- c. ensures proper accountability to the ratepayers for the use of financial resources.

Financial information that is required to be reported to Council monthly includes:

- a. operational financial performance against budget expectations.
- b. explanations for identified variances from expectations.
- c. financial position of the Town at the end of each month.

Understanding the Financials

When reading the financial information/statements, variances (deviations from budget expectations) are classified as either:

- a. Favourable variance (F)
- b. Unfavourable variance (U)
- c. Timing variance (T)

A timing variance relates to a budgeted revenue or expense that has not occurred at the time it was expected, but which is still expected to occur with the budget year. That is, the financial transaction will still occur, but just in a different month. This timing difference may require for the year-to-date budget to be amended for future periods.

A realised favourable or unfavourable variance is different to a timing variance. It represents a genuine difference between the actual and budgeted revenue or expenditure item.

A realised favourable variance on a revenue item is a positive outcome as it increases the projected budget surplus. An unfavourable variance on a revenue item has the opposite effect, resulting in a decrease to the projected budget result.

A realised favourable variance on an expenditure item may have either of two causes – one being a saving because the outcome was achieved for lesser cost, which has the effect of increasing the projected budget result. The other cause may be that the proposed expenditure may not have been undertaken and is not expected to be incurred in that financial year. Whilst this may seem positive from the financial position perspective, it may not be a positive outcome for the community if the service or project is not delivered.

If a realised favourable or unfavourable variance is material in value, a recommendation will be provided to Council to amend the budget.

CONSULTATION

Budget Managers are provided with a monthly Responsible Officer Report for review and reporting of budget variances.

STATUTORY ENVIRONMENT

Section 6.4 of the *Local Government Act 1995* and Regulation 34 of the *Local Government (Financial Management) Regulations 1996* detail the form and way a local government is to prepare its Statement of Financial Activity.

Regulation 35 of the *Local Government (Financial Management) Regulations 1996* requires a monthly Statement of Financial Position to be prepared.

Expenditure from the municipal fund not included in the annual budget must be authorised in advance by an absolute majority decision of Council pursuant to section 6.8 of the *Local Government Act 1995*.

Fees and charges are imposed in accordance with section 6.16 of the *Local Government Act 1995*. Fees and charges imposed outside of the Annual Budget require an absolute majority decision of Council and must give local public notice of the new fees pursuant to section 6.19 of the *Local Government Act 1995*.

POLICY IMPLICATIONS

Significant Accounting Policies are adopted by Council on an annual basis. These policies are used in the preparation of the statutory reports submitted to Council.

FINANCIAL IMPLICATIONS

Material variances are disclosed in the Statement of Financial Activity.

As part of the adopted 2023/24 Budget, Council adopted the following thresholds as levels of material variances for financial reporting:

That in accordance with regulation 34 (5) of the Local Government (Financial Management) Regulations 1996, and AASB 1031 Materiality, the level to be used in statements of financial activity in 2023/24 for reporting material variances shall be:

- a) 10% of the amended budget; or*
- b) \$10,000 of the amended budget;*
- whichever is greater.*

In addition, that the material variance limit be applied to total revenue and expenditure for each Nature and Type classification and capital income and expenditure in the Statement of Financial Activity.

STRATEGIC IMPLICATIONS

The monthly financial report is the key financial reporting mechanism to Council, to provide oversight of the financial management of the local government. This ties into the Strategic Community Plan as follows:

4.9 A financially sustainable Town – Provide financial management services to enable the Town to sustainably provide services to the community.

RISK IMPLICATIONS

RISKS

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Inadequate oversight of the financial position of the Town may result in adverse financial trends	Rare (1)	Major (4)	Low (1-4)	FINANCIAL IMPACT \$50,000 - \$250,000	Manage by monthly review of financial statements and key financial information
Inadequate monitoring of grant funding and expenditure resulting in incorrect income transfers	Possible (3)	Moderate (3)	Moderate (5-9)	FINANCIAL IMPACT \$250,001 - \$1,000,000	Manage by updating the internal grants register and contract liabilities register each month

RISK MATRIX

Consequence		Insignificant	Minor	Moderate	Major	Extreme	
		1	2	3	4	5	
Likelihood	Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
	Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
	Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
	Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
	Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

RISK RATING

Risk Rating	9
Does this item need to be added to the Town's Risk Register	Yes
Is a Risk Treatment Plan Required	No

SITE INSPECTION

Not applicable.

COMMENT

This report presents the Statement of Financial Activity by Nature and Type for the month ending 31 March 2024.

The following is a summary of headline numbers from the attached financial report, and explanations for variances is provided in Note 1 of the workbook:

	Original Budget	Current Budget	YTD Budget	YTD Actuals
Opening Surplus	378,508	751,732	751,732	751,732
Operating Revenue	11,974,645	12,085,849	11,735,843	11,730,769
Operating Expenditure	(12,611,283)	(12,972,909)	(9,377,100)	(9,049,327)
Capital Expenditure	(22,424,516)	(23,971,912)	(21,340,629)	(20,618,519)
Capital Income	16,151,762	17,465,892	17,318,799	15,081,687
Financing Activities	4,449,554	4,770,005	4,091,593	4,091,592
Non-Cash Items	2,081,330	2,063,530	1,521,897	1,330,493
Closing Surplus/(Deficit)	0	192,187	4,702,135	3,318,428

The YTD closing surplus is lower than the YTD budget primarily due to a variance against non-operating income. This relates to income transfers that have yet to be processed for the East Fremantle Oval Redevelopment and the Fremantle City Women's Football Club projects, as well as grant payments that will be recouped on completion of these projects.

The Executive Summary in the workbook provides an overview of key indicators for the month. Further comments are provided below:

- Rate Notices were issued on the 19 July. The Town received \$10.6M in rates and charges revenue (including rates, ESL, service charges) by the end of March, equating to 95.70% of total rates and charges paid.
- Capital works are progressing with a financial completion rate of 86% against the full year budget.
- The EF Oval Redevelopment Project expenditure recognised in 2023/24 against the EF Oval Project is \$19.8M, bringing the total Project Costs to Date to \$32.8M, representing 94.8% of the total Project Budget.

Budget Variations:

Mid-year review recommended \$80,000 allocated for Road pavement surface – renewal to be removed. Road inspections and assessments by the operations area rated our current road surfacing was at an adequate level. A recent works committee meeting held on 26th March 2024, has identified works for Penhurst Road resurfacing project between Fraser Street and Pier Street. As such savings have been identified by the operations area to offset against the requirement for these works. These adjustments have affected the apportionment of capital expenditure in the 2023/24 budget. The overall budget position has not changed.

General ledger	Account description	Current Budget	Amended Budget	Change in Net Current Assets	Comment
INF620R	Penhurst Street resurfacing project between Fraser Street and Pier Street	\$0	\$72,399	(\$72,399)	Road surfacing recommended by works committee
E12823	Capex - Drainage Rationalisation – Foreshore	\$60,000	\$17,601	\$42,399	Savings identified based on works completed.
E11742	Infrastructure - Parks & Ovals - Retic Controllers	\$10,000	\$0	\$10,000	Savings identified based on works completed.
E12801	George Street - general paving repairs	\$30,000	\$10,000	\$20,000	Savings identified based on works completed.
Total		\$100,000	\$100,000	\$0	

CONCLUSION

Council is requested to receive the Monthly Financial Report for the month ended March 2024 and approve the schedule of budget variations as submitted.

13.1 OFFICER RECOMMENDATION / COUNCIL RESOLUTION**Council Resolution 011604****OFFICER RECOMMENDATION:**

Moved Cr McPhail, seconded Cr Natale

That Council:

- receives the Monthly Financial Report for the month ended 31 March 2024, as presented as attachment 1 to this report, inclusive of:
 - Statement of Financial Activity by Nature and Type
 - Statement of Financial Position
 - Capital Expenditure Report
- notes the unrestricted municipal surplus of \$3,318,428 for the month ended 31 March 2024.
- pursuant to section 6.8 of the *Local Government Act 1995*, approves by absolute majority the schedule of budget variations below, resulting in a nil change in net current assets at 30 June 2024.

General ledger	Account description	Current Budget	Amended Budget	Change in Net Current Assets	Comment
INF620R	Penhurst Street resurfacing project between Fraser Street and Pier Street	\$0	\$72,399	(\$72,399)	Road surfacing recommended by works committee
E12823	Capex - Drainage Rationalisation – Foreshore	\$60,000	\$17,601	\$42,399	Savings identified based on works completed.

E11742	Infrastructure - Parks & Ovals - Retic Controllers	\$10,000	\$0	\$10,000	Savings identified based on works completed.
E12801	George Street - general paving repairs	\$30,000	\$10,000	\$20,000	Savings identified based on works completed.
Total		\$100,000	\$100,000	\$0	

(CARRIED UNANIMOUSLY BY AN ABSOLUTE MAJORITY 9:0)

For: Mayor O’Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, Maywood, White & McPhail.

Against: Nil

REPORT ATTACHMENTS

Attachments start on the next page

UNCONFIRMED

TOWN OF EAST FREMANTLE
MONTHLY FINANCIAL REPORT
(Containing the Statements of Financial Activity and Financial Position)
For the period ended 31 March 2024

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

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**TOWN OF EAST FREMANTLE
FOR THE PERIOD ENDED 31 MARCH 2024**

KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$0.75 M	\$0.75 M	\$0.75 M	\$0.00 M
Closing	\$0.19 M	\$4.70 M	\$3.32 M	(\$1.38 M)

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$	% of total
Unrestricted Cash	\$4.37 M	48.4%
Restricted Cash	\$4.66 M	51.6%

Refer to 3 - Cash and Cash Investments

Payables		
	\$	% Outstanding
Trade Payables	\$0.63 M	
0 to 30 Days		0.0%
Over 30 Days		0.0%
Over 90 Days		0.0%

Receivables		
	\$	%
Rates Receivable	\$0.47 M	95.7%
Trade Receivable	\$0.17 M	
Over 30 Days		14.9%
Over 90 Days		1.9%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$1.18 M	\$3.88 M	\$4.01 M	\$0.13 M

Refer to Statement of Financial Activity

Rates Revenue		
	\$	% Variance
YTD Actual	\$9.12 M	0.0%
YTD Budget	\$9.12 M	

Refer to 8 - Rate Revenue

Grants and Contributions		
	\$	% Variance
YTD Actual	\$0.76 M	(2.5%)
YTD Budget	\$0.78 M	

Refer to 10 - Grants and Contributions

Fees and Charges		
	\$	% Variance
YTD Actual	\$1.22 M	0.8%
YTD Budget	\$1.22 M	

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$6.51 M)	(\$4.02 M)	(\$5.54 M)	(\$1.52 M)

Refer to Statement of Financial Activity

Proceeds on sale		
	\$	%
YTD Actual	\$0.04 M	
Adopted Budget	\$0.17 M	(76.0%)

Refer to 6 - Disposal of Assets

Asset Acquisition		
	\$	% Spent
YTD Actual	\$0.37 M	(44.9%)
Adopted Budget	\$0.67 M	

Refer to 5 - Capital Acquisitions

Capital Grants		
	\$	% Received
YTD Actual	\$15.04 M	(13.0%)
Adopted Budget	\$17.29 M	

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$4.77 M	\$4.09 M	\$4.09 M	(\$0.00 M)

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	(\$0.00 M)
Interest expense	\$0.00 M
Principal due	\$4.90 M

Refer to 9 - Borrowings

Reserves	
Reserves balance	\$3.30 M
Interest earned	\$0.44 M

Refer to 4 - Cash Reserves

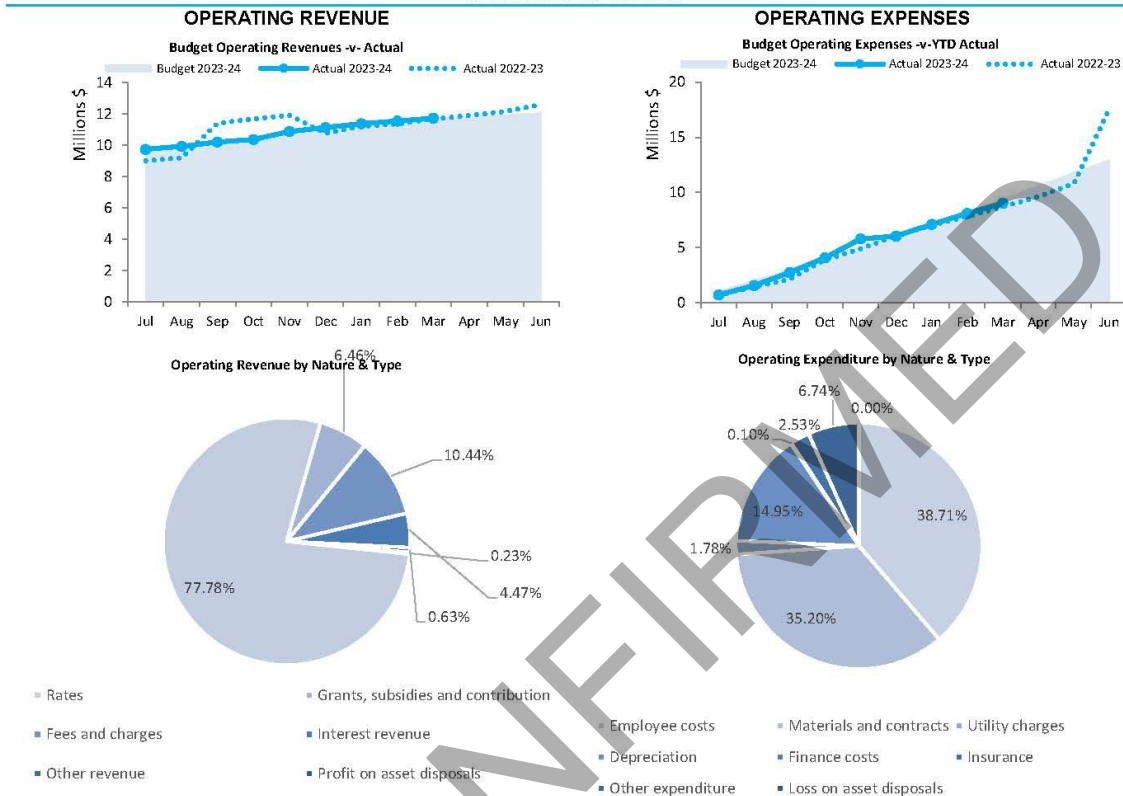
Report Preparation	
Prepared by:	Manager Finance
Reviewed by:	Executive Manager Corporate Services
Date Prepared:	8/04/2024

This information is to be read in conjunction with the accompanying Financial Statements and notes.

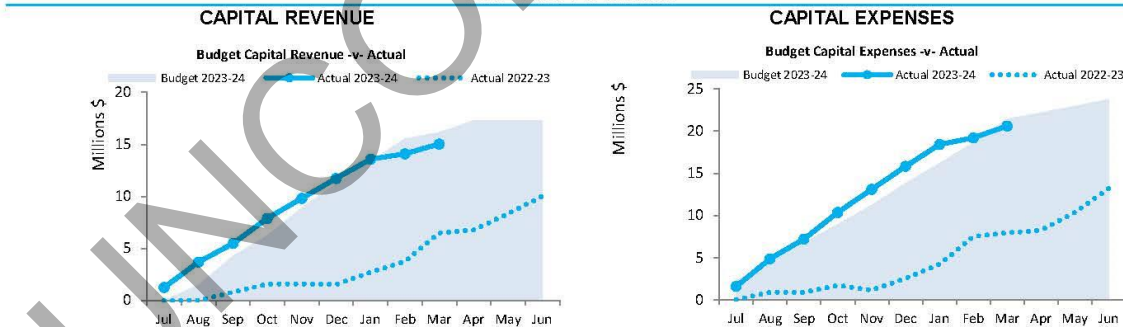
**TOWN OF EAST FREMANTLE
FOR THE PERIOD ENDED 31 MARCH 2024**

KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES



INVESTING ACTIVITIES



Closing funding surplus / (deficit)



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

TOWN OF EAST FREMANTLE
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2024

Note	Current Budget (a) \$	YTD Budget (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.	
OPERATING ACTIVITIES							
Revenue from operating activities							
Rates	8	9,125,610	9,124,003	9,124,003	0	0.00%	
Grants, subsidies and contributions	10	848,836	777,028	757,485	(19,543)	(2.52%)	▼
Fees and charges		1,472,963	1,215,485	1,224,975	9,490	0.78%	
Interest revenue		479,440	464,577	523,840	59,263	12.76%	▲
Other revenue		56,000	51,750	73,681	21,931	42.38%	▲
Profit on asset disposals	6	103,000	103,000	26,785	(76,215)	(74.00%)	▼
		12,085,849	11,735,843	11,730,769	(5,074)	(0.04%)	
Expenditure from operating activities							
Employee costs		(4,969,094)	(3,653,791)	(3,503,003)	150,788	4.13%	▼
Materials and contracts		(4,410,704)	(2,979,553)	(3,184,954)	(205,401)	(6.89%)	▲
Utility charges		(243,950)	(172,711)	(160,696)	12,015	6.96%	▼
Depreciation		(2,166,530)	(1,624,897)	(1,353,021)	271,876	16.73%	▼
Finance costs		(134,490)	(5,157)	(8,927)	(3,770)	(73.10%)	▲
Insurance		(258,240)	(258,240)	(229,133)	29,107	11.27%	▼
Other expenditure		(789,901)	(682,751)	(609,593)	73,158	10.72%	▼
Loss on asset disposals	6	0	0	0	0	0.00%	
		(12,972,909)	(9,377,100)	(9,049,327)	327,773	3.50%	
Non-cash amounts excluded from operating activities	2(b)	2,063,530	1,521,897	1,330,493	(191,404)	(12.58%)	▼
Amount attributable to operating activities		1,176,470	3,880,640	4,011,935	131,295	3.38%	
INVESTING ACTIVITIES							
Proceeds from capital grants, subsidies and contributions	10	17,294,491	17,277,654	15,040,542	(2,237,112)	(12.95%)	▼
Proceeds from disposal of assets	6	171,401	41,145	41,145	0	0.00%	
Payments for property, plant and equipment	5	(23,361,912)	(20,875,728)	(20,248,184)	627,544	3.01%	▼
Payments for construction of infrastructure	5	(610,000)	(464,901)	(370,335)	94,566	20.34%	▼
Amount attributable to investing activities		(6,506,020)	(4,021,830)	(5,536,831)	(1,515,001)	(37.67%)	
FINANCING ACTIVITIES							
Proceeds from new debentures	9	4,800,000	4,800,000	4,800,000	0	0.00%	
Transfer from reserves	4	1,557,424	10,609	10,609	0	0.00%	
Repayment of borrowings	9	(77,534)	(3,713)	(3,713)	0	0.00%	
Payments for principal portion of lease liabilities		(49,807)	(43,901)	(43,901)	0	0.00%	
Transfer to reserves	4	(1,460,078)	(671,402)	(671,402)	(0)	(0.00%)	
Amount attributable to financing activities		4,770,005	4,091,593	4,091,592	(0)	(0.00%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		751,732	751,732	751,732	0	0.00%	
Amount attributable to operating activities		1,176,470	3,880,640	4,011,935	131,295	3.38%	▲
Amount attributable to investing activities		(6,506,020)	(4,021,830)	(5,536,831)	(1,515,001)	(37.67%)	▼
Amount attributable to financing activities		4,770,005	4,091,593	4,091,592	(0)	(0.00%)	
Surplus or deficit after imposition of general rates		192,187	4,702,135	3,318,428	(1,383,707)	(29.43%)	▼

KEY INFORMATION

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

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

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

**TOWN OF EAST FREMANTLE
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 MARCH 2024**

	Note	30 June 2023	31 March 2024
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	3	14,631,561	9,036,534
Trade and other receivables		741,694	933,476
Contract assets		6,829	0
Other assets		160,902	0
TOTAL CURRENT ASSETS		15,540,986	9,970,010
NON-CURRENT ASSETS			
Trade and other receivables		96,650	92,393
Other financial assets		81,490	81,490
Investment in associate		871,324	871,324
Property, plant and equipment		41,422,143	60,961,099
Infrastructure		45,730,099	45,489,204
Right-of-use assets		208,607	161,684
TOTAL NON-CURRENT ASSETS		88,410,313	107,657,194
TOTAL ASSETS		103,951,299	117,627,204
CURRENT LIABILITIES			
Trade and other payables		4,750,979	1,232,429
Other liabilities		6,642,115	1,363,126
Lease liabilities		44,114	213
Borrowings	9	5,068	1,355
Employee related provisions		757,227	756,298
Other provisions	11	268,434	268,434
TOTAL CURRENT LIABILITIES		12,467,937	3,621,855
NON-CURRENT LIABILITIES			
Lease liabilities		198,300	198,300
Borrowings	9	94,112	4,894,112
Employee related provisions		125,624	125,624
TOTAL NON-CURRENT LIABILITIES		418,036	5,218,036
TOTAL LIABILITIES		12,885,973	8,839,891
NET ASSETS		91,065,326	108,787,313
EQUITY			
Retained surplus		38,114,941	55,176,135
Reserve accounts	4	2,638,933	3,299,726
Revaluation surplus		50,311,452	50,311,452
TOTAL EQUITY		91,065,326	108,787,313

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

Movement in Equity	17,721,987
Explained by:	
Amount attributed to operating activities	4,011,940
Proceeds from capital activities	14,370,840
Net reserves movement	(660,794)
	17,721,987

**TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2024**

1 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially. The material variance adopted by Council for the 2023-24 year is \$10,000 or 10.00% whichever is the greater.

Description	Var. \$	Var. %	Var.	Timing / Permanent	Explanation
	\$	%			
Revenue from operating activities					
Rates	0	0.00%		Timing	No material variance
Grants, subsidies and contributions	(19,543)	(2.52%)	▼	Timing	No material variance
Fees and charges	9,490	0.00%		Timing	No material variance
Interest revenue	59,263	12.76%	▲	Permanent	Interest on municipal investments higher than expected at this point in time. Interest received from rates higher than budgeted.
Other revenue	21,931	42.38%	▲	Timing	Unbudgeted Workcover compensation claims
Profit on asset disposals	(76,215)	(74.00%)	▼	Timing	Schedule of disposal of vehicles and plant delayed.
Expenditure from operating activities					
Employee costs	150,788	4.13%	▼	Timing	Favourable
Materials and contracts	(205,401)	(6.89%)	▲	Timing	Unfavourable - No material variance
Utility charges	12,015	6.96%	▼	Timing	Favourable
Depreciation	271,876	16.73%	▼	Timing	
Finance costs	(3,770)	(73.10%)	▲	Timing	No material variance
Insurance	29,107	11.27%	▼	Timing	Favourable
Other expenditure	73,158	10.72%	▼	Timing	Councillor training expenses below budget to date \$34.8k Building service levy below expected budget by \$29k Contributions for regional waste mangement below budget by \$8k
Loss on asset disposals	0	0.00%		No variance	
Non-cash amounts excluded from operating activities	(191,404)	(12.58%)	▼	Timing	No material variance
Investing Activities					
Proceeds from capital grants, subsidies and contributions	(2,237,112)	(12.95%)	▼	Timing	See Note 10 Grants & Contributions for more detailed information
Proceeds from disposal of assets	0	0.00%		Timing	Schedule of disposal of vehicles and plant delayed.
Payments for property, plant and equipment	627,544	3.01%	▼	Timing	See Note 5 Capital Acquisitions for more detailed information
Payments for construction of infrastructure	94,566	20.34%	▼	Timing	See Note 5 Capital Acquisitions for more detailed information
Financing Activities					
Proceeds from new debentures	0	0.00%		No variance	
Transfer from reserves	0	0.00%		No variance	
Repayment of borrowings	0	0.00%		No variance	
Payments for principal portion of lease liabilities	0	0.00%		No variance	
Transfer to reserves	0	0.00%		No variance	
Surplus or deficit at the start of the financial year	0	0.00%		Permanent	Pending finalisation of annual report
Surplus or deficit after imposition of general rates	(1,383,707)	(29.43%)	▼	Timing	Due to variances described above

**TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2024**

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

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

	Note	Current Budget Closing 30 June 2024	Last Year Closing 30 June 2023	Year to Date 31 March 2024
Current assets		\$	\$	\$
Cash and cash equivalents	3	5,074,702	14,631,561	9,036,534
Trade and other receivables		252,401	741,694	933,476
Contract assets	8	0	6,829	0
Other assets	8	52,099	160,902	0
		5,379,202	15,540,986	9,970,010
Less: current liabilities				
Trade and other payables	9	(1,854,815)	(4,750,979)	(1,232,429)
Other liabilities	11	(71,910)	(6,642,115)	(1,363,126)
Lease liabilities	10	0	(44,114)	(213)
Borrowings	9	(4,820,670)	(5,068)	(1,355)
Employee related provisions	11	(675,173)	(757,227)	(756,298)
Other provisions	11	(43,530)	(268,434)	(268,434)
		(7,466,098)	(12,467,937)	(3,621,855)
Net current assets		(2,086,896)	3,073,049	6,348,155
Less: Total adjustments to net current assets	2(c)	2,279,083	(2,321,317)	(3,029,725)
Closing funding surplus / (deficit)		192,187	751,732	3,318,428

(b) Non-cash amounts excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

		Current Budget	YTD Budget (a)	YTD Actual (b)
Non-cash amounts excluded from operating activities		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	6	(103,000)	(103,000)	(26,785)
Add: Loss on asset disposals	6	0	0	0
Add: Depreciation		2,166,530	1,624,897	1,353,021
- Pensioner deferred rates		0	0	4,257
Total non-cash amounts excluded from operating activities		2,063,530	1,521,897	1,330,493

(c) Current assets and liabilities excluded from budgeted deficiency

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

		Current Budget Opening 30 June 2024	Last Year Closing 30 June 2023	Year to Date 31 March 2024
Adjustments to net current assets		\$	\$	\$
Less: Reserve accounts	4	(2,541,587)	(2,638,933)	(3,299,727)
- Current portion of borrowings	9	4,820,670	5,068	1,355
- Current portion of lease liabilities	10	0	44,114	213
- Current provision for equity contribution - Investment in Associate			268,434	268,434
Total adjustments to net current assets	2(a)	2,279,083	(2,321,317)	(3,029,725)

CURRENT AND NON-CURRENT CLASSIFICATION

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

**TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

3 CASH AND CASH INVESTMENTS

Description	Unrestricted \$	Restricted \$	Total Cash \$	Institution	Risk Rating (LT)	Interest Rate	Maturity Date
Cash Deposits							
Municipal Bank Account	1,320,465	0	1,320,465	CBA	AA-		At Call
Municipal Bonds & Deposits Account	607,187	0	607,187	CBA	AA-		At Call
Cash On Hand	800	0	800	Petty Cash/Till Float			On Hand
Term Deposits							
Pooled (Muni, Reserves, Bonds and Grants)			2,048,970	SUNCORP	A-	4.90%	Jun 24
Pooled (Muni, Reserves, Bonds and Grants)	2,445,229	4,662,853	3,059,112	NAB	AA-	4.25%	Apr 24
Pooled (Muni, Reserves, Bonds and Grants)			1,000,000	NAB	AA-	4.25%	Apr 24
Pooled (Muni, Reserves, Bonds and Grants)			1,000,000	CBA	AA-	4.41%	Apr 24
Total	4,373,681	4,662,853	9,036,534			4.46%	
Comprising							
Cash and cash equivalents	4,373,681	4,662,853	9,036,534				
	4,373,681	4,662,853	9,036,534				

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.

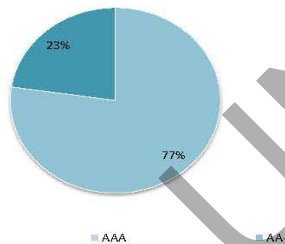
Comments/Notes - Investments and Cash Deposits

INSTITUTION	\$	(LT) RISK	%
COMMONWEALTH BANK	\$2,927,652	AA-	32.40%
CBA (GREEN/ESTGD TD)	\$0	AA-	0.00%
NATIONAL AUST. BANK	\$4,059,112	AA-	44.92%
SUNCORP	\$2,048,970	AA-	22.68%
WESTPAC	\$0	AA-	0.00%
	\$9,035,734		100.00%

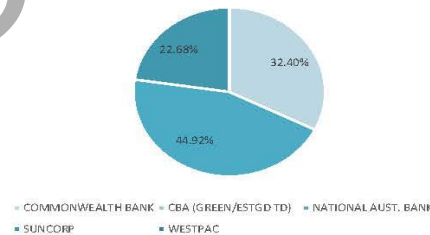
(LT) RISK RATING	PORTFOLIO	\$	%
AAA	MAX 100%	\$0	0%
AA-	MAX 100%	\$6,986,764	77%
AA (GREEN TERM DEPOSITS)	MAX 100%	\$0	0%
A- (DIVESTMENT)	MAX 100%	\$2,048,970	23%
BBB+ (DIVESTMENT)	MAX 80%	\$0	0%
		\$9,035,734	100%

The Town obtains quotes from three (3) financial institutions prior to placing investments. This ensures the Town is receiving the best return on investment possible. The amount the Town invests is dependent on cash flow requirements for business operations and capital works for upcoming months. As the financial year progresses, the Town's cash holdings decreases which means less investment of Municipal funds. The current monetary policy imposed by the Reserve Bank of Australia (RBA) is driving the interest rate environment. The Town's investment policy precludes investing in term deposits for more than 12 months.

Divestment v Non-Divestment - Term Deposits



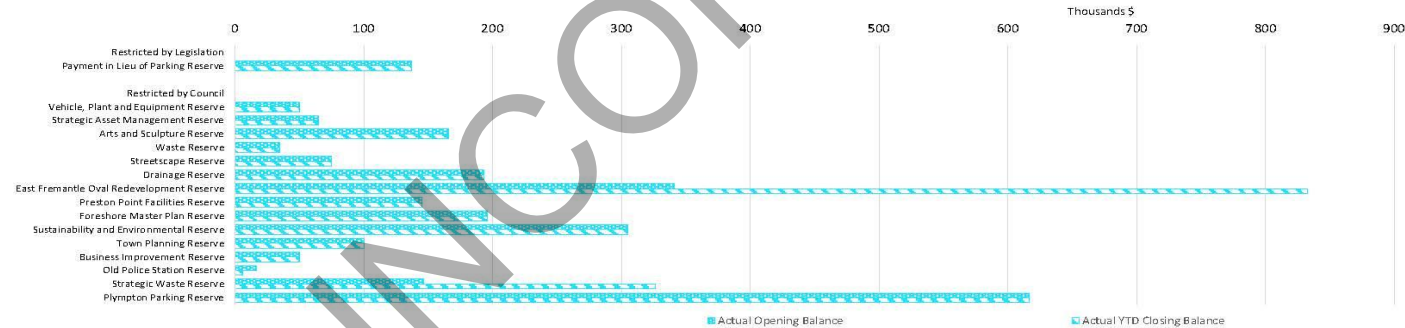
Values held by Institution



**TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

4 RESERVE ACCOUNTS

Reserve name	ORIGINAL				CURRENT				Actual Opening Balance	Actual Interest Earned	Actual Transfers In (+)	Actual Transfers Out (-)	Actual YTD Closing Balance
	Budget Opening Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance					
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Restricted by Legislation													
Payment in Lieu of Parking Reserve	137,010	0	0	137,010	137,010	0	0	137,010	137,010	0	0	0	137,010
Restricted by Council													
Vehicle, Plant and Equipment Reserve	50,407	0	0	50,407	50,407	0	(50,407)	0	50,407	0	0	0	50,407
Strategic Asset Management Reserve	64,920	0	0	64,920	64,920	0	(64,920)	0	64,920	0	0	0	64,920
Arts and Sculpture Reserve	165,664	30,000	(45,000)	150,664	165,664	30,000	(45,000)	150,664	165,664	0	0	0	165,664
Waste Reserve	35,000	0	0	35,000	35,000	0	0	35,000	35,000	0	0	0	35,000
Streetscape Reserve	75,000	0	0	75,000	75,000	0	0	75,000	75,000	0	0	0	75,000
Drainage Reserve	216,000	0	0	216,000	193,293	0	(60,000)	133,293	193,293	0	0	0	193,293
East Fremantle Oval Redevelopment Reserve	532,641	936,111	(688,879)	779,873	341,431	936,111	(848,879)	428,663	341,431	441,581	49,821	(0)	832,833
Preston Point Facilities Reserve	65,290	0	(30,000)	35,290	145,290	0	(145,290)	0	145,290	0	0	0	145,290
Foreshore Master Plan Reserve	213,618	0	0	213,618	196,344	0	0	196,344	196,344	0	0	0	196,344
Sustainability and Environmental Reserve	304,723	133,830	(310,000)	128,553	304,723	133,830	0	438,553	304,723	0	0	0	304,723
Town Planning Reserve	100,000	50,000	0	150,000	100,000	50,000	0	150,000	100,000	0	0	0	100,000
Business Improvement Reserve	50,000	100,000	0	150,000	50,000	100,000	0	150,000	50,000	0	0	0	50,000
Old Police Station Reserve	16,500	30,137	(16,244)	30,393	16,500	30,137	(16,244)	30,393	16,500	0	0	(10,609)	5,891
Strategic Waste Reserve	146,684	180,000	(326,684)	0	146,684	180,000	(326,684)	0	146,684	0	180,000	0	326,684
Plympton Parking Reserve	616,666	0	0	616,666	616,667	0	0	616,667	616,667	0	0	0	616,667
	2,790,123	1,460,078	(1,416,807)	2,833,394	2,638,933	1,460,078	(1,557,424)	2,541,587	2,638,933	441,581	229,821	(10,609)	3,299,727



TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024

5 CAPITAL ACQUISITIONS

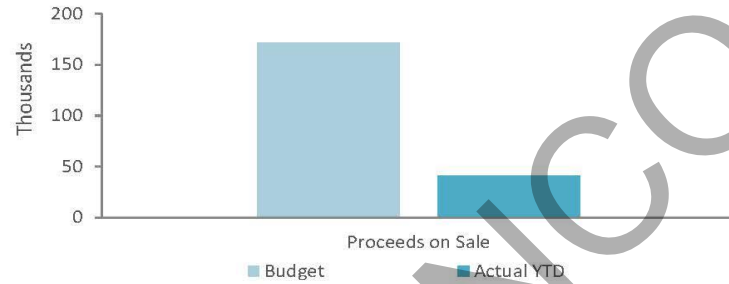
Account Description	Adopted Budget	Current Budget	YTD Budget	YTD Actual	Order Value	Total Actual	Variance (Under/Over)	Completion	Comments
	\$	\$				\$	\$		
Plant & Equipment	706,200	370,705	229,660	42,295	214,944	257,239	113,466	11%	
E04629 VW Tiguan SUV (CEO)	46,200	0	0	0	0	0	0	0%	Vehicle sold, not for replacement
E04629 Mitsubishi Eclipse Cross (EMCS)	40,000	0	0	0	0	0	0	0%	
E07405 Ford Focus Trend Sedan (EV vehicle)	40,000	38,341	38,341	38,341	0	38,341	0	100%	EV arrived Aug 2023
E08507 Vehicle Replacement CHSP	0	42,364	42,364	0	45,437	45,437	0	0%	Vehicles due for arrival April 2024
E10648 VW Golf Alltrack Wagon (EMRS)	40,000	0	0	0	0	0	0	0%	
E11716 Mustang R165 Skidsteer	75,000	77,000	(64,045)	3,955	71,619	75,574	0	5%	Seeking quotes
E11716 Ford Ranger Single Cab Ute	35,000	35,000	35,000	0	0	0	0	0%	Vehicle due for arrival April 2024
E11716 Cage Trailer	5,000	5,000	5,000	0	0	0	0	0%	Trailer delivered Nov 2023
E11716 Works Supervisor Ute	0	28,000	28,000	0	0	0	0	0%	Vehicle due for arrival April 2024
E11720 Torro Master 7000	0	30,000	30,000	0	26,067	26,067	0	0%	Mower ordered, due for arrival July 2024
E11685 Public Art	45,000	45,000	45,000	0	0	0	0	0%	
E12810 Upgrade Street Lights LED Project	310,000	0	0	0	0	0	0	0%	Project likely 24/25
E12812 Isuzu 4.5T Tipper	70,000	70,000	70,000	0	71,820	71,820	0	0%	Truck ordered, due for delivery July 2024
Furniture & Equipment	25,000	49,500	19,500	18,730	990	19,720	29,780	38%	
E04634 Furniture & Equipment - IT Equipment - Capex - New - Administration	25,000	30,000	0	0	0	0	0	0%	
E04635 EV Charging Station	0	19,500	19,500	18,730	990	19,720	0	96%	Installed in Feb 2024
Buildings	21,021,316	23,046,707	20,273,868	20,274,458	1,816,200	22,090,738	955,969		
E14604 Buildings - Depot Administration Building and Surrounds	0	105,000	67,300	105,744	0	105,744	0	101%	
E14605 Buildings - Specialised - Capex - Renewal - Unclassified Property	80,000	100,000	100,000	113,704	1,676	115,382	0	114%	
E11623 Buildings - EFIF and EFICC Clubroom - Henry Jeffrey Pavilion	0	15,000	15,000	0	0	0	0	0%	
E11736 EF Yacht Club - Dinghy Storage and Training Facility CSRFF Cont.	30,000	30,000	30,000	30,552	0	30,552	0	102%	
E11738 Buildings - East Fremantle Oval Precinct Redevelopment	19,776,296	21,366,808	19,765,666	19,747,220	929,565	20,676,785	0	92%	
E11747 East Fremantle Oval Precinct - Advanced trees and bushes	20,000	20,000	20,000	3,185	0	3,185	0	16%	Trees ordered, due for arrival April 2024
E11746 East Fremantle Oval Precinct - Off Leash Dog Exercise Area	195,020	333,000	206,204	206,204	18,067	224,290	0	62%	Turf due for installation April 2024
E11748 East Fremantle Oval Precinct - Solar Installation	0	110,000	0	0	0	0	0	0%	
E11739 Buildings - Specialised - Capex - Fremantle Women's Football Club	920,000	966,899	489,699	67,850	866,950	934,800	0	7%	Works progressing, due for completion Aug 2024
Infrastructure - roads	80,000	0	0	0	0	0	0	0%	
INF620R Penhurst Road resurfacing project between Fraser Street and Pier Street	80,000	0	0	0	0	0	0	0%	
Infrastructure - drainage	100,000	60,000	17,601	17,601	0	17,601	42,399	29%	
E12833 Capex - Drainage Rationalisation - Foreshore	100,000	60,000	17,601	17,601	0	17,601	0	29%	Works completed
Infrastructure - parks & ovals	207,000	175,000	105,000	29,740	51,320	81,060	93,940	17%	
E11743 Infrastructure - Parks & Ovals - Playground - Various Upgrades	20,000	20,000	20,000	0	9,966	9,966	0	0%	Parts ordered, waiting delivery
E11742 Infrastructure - Parks & Ovals - Retic Controllers	32,000	10,000	0	0	0	0	0	0%	Completed
E11741 Infrastructure - Parks & Ovals - Retic Upgrades	70,000	60,000	0	15,653	15,058	30,710	0	26%	To be completed before June 2024
E11726 Infrastructure - Parks & Ovals - Bores and Pumps - Stratford Street Park	50,000	50,000	50,000	0	0	0	0	0%	To be completed before June 2024
E11734 Capex - BBQ Replacement	10,000	10,000	10,000	0	10,175	10,175	0	0%	Completed
E11735 Capex - Bench Seats - Various Locations	15,000	15,000	15,000	0	16,099	16,099	0	0%	Completed
E11745 Infrastructure - Parks & Ovals - Ancillary - Drink Fountains	10,000	10,000	10,000	14,067	0	14,067	0	141%	Completed
Infrastructure - car parks	15,000	15,000	0	11,501	0	11,501	3,499	77%	
INF609R Carparks - General Allocation	15,000	15,000	0	11,501	0	11,501	0	77%	Completed
Infrastructure - footpaths	270,000	255,000	255,000	224,194	0	224,194	30,806	88%	
E12740 Footpath Renewal - Clayton St	55,000	55,000	55,000	53,333	0	53,333	0	97%	Completed
Footpath Renewal - Clayton St (west side)	115,000	100,000	100,000	102,603	0	102,603	0	103%	Completed
E12801 George Street - general paving repairs	30,000	30,000	30,000	2,535	0	2,535	0	8%	Completed
E12837 Footpaths - Canning Highway (south side), between Bedford and Moss	70,000	70,000	70,000	65,723	0	65,723	0	94%	Completed
	22,424,516	23,971,912	21,340,629	20,618,519	2,083,534	22,702,052	1,269,860	86%	

- Total Actual < Current Budget
- No Current Budget
- No YTD Actual
- Total Actual > Current Budget

**TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
Plant and equipment									
PEMV273	CEO Vehicle	14,360	30,495	22,340	0	14,360	30,495	16,135	0
PEMV272	EMRS Vehicle	8,658	0	0	0	0	0	0	0
PEMV268	EMCS Vehicle	5,682	18,000	15,318	0	0	0	0	0
PEMV264	PEHO Vehicle (Pooled Vehicle)	0	10,650	11,000	0	0	10,650	10,650	0
PEMV265	Isuzu 4.5T Tipper	20,000	30,000	10,000	0	0	0	0	0
PE278	Mustang R165 Skidsteer	37,914	37,914	0	0	0	0	0	0
PEMV262	Ford Ranger Single Cab Ute	0	11,200	11,200	0	0	0	0	0
PEMV266	Works Supervisor Vehicle	0	21,142	21,142	0	0	0	0	0
PE268	Toro Z Master 7000	0	12,000	12,000	0	0	0	0	0
		86,614	171,401	103,000	0	14,360	41,145	26,785	0



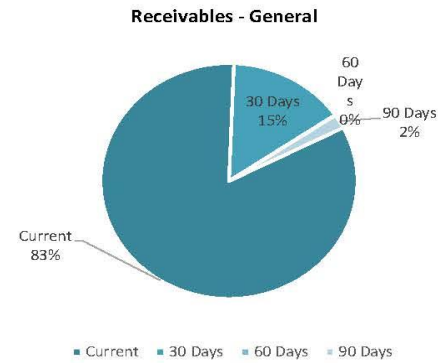
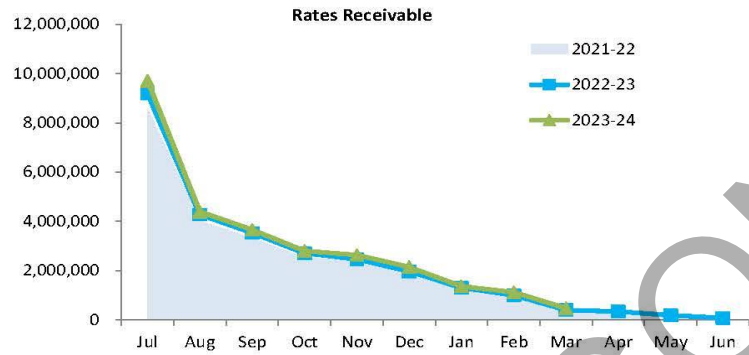
**TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

7 RECEIVABLES

Rates receivable	30 June 2023	31 Mar 2024
	\$	\$
Opening arrears previous years	44,860	77,232
Levied this year	10,504,457	10,965,894
Less - collections to date	(10,472,085)	(10,571,640)
Net rates collectable	77,232	471,486
% Collected		95.7%

Other Receivables	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - general	83,739	14,996	50	1,964	100,749
Receivables - infringements					54,837
East Fremantle Lawn & Tennis Club					15,000
Total receivables general outstanding					170,586

Amounts shown above include GST (where applicable)

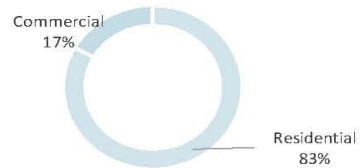
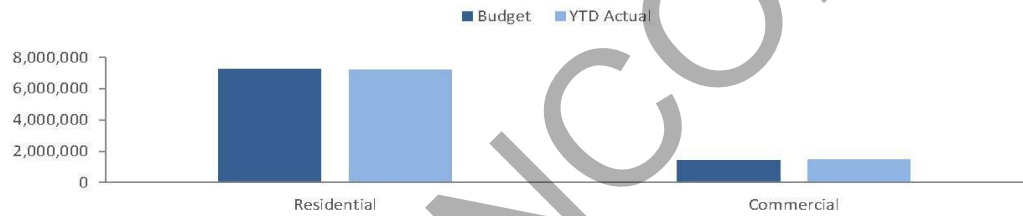


**TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

8 RATE REVENUE

General rate revenue

RATE TYPE	Rate in	Number of	Rateable	Rate	Budget	Total	Rate	YTD Actual	Total
	\$(cents)	Properties	Value	Revenue	Reassessed	Revenue	Revenue	Reassessed	Revenue
				\$	\$	\$	\$	\$	\$
Gross rental value									
Residential	0.068930	2,964	104,528,640	7,205,159	50,000	7,255,159	7,205,159	16,564	7,221,723
Commercial	0.116840	119	12,639,425	1,439,790	0	1,439,790	1,439,790	31,829	1,471,619
Sub-Total		3,083	117,168,065	8,644,949	50,000	8,694,949	8,644,949	48,393	8,693,342
Minimum payment									
Gross rental value									
Residential	1,243.00	336	5,242,540	417,648	0	417,648	417,648	0	417,648
Commercial	1,859.00	7	62,500	13,013	0	13,013	13,013	0	13,013
Sub-total		343	5,305,040	430,661	0	430,661	430,661	0	430,661
Total						9,125,610			9,124,003



**TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

9 BORROWINGS

Repayments - borrowings

Information on borrowings	Loan No.	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments		
		1 July 2023	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Particulars		\$	\$	\$	\$	\$	\$	\$	\$	
EF Oval Precinct Redevelopment	185	0	4,800,000	4,800,000	0	(72,634)	4,800,000	4,727,366	0	121,333
SMRC - Administration Building*	2-6	99,180	0	0	(3,713)	(4,900)	95,467	94,280	3,312	0
Total		99,180	4,800,000	4,800,000	(3,713)	(77,534)	4,895,467	4,821,646	3,312	121,333
Current borrowings		1,355					1,355			
Non-current borrowings		97,825					4,894,112			
		99,180					4,895,467			

All debenture repayments were financed by general purpose revenue.

* The SMRC Administration Building loan is funded from the participants quarterly contributions towards the Office Project. The Town's share of liability is 5.41%.

New borrowings 2023-24

Particulars	Amount Borrowed	Amount Borrowed	Institution	Loan Type	Term Years	Total Interest	Interest Rate	Amount (Used)		Balance
	Actual	Budget				& Charges		Actual	Budget	Unspent
	\$	\$				\$	%	\$	\$	\$
EF Oval Precinct Redevelopment	4,800,000	4,800,000	WATC	Fixed	20	3,131,329	4.82	4,800,000	4,800,000	0
	4,800,000	4,800,000				3,131,329		4,800,000	4,800,000	0

A firm loan quote has been executed and the loan funding date is 1 November 2023.

Unspent borrowings

The Town has no unspent debenture funds as at 30th June 2023, nor is it expected to have unspent funds as at 30th June 2024.

**TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

**10 GRANTS, SUBSIDIES AND CONTRIBUTIONS
OPERATING CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS**

Program	Grant Provider	Purpose of Grant	Acquittal Date	Acquittal Requirement	Original Budget Revenue	Current Budget Revenue	YTD Budget	YTD Revenue Actual
					\$	\$	\$	\$
General Purpose Funding								
Grants Commission - General	WALGGC	Untied - General Purpose	NA	NA	191,670	8,596	6,447	6,447
Grants Commission - Roads	WALGGC	Untied - Road	NA	NA	85,665	4,665	3,498	3,499
Education and Welfare								
Commonwealth Home Support Programme	Commonwealth Dep. Health	Commonwealth Home Support Programme	44,135	Financial Declaration Acquittal	668,578	668,578	612,886	612,886
Carers Association of WA	Carers Association of WA	Carers Week Activity				0	0	700
Recreation and Culture								
East Fremantle Festival	Port Authority/LotteryWest	East Fremantle Festival Funding	NA	NA	38,000	28,000	28,000	27,273
Sea Wall Works	DBCA	Foreshore Erosion Control and Seawalls			0	75,000	75,000	75,000
CHRMAP Funding					0	17,046	17,046	7,496
Community Amenities								
Bus Shelter - Maintenance Assistance Scheme	Public Transport Authority	Bus Shelter Maintenance	NA	NA	4,100	4,100	4,100	0
Better Bins - GO:FOGO	State Government				0	7,550	7,550	1,684
Transport								
Direct Grant	Main Roads	Direct Grant	July	Certificate of completion	19,245	22,501	22,501	22,501
Street Lighting Subsidy	Main Roads	Street Lighting Subsidy	NA		4,800	4,800	0	0
Stirling Bridge Verge Maintenance Agreement	Main Roads	Stirling Highway Verge Maint. Agreement	NA		8,000	8,000	0	0
					1,020,058	848,836	777,028	757,485

CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Program	Grant Provider	Purpose of Grant	Acquittal Date	Acquittal Requirement	Original Budget Revenue	Current Budget Revenue	YTD Budget	YTD Revenue Actual
					\$	\$	\$	\$
Recreation and Culture								
East Fremantle Oval Redevelopment	State Government	Election Commitment - EF Oval Redevelopment	NA	NA	14,053,237	14,690,969	14,690,969	13,546,258
East Fremantle Oval Redevelopment	Lotterywest	Towards a multi-use community space and nature playground	45,462	Completion of grant managemen	672,530	1,305,147	1,305,147	1,240,293
East Fremantle Oval Redevelopment	AFL Facilities Fund				250,000	250,000	250,000	0
East Fremantle Oval Redevelopment	East Fremantle Football Club	Contribution for joinery works			0	58,706	58,706	72,587
Fremantle City Womens Football Club	State Government	Election Commitment			800,000	775,738	895,737	61,682
Fremantle City Womens Football Club	Soccer Club Contribution				120,000	120,000	0	0
Transport								
Federal Government Stimulus Payment (Phase 4)	Department of Infrastructure	Local Roads and Community Infrastructure Program	31/10/21 and 31	Audited financial statement	84,181	84,181	67,345	119,721
Administration								
Charge Up Project	State Government - Department of Mines, Industry Regulation and Safety	Town Hall EV Charger	31/10/21 and 31	Audited financial statement	0	9,750	9,750	0
					15,979,948	17,294,491	17,277,654	15,040,542

**TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2024**

11 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Date	Increase / (Decrease) to Net Surplus \$	Amended Budget Running Balance \$
Annual Budget A option			0
General Purpose Grants - Grants Commission	15 Aug 23	-191,670	-191,670
General Purpose Grants (Roads) - Grants Commission	15 Aug 23	-85,665	-277,335
EF Oval Redevelopment Project			
Capex - EF Oval Redevelopment	15 Aug 23	-1,271,806	-1,549,141
DLGSC Grant - EF Oval Redevelopment	15 Aug 23	1,394,952	-154,179
Lottery/West Grant - EF Oval Redevelopment	15 Aug 23	159,620	4,441
AFL Facilities Funding	15 Aug 23	-95,518	-91,077
Loan Borrowings	15 Aug 23	0	-91,077
Transfer to EF Oval Redevelopment Reserve	15 Aug 23	-148,068	-239,145
Transfer from EF Oval Redevelopment Reserve	15 Aug 23	67,802	-171,343
Fremantle Womens Soccer Club Project			
Capex - Fremantle Womens Soccer Club Project	15 Aug 23	53,311	-118,032
Non-Operating Grants and Contributions	15 Aug 23	-122,184	-240,216
Transfer from Preston Point Reserve	15 Aug 23	80,000	-160,216
Seawall Reinstatement Works			
Operating Grants - Sea Wall Works	15 Aug 23	75,000	-85,216
Foreshore Erosion Control and Seawalls	15 Aug 23	-75,000	-160,216
General			
EFBC Operating Subsidy	15 Aug 23	-22,000	-182,216
Election Expenses	15 Aug 23	-40,000	-222,216
Town Planning Consulting	15 Aug 23	-28,474	-250,690
CHRMAP Funding	15 Aug 23	17,046	-233,644
Strategic and Business Planning Consultancy	15 Aug 23	-17,000	-250,644
Insurance Expenses - Administration	15 Aug 23	14,983	-235,661
Mooring Jetty Maintenance	15 Aug 23	-40,000	-275,661
Better Bins Funding	15 Aug 23	7,550	-268,111
Plant and Equipment - Light Fleet	15 Aug 23	-28,000	-296,111
Plant and Equipment - Mobile Plant	15 Aug 23	-30,000	-326,111
Proceeds from Sale of Plant	15 Aug 23	33,142	-292,969
Transfer from Plant Reserve	15 Aug 23	50,407	-242,562
Rates and Services Billing			
Rates Levied	15 Aug 23	1,627	-240,935
Swimming Pool Inspection Fees	15 Aug 23	7,565	-233,370
Commercial Waste Charges	15 Aug 23	2,177	-231,193
Additional Residential Waste Charges	15 Aug 23	4,509	-226,684
Sporting Club Waste Charges	15 Aug 23	935	-225,749
Financial Assistance Grants			
General Purpose Grants - Grants Commission	19 Sep 23	8,596	-217,153
General Purpose Grants (Roads) - Grants Commission	19 Sep 23	4,665	-212,488
Depot hardstand extension and drainage			
Capex - Depot hardstand extension and drainage	19 Sep 23	-87,000	-299,488
Capex - Buildings (general)	19 Sep 23	27,000	-272,488
Transfer from Drainage Reserve	19 Sep 23	60,000	-212,488
EV Charger			
Capex - EV charger	19 Sep 23	-19,500	-231,988
Non-Operating Grants and Contributions	19 Sep 23	9,750	-222,238
Henry Jeffrey Pavilion			
Capex - Henry Jeffrey Pavilion	19 Sep 23	-15,000	-237,238
Transfer from Preston Point Reserve	19 Sep 23	15,000	-222,238
General			
Strategic and Business Planning Consultancy	19 Sep 23	-14,030	-236,268
Plant and Equipment - Light Fleet			
Plant and Equipment - CHSP	19 Sep 23	-42,364	-278,632
DLGSC Grant - EF Oval Redevelopment	17 Oct 23	-757,230	-1,035,862
Lottery/West Grant - EF Oval Redevelopment	17 Oct 23	473,997	-561,865
AFL Facilities Funding	17 Oct 23	95,518	-466,347
Non-Operating Grants and Contributions	17 Oct 23	97,922	-368,425
Capex - EF Oval Redevelopment	17 Oct 23	-523,706	-892,131
Transfer from EF Oval Redevelopment Reserve	17 Oct 23	465,000	-427,131
Non-Operating Contribution - EFCC	17 Oct 23	58,706	-368,425
Interest Earnings - Reserves	17 Oct 23	200,000	-168,425
Transfer to EF Oval Redevelopment Reserve	17 Oct 23	-200,000	-368,425
Capex - Fremantle Womens Soccer Club Project	21 Nov 23	-100,210	-468,635
Transfer from Preston Point Reserve	21 Nov 23	20,290	-448,345
Transfer from Strategic Asset Management Reserve	21 Nov 23	64,920	-383,425
Drainage Maintenance	21 Nov 23	15,000	-368,425
Mid-year adopted adjustments	19 Mar 24		
Rates levied		30,601	-337,824
Operating grants and contributions		-6,744	-344,568
Fees and charges		-86,788	-431,356
Interest revenue		90,000	-341,356
Other revenue		14,000	-327,356
Materials and contracts		-175,904	-503,260
Utility charges		14,000	-489,260
Other expenditure		21,799	-467,461
Proceeds from disposal of assets		-33,555	-501,016
Property plant and equipment		322,879	-178,137
Infrastructure		152,000	-26,137
Transfer from reserves		-150,000	-176,137
Borrowings		-4,900	-181,037
23/24 Budget Opening Surplus	378,508		
23/24 Actual B/F Surplus (as per AFS)	751,732	373,224	192,187

13.2 LIST OF ACCOUNTS MARCH 2024

Report Reference Number	OCR-2699
Prepared by	Natalie McGill Senior Finance Officer
Supervised by	Phil Garoni Finance Manager
Meeting date	Tuesday, 16 April 2024
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	
	<ol style="list-style-type: none"> 1. List of Payments – March 2024 2. Fuel Summary – March 2024

PURPOSE

That Council, in accordance with regulation 13(1) of the Local Government (Financial Management) Regulations 1996, receives the list of payments made under delegated authority for the month ending 31 March 2024.

EXECUTIVE SUMMARY

Council has an Executive role in receiving the list of payments pursuant to Regulation 13(1) of the Local Government (Financial Management) Regulations 1996. It is therefore recommended that Council receives the List of Accounts paid for the period 1 March to 31 March 2024, as per the summary table.

BACKGROUND

The Chief Executive Officer has delegated authority to make payments from the Municipal and Trust Accounts in accordance with budget allocations.

The Town provides payments to suppliers by electronic funds transfer, cheque, or credit card. Attached are itemised lists of all payments made under delegated authority during the said period.

The bulk of payments are processed by electronic funds transfer (EFT) with the exception of occasional reimbursements and refunds.

CONSULTATION

Nil.

STATUTORY ENVIRONMENT

Regulation 13: Local Government (Financial Management) Regulations 1996 (as amended) requires local governments to prepare a list of payments made under delegated authority to be prepared and presented to Council monthly.

A new regulation has been added to the Local Government (Financial Management) Regulations 1996 to increase transparency and accountability in local government, through greater oversight of incidental spending.

Regulation 13A covers purchasing cards issued by local governments to their employees. Purchasing cards use a local government approved line of credit that allows for the timely payment of goods and services acquired in the ordinary course of business.

Purchasing cards include the following:

- business or corporate credit cards
- debit cards
- store cards
- fuel cards
- taxi cards

Other than debit cards, purchasing cards all require a separate payment to the card provider.

Purchasing cards do not include:

- non-reloadable gift cards – these cards are not connected to a local government account or intended to be used as a means of making ordinary business transactions
- pre-loaded purchase or credit card advances – these are cash advances and should be recorded and acquitted accordingly
- SmartRider cards that are centrally controlled for general use – if these cards are managed under the cash advance provisions.

POLICY IMPLICATIONS

Policy 2.1.3 Purchasing. All supplier payments are approved under delegated authority pursuant to the authorisation limits outlined in Council’s Purchasing Policy.

FINANCIAL IMPLICATIONS

All expenditure is incurred by authorised officers and made in accordance with the adopted Annual Budget. All amounts quoted in this report are inclusive of GST.

STRATEGIC IMPLICATIONS

A proactive, approachable Council which values community consultation, transparency and accountability
 5.1 Strengthen organisational accountability and transparency
 5.2 Strive for excellence in leadership and governance.

RISK IMPLICATIONS

RISKS

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council does not accept the list of payments	Rare (1)	Moderate (3)	Low (1-4)	COMPLIANCE Minor regulatory or statutory impact	Accept Officer Recommendation

RISK MATRIX

Consequence		Insignificant	Minor	Moderate	Major	Extreme	
		1	2	3	4	5	
Likelihood	Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
	Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
	Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
	Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
	Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

RISK RATING

Risk Rating	3
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

SITE INSPECTION

N/A

COMMENT

Payments for the period include the following significant items.

Payee	Particulars	Amount (GST inc)
COOPER & OXLEY GROUP PTY LTD - GENERAL	RFT08-2021/22 EF OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR - CERTIFICATE 15	\$ 2,018,924.62
DEPARTMENT OF FIRE AND EMERGENCY SERVICES	2023/24 ESL B 3RD QUARTER CONTRIBUTION	\$ 459,107.90
ADCO SERVICES	SUMPTON GREEN BUILDING WORKS - REPLACEMENT OF JARRAH DECK MATERIALS & LABOUR. REPLACE TWO TERMITE DAMAGED POSTS TO MAIN BUILDING. LIFT BUILDING, REMOVE EXISTING POSTS AND REPLACE. RAMP EXTENSION TO COMPLY WITH MINIMUM GRADIENTS & 4 STEP STAIRCASE REPLACEMENT & VERMIN BOARDS WITH SUB-FLOOR ACCESS. ADDITIONAL DECKING FRAME SUPPORT WORKS - CONSTRUCT & INSTALL BALUSTRADES, SUPPLY & INSTALL VERANDAH POSTS	\$ 66,279.58
CITY OF FREMANTLE	CO-CONTRIBUTION FOR RESIDENT UTILISATION OF FREMANTLE RECYCLING CENTRE	\$ 58,841.20
RESOURCE RECOVERY GROUP (SMRC)	WASTE & RECYCLING FEES – FEBRUARY 24	\$ 45,087.52
CARABINER PTY LTD (ATF THE SANDOVER PINDER UNIT TRUST)	RFT03-2021/22 ARCHITECTURAL SERVICES - EF OVAL PRECINCT REDEVELOPMENT PROJECT - DECEMBER & JAN 24	\$ 40,933.44
VEOLIA RECYCLING & RECOVERY	WASTE & RECYCLING FEES – FEBRUARY 24	\$ 39,784.82
WA FENCEWORKS PTY LTD	FINAL SECTION OF THE DEPOT FENCING DUE TO OVAL WORKS, CHAINMESH FENCING - EF OVAL DOG PARK - CLAIM 1 FEB 24, EF OVAL - OFF LEASH DOG EXERCISE AREA SUPPLY & INSTALL CHAINMESH SECURITY - CLAIM 1 FEB 24	\$ 37,318.95
HOST DIRECT (HOST CORPORATION PTY LTD)	PROVISION OF TABLETOP EQUIPMENT FOR THE EAST FREMANTLE COMMUNITY PARK	\$ 35,626.05
THE TRUSTEE FOR BELGRAVIA LEISURE UNIT TRUST	OPERATOR AGREEMENT - EAST FREMANTLE OVAL PRECINCT - PRE-OPENING SERVICES FEE - MARCH 24	\$ 27,007.42

CONCLUSION

Nil

13.2 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 021604**OFFICER RECOMMENDATION:****Moved Cr Natale, seconded Cr Wilson**

That Council in accordance with regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, receives the list of payments made under delegated authority for the month ended 31 March 2024.

March 2024		
Voucher No.	Account	Amount
Cheque	Municipal (Cheques)	\$0.00
EFT 36991—37171	Municipal (EFT)	\$3,262,223.41
Payroll	Municipal (EFT)	\$321,273.10
	Municipal (Direct Debit March 2024)	\$1,059,360.62
	Credit Card (March 2024)	\$6,440.33
	Total Payments	\$4,649,297.46

(CARRIED UNANIMOUSLY 9:0)

For: Mayor O'Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, Maywood, White & McPhail.

Against: Nil

REPORT ATTACHMENTS

Attachments start on the next page

TOWN OF EAST FREMANTLE

List of Accounts paid by the Chief Executive for March 2024 submitted for the information of the Council Meeting to be held on Tuesday 16th April 2024

Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
			NO CHEQUES ISSUED IN MARCH 24		
				-	-
EFTS		Supplier	Description	Inv Amount	EFT
EFT36991	07/03/2024	EVEREST BUILDING COMPANY	INFRASTRUCTURE BOND REFUND	5,000.00	5,000.00
EFT36992	07/03/2024	M GAUSHON	INFRASTRUCTURE BOND REFUND	3,000.00	3,000.00
EFT36993	07/03/2024	L HESKETH MOUSLI	INFRASTRUCTURE BOND REFUND	1,500.00	
			INFRASTRUCTURE BOND REFUND	3,500.00	5,000.00
EFT36994	07/03/2024	DSL DESIGN & BUILDING	INFRASTRUCTURE BOND REFUND	3,000.00	3,000.00
EFT36995	07/03/2024	L LEE	INFRASTRUCTURE BOND REFUND	1,500.00	1,500.00
EFT36996	14/03/2024	AUSTRALIA POST	MONTHLY POSTAL CHARGES FEBRUARY 24	1,799.32	1,799.32
EFT36997	14/03/2024	APACE AID (INC)	WEED MANAGEMENT NIERGARUP TRACK - 29/01/24	412.50	412.50
EFT36998	14/03/2024	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS MARCH 24	476.87	476.87
EFT36999	14/03/2024	BUNNINGS BLDG SUPPLIES LTD	10 X BAGS OF RAPID SET AND VARIOUS ITEMS	662.45	662.45
EFT37000	14/03/2024	BOC LIMITED	CONTAINER SERVICE - NOV 2023 & FEB 2024	21.12	21.12
EFT37001	14/03/2024	CITY OF COCKBURN	TIP FEES - FEBRUARY 2024	1,190.00	1,190.00
EFT37002	14/03/2024	IT VISION	APACHE TOMCAT UPGRADE V9.0.81	554.40	554.40
EFT37003	14/03/2024	MCLEODS	LEGAL SERVICES BY MCLEODS FOR REGULATORY SERVICES - PLANNING COMPLIANCE ISSUES	2,081.30	
			LEGAL SERVICES BY MCLEODS FOR REGULATORY SERVICES - BUILDING COMPLIANCE ISSUES	1,429.45	
			LEGAL SERVICES BY MCLEODS FOR REGULATORY SERVICES - PROPOSED ADDITIONS	2,169.20	5,679.95
EFT37004	14/03/2024	MELVILLE TOYOTA	SERVICE ON 1CGQ228 27/02/24	140.25	140.25
EFT37005	14/03/2024	WATER CORPORATION	SERVICE CHARGES 01/01/24 29/02/24 - JP MCKENZIE	135.47	135.47
EFT37006	14/03/2024	WA FIRE PROTECTION	FIRE EQUIPMENT INSPECTIONS & MAINTENANCE MARCH 2023 - VARIOUS SITES	1,701.56	1,701.56
EFT37007	14/03/2024	SYNERGY	POWER SUPPLY VARIOUS LOCATIONS	24,709.55	24,709.55
EFT37008	14/03/2024	ZIPFORM PTY LTD	RATES PRINTING AND DISTRIBUTION SERVICES 2023/2024 - 4TH INSTALMENTS	1,455.96	1,455.96
EFT37009	14/03/2024	YOUNGS PLUMBING SERVICE P/L	EFLTC - TESTING & INSPECTION OF SEWER PUMP	750.00	750.00
EFT37010	14/03/2024	FLEXI STAFF PTY LTD	LABOUR HIRE OPERATIONS 19/02/24 - 23/02/24	2,441.62	
			LABOUR HIRE OPERATIONS 26/02/24 - 01/03/24	2,395.94	4,837.56
EFT37011	14/03/2024	DEPT OF MINES, INDUSTRY REGULATION & SAFETY	BSL COLLECTED NOVEMBER 23 & ADJUSTMENT TO SEPTEMBER 23	2,114.41	2,114.41
EFT37012	14/03/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	2023-24 FULL MEMBERSHIP - 1 X STAFF MEMBER	265.51	
			1 X STAFF MEMBER REGISTRATION - FINANCE PROFESSIONALS CONFERENCE	1,360.00	
			1 x STAFF REGISTRATION - CUSTOMER COMPLAINTS	945.00	2,570.51
EFT37013	14/03/2024	WATERLOGIC AUSTRALIA PTY LTD	RENTAL & SERVICE - FREESTANDING WATER FILTER - MARCH APRIL MAY 2024	209.22	209.22
EFT37014	14/03/2024	HOST DIRECT (HOST CORPORATION PTY LTD)	PROVISION OF TABLE TOP EQUIPMENT FOR THE EAST FREMANTLE COMMUNITY PARK	35,626.05	35,626.05
EFT37015	14/03/2024	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	2023/24 ESL B 3RD QUARTER CONTRIBUTION	459,107.90	459,107.90
EFT37016	14/03/2024	NUMERO UNO CATERING	CATERING FOR 23/24 - 30/01, 13/02 & 20/02	1,232.00	1,232.00
EFT37017	14/03/2024	WOOLWORTHS GROUP LIMITED	WOOLWORTHS PURCHASES - CHSP - 12/02/24	6.00	
			WOOLWORTHS PURCHASES DEPOT 27/02/24	4.50	
			WOOLWORTHS PURCHASES DEPOT 29/02/24	4.50	
			WOOLWORTHS PURCHASES - CHSP 05/03/24	71.45	
			WOOLWORTHS PURCHASES DEPOT - 06/03/24	40.84	
			WOOLWORTHS PURCHASES - CHSP 12/03/24	37.65	
			WOOLWORTHS PURCHASES - CHSP 12/03/24	17.25	182.19
EFT37018	14/03/2024	ENVIROLAB SERVICES WA PTY LTD	TESTING OF SOIL AND MATERIALS FROM EASTERN BANK EFCP	304.96	304.96
EFT37019	14/03/2024	ASSA ABLOY ENTRANCE SYSTEMS AUSTRALIA PTY LTD	TOWN HALL - AUTOMATIC DOOR QUARTERLY MAINTENANCE - JANUARY 2024	174.00	174.00
EFT37020	14/03/2024	HYDRO JET	GRAFFITI REMOVAL - GEORGE STREET UNDERPASS & RIVERSIDE ROAD	1,243.00	1,243.00
EFT37021	14/03/2024	LANDSCAPE YARD O'CONNOR	8 CUBIC METRES OF SAND	501.60	
			4 CUBIC METRES OF SAND	250.80	
			MATERIAL FOR TOPPING UP OF ULRICH PARK SAND PIT	222.30	974.70
EFT37022	14/03/2024	KONICA MINOLTA BUSINESS SOLUTIONS	PRINTING AND COPYING FOR CHSP 01/02/24 - 29/02/24	49.58	49.58
EFT37023	14/03/2024	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION DETAILS REQUEST FEES - FEB 24	365.20	365.20
EFT37024	14/03/2024	FOCUS NETWORKS	QU 7404G 1 x DOCKING STATION	255.20	
			RFT04-2021/22 - MANAGED PROACTIVE SERVICE (IT SUPPORT SERVICES) - FEBRUARY 24	7,202.80	
			QU-7419G DATA DESTRUCTION	55.00	
			RFT04-2021/22 MANAGED ICT SERVICES -23/24 FINANCIAL YEAR -SOFTWARE AS A SERVICE (SAAS) AND MANAGED HARDWARE - MARCH 24	10,294.98	
			QU - 7482G 1 EXCHANGE ONLINE PLAN 2	11.11	17,819.09
EFT37025	14/03/2024	OMNIBUS SERVICES	REPAIR MITSUBISHI ROSA BUS STEP	742.50	742.50
EFT37026	14/03/2024	ENVIRO SWEEP	STREET SWEEPING - RFQ12-2020/21 - FEBRUARY 2024	4,841.41	4,841.41
EFT37027	14/03/2024	THE TURBAN INDIAN RESTURANT	CATERING TOWN PLANNING COMMITTEE MEETING - 21/11/23	354.80	

			CATERING TOWN PLANNING COMMITTEE MEETING 05/12/23	235.50	
			CATERING FOR AUDIT COMMITTEE 27/02/24	386.80	977.10
EFT37028	14/03/2024	LANDGATE	LAND ENQUIRIES - 80 GLYDE STREET	91.50	91.50
EFT37029	14/03/2024	VOCUS COMMUNICATIONS	VOIP SLIP LINES/SERVICES MONTHLY CHARGES - TO 29/02/24	379.83	379.83
EFT37030	14/03/2024	SNAP PRINTING	EAST FREMANTLE COMMUNITY PARK - PRINTING - SNAP - FUNDS TO BE RECOVERED FROM BELGRAVIA	1,071.70	1,071.70
EFT37031	14/03/2024	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	ONGOING MONTHLY CHARGES - HOST CMS INCLUDING LICENSE & COMMUNICATION COSTS, COMPREHENSIVE MAINTENANCE & PARTS PER MONTH - FEBRUARY 24	176.55	
			PAYABLE CREDIT CARD TRANSACTIONS VIA TILL PER MONTH - FEBRUARY 24	359.32	535.87
EFT37032	14/03/2024	BLING TRIO	CHSP CHRISTMAS CLIENT PARTY ENTERTAINMENT	200.00	200.00
EFT37033	14/03/2024	VEOLIA RECYCLING & RECOVERY	GENERAL WASTE REMOVAL 46 EAST STREET - FEBRUARY 24	749.23	
			FOGO - GREEN BINS - RESIDENTIAL & PRIORITY, GENERAL WASTE - RED BINS - RESIDENTIAL & PRIORITY, PARKS & RESERVES, STREET LITTER BINS, RECYCLING - YELLOW BINS - RESIDENTIAL & PRIORITY, STREET LITTER BINS, GENERAL WASTE - RED BINS - COMMERCIAL, RECYCLING - YELLOW BINS - COMMERCIAL, 48 - 50 ALEXANDRA ROAD - RECYCLING & GENERAL WASTE - FEBRUARY 24	39,035.59	39,784.82
EFT37034	14/03/2024	FREMANTLE PICTURE FRAMERS	PRINT/PLAQUE FRAMING OF NEW AND PREVIOUS CEOs FOR TOWN HALL	597.30	597.30
EFT37035	14/03/2024	LINXIO (READY TRACK PTY LTD)	GPS VEHICLE TRACKING - DEC 2023 & FEB 2024	155.10	155.10
EFT37036	14/03/2024	H DICKSON	CHSP VOLUNTEER MEAL REIMBURSEMENT 28/02/24	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 01/03/24	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 06/03/24	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 08/03/24	15.00	60.00
EFT37037	14/03/2024	EASY ACCESS LIFTS	CALLOUT TO REPAIR TOWN HALL LIFT AFTER POWER FAULT	539.00	539.00
EFT37038	14/03/2024	JAYBRO GROUP PTY LTD	SPILL KITS FOR DEPOT AND VEHICLES, FLEXDRIVE PUMP, DELIVERY	2,746.70	2,746.70
EFT37039	14/03/2024	CONTRA-FLOW PTY LTD	TRAFFIC MANAGEMENT FOR KERBING REPAIR WORKS 21/02 - 22/02	1,996.14	1,996.14
EFT37040	14/03/2024	PTC IRRIGATION	SWAP OUT RETIC CONTROLLER AND CHECK ELECTRICS AT GOURLEY PARK	277.75	
			INSTALLATION OF IRRIGATION TO EASTERN BANK AT EF COMMUNITY PARK - CLAIM 3 26/02/24 - 06/03/24	13,898.50	14,176.25
EFT37041	14/03/2024	GRACE RECORDS MANAGEMENT (AUSTRALIA)	STANDING ORDER FOR DOCUMENT SCANNING - DATA STORAGE, USER LICENCES AND HOSTING- FEBRUARY 24	866.31	
			STANDING ORDER FOR STORAGE FEES 01/03/24 - 31/03/24 AND FILE RETRIEVAL - FEBRUARY 24	378.15	1,244.46
EFT37042	14/03/2024	WA FENCEWORKS PTY LTD	FINAL SECTION OF THE DEPOT FENCING DUE TO OVAL WORKS (AS QUOTED), CONTINUE AND INSTALL 27.3M OF COLORBOND FENCING CORDERILLED INTO EXISTING LIMESTONE WALL (AS QUOTED)	8,305.50	
			280 LINEAL M 1500MM BLACK POWDERCOATED CHAINMESH	19,938.25	
			EAST FREMANTLE OVAL - OFF LEASH DOG EXERCISE AREA SUPPLY & INSTALL CHAINMESH SECURITY FENCING & GATES AS QUOTED - CLAIM 1 FEB 24	9,075.20	37,318.95
EFT37043	14/03/2024	DRAFFIN STREET FURNITURE	SINGLE BAY RECYCLING BIN SURROUNDS FOR EFFC OVAL	7,893.60	7,893.60
EFT37044	14/03/2024	FRESH PROVISIONS BICTON	NEIGHBOURHOOD LINK CLIENT AND VOLUNTEER LUNCHES 06/02/24	96.16	
			NEIGHBOURHOOD LINK CLIENT AND VOLUNTEER LUNCHES 13/02/24	88.15	
			NEIGHBOURHOOD LINK CLIENT AND VOLUNTEER LUNCHES 27/02/24	123.69	308.00
EFT37045	14/03/2024	KYOCERA DOCUMENT SOLUTIONS	PRINTING COSTS 2023/24 - FINANCE & REG SVS - FEB 24	166.40	
			1 x KYOCERA PRINTER AND PAPER CUT SOFTWARE - OPERATIONS	872.85	
			1 x KYOCERA PRINTER AND PAPER CUT SOFTWARE - OPERATIONS	413.60	1,452.85
EFT37046	14/03/2024	PAATSCH CONSULTING PTY LTD	RFT01-2020/21 CONTRACT VARIATION 3 - CLIENT LEAD & ASSISTANT CLIENT LEAD FEBRUARY 24	11,825.00	11,825.00
EFT37047	14/03/2024	M2M ONE PTY LTD	TOWN HALL LIFT EMERGENCY SIM CARD - MARCH 24	18.70	18.70
EFT37048	14/03/2024	TPG NETWORK PTY LTD	INTERNET CHARGES 01/01/24 - 29/02/24	1,920.60	1,920.60
EFT37049	14/03/2024	KAMBARANG SERVICES PTY LTD	WELCOME TO COUNTRY 05/02/24 - CITIZENSHIP CEREMONY	385.00	385.00
EFT37050	14/03/2024	J ENGLAND	CHSP VOLUNTEER MEAL REIMBURSEMENT 29/02/24	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 07/03/24	15.00	30.00
EFT37051	14/03/2024	K MCDONALD	CHSP VOLUNTEER MEAL REIMBURSEMENT 29/02/24	13.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 07/03/24	15.00	28.00
EFT37052	14/03/2024	DONALD CANT WATTS CORKE (WA) PTY LTD	RFT05-2021/22 QUANTITY SURVEYING SERVICES EF OVAL PRECINCT REDEVELOPMENT PROJECT - CONTRACT ADMINISTRATION TO 100%	880.00	880.00
EFT37053	14/03/2024	TASSIE DEVIL LINEMARKING	RE MARKING OF VARIOUS FADED LINE MARKING AROUND THE TOWN - DOME CARPARK, CARPARK UNDER STIRLING BRIDGE, JOHN TONKIN CAR PARK	1,206.70	
			RE MARKING OF VARIOUS FADED LINE MARKING AROUND THE TOWN - FRASER STREET	1,861.20	
			RE MARKING OF VARIOUS FADED LINE MARKING AROUND THE TOWN - JERRAT DRIVE & FRASER ST	1,651.10	4,719.00
EFT37054	14/03/2024	T ABELHA	CHSP VOLUNTEER MEAL REIMBURSEMENT 11/03/24	15.00	15.00

EFT37055	14/03/2024	SWAN LOCK SERVICE (RAMSAY & SONS PTY LTD)	PRESTON POINT RESERVE - CRICKET CLUB / LACROSSE BUILDING DOOR HANDLE REPAIRS DUE TO VANDALISM	1,098.00	1,098.00
EFT37056	14/03/2024	MARKETLIFE PTY LTD (PERTH MAKERS MARKET, ERIN MADELEY CONSULTING)	2023 GEORGE STREET FESTIVAL STALLHOLDER COORDINATOR AS PER RFQ09 22/23 - CLAIM 1 - FIRST 25%	3,609.10	3,609.10
EFT37057	14/03/2024	SPORTENG	RFQ05-2021/22 EAST FREMANTLE OVAL REDEVELOPMENT - FIELD OF PLAY CONSULTANCY - CONSTRUCTION PHASE SERVICES	8,605.47	8,605.47
EFT37058	14/03/2024	ALL FENCE U RENT	TEMP FENCE HIRE FOR PLAYGROUND WORKS 21/02/24 - 06/03/24	550.00	550.00
EFT37059	14/03/2024	CARABINER PTY LTD (ATF THE SANDOVER PINDER UNIT TRUST)	RFT03-2021/22 ARCHITECTURAL SERVICES - EF OVAL PRECINCT REDEVELOPMENT PROJECT - DECEMBER & JAN 24	40,933.44	40,933.44
EFT37060	14/03/2024	FOCUS TRANSPORT SOLUTIONS	FOOTPATH CONDITION RANKING 2023/24 AS QUOTED	3,850.00	3,850.00
EFT37061	14/03/2024	NDY MANAGEMENT PTY LIMITED T/A NORMAN DISNEY & YOUNG	RFQ14-2021/22 ELECTRICAL ENGINEERING - SERVICES 29/01/24 - 23/01/24	1,521.54	
			RFQ13-2021/22 - EF OVAL -MECHANICAL ENGINEERING SERVICES 29/01/24 - 23/02/24	933.63	
			RFQ15-2021/22 HYDRAULIC ENGINEERING SERVICES 29/01/24 - 23/01/24	1,600.50	4,055.67
EFT37062	14/03/2024	FORTH CONSULTING PTY LTD	RFQ19 STRUCTURAL ENGINEERING SERVICES - EAST FREMANTLE OVAL REDEVELOPMENT - FEBRUARY 24	1,100.00	1,100.00
EFT37063	14/03/2024	LO-GO APPOINTMENT (Helene Pty Ltd)	TEMPORARY REPLACEMENT FOR COMMUNICATIONS AND MARKETING POSITION W/E 02/03/24	1,739.90	1,739.90
EFT37064	14/03/2024	SCOUTTA PTY LTD	CONSULTING SERVICES - INVOICE 1, - DEVELOPMENT OF A PREDICTIVE ASSET RENEWABLE MODEL (PARM) IN MS EXCEL AS PER TEMPLATE PROVIDED, - UPDATING OF FINANCIAL INFORMATION AND TABLES IN EACH OF THE TOWN'S AMPS BASED ON THE PARM DATA	2,818.75	2,818.75
EFT37065	14/03/2024	P TSEN	CHSP VOLUNTEER MEAL REIMBURSEMENT 09/02/24	7.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 01/03/24	15.00	22.00
EFT37066	14/03/2024	J & V EARTHMOVING CONTRACTORS	OVAL WORKS SUMP GRADING WORKS INC HEADWALL & MACHINERY RFT02-2022/23 - 01/03/24	1,907.06	
			OVAL WORKS - DISPOSAL OF EXCESS EASTERN BANK MATERIAL RFT02-2022/23 - 29/02/24	4,037.00	
			INITIAL KERBING WORKS FOR 23/24	16,313.00	22,257.06
EFT37067	14/03/2024	PHOENIX CONTAINERS PTY LTD	SOCCER CLUB SEA CONTAINER HIRE - MARCH 2024	144.93	
			SEA CONTAINER HIRE - BOWLING CLUB TEMPORARY RELOCATION FOR EFFC REDEVELOPMENT - MARCH 2024	170.50	315.43
EFT37068	14/03/2024	CGM COMMUNICATIONS PTY LTD T/A REGEN STRATEGIC	COMMUNITY DEVELOPMENT STRATEGY - 50% OF FINAL INSTALMENT	6,600.00	6,600.00
EFT37069	14/03/2024	WDJ PEST CONTROL	TERMITE TREATMENT AT SUMPTON GREEN	1,900.00	
			ANNUAL PEST CONTROL INSPECTION & TREATMENT 2024 - TOWN HALL , DOVENBY HOUSE, DEPOT, OLD POLICE STATION, GLYDE-IN , CAMP WALLER SCOUTS, PRESTON POINT / LACROSSE, SUMPTON GREEN, HURRICANES	3,157.00	
			SNNUAL PEST CONTROL INSPECTION & TREATMENT - TRICOLORE, GEORGE BOOTH PARK, MARJORIE GREEN, RACEWAY PARK, WW WAYMAN, NORM MCKENZIE, JOHN TONKIN, J DOLAN , MERV COWAN, ALLEN STREET UNITS	2,935.90	7,992.90
EFT37070	14/03/2024	BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD	TOWN HALL CLEANING - FEBRUARY 2024 - RFT07-2021/22, DEPOT CLEANING - FEBRUARY 2024 - RFT07-2021/22, DOVENBY HOUSE CLEANING - FEBRUARY 2024 - RFT07-2021/22, SUMPTON GREEN CLEANING - FEBRUARY 2024 - RFT07-2021/22, GLASSON PARK CLEANING & CONSUMABLES - FEBRUARY 2024 - RFT07-2021/22	7,971.10	7,971.10
EFT37071	14/03/2024	DMG PROPERTY PTY LTD	PROJECT MANAGEMENT SERVICES - FREMANTLE WOMENS FOOTBALL CLUB UPGRADE - DECEMBER 23 & JANUARY 24	2,002.00	2,002.00
EFT37072	14/03/2024	PEACEFUL EARTH WELLBEING	NEIGHBOURHOOD LINK CLIENT ACTIVITY - 27/02/24	50.00	50.00
EFT37073	14/03/2024	ILLION TENDERLINK	TENDER PORTAL ANNUAL LICENCING FEES 13/03/24 - 13/03/25	2,750.00	2,750.00
EFT37074	14/03/2024	S DOUGLAS	CHSP VOLUNTEER MEAL REIMBURSEMENT 23/02/24	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 29/02/24	15.00	30.00
EFT37075	14/03/2024	SOUTHERN BINS PTY LTD	BULK BINS - WAUHOP ROAD - FEBRUARY 2024 - 27/02/24	1,280.00	1,280.00
EFT37076	14/03/2024	J MUIR	CHSP VOLUNTEER MEAL REIMBURSEMENT 29/02/24	13.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 07/03/24	15.00	28.00
EFT37077	14/03/2024	VOCUS COMMUNICATIONS (AMCOM PTY LTD)	MANAGED HARDWARE UC ACCESS - -01/04/24 - 30/04/24	202.40	202.40
EFT37078	14/03/2024	EASI PACKAGING PTY LTD	PAYROLL DEDUCTIONS MARCH 24	2,223.52	2,223.52
EFT37079	14/03/2024	INFORMATION PROFICIENCY	RFQ001-2023/24 STATUTORY REVIEW OF RECORD KEEPING PLAN AND OTHER RELATED PROJECTS - MILESTONE 3 - IMPROVEMENT PROCESS (25%)	3,850.00	3,850.00
EFT37080	14/03/2024	THE TRUSTEE FOR BELGRAVIA LEISURE UNIT TRUST	OPERATOR AGREEMENT - EAST FREMANTLE OVAL PRECINCT - PRE OPENING SERVICES FEE - MARCH 24	27,007.42	27,007.42
EFT37081	14/03/2024	K ANDREWS	REIMBURSEMENT OF COST OF OBTAINING POLICE CLEARANCE - CHSP VOLUNTEER	34.00	34.00
EFT37082	14/03/2024	M WARD	BUILDING SURVEYOR SERVICES PROVIDED TO THE TOWN - 20/02 & 27/02 8 HOURS	800.00	800.00
EFT37083	14/03/2024	S TWEEDIE	REVIEW OF DELEGATION REGISTER AND REQUISITE TRAINING - PART 1 - REVIEW AND UPDATE TOEF DELEGATION REGISTER \$3000+GST	3,300.00	3,300.00
EFT37084	14/03/2024	INTEGRITY MANAGEMENT SOLUTIONS PTY LTD	ATTAIN COMPLIANCE SOFTWARE - ANNUAL SUBSCRIPTION - QUOTE QU-0228 - STARTER PACK, DELEGATION MODULE, COMPLIANCE CALENDAR	14,850.00	14,850.00

EFT37085	14/03/2024	SJR CIVIL CONSULTING PTY LTD	BOLTON STREET - ROAD ASSESSMENT - FORMAL SHORT REPORT WITH PHOTOS	3,432.00	3,432.00
EFT37086	14/03/2024	R & H PLUMBING AND GAS PTY LTD	DRAINAGE JETTING AND INSPECTIONS FOR INVESTIGATIONS - 11/03/24 & 27/02/24	1,452.00	
			INSPECTION AND REPAIR OF VARIOUS DRINK FOUNTAINS - 08/03/24	539.83	1,991.83
EFT37087	14/03/2024	J CHAUVEL	MEETING ATTENDANC FEE - AUDIT COMMITTEE 28/02/24	215.00	215.00
EFT37088	14/03/2024	J O'KEEFE	PARTIAL REFUND OF DOG REGO - NOW STERILISED	30.00	30.00
EFT37089	14/03/2024	COASTLINE MOWERS	KUBOTA 3960 - 9X BLADES	438.60	438.60
EFT37090	14/03/2024	S MATHEWS	REFUND OF OVERPAYMENT OF PARKING FEES - LEEUWIN LAUNCHING RAMP 10/03/24	94.00	94.00
EFT37091	14/03/2024	AMPOL AUSTRALIA	FUEL USE 01/02/24 - 29/02/24	5,995.72	5,995.72
EFT37092	15/03/2024	RESOURCE RECOVERY GROUP (SMRC)	REPAYMENT OF OFFICE PROJECT LOAN	2,227.74	2,227.74
EFT37093	15/03/2024	H DICKSON	CHSP VOLUNTEER MEAL REIMBURSEMENT 13/04/24	15.00	15.00
EFT37094	15/03/2024	K MCDONALD	CHSP VOLUNTEER MEAL REIMBURSEMENT 14/03/24	15.00	15.00
EFT37095	15/03/2024	LO-GO APPOINTMENTS	TEMPORARY REPLACEMENT FOR COMMUNICATIONS AND MARKETING POSITION - W/E 09/03/24	1,694.97	1,694.97
EFT37096	15/03/2024	COOPER & OXLEY GROUP PTY LTD - RETENTIONS	RFT03-2021/22 EF OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR, RETENTION AMOUNT - CERTIFICATE 15	7,504.97	7,504.97
EFT37097	15/03/2024	COOPER & OXLEY GROUP PTY LTD - GENERAL	RFT08-2021/22 EAST FREMANTLE OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR, CONTRACT VARIATIONS - AS PER COST REPORT # 9 - CERTIFICATE 15,	2,018,924.62	2,018,924.62
EFT37098	27/03/2024	APACE AID (INC)	WEED MANAGEMENT NIERGARUP TRACK - 12/03/24	330.00	330.00
EFT37099	27/03/2024	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS MARCH 24	476.87	476.87
EFT37100	27/03/2024	BUNNINGS BLDG SUPPLIES LTD	MATERIALS FOR PATH REPAIR WORKS - ASPHALT	348.50	348.50
EFT37101	27/03/2024	CITY OF FREMANTLE	CO-CONTRIBUTION FOR RESIDENT UTILISATION OF FREMANTLE RECYCLING CENTRE	58,841.20	58,841.20
EFT37102	27/03/2024	FREMANTLE HERALD	STANDING ORDER FOR FREMANTLE HERALD FOR ADVERTISING FOR REGULATORY SERVICES - 09/03/24	284.90	284.90
EFT37103	27/03/2024	MCLEODS	PROFESSIONAL FEES - TERMINATION OF MOORING PEN LEASE	2,369.95	
			PROFESSIONAL FEES - MOORING PEN SEA BED LEASE AND RELATED MATTERS	1,800.70	4,170.65
EFT37104	27/03/2024	MAYOR O'NEILL	SITTING FEES , ICT ALLOWANCE & MAYORAL ALLOWANCE - MARCH 24	5,693.34	5,693.34
EFT37105	27/03/2024	TELSTRA LIMITED	CEO MOBILE PHONE USE 02/03/24 - 01/04/24	133.98	
			DEPOT MOBILE BACKUP 04/03/24 - 03/04/23	38.00	
			MONTHLY DATA FEES FOR OPERATIONS & RANGERS TABLETS AND PHONES, RETIC AND VMS TRAILER - TO 03/03/24	943.00	
			SUMTON GREEN PHONES TO 07/04/24	100.00	1,214.98
EFT37106	27/03/2024	SYNERGY	POWER SUPPLY TOWN HALL 21/02/24 - 18/03/24	1,187.85	1,187.85
EFT37107	27/03/2024	YOUNGS PLUMBING SERVICE P/L	PRESTON POINT RESERVE - INSTALLATION OF DRINK FOUNTAIN INC CONCRETE PAD	2,880.00	2,880.00
EFT37108	27/03/2024	FLEXI STAFF PTY LTD	LABOUR HIRE OPERATIONS -05/03- 08/03	1,888.56	
			LABOUR HIRE OPERATIONS -11/03- 15/03	2,395.94	4,284.50
EFT37109	27/03/2024	TOTAL PACKAGING (WA) PTY LTD	10 CARTONS (400 Boxes) OF BIODEGRADABLE DOG BAGS	2,516.80	2,516.80
EFT37110	27/03/2024	RESOURCE RECOVERY GROUP (SMRC)	DIVERSIONS TO SUEZ/VEOLIA - FEBRUARY 24	13,825.77	
			RRRC OVERHEADS & WCF FIXED COSTS CONTRIBUTIONS - FEBRUARY 24	8,280.80	
			MRF GATE FEES FOR FEBRUARY 324 - RECYCLABLES	4,857.44	
			GREEN WASTE GATE FEES FOR FEBRUARY 24	420.66	
			FOGO GATE FEES FOR FEB 2024	17,702.85	45,087.52
EFT37111	27/03/2024	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	ESP NETWORK & GOVERNANCE NETWORK COLLAB: DELEGATION AND AUTHORITY 18/4/24 - JANINE MAY	100.00	100.00
EFT37112	27/03/2024	THE TRUSTEE FOR THE MACRI PARTNERS UNIT TRUST (MACRI PARTNERS)	2022/2023 DEFERRED INTEREST AUDIT CERTIFICATION (AND 2019/20, 2020/21 & 2021/22)	1,320.00	1,320.00
EFT37113	27/03/2024	WESTERN AUSTRALIA LOCAL GOVERNMENT ASSOCIATION (WALGA)	2 X Cr REGISTRATION FOR WALGA ABORIGINAL ENGAGEMENT FORUM- 20/3/24	380.00	380.00
EFT37114	27/03/2024	HOST DIRECT (HOST CORPORATION PTY LTD)	PROVISION OF TABLE TOP EQUIPMENT FOR THE EAST FREMANTLE COMMUNITY PARK	3,207.60	3,207.60
EFT37115	27/03/2024	RENOWN TYRE COMPANY	TYRE REPAIR / REPLACEMENT 1GBT981	165.00	165.00
EFT37116	27/03/2024	CR. HARRINGTON	SITTING FEES & ICT ALLOWANCE - MARCH 24	1,710.84	1,710.84
EFT37117	27/03/2024	WOOLWORTHS GROUP LIMITED	WOOLWORTHS PURCHASES DEPOT - 12/03/24	9.00	
			WOOLWORTHS PURCHASES - ADMIN - 13/03/24	135.55	
			WOOLWORTHS PURCHASES DEPOT - 15/03/24	12.85	
			WOOLWORTHS PURCHASES DEPOT - 21/03/24	51.00	
			WOOLWORTHS PURCHASES - CHSP 22/03/24	105.70	
			WOOLWORTHS PURCHASES - CHSP 25/03/24	28.40	342.50
EFT37118	27/03/2024	ENVIROLAB SERVICES WA PTY LTD	TESTING OF MATERIAL FOR SUMPTON GREEN	110.00	110.00
EFT37119	27/03/2024	CR.COLLINSON	SITTING FEES & ICT ALLOWANCE - MARCH 24	1,710.84	1,710.84
EFT37120	27/03/2024	KONICA MINOLTA BUSINESS SOLUTIONS	PRINTING AND COPYING FOR CHSP - 01/01/24 - 31/01/24	42.33	
			KONICA BIZHUB C224E HARD DRIVE RESET IN PREPARATION FOR DECOMMISSIONING OF PHOTOCOPIER	231.00	273.33
EFT37121	27/03/2024	GLOBAL SPILL CONTROL PTY LTD	REPLACEMENT OF ITEMS IN MARINE SPILL KIT LOCATED AT MOORING PENS.	99.73	99.73
EFT37122	27/03/2024	SEEK LIMITED	ADVERTISING - MANAGER COMMUNITY ENGAGEMENT	484.00	
			ADVERTISING - COMMUNICATIONS OFFICER	484.00	968.00
EFT37123	27/03/2024	FOCUS NETWORKS	RFT04-2021/222 - PROJECT WORK RATE FOR OUT OF SCOPE WORKS - FEBRUARY 24	423.50	423.50
EFT37124	27/03/2024	ADCO SERVICES	SUMPTON GREEN - DECKING REPLACEMENT VARIATION - 4 STEP STAIRCASE REPLACEMENT & VERMIN BOARDS WITH SUB-FLOOR ACCESS	6,459.34	

			SUMPTON GREEN - TO REPLACE TWO TERMINATE DAMAGED POSTS TO MAIN BUILDING. LIFT BUILDING, REMOVE EXISTING POSTS AND REPLACE. RAMP EXTENSION TO COMPLY WITH MINIMUM GRADIENTS. EXTRA 6LM OF RAMP AND LADING WITH BALUSTRADE.	4,139.71	
			SUMPTON GREEN - ADDITIONAL DECKING FRAME SUPPORT WORKS - CONSTRUCT & INSTALL BALUSTRADES, SUMPTON GREEN - ADDITIONAL DECKING FRAME SUPPORT WORKS - SUPPLY & INSTALL VERANDAH POSTS	10,500.60	
			SUMPTON GREEN BUILDING WORKS - REPLACEMENT OF JARRAH DECK MATERIALS & LABOUR	26,950.00	
			SUMPTON GREEN - DECK FRAME REMOVAL & REPLACEMENT	18,229.93	66,279.58
EFT37125	27/03/2024	LOCALISE PTY LTD	QUOTE 245 - PROFESSIONAL SERVICES - IPR CURRENT STATE ASSESSMENT	6,600.00	6,600.00
EFT37126	27/03/2024	CR. MCPHAIL	SITTING FEES & ICT ALLOWANCE - MARCH 24	1,710.84	1,710.84
EFT37127	27/03/2024	CR. WHITE	SITTING FEES & ICT ALLOWANCE - MARCH 24	1,710.84	1,710.84
EFT37128	27/03/2024	CR. NATALE	SITTING FEES, ICT ALLOWANCE & DEPUTY MAYORAL ALLOWANCE - MARCH 24	2,511.84	2,511.84
EFT37129	27/03/2024	WINC	A4 COPYING PAPER & OFFICE STATIONARIES ORDERED ON 12/03/2024	229.44	229.44
EFT37130	27/03/2024	AMBIUS (RENTOKIL INITIAL PTY LTD)	TOWN HALL PLANT HIRE 27/04/24 - 26/05/24	342.20	342.20
EFT37131	27/03/2024	LINXIO (READY TRACK PTY LTD)	GPS VEHICLE TRACKING - MARCH 2024	155.10	155.10
EFT37132	27/03/2024	H DICKSON	CHSP VOLUNTEER MEAL REIMBURSEMENT 15/03/24	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 20/03/24	15.00	30.00
EFT37133	27/03/2024	CONTRA-FLOW PTY LTD	EFFC - OVAL FOOTPATH UPGRADES 3X PERSONNEL + VEHICLE 22 MARCH	1,942.18	1,942.18
EFT37134	27/03/2024	PTC IRRIGATION	LOCATE AND REPAIR SHORT CIRCUIT ON WAUHOP IRRIGATION	679.25	679.25
EFT37135	27/03/2024	COLLEAGUESNAGELS	ZEBRA ZQ510 INFRINGEMENT ROLLS	2,346.94	2,346.94
EFT37136	27/03/2024	LEE SYMINTON ARCHITECT	PROFESSIONAL FEES - ARCHITECTURAL DRAWING VARIATION - EF WOMENS	1,100.00	1,100.00
EFT37137	27/03/2024	FRESH PROVISIONS BICTON	CATERING - RICHMOND PRIMARY SCHOOL VISITS 20/3/24	179.00	
			CATERING - RICHMOND PRIMARY SCHOOL VISITS 21/3/24	179.00	358.00
EFT37138	27/03/2024	CR DONOVAN	SITTING FEES & ICT ALLOWANCE - MARCH 24	1,710.84	1,710.84
EFT37139	27/03/2024	INSPIRED DEVELOPMENT SOLUTIONS	ORGANISATIONAL REVIEW AND DEVELOPMENT OF ORGANISATIONAL DEVELOPMENT PLAN AS PER WRITTEN QUOTE - OD REPORT WRITING AND ID REPORT DE-BRIEF 26/02/24 & 13/03/24	9,460.00	9,460.00
EFT37140	27/03/2024	PAPERSCOUT	DESIGN HALF PAGE PRESS AD BASED ON SUPPLIED LAYOUT, COPY & IMAGES - FEB 24	385.00	
			FIX TOEF LOGO - HORIZONTAL VERSION	154.00	539.00
EFT37141	27/03/2024	PROTEC ASPHALT	BOX OUT ASPHALT FOOTPATH AREAS ~114sqm, SUPPLY RED ASPHALT TO FOOTPATH AREAS ~19 tonne, BOX OUT ASPHALT FOOTPATH AREA (GEORGE ST) ~31sqm, SUPPLY RED ASPHALT TO FOOTPATH AREA (GEORGE ST) ~4 tonne	15,119.50	
			SUMPTON GREEN - LIFT & REMOVE PAVING TO RAMP ON WEST OF BUILDING - 18M2	495.00	
			EAST FREMANTLE YACHT CLUB - PATCHING WORKS 50M2 CUT & REMOVE ASPHALT, EAST FREMANTLE YACHT CLUB - 8T BLACK	4,983.80	20,598.30
EFT37142	27/03/2024	ATF MAXIMUS TRUST T/AS ASSET INFRASTRUCTURE MANAGEMENT PTY LTD	MRRG FUNDING ASSESSMENT FOR RIVERSIDE ROAD - 2025-26	3,509.00	3,509.00
EFT37143	27/03/2024	SMART OFFICE SYSTEMS	OFFICE 365 PROFESSIONAL SERVICES - FEBRUARY 24	288.75	288.75
EFT37144	27/03/2024	J ENGLAND	CHSP VOLUNTEER MEAL REIMBURSEMENT 14/03/24	15.00	15.00
EFT37145	27/03/2024	TASSIE DEVIL LINEMARKING	VARIOUS NO STOPPING LINE MARKING - ADMIN CAR PARK, ALENANDRA RD, WINDSOR RD & FRASER ST	984.50	
			VARIOUS NO STOPPING LINE MARKING	850.30	1,834.80
EFT37146	27/03/2024	TABELHA	CHSP VOLUNTEER MEAL REIMBURSEMENT 18/03/24	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 25/03/24	15.00	30.00
EFT37147	27/03/2024	MARKET CREATIONS AGENCY PTY LTD	PURCHASE 20 ADDITIONAL SUPPORT AND MAINTENANCE HOURS - COUNCIL CONNECT WEBSITE SOLUTION	3,300.00	3,300.00
EFT37148	27/03/2024	CR. WILSON	SITTING FEES & ICT ALLOWANCE - MARCH 24	1,710.84	1,710.84
EFT37149	27/03/2024	JACKSON MCDONALD BARRISTERS & SOLICITORS	LEGAL FEES JACKSON MCDONALD - EAST FREMANTLE OVAL REDEVELOPMENT 2023/24 - FEBRUARY 24	21,692.29	21,692.29
EFT37150	27/03/2024	FOCUS TRANSPORT SOLUTIONS	FOOTPATH CONDITION RANKING 2023/24	385.00	385.00
EFT37151	27/03/2024	CALL ASSOCIATES PTY LTD	SERVICE AGREEMENT FOR AFTER HOURS CALL CENTRE SERVICES 23/24 - FEBRUARY 24	340.40	340.40
EFT37152	27/03/2024	R TETI	REIMBURSEMENT OF COST OF CATERING - CLIENT OUTING 22/03/24	80.00	80.00
EFT37153	27/03/2024	LO-GO APPOINTMENT (Helene Pty Ltd)	TEMPORARY REPLACEMENT FOR COMMUNICATIONS AND MARKETING POSITION - W/E 16/03/24	1,521.62	1,521.62
EFT37154	27/03/2024	SCOUTTA PTY LTD	CONSULTING SERVICES- DEVELOPMENT OF A PREDICTIVE ASSET RENEWABLE MODEL (PARM) IN MS EXCEL AS PER TEMPLATE PROVIDED, - UPDATING OF FINANCIAL INFORMATION AND TABLES IN EACH OF THE TOWN'S AMPS BASED ON THE PARM DATA	7,562.50	7,562.50
EFT37155	27/03/2024	J & V EARTHMOVING CONTRACTORS	FOOTPATH MAINTENANCE 18/03/24	3,951.20	3,951.20
EFT37156	27/03/2024	DMG PROPERTY PTY LTD	PROPERTY MANAGEMENT SERVICES - FREMANTLE WOMENS FOOTBALL CLUB UPGRADE - FEBRUARY 24	2,189.00	2,189.00
EFT37157	27/03/2024	GREEN START CONSULTING	PROFESSIONAL FEES - CERTIFICATION OF DESIGN COMPLIANCE ASSESSMENT - EFFC BUILDING UPGRADES	2,750.00	2,750.00
EFT37158	27/03/2024	DORIAN ENGINEERING CONSULTANTS	FCFC BUILDING UPGRADE - VARIATIONS - ENGINEERING & DRAFTING	891.00	891.00
EFT37159	27/03/2024	PEACEFUL EARTH WELLBEING	NEIGHBOURHOOD LINK CLIENT ACTIVITY - 12/03/24	50.00	50.00

EFT37160	27/03/2024	NISBETS AUSTRALIA PTY LTD	FURNITURE FITTINGS & EQUIPMENT FOR THE HOSPITALITY AREA OF THE EAST FREMANTLE COMMUNITY PARK	11,160.94	11,160.94
EFT37161	27/03/2024	S DOUGLAS	CHSP VOLUNTEER MEAL REIMBURSEMENT 21/03/24	15.00	15.00
EFT37162	27/03/2024	J MUIR	CHSP VOLUNTEER MEAL REIMBURSEMENT 14/03/24	14.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 21/03/24	10.00	24.00
EFT37163	27/03/2024	N PATTERSON	CHSP VOLUNTEER MEAL REIMBURSEMENT 19/03/24	15.00	15.00
EFT37164	27/03/2024	EASI PACKAGING PTY LTD	PAYROLL DEDUCTIONS MARCH 24	2,223.52	2,223.52
EFT37165	27/03/2024	CR. MAYWOOD	SITTING FEES & ICT ALLOWANCE - MARCH 24	1,710.84	1,710.84
EFT37166	27/03/2024	K ANDREWS	CHSP VOLUNTEER MEAL REIMBURSEMENT 18/03/24	15.00	15.00
EFT37167	27/03/2024	M WARD	BUILDING SURVEYOR SERVICES PROVIDED BY TO THE TOWN - 05/03 & 12/03 - 8 HOURS TOTAL	800.00	800.00
EFT37168	27/03/2024	COASTLINE MOWERS	SUPPLY 1 X STIHL MS362 CHAINSAW WITH SPARE CHAIN AND SHARPENING FILE	1,450.05	
			REPAIR MS293 CHAINSAW & 3X 3/16 FILES	32.40	
			INSPECT AND REPORT/REPAIR ON 2 X STIHL MS 261 CHAINSAWS	63.00	
			INSPECT AND REPORT/REPAIR ON 2 X STIHL MS 261	325.20	1,870.65
EFT37169	27/03/2024	S ALTIERI	REFUND OF OVERPAYMENT OF PARKING FEES LEEUWIN LAUNCHING RAMP 12/03/24	94.00	94.00
EFT37170	27/03/2024	S CHAMBERS	REFUND OF ARCHIVE SEARCH FEES - NO PLANS AVAILABLE	170.50	170.50
EFT37171	27/03/2024	S MEDCALF	PARTIAL REFUND OF LIFETIME DOG REGISTRATION FEES - DOG NOW STERILISED	150.00	150.00
			EFT TOTAL	3,262,223.41	3,262,223.41
	Direct Debit - March 2024	Supplier	Description	Inv Amount	EFT
		CBA	INTEREST ADJUSTMENT	0.16	0.16
		CBA	OVERDRAFT LINE FEE	498.63	498.63
		CBA	MERCHANT FEE	269.08	269.08
		CBA	MERCHANT FEE	238.15	238.15
		FLEETCARE	FLEETCARE PAYMENT	2,560.53	2,560.53
		AMEX	AMEX FEE	28.60	28.60
		TILL	TILL SIMPLEPAY FEE	693.50	693.50
		SUPERCHOICE	EMPLOYEE SUPERANNUATION - FEBRUARY 24	53,244.73	53,244.73
		CBA	ACCOUNT SERVICE TRANSACTION FEES	8.50	8.50
		CBA	REJECT RETURN FEE	7.50	7.50
		CBA	BPOINT TRANSACTION FEES	32.56	32.56
		CBA	BPAY TRANSACTION FEES	220.95	220.95
		CBA	COMMBIZ TRANSACTION FEES	54.73	54.73
		NAB	TERM DEPOSIT INVESTMENT	1,000,000.00	1,000,000.00
		SHERRIFS OFFICE PERTH	FER LODGEMENT FEES	1,503.00	1,503.00
				1,059,360.62	1,059,360.62
	Credit Cards - March 2024	Supplier	Description	Inv Amount	EFT
		CREDIT CARD - NICK KING	CBA - ANNUAL FEE	40.00	40.00
			DOMINOS EAST FREMANTLE - CATERING	127.00	127.00
		CREDIT CARD - PETER KOCIAN	BROWNES DAIRY - MILK	19.85	19.85
			CBA - ANNUAL FEE	40.00	40.00
			BROWNES DAIRY - MILK	19.85	19.85
			HELLO VISITOR - SUBSCRIPTION	0.01	0.01
			MAILCHIMP - SUBSCRIPTION	87.79	87.79
			BROWNES DAIRY - MILK	19.85	19.85
			CPA AUSTRALIA - MEMBERSHIP RENEWALL	431.18	431.18
			MELVILLE MG - REPAIRS TO TOEF EV	1,284.75	1,284.75
			BROWNES DAIRY - MILK	19.85	19.85
			TOWN OF EAST FREMANTLE - FREMANTLE WOMENS FOOTBALL CLUB WORKS - BUILDING PERMIT FEES	3,416.00	3,416.00
			BROWNES DAIRY - MILK	19.85	19.85
		CREDIT CARD - ANDREW MALONE	CBA - ANNUAL FEE	40.00	40.00
			FACEBOOK - ADVERTISING EF COMMUNITY PARK	28.40	28.40
			FACEBOOK - ADVERTISING EF COMMUNITY PARK	33.00	33.00
			AMPOL EAST FREMANTLE - MILK	9.55	9.55
			FRESH PROVISIONS - CATERING	184.00	184.00
			FRESH PROVISIONS - CATERING	85.00	85.00
		CREDIT CARD - REGINA TETI	CBA - ANNUAL FEE	40.00	40.00
			FARMER JACKS SUBIACO - CLIENT ACTIVITY CATERING	55.27	55.27
		CREDIT CARD - JANINE MAY	REJECT SHOP - CARDS	8.00	8.00
			DOMINOS EAST FREMANTLE - CATERING	60.00	60.00
			LS PICOBELLO - CATERING	43.00	43.00
			FRESH PROVISIONS - CATERING	11.18	11.18
			CBA - ANNUAL FEE	40.00	40.00
			WALDECKS MYAREE - PLANT GIFT	69.99	69.99
			LEEMING LOTTERY CENTRE - CARDS & WRAP	32.00	32.00
			TROPHY CHOICE - ENGRAVING	15.00	15.00
			LEEMING IGA - CATERING	39.98	39.98
			LEEMING IGA - CATERING	39.98	39.98
		CREDIT CARD - ANDREW DRIVER	CBA - ANNUAL FEE	40.00	40.00
		CREDIT CARD - JONATHAN THROSSSELL	CBA - ANNUAL FEE	40.00	40.00
			CREDIT CARD TOTAL	6,440.33	6,440.33
			Description	GROSS PAY	EFT
			PAYROLL FORTNIGHT ENDING 05/03/24	162,346.37	162,346.37
			PAYROLL FORTNIGHT ENDING 19/03/24	158,926.73	158,926.73

			PAYROLL TOTALS	321,273.10	321,273.10
			AMPOL FUEL CARDS- FEBRUARY 24	5,995.72	5,995.72
			GRAND TOTAL	4,649,297.46	4,649,297.46

UNCONFIRMED



Tax Invoice

Need help?

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 1300 365 096
 Ampol Customer Service:
 8:30am - 6:00pm EST, Mon to Fri

000056 000

TOWN OF EAST FREMANTLE
 PO BOX1097
 FREMANTLE WA 6959

Invoice date: 29/02/2024

Your account details	Due date	Total due inc GST
Invoice ref no: 0000132161 Account no: [REDACTED]	21/03/2024	\$5,995.72

Your AmpolCard invoice summary

01/02/2024 – 29/02/2024

Description	Product	Quantity	Amount \$ excl GST	GST amount	Total inc GST \$
FLEET	Unleaded	1,279.52	2,080.77	208.06	2,288.83
	Premium 95 A	116.60	195.98	19.60	215.58
	Oils/Lubricants		47.27	4.73	52.00
	Premium Diesel A	1,719.41	3,126.65	312.66	3,439.31
	Total for Fleet		5,450.67	545.05	5,995.72
	Total		5,450.67	545.05	5,995.72

Payment options



Biller Code: 858753
 Ref: [REDACTED]

EFT Direct Payment

BSE [REDACTED]
 Account [REDACTED]



Credit Card

Visit pay.ampol.com.au or
 Phone: 1300 138 469. Surcharges apply.

Breakdown of fleet summary

Details of fleet transactions processed from 01/02/2024 - 29/02/2024

Invoice ref no: 0000132161

Account no: 0200402776

Invoice date: 29/02/2024

Card details Location	Date	Time	Trans no	Odo reading	Product	Quantity	Unit \$ inc GST	Amount \$ inc GST	Trn fee inc GST	Total \$ inc GST	GST on supply	GST on trn fee
1207 Rego 1GUV822 Crd Holder AMINISTRATION												
Ampol Foodary Fremantle East	06/02	19:05	E15212	77775	Premium 95 A	35.00	185.40	64.89	0.00	64.89	5.90	0.00
Ampol Foodary Fremantle East	13/02	20:52	E15369	78130	Premium 95 A	30.00	183.40	55.02	0.00	55.02	5.00	0.00
Ampol Foodary Fremantle East	27/02	20:37	E15661	78771	Premium 95 A	51.60	185.40	95.67	0.00	95.67	8.70	0.00
Card total						116.60		215.58	0.00	215.58	19.60	0.00
Domestic 3451												
6884 Rego X Crd Holder WORKS												
Ampol Foodary Fremantle East	16/02	14:29	E21149	0	Unleaded	129.92	191.40	248.67	0.00	248.67	22.61	0.00
Card total						129.92		248.67	0.00	248.67	22.61	0.00
Domestic 4063												
2506 Rego 1DTJ953 Crd Holder HACC												
Ampol Foodary Fremantle East	31/01	11:07	E20591	91030	Unleaded	61.47	192.52	118.34	0.00	118.34	10.76	0.00
Ampol Foodary Fremantle East	07/02	06:48	E20830	91411	Unleaded	67.31	191.63	128.99	0.00	128.99	11.73	0.00
Ampol Foodary Fremantle East	13/02	10:15	E21024	91743	Unleaded	62.78	168.40	105.72	0.00	105.72	9.61	0.00
Ampol Foodary Fremantle East	20/02	14:23	E15480	92045	Unleaded	59.58	172.40	102.72	0.00	102.72	9.34	0.00
Ampol Foodary Fremantle East	27/02	14:20	E15639	92388	Unleaded	65.42	170.40	111.48	0.00	111.48	10.13	0.00
Card total						316.56		567.25	0.00	567.25	51.57	0.00
Domestic 4085												
0483 Rego 1GBT981 Crd Holder HACC												
Ampol Foodary Yangebup	05/02	17:15	E24448	126259	Unleaded	53.69	173.40	93.10	0.00	93.10	8.46	0.00
Ampol Foodary O'Connor	12/02	13:02	E84678	126580	Unleaded	41.89	167.40	70.12	0.00	70.12	6.37	0.00
Ampol Foodary O'Connor	19/02	12:54	E85325	126990	Unleaded	46.02	169.40	77.96	0.00	77.96	7.09	0.00
Ampol Foodary O'Connor	23/02	16:29	E85861	127375	Unleaded	47.75	169.40	80.89	0.00	80.89	7.35	0.00
Card total						189.35		322.07	0.00	322.07	29.27	0.00

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Card details Location	Date	Time	Trans no	Odo reading	Product	Quantity	Unit \$ inc GST	Amount \$ inc GST	Trn fee inc GST	Total \$ inc GST	GST on supply	GST on trn fee
Domestic 4088												
0467 Rego 1GCQ228 Crd Holder HACC												
Ampol Foodary O'Connor	01/02	15:19	E83685	176258	Unleaded	22.77	167.40	38.12	0.00	38.12	3.47	0.00
Ampol Foodary O'Connor	06/02	14:46	E84141	176496	Unleaded	31.64	169.40	53.60	0.00	53.60	4.87	0.00
Ampol Foodary Fremantle East	12/02	11:42	E20987	176728	Unleaded	30.04	174.40	52.39	0.00	52.39	4.76	0.00
Ampol Foodary O'Connor	15/02	13:36	E85023	176992	Unleaded	36.17	167.40	60.55	0.00	60.55	5.50	0.00
Ampol Foodary Fremantle East	21/02	11:13	E21295	177261	Unleaded	33.55	194.36	65.21	0.00	65.21	5.93	0.00
Ampol Foodary Fremantle East	27/02	15:02	E21456	177493	Unleaded	31.88	170.40	54.32	0.00	54.32	4.94	0.00
Card total						186.05		324.19	0.00	324.19	29.47	0.00
Domestic 4089												
0475 Rego 1GCQ227 Crd Holder HACC												
Ampol Foodary Fremantle East	06/02	16:12	E20826	83733	Unleaded	42.50	170.40	72.42	0.00	72.42	6.58	0.00
Ampol Foodary Fremantle East	12/02	14:27	E20993	83950	Unleaded	37.45	174.40	65.31	0.00	65.31	5.94	0.00
Ampol Foodary Fremantle East	15/02	14:56	E15388	84160	Unleaded	37.02	193.18	71.52	0.00	71.52	6.50	0.00
Ampol Foodary Fremantle East	20/02	14:53	E15483	84327	Unleaded	28.30	172.40	48.79	0.00	48.79	4.44	0.00
Ampol Foodary Fremantle East	26/02	08:29	E21408	84476	Unleaded	29.58	173.40	51.29	0.00	51.29	4.66	0.00
Ampol Foodary Fremantle East	28/02	15:02	E21491	84759	Unleaded	41.02	192.00	78.76	0.00	78.76	7.16	0.00
Card total						215.87		388.09	0.00	388.09	35.28	0.00
Domestic 4091												
6959 Rego 1GDV315 Crd Holder												
Ampol Foodary Fremantle East	12/02	07:08	E20963	62991	Premium Diesel A	72.07	199.64	143.88	0.00	143.88	13.08	0.00
Ampol Foodary Fremantle East	28/02	14:06	E21488	63500	Premium Diesel A	73.21	198.24	145.13	0.00	145.13	13.19	0.00
Card total						145.28		289.01	0.00	289.01	26.27	0.00
Domestic 4096												
6967 Rego 1GFU278 Crd Holder WORKS												
Ampol Foodary Fremantle East	07/02	09:06	E20841	48321	Premium Diesel A	70.85	199.30	141.20	0.00	141.20	12.84	0.00
Card total						70.85		141.20	0.00	141.20	12.84	0.00

Page: 4 of 7

Card details Location	Date	Time	Trans no	Odo reading	Product	Quantity	Unit \$ Inc GST	Amount \$ Inc GST	Trn fee Inc GST	Total \$ Inc GST	GST on supply	GST on trn fee
Domestic 4098												
6983 Rego 1GHV402 Crd Holder GARDENS												
Ampol Foodary Fremantle East	06/02	13:44	E20816	126881	Premium Diesel A	68.61	199.99	137.22	0.00	137.22	12.47	0.00
Ampol Foodary Fremantle East	20/02	11:10	E21269	127654	Premium Diesel A	70.75	201.90	142.84	0.00	142.84	12.99	0.00
Card total						139.36		280.06	0.00	280.06	25.46	0.00
Domestic 5000												
7122 Rego 1GIY952 Crd Holder WORKS												
Ampol Foodary Fremantle East	28/02	07:02	E21469	423	Premium Diesel A	23.50	198.24	46.59	0.00	46.59	4.24	0.00
Card total						23.50		46.59	0.00	46.59	4.24	0.00
Domestic 5002												
7015 Rego 1GKM815 Crd Holder WORKS												
Ampol Foodary Fremantle East	15/02	14:09	E15381	57850	Premium Diesel A	111.99	202.49	226.77	0.00	226.77	20.62	0.00
Card total						111.99		226.77	0.00	226.77	20.62	0.00
Domestic 5008												
8765 Rego 1GQD688 Crd Holder GARDENS												
Ampol Foodary Fremantle East	12/02	09:11	E20974	56815	Premium Diesel A	69.73	199.64	139.21	0.00	139.21	12.66	0.00
Card total						69.73		139.21	0.00	139.21	12.66	0.00
Domestic 5009												
2809 Rego 1GQJ387 Crd Holder RANGERS SERVICES												
Ampol Foodary Fremantle East	04/02	11:08	E20727	86855	Premium Diesel A	60.76	199.31	121.10	0.00	121.10	11.01	0.00
Ampol Foodary Fremantle East	11/02	07:00	E20938	87140	Premium Diesel A	42.20	199.64	84.25	0.00	84.25	7.66	0.00
Ampol Foodary Fremantle East	18/02	07:06	E21191	87521	Premium Diesel A	57.44	200.90	115.40	0.00	115.40	10.49	0.00
Ampol Foodary Fremantle East	25/02	06:55	E21378	87831	Premium Diesel A	44.37	199.18	88.38	0.00	88.38	8.03	0.00
Card total						204.77		409.13	0.00	409.13	37.19	0.00
Domestic 5020												
3076 Rego 1HMC350 Crd Holder WORKS												
Ampol Foodary Fremantle East	31/01	14:27	E15114	24897	Premium Diesel A	105.39	196.79	207.40	0.00	207.40	18.85	0.00
Ampol Foodary Fremantle East	15/02	14:21	E15385	2546	Premium Diesel A	121.44	202.49	245.90	0.00	245.90	22.35	0.00
Card total						226.83		453.30	0.00	453.30	41.20	0.00

Card details Location	Date	Time	Trans no	Odo reading	Product	Quantity	Unit \$ inc GST	Amount \$ inc GST	Trn fee inc GST	Total \$ inc GST	GST on supply	GST on trn fee
Domestic 5021												
3159 Rego 1HLR056 Crd Holder WORKS												
Ampol Foodary Fremantle East	14/02	14:53	E21080	14575	Premium Diesel A	64.24	201.30	129.32	0.00	129.32	11.76	0.00
Card total						64.24		129.32	0.00	129.32	11.76	0.00
Domestic P5003												
4055 Rego 1GMR567 Crd Holder												
Ampol Foodary O'Connor	31/01	16:02	E83583	90191	Unleaded	27.87	167.40	46.65	0.00	46.65	4.24	0.00
Ampol Foodary Fremantle East	21/02	08:22	E21288	90815	Unleaded	46.21	194.36	89.81	0.00	89.81	8.16	0.00
Card total						74.08		136.46	0.00	136.46	12.40	0.00
Domestic P5015												
7072 Rego 1GYB392 Crd Holder												
Ampol Foodary Fremantle East	31/01	08:37	E20580	1075	Premium Diesel A	31.63	196.79	62.25	0.00	62.25	5.66	0.00
Ampol Foodary Fremantle East	06/02	08:31	E20795	1082	Premium Diesel A	24.15	199.99	48.30	0.00	48.30	4.39	0.00
Ampol Foodary Fremantle East	13/02	07:15	E21008	1087	Premium Diesel A	20.58	200.65	41.29	0.00	41.29	3.75	0.00
Ampol Foodary Fremantle East	22/02	07:03	E21305	1095	Premium Diesel A	20.08	201.26	40.41	0.00	40.41	3.67	0.00
Ampol Foodary Fremantle East	26/02	11:42	E21415	1102	Premium Diesel A	24.51	199.18	48.82	0.00	48.82	4.44	0.00
Card total						120.95		241.07	0.00	241.07	21.91	0.00
Domestic P5016												
7106 Rego 1GYB393 Crd Holder												
Ampol Foodary Fremantle East	31/01	10:38	E20589	717	Premium Diesel A	29.93	196.79	58.90	0.00	58.90	5.35	0.00
Ampol Foodary Fremantle East	07/02	07:02	E20833	721	Premium Diesel A	29.93	199.30	59.65	0.00	59.65	5.42	0.00
Ampol Foodary Fremantle East	14/02	08:15	E21055	726	Premium Diesel A	31.74	201.30	63.89	0.00	63.89	5.81	0.00
Ampol Foodary Fremantle East	21/02	07:16	E21283	731	Premium Diesel A	32.57	202.24	65.87	0.00	65.87	5.99	0.00
Ampol Foodary Fremantle East	28/02	09:36	E21477	735	Premium Diesel A	29.63	198.24	58.74	0.00	58.74	5.34	0.00
Card total						153.80		307.05	0.00	307.05	27.91	0.00
Domestic P5018												
7406 Rego 1HHZ552 Crd Holder												
Ampol Foodary Fremantle East	01/02	15:14	E20630	89679	Premium Diesel A	42.23	197.71	83.49	0.00	83.49	7.59	0.00
Ampol Foodary Fremantle East	05/02	15:08	E20784	59897	Premium Diesel A	44.29	200.19	88.66	0.00	88.66	8.06	0.00

Card details Location	Date	Time	Trans no	Odo reading	Product	Quantity	Unit \$ Inc GST	Amount \$ Inc GST	Trn fee Inc GST	Total \$ Inc GST	GST on supply	GST on trn fee
Ampol Foodary Fremantle East	09/02	08:24	E20888	60125	Oils/Lubricants			52.00	0.00	52.00	4.73	0.00
Ampol Foodary Fremantle East	09/02	08:24	E20888	60125	Premium Diesel A	38.65	199.55	77.13	0.00	77.13	7.01	0.00
Ampol Foodary Fremantle East	12/02	14:42	E15309	60361	Premium Diesel A	44.46	199.64	88.76	0.00	88.76	8.07	0.00
Ampol Foodary Fremantle East	16/02	08:25	E21128	60591	Premium Diesel A	38.75	202.90	78.62	0.00	78.62	7.15	0.00
Ampol Foodary Fremantle East	16/02	15:54	E21160	60706	Premium Diesel A	28.72	202.90	58.27	0.00	58.27	5.30	0.00
Ampol Foodary Fremantle East	22/02	08:28	E21311	60957	Premium Diesel A	48.10	201.26	96.81	0.00	96.81	8.80	0.00
Ampol Foodary Fremantle East	23/02	15:29	E15566	61150	Premium Diesel A	37.78	199.73	75.46	0.00	75.46	6.86	0.00
Ampol Foodary Fremantle East	26/02	15:33	E15630	61333	Premium Diesel A	31.11	199.18	61.96	0.00	61.96	5.63	0.00
Ampol Foodary Fremantle East	28/02	14:49	E21490	61537	Premium Diesel A	34.02	198.24	67.44	0.00	67.44	6.13	0.00
					Card total	388.11		828.60	0.00	828.60	75.33	0.00
Domestic P5022												
5194 Rego 1HSK094 Crd Holder												
Ampol Foodary Midvale	04/02	14:28	E21486	36899	Unleaded	39.83	175.40	69.86	0.00	69.86	6.35	0.00
Ampol Foodary Cockburn Centr	12/02	17:00	E100664	37515	Unleaded	48.45	179.40	86.92	0.00	86.92	7.90	0.00
Ampol Foodary Midvale	18/02	17:20	E23427	38138	Unleaded	34.91	177.40	61.93	0.00	61.93	5.63	0.00
Ampol Foodary Midvale	23/02	17:22	E24239	38985	Unleaded	44.50	187.40	83.39	0.00	83.39	7.58	0.00
					Card total	167.69		302.10	0.00	302.10	27.46	0.00

UNCONFIRMED

13.3 2024-25 BUDGET PARAMETERS

Report Reference Number	OCR-2697
Prepared by	Peter Kocian, Executive Manager Corporate Services
Supervised by	Jonathan Throssell, Chief Executive Officer
Meeting date	Tuesday, 16 April 2024
Voting requirements	Simple
Documents tabled	Nil

Attachments

1. WALGA Economic Briefing March 2024
2. Statement of Rating Objects and Reasons 2024/25
3. Notice of Intention to Impose Differential Rates

PURPOSE

This report recommends endorsement by Council for advertising of the proposed differential general rates and minimum payments, for which public submissions are sought over a period of not less than 21 days (to commence no earlier than 1 May), prior to Council striking the rates in the Annual Budget

EXECUTIVE SUMMARY

Under Section 6.36 of the *Local Government Act 1995*, before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c), a local government is to give local public notice of its intention to do so including an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days of the notice.

It is recommended that Council resolves to endorse the following differential general rates and minimum payments with a general yield increase of **4.25%** across all rating categories and calls for public submissions under Section 6.36 of the *Local Government Act 1995*.

4.25% Model - 24/25

RATE TYPE	Rate in	Number of Properties	Rateable Value	Rate Revenue
Differential General Rate	\$		\$	\$
Residential GRV	0.071860	2,966	104,808,540	7,531,492
Commercial GRV	0.121806	120	12,621,985	1,537,430
Sub-Totals		3,086	117,430,525	9,068,922
Minimum Payment	\$			
Residential GRV	1,296.00	336	4,962,640	435,456
Commercial GRV	1,938.00	7	79,940	13,566
Sub-Totals		343	5,042,580	449,022
		3,429	122,473,105	9,517,944
Amount from General Rates				
Less Concessions				
Totals				9,517,944

BACKGROUND

At the Ordinary Meeting of 18 April 2023, Council resolved as follows:

Council Resolution 051804

OFFICER RECOMMENDATION:

Moved Cr McPhail, seconded Cr Wilson

That Council, with respect to its role under 2.7 (2) of the *Local Government Act 1995* to oversee the allocation of the local government's finances and resources, resolves to endorse the following:

1. the attached Strategic Resource Plan (Long Term Financial Plan) for the period 2023/24 – 2032/33, and the key underlying assumptions as follows, noting that these assumptions will be reviewed annually as part of the budget process:

- Inflation 2.5% (generally applied to materials and contracts)
- Annual increase of 4.5% in rate yield for 2023/24, 4% increase in 2024/25 and 3.5% per annum thereafter.
- Wage indexation of 5% in 2023/24
- Annual Increase of 4.5% in discretionary fees and charges in 2023/24

(Noting that the Strategic Resource Plan will be rebalanced following endorsement of key assumptions)

2. the attached Town of East Fremantle Revenue Strategy, which underpins the Strategic Resource Plan, and which includes an annual transfer of 1% of rate revenue to the Sustainability and Environmental Reserve.
3. the 2023/24 Capital Works Program as itemised in the Strategic Resource Plan, to enable Officer's to commence project planning, noting that Officer's cannot incur expenditure until after the 2023/24 Budget is adopted.
4. the Statement of Rating Objects and Reasons for the 2023/24 financial year as per attachment 4.
5. the following differential general rates and minimum payments with a 4.5% increase in total rate yield from the previous financial year, for all rating categories and calls for public submissions pursuant to section 6.36 of the *Local Government Act 1995*:

The adopted Revenue Strategy incorporated a 4.25% increase in rate yield for 2024/25. This proposed rate increase forms the basis of the information presented in this report.

CONSULTATION

Council Workshop 10 April 2024.

Further workshops are scheduled on the 23 April, 8 May and 22 May to discuss the matters raised in this report.

Thus, this report is a reflection of the preliminary starting point for budget discussions.

STATUTORY ENVIRONMENT

Section 6.33 and 6.36 of the *Local Government Act 1995* reads:

6.33. Differential general rates

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —

- (a) *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005;*
 - (b) *a purpose for which the land is held or used as determined by the local government;*
 - (c) *whether or not the land is vacant land; or*
 - (d) *any other characteristic or combination of characteristics prescribed.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*

6.36. Local government to give notice of certain rates

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) —*
- (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency;*
 - (b) *is to contain —*
 - (i) *details of each rate or minimum payment the local government intends to impose;*
 - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
 - (c) *is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government —*
- (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
 - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),*
- it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.*

Section 5.63 (1) of the *Local Government Act 1995* specifically excludes the need to declare a financial interest where matters; have an interest in common to a significant number of ratepayers/electors; relate to the imposition of any rate, charge or fee; relate to a fee, reimbursement of an expense or an allowance payable to elected members.

POLICY IMPLICATIONS

There are no Council Policies relevant to this item.

FINANCIAL IMPLICATIONS

A 4.25% increase on the 2023/24 forecast rate yield has been applied in the 2024/25 Rates Model, yielding a total of circa \$9,517,944 in rates plus budgeted interim rate revenue of \$20,000 (total rate revenue \$9,537,944). This is the amount that is anticipated to meet the net funding requirements of the Town.

STRATEGIC IMPLICATIONS

Strategic Priority 5: Leadership and Governance

5.1 Strengthen organisational accountability and transparency.

5.3 Strive for excellence in leadership and governance.

RISK IMPLICATIONS

RISKS

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Pricing decisions around rates can often be a political consideration, opposing Councils fundamental role to ensure the financial sustainability of the local government. Thus, annual rate increases may be below what is required to achieve this objective.	Likely (4)	Major (4)	Extreme (17-25)	FINANCIAL IMPACT More than \$1,000,000	Accept Officer Recommendation

RISK MATRIX

Consequence		Insignificant	Minor	Moderate	Major	Extreme	
		1	2	3	4	5	
Likelihood	Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
	Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
	Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
	Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
	Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk

matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

RISK RATING

Risk Rating	16
Does this item need to be added to the Town’s Risk Register	Yes
Is a Risk Treatment Plan Required	No

SITE INSPECTION

Not Applicable.

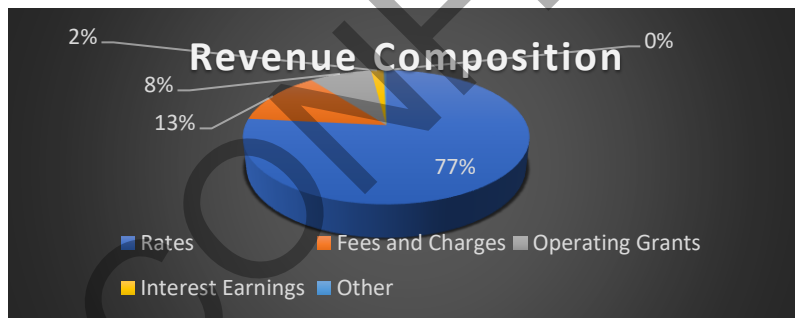
COMMENT

Strategic Role of Council

Council has a statutory role under section 2.7 (2) of the *Local Government Act 1995* to oversee the allocation of the local government’s finances and resources. To assist Council in fulfilling this function, the following high-level assessment of the Town’s financial health is provided (this overview was formally presented to Council at its meeting of 21 June 2022 when Council adopted the current Long-Term Financial Plan and Revenue Strategy).

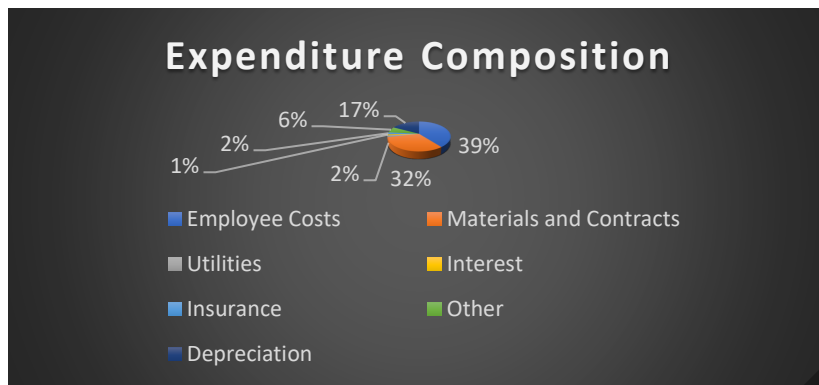
The following illustrations provide an overview of key financial information for the Town. The information is extracted from historical financial information as well from the parameters in the LTFFP.

Operating Revenue



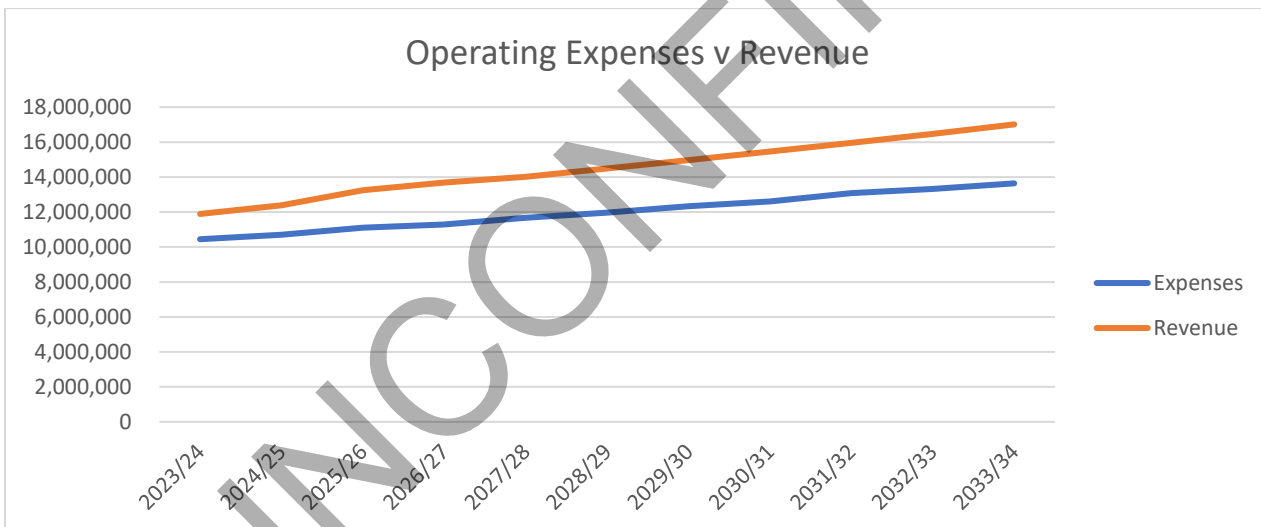
Conclusion: The Town derives 90% of operating revenue from rates and fees and charges (own source revenue). Thus, pricing decisions provides Council with considerable control over the Town’s financial health and sustainability.

Operating Expenditure



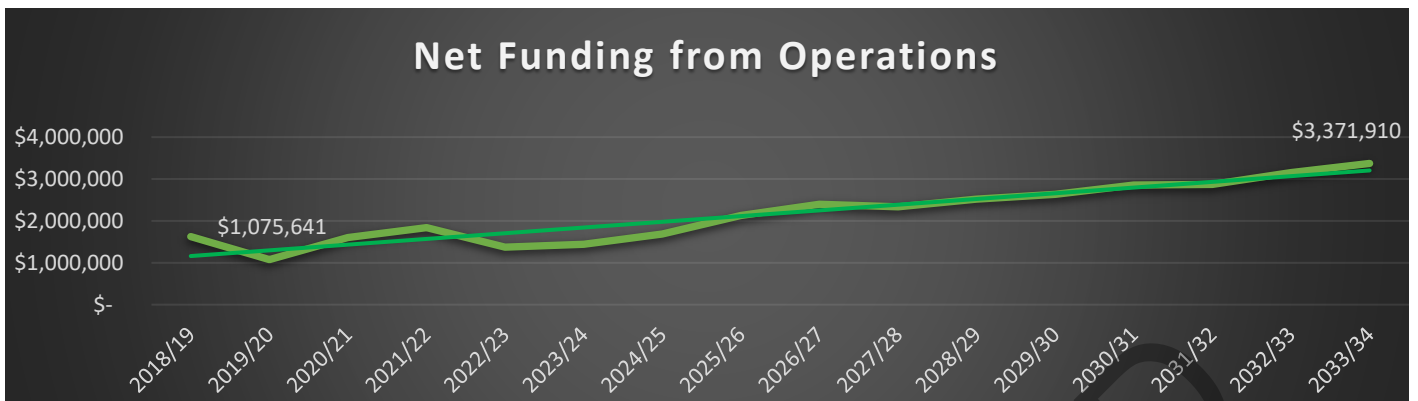
Conclusion: Employee Costs represent 39% of the Town’s Operating Expenditure. This is consistent with the industry average (as illustrated on the My Council website). Local Governments are a service organisation, and thus there is a direct correlation between the level of service and employee costs. The profile of the Town’s operating expenditure is fixed in nature unless Council wishes to amend the level of service.

Operating Expenses (Cash) versus Operating Revenue



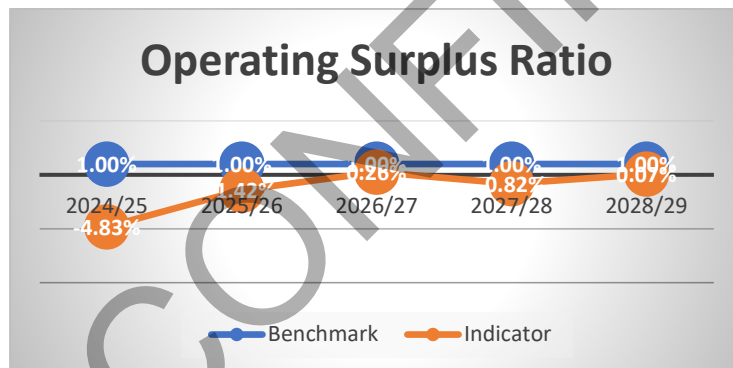
Conclusion: Council should ensure that operating revenue grows at a faster pace than operating expenditure to release more funding for investing activities. This is achieved through a combination of cost restraint and efficiencies as well as a stable rates pricing pathway.

Net Funding from Operations



Conclusion: in 2019/20 the Town derived just over \$1million in net funding after operations, indicating limited ability to service public assets and invest in new projects. Net funding from operations is forecast to increase significantly over the next ten years. There is a direct relationship between rates pricing decisions and the Towns ability to service public assets.

Operating Surplus Ratio



Conclusion: The Town is forecast to have a negative Operating Surplus Ratio for the next 5 years, below the benchmark set by the Department of Local Government. The negative ratio illustrates the indicative rate increase that is required over and above the assumed annual rate increase to fully cash back depreciation on assets from own source revenue.

The negative ratio is attributable to relatively high depreciation expense as a proportion of total operating expenditure (circa 17%). The relevance of this ratio is somewhat diminished by the application of accounting standards relating to depreciation expense. But the ratio does highlight an asset funding renewal gap.

It should also be noted that another flaw with this ratio is it excludes any external funding sources in the calculation but still accounts for the matching expenditure that relates to that funding.

Financial Planning Framework

Long term financial and asset management planning is a key element of the Integrated Planning and Reporting Framework. It provides the planning tool which enables local governments to determine their capacity to sustainably deliver the assets and services required by the community.

Council has adopted a rolling long-term financial plan in the last two years as part of the Corporate Business Planning and Budgeting Process.

The Forecast Statement of Financial Activity demonstrates the Town's capacity to meet short-term community and infrastructure needs as well as providing a level of asset renewal predictability in the longer term. It is revised and updated annually. The annual update will review the assumptions, take into consideration economic conditions and inflation, and use current available financial information and forecasts. For these reasons, it is not a static document. Its purpose is to provide broad financial projections to assist in making key decisions.

The Statement below has been updated by applying previously endorsed assumptions against the 2023-24 mid-year budget forecasts. A preliminary 10-year capital works program has also been prepared for modelling purposes. Whilst the forecast statement illustrates a cumulative surplus over a 10-year period, this is not a true result as Council is still to review operating budgets (linked to the Corporate Business Plan), the 10-year capital works program (linked to the Predictive Asset Renewal Model) and reserve financing. It is provided for illustrative purposes but does indicate that the Town's financial health improves in outward years (subject to realising cash dividends from the operations of the East Fremantle Community Park).

The forecast statement also illustrates a balanced budget position for 2024-25, confirming that the proposed 4.25% pricing pathway for rates is required to meet the net funding requirements of the Town.

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Town of East Fremantle Forecast Statement of Financial Activity 2024/25 - 2033/34												
	2023/24 Adopted Budget	2023/24 Forecast (Mid Year Review)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Surplus 1 July	378,508	751,732	192,187	9,905	128,002	483,862	900,922	1,715,620	2,460,390	3,392,756	4,347,863	5,693,896
Revenue												
Rates	76% 9,093,382	9,125,610	9,537,944	9,895,617	10,241,963	10,600,432	10,971,447	11,355,448	11,752,948	12,164,301	12,590,052	13,030,704
Fees and Charges	13% 1,544,565	1,472,963	1,610,209	1,670,083	1,728,536	1,789,035	1,851,651	1,916,459	1,983,535	2,052,959	2,124,812	2,199,181
Operating Grants	8% 1,020,058	848,836	1,034,250	1,451,192	1,462,454	1,348,174	1,376,239	1,387,062	1,387,062	1,387,062	1,387,062	1,387,062
Interest Earnings	2% 189,440	479,440	209,648	235,882	262,308	287,432	308,263	329,308	350,576	372,074	393,812	415,798
Other	1% 42,000	56,000	93,500	96,340	99,307	102,406	103,646	105,033	108,575	112,280	114,157	118,214
	11,889,445	11,982,849	12,485,552	13,349,114	13,794,568	14,127,480	14,611,247	15,093,311	15,582,697	16,088,677	16,609,896	17,150,960
Expenditure												
Employee Costs	39% -4,969,094	-4,969,094	-5,217,548	-5,374,075	-5,535,297	-5,701,356	-5,872,397	-6,048,569	-6,230,026	-6,416,926	-6,609,434	-6,807,717
Materials and Contracts	32% -4,020,296	-4,410,704	-3,798,291	-4,031,178	-4,008,556	-4,199,062	-4,282,884	-4,431,620	-4,472,419	-4,726,842	-4,726,497	-4,798,316
Utilities	2% -257,950	-243,950	-359,511	-368,499	-377,711	-387,154	-396,833	-406,753	-416,922	-427,345	-438,029	-448,980
Interest	1% -134,490	-134,490	-272,562	-264,076	-255,268	-246,033	-236,422	-226,182	-215,526	-204,354	-192,698	-180,338
Insurance	2% -273,223	-258,240	-289,623	-307,000	-325,420	-344,946	-365,642	-387,581	-410,836	-435,486	-461,615	-489,312
Other	6% -789,700	-789,901	-807,457	-814,186	-832,838	-851,958	-871,555	-891,643	-912,231	-933,336	-954,967	-977,139
Depreciation	17% -2,166,530	-2,166,530	-2,231,539	-2,298,486	-2,367,440	-2,438,463	-2,511,617	-2,586,966	-2,664,575	-2,744,512	-2,826,847	-2,911,653
	-12,611,283	-12,972,909	-12,976,533	-13,457,500	-13,702,530	-14,168,972	-14,537,350	-14,979,314	-15,322,535	-15,888,802	-16,210,088	-16,613,454
Depreciation	2,166,530	2,166,530	2,231,539	2,298,486	2,367,440	2,438,463	2,511,617	2,586,966	2,664,575	2,744,512	2,826,847	2,911,653
Net Funding from Operational Activities (exc Depn)	1,444,692	1,176,470	1,740,559	2,190,100	2,459,478	2,396,972	2,585,515	2,700,963	2,924,737	2,944,388	3,226,655	3,449,158
** This is the critical number as it identifies how much own source funding is available to service capital expenditure, debt repayments and reserve transfers												
Capital Expenditure												
East Fremantle Oval Redevelopment	-19,991,316	-21,611,828	0	0	0	0	0	0	0	0	0	0
Buildings	-1,030,000	-1,329,879	-770,000	-81,500	-80,800	-80,000	-76,000	-80,000	-90,500	-83,000	-78,500	-86,000
Plant and Equipment	-706,200	-390,205	-245,000	-189,000	-177,000	-235,000	-95,000	-225,000	-230,000	-250,000	-200,000	-131,000
Furniture and Equipment	-25,000	-30,000	-78,000	-50,000	-50,000	-50,000	-50,000	-50,000	-50,000	-50,000	-50,000	-50,000
Roads	-80,000	0	-483,733	-360,000	-370,000	-234,000	-397,800	-198,000	-175,000	-160,000	-230,000	-144,900
Drainage	-100,000	-60,000	-155,000	-140,000	-190,000	-140,000	-130,000	-130,000	-130,000	-125,000	-115,000	-115,000
Parks and Ovals	-207,000	-280,000	-330,000	-275,000	-345,000	-300,000	-270,000	-300,000	-300,000	-300,000	-300,000	-300,000
Carparks	-15,000	-15,000										
Footpaths	-270,000	-255,000	-325,400	-215,000	-197,000	-185,000	-180,000	-180,000	-205,000	-160,000	-205,000	-165,000
Non-Operating Grants - EF Oval	14,975,767	16,304,822										
Non-Operating Grants - RRG/R2R (Roads)	0	0	483,733	240,000	273,333	156,000	265,200				153,333	96,600
Non-Operating Grants - Other	1,004,181	989,669	690,000									
Net Capital Program	-6,444,568	-6,677,421	-1,213,400	-1,070,500	-1,136,467	-1,068,000	-933,600	-1,163,000	-1,180,500	-1,128,000	-1,025,167	-895,300
Proceeds from new Loan Borrowings	4,800,000	4,800,000	0	0	0	0	0	0	0	0	0	0
Loan Repayments	-73,634	-77,534	-150,564	-157,911	-165,617	-173,698	-182,174	-191,064	-200,387	-210,165	-220,421	-231,177
Net Borrowings	4,727,366	4,722,466	-150,564	-157,911	-165,617	-173,698	-182,174	-191,064	-200,387	-210,165	-220,421	-231,177
Net Reserve Transfers From/(to)	-228,005	97,346	-589,828	-819,032	-823,066	-777,242	-631,565	-636,038	-640,669	-645,461	-650,420	-655,553
Proceeds from Sale of Assets	171,814	171,401	83,000	29,700	78,100	98,000	38,000	98,000	96,000	64,000	88,000	55,800
Lease Payments	-49,807	-49,807	-52,049	-54,261	-56,568	-58,972	-61,478	-64,091	-66,815	-69,654	-72,615	-75,701
Surplus 30 June	0	192,187	9,905	128,002	483,862	900,922	1,715,620	2,460,390	3,392,756	4,347,863	5,693,896	7,341,125

The key assumptions in the Forecast Financial Statements are detailed below. These assumptions will be fully discussed with elected members during the upcoming workshops (and adjusted if required), but as they have been endorsed previously, they have been used to update the long-term financial plan and inform the recommended rate increase for advertising purposes.

Operating revenue

- 4.25% increase in rate yield in 24/25, 3.75% in 25/26 and 3.5% year on year thereafter inclusive of base interim rates \$20kpa.
- No population growth/increase in rateable assessments has been modelled – difficult to estimate (creates risk/uncertainty in the model).
- Fees and charges increase uniform with rate increases.
- Waste fees haven't been separately modelled. If waste fees are introduced, it assumed that fees will be offset by a reduction in rates (i.e., cost neutral for ratepayers).
- No specific purpose operating grants have been identified in outward years.
- No advance payment of the Financial Assistance Grants budgeted.
- CHSP Block Funding continues until 30 June 2027.
- Operating Dividend from EF Community Park in accordance with the tendered budget submitted by Belgravia – this is a critical assumption that needs to be assessed; based on the forecast profits provided by Belgravia, a total of \$4.3million in income is assumed from the operations of the EF Community Park over a 10-year period. Should this income not be realised, it will create a budget deficiency.
- Interest on Investments 3% pa.

Operating expenses

- 5% gross increase in employee costs in 24/25 (forecast wage price index). 3% pa in outward years.
- While there are no new staff positions included at this time, it is anticipated there will be a requirement for new positions which will be identified in Corporate Business Plan/Workforce Plan and considered by Council when the Corporate Business Plan is presented for adoption in June.
- 3% (LGCI/CPI) annual increase in materials and contracts budget (i.e., service contracts).
- The Town has withdrawn from the Regional Council and there are no overhead contributions.
- LGCI increase in utilities 2.5%.
- LGCI increase in insurance 3.6% pa.
- It is assumed that new EF Oval Facility will commence operations May 2024.

Capex

- Any future capex on EF Oval will be funded from Reserve (sinking fund contributions).
- A draft 10-year capital works program has been developed as well as a review of the 10-year plant replacement program.

Capital Income

- Funding from Main Roads (Regional Road Group) and Roads to Recovery has been applied.
- No further capital grants budgeted.

Reserve Transfers

- Reserves transfers are in keeping with the Rating Strategy and the Cash Back Reserves Policy including an annual transfer into the Sustainability and Environmental Reserve.
- \$275,000pa budgeted from 25/26 as a transfer to Reserve (Sinking Fund). This is funded as a contribution from the operating result of the precinct.
- 1% of gross rate revenue pa transferred to the Sustainability and Environmental Reserve.

Loan Borrowings

- As per the Loan 185 Schedule.
- No further borrowings assumed.

Rates Modelling

Forecast actual rates revenue at 30 June 2024 is \$9,129,922. This is the base amount against which the % increase in rate yield will be applied. A 1% increase in rate yield is therefore approximate to an additional \$91,300 in revenue. The average rates (inclusive of the cost of waste services) for a non-minimum rated residential property in 2023/24 is \$2430.89, so a 1% increase is approximate to \$24.31.

Five rating models are provided below for illustrative purposes:

% increase in Rate Yield	23/24 Forecast Rate Yield	24/25 Forecast Rate Yield	Total Increase in Revenue	Average \$ increase in residential rates
3.50	\$9,129,922	\$9,449,469	\$319,547	\$85
4.00	\$9,129,922	\$9,495,119	\$365,197	\$97
4.25	\$9,129,922	\$9,517,944	\$388,022	\$103
5.00	\$9,129,922	\$9,586,418	\$456,496	\$122
6.00	\$9,129,922	\$9,677,718	\$547,795	\$146

As the adopted Revenue Strategy and Long-term Financial Plan are premised on a 4.25% increase in rate yield for the 2024/25 financial year, it is recommended that Council endorse this model for advertising purposes. Council can choose to amend the rate in the dollar when striking the budget, as it has done in the last financial years (2023/24 advertised a 4.5% increase/adopted 5% increase; 2022/23 advertised a 3.5% increase/adopted 4% increase).

General rate yield increases in prior years were:

2016/17 – 4.15%
 2017/18 – 2.0%
 2018/19 – 2.5%
 2019/20 – 2.4%
 2020/21 – 0%
 2021/22 – 2.9%
 2022/23 – 4.0%
 2023/24 – 5.0%

It is evident that the level of rate increases in recent years was in response to prevailing economic conditions as well as compensating for below average increases over a five-year period. The above variability further supports the philosophy of a stable rates pricing pathway to provide certainty for ratepayers and smooth out any potential rate spikes.

WALGA Economic Briefing March 2024

This document is presented as attachment 1 to this report. The following information is considered pertinent when determining budget parameters for 2024/25:

- The Local Government Cost Index is forecast at 3.1% for 24/25.
- Wages are continuing to grow quickly, up 4.7% in WA in the last 12 months. This is attributable to public sector wages playing catch up to the rate of inflation to maintain real wages.
- The 23/24 WALGA Salary and Workforce Survey identified that employee costs represented 40.3% of total revenue for Band 3 Local Governments. The Town is consistent with this benchmark.

It is important to note that the above statistics are a reflection of the current economic climate, and that a longer-term planning horizon is recommended as per the long-term financial plan and revenue strategy.

CONCLUSION

Under Section 6.36 of the *Local Government Act 1995*, before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c), a local government is to give local public notice of its intention to do so including an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days of the notice. Council will have opportunity to amend the advertised rates when striking the Budget should there be justification to do so. The reasons for amending the rate in the dollar from that which was advertised need to be disclosed in the Statutory Budget.

Given the scheduled Council Workshops over the next two months, further adjustments will be made to the long-term financial plan which may or may not impact the rates pricing pathway:

Council Workshop 23 April – discussion on the 10-year capital works program including outputs from the predictive asset renewal model. Preliminary assessment of the asset renewal model indicates that required asset funding levels can be achieved under the current rating strategy without further increasing rates. Reserve transfers will also be assessed in the context of required asset funding.

Council Workshop 8 May – discussion on operating budgets and the corporate business plan. Key expenditure and revenue assumptions will need to be reviewed as any change to these assumptions will have an impact on the Forecast Statement of Financial Activity. The forecast revenue from the operations of the East Fremantle Community Park presents the greatest degree of financial risk.

Council Workshop 22 May – an updated long term financial plan will be presented based on discussion from the earlier workshops. This discussion will seek to confirm key assumptions including the rates pricing pathway. A draft Corporate Business Plan will also be presented which will recommend priorities and assess resourcing requirements, including any recommended changes to staffing levels.

Ordinary Council Meeting 18 June – the Corporate Business Plan, Long term Financial Plan, Revenue Strategy and Annual Budget will be presented to Council for adoption. As part of the budget adoption, Council will be requested to strike the rates for the 24/25 financial year.

13.3 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 031604

OFFICER RECOMMENDATION:

Moved Cr Natale, seconded Cr Wilson

That Council, with respect to its role under 2.7 (2) of the *Local Government Act 1995* to oversee the allocation of the local government's finances and resources, resolves to endorse the following:

- 1. the Statement of Rating Objects and Reasons for the 2024/25 financial year as per attachment 2.**
- 2. the following differential general rates and minimum payments with a proposed 4.25% increase in the rate in the dollar and minimum payment from the previous financial year, for all rating categories and calls for public submissions pursuant to section 6.36 of the *Local Government Act 1995*:**

4.25% Model - 24/25

RATE TYPE	Rate in	Number of Properties	Rateable Value	Rate Revenue
Differential General Rate	\$		\$	\$
Residential GRV	0.071860	2,966	104,808,540	7,531,492
Commercial GRV	0.121806	120	12,621,985	1,537,430
Sub-Totals		3,086	117,430,525	9,068,922
Minimum				
Minimum Payment	\$			
Residential GRV	1,296.00	336	4,962,640	435,456
Commercial GRV	1,938.00	7	79,940	13,566
Sub-Totals		343	5,042,580	449,022
		3,429	122,473,105	9,517,944
Amount from General Rates				
Less Concessions				
Totals				9,517,944

(CARRIED UNANIMOUSLY 9:0)

For: Mayor O’Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, Maywood, White & McPhail.

Against: Nil

REPORT ATTACHMENTS

Attachments start on the next page

UNCONFIRMED

**Economic Briefing
March 2024**



WALGA

Influence. Support. Expertise.

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Overview

Global uncertainty, persistent cost of living pressures and slowing growth mean that the outlook for Australia's economy is in the balance and the path to avoiding recession remains narrow.

The Reserve Bank remains focussed on bringing inflation back to within its 2-3 per cent target, however the impact of the prolonged period of high interest rates is now evident as unemployment increases and economic growth stalls. The dilemma for the RBA is that lowering interest rates too quickly risks inflation staying higher for longer, but moving too slowly risks turning a soft landing into a hard one which comes with its own set of problems.

WA's powerful resources sector and strong budget position provides a buffer from the economic slowdown, but as has been seen in the past, the reliance on the mining sector is a double-edged sword with employment and the economy exposed to movements in the economies of our trading partners, in particular China. Other trading partners have already felt the impact of the global economic downturn with the United Kingdom and Japan both in recession.



The **Local Government Cost Index (LGCI)** increased 0.8% in the December quarter and 3.5% in the last year. The LGCI is forecast to fall to 3.1% in 2024-25 and then 2.8% in both 2025-26 and 2026-27. As construction cost growth eases, employee costs are the main driver of cost growth in for local governments.



The **Australian economy continues to slow**, increasing just 0.2% in the December quarter. Per capita growth has gone backwards 1.0% in the last year. Households have suffered most from the rise in interest rates with living standards falling, however wages are starting to climb and tax cuts will begin in July. The WA economy is in a better shape due the strong resources sector and robust business and public investment. The global slowdown is an ongoing risk to the economy but economic growth is expected to continue in the coming years at a slower pace.



The **labour market is slowly turning** with unemployment starting to rise. Despite the loosening labour market, wages continue to grow quickly, up 4.7% in WA in the last 12 months. Wages growth is positive for employees but this will present a challenge for Local Government budget setting.



Inflation fell to 4.1% in December, the lowest level in two years. Whilst goods inflation has fallen faster than forecast, services inflation remains high. The RBA has indicated it will not reduce interest rates until it is confident that inflation will reach its target band.



Construction costs have steadied as demand weakens and the supply-chain constraints ease. While the costs of materials are easing, construction wages are rising rapidly. A strong pipeline of projects is expected to support the construction sector in the near-term even as economic growth slows.



Growth in insurance and risk financing costs are expected to ease from the recent highs. Costs of insurance for infrastructure projects is high due to the risk of project delays and increased costs. Drivers of increased insurance and risk financing costs include the elevated levels of inflation, increasing number of severe weather events and slower economic growth.

Note

The significant challenges of forecasting in the current economic environment, mean **the LGCI should be used with caution**. The LGCI will be subject to revisions in coming months, as the impact of major economic shocks such as the pandemic, wars in Ukraine and the Middle East, and the impact of recent rate rises become clearer. An increase in wage pressures may also see the index revised higher.

It is important that Local Governments take into account their own local issues and experiences when considering cost pressures. It would also be prudent for Local Governments to prepare for multiple scenarios for cost increases in coming years.



Local Government Cost Index

Key points

- The Local Government Cost Index increased 0.8% in the December quarter and 3.5% in the last year.
- The LGCI is forecast to fall to 3.1% in 2024-25 and then 2.8% in both 2025-26 and 2026-27.
- As construction cost growth eases, employee costs are the main driver of cost growth in for local governments.

The Local Government Cost Index (LGCI) increased by 0.8% in the December quarter, down from 1.3% in September. Over the year to December, the LGCI increased by 3.5%, down from the 4.8% recorded in December 2022.

In recent quarters, the drivers of growth in the LGCI have shifted from construction costs which make up around a quarter of the index, to wages costs which is around one third. The growth in construction costs was largely driven by challenges in the supply of materials due to the impact of the pandemic and the war in Ukraine on supply chains as well as the elevated levels of demand from the post-pandemic stimulus. As the market has moved closer to a balance between supply and demand, price rises have eased, with construction costs settling at the new, higher level (see [Construction](#) section).

Road and bridge construction costs are forecast to increase 1.8% in 2024-25 before increasing 2.2% in 2025-26 and 2.7% in 2026-27. Non-residential building costs are expected to rise 2.6% in 2024-25, 1.0% in 2025-26 and 1.1% in 2026-27. Non-road infrastructure is forecast to increase around 2% for the next three years. Key risks to the forecast include the risk of an ongoing tight labour market driving up construction wages as well as future geopolitical shocks impacting construction material supply chains.

Wages across all sectors have responded to the tight labour market to increase rapidly with the WA

Wage Price Index up 4.7% in the year to December. Whilst WA public sector wages have sat above 4.2% growth in annual terms for the last five quarters, public sector wages have caught up in the last two quarters to now sit at 5.2% growth in the year to December. The RBA expects that wages growth is around its peak and WA Treasury's Mid-Year review, released in December, forecast wages to end the financial year up 4.25% although this figure may be revised upwards in the May budget if current trends continue (see [Labour Market and Wages](#) section).

Materials and contracts expenditure has been largely influenced by the widespread inflation impacting goods and services across the economy. Costs are forecast to end the year up 4.5% before slowing to annual growth of around 3% in the coming years. One risk to this forecast is if the labour market remains tight, demand continues to be elevated and wages grow strongly, services that Local Governments use such as real estate, research, legal and financial services may grow faster than inflation.

Insurance and risk management costs have increased across the economy and Local Governments have not been immune with price rises in double-digits in recent years. It is expected that growth in these costs will slow in aggregate in 2024-25, although the increasing frequency of extreme weather events and the sustained impact of inflation will lead to elevated insurance and risk management costs in 2024-25. (See [Insurance and Risk Financing](#) section in conjunction with [LGIS](#).)

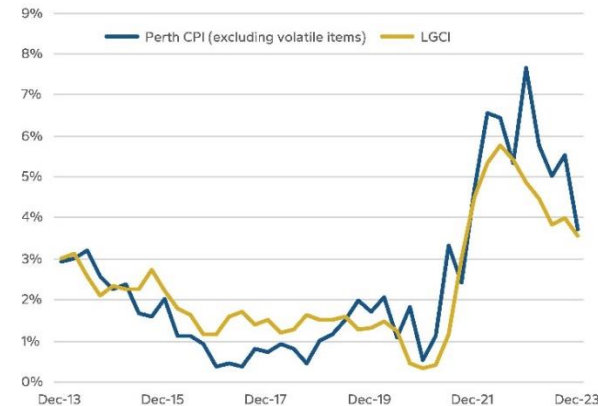
Local Governments are encouraged to prepare for multiple scenarios through their budgeting process and be ready to respond to changing economic conditions. The LGCI uses statewide data and regional variances will impact each Local Government. Liaising with suppliers to understand the local economic conditions and constraints will enable Local Governments to effectively plan the timing of their projects.

LGCI Table

Component	Weighting	2022-23 (a)	2023-24 (f)	2024-25 (f)	2025-26 (f)	2026-27 (f)
Employee costs	35%	4.2	4.3	3.8	3.5	3.3
Materials and contracts	28%	4.3	4.5	3.1	2.8	2.8
Furniture	1%	5.8	1.8	1.4	1.4	1.4
Non-residential building	5%	1.0	3.5	2.6	1.0	1.1
Machinery and Equipment	5%	11.5	3.4	2.8	2.5	2.5
Non-road infrastructure	9%	3.3	2.8	2.2	1.8	2.2
Road and bridge construction	10%	3.8	2.0	1.8	2.2	2.7
Utilities	3%	2.5	2.5	2.5	2.5	2.5
Insurance	1%	12.4	11.6	8.5	5.0	3.0
Other	3%	6.2	4.0	3.0	2.8	2.5
LGCI	100%	4.4	3.9	3.1	2.8	2.8

LGCI vs CPI (excluding volatile items), Annual % Change

SOURCE: ABS, WALGA



Domestic and Global Economy

Key points

- The Australian economy grew narrowly, with GDP increasing just 0.2% in the December quarter. Per capita GDP has fallen 1.0% in the last year.
- Households have felt the impact of the rise in interest rates with disposable income falling. Looking forward, wages are rising and tax cuts are on the horizon which ease some of the pressure on household budgets.
- The WA economy is leading the nation due the strong resources sector and robust business and public investment.
- The global slowdown is an ongoing risk to the economy but economic growth is expected to remain positive in the coming years albeit at a slower pace.

The Australian economy continues to slow, with Gross Domestic Product (GDP) growing just 0.2% in the December quarter and 1.5% in the last year. With the population growing faster than the economy, per capita GDP has shrunk for three consecutive quarters to be down 1.0% over the last year – effectively a per capital GDP recession.

The Reserve Bank of Australia (RBA) has often talked about the 'narrow path to a soft landing' as it seeks to tame inflation without the economy going backwards. There is reason to be optimistic about the first step as inflation fell to 4.1% in December, its lowest level in two years (see [Inflation and Interest Rates](#) section). However, the soft landing also requires the economy to slow just enough to avoid large increases in unemployment until inflation is back in the target band of 2% to 3% and interest rates can be lowered from their current restrictive setting.

The prolonged period of high interest rates on households is evident, with consumption flat and falling in per capita terms. Real household disposable income, a measure of living standards, increased just 0.3% in 2023 after falling 3.7% in 2022 (see chart). Households are spending more on interest payments than they have for a decade, with around 7% of household disposable income spent on mortgage interest and credit card interest payments, up 3.25% since the cash rate began to climb. The RBA expects that this figure peak at around 8% of household disposable income – a level not seen since 2010-11.

But there is some light at the end of the tunnel for households. In the second half of 2024, employees will see more of their wages hit their bank accounts as tax cuts are implemented for 13.6 million taxpayers. On the current trajectory, it is expected that the RBA will begin to cut interest rates from the middle of the year which will improve consumer sentiment and lower the burden of interest rates on mortgage holders. At the same time, wages are expected to continue to outstrip inflation and this growth in real wages will also underpin consumer spending and support jobs growth. On top of this, both State and Federal Governments have flagged additional cost-of-living support in their upcoming May Budgets.

Risks to inflation returning to the target band include ongoing geopolitical conflicts and tensions in Ukraine and the Middle East with possible impacts on energy and commodity prices; the increased frequency of extreme weather events; and increasing shipping costs as a result of the Red Sea attacks and capacity constraints in the Panama Canal.

As covered in detail in December's Economic Briefing, the availability and affordability of housing continues to be a key issue for the economy with high

population growth and an undersupply of housing leading to record low vacancy rates and booming rents and house prices. While the State Government is adamant it is pulling all possible levers to increase housing supply, the ongoing shortage is acting as a handbrake on economic growth and is having an impact on communities across the State. A key challenge is balancing the need for more construction workers with the required to find adequate numbers of dwellings to house them.

According to REIWA, a balanced rental market sees vacancy rates of 2.5-3.5 per cent. All cities tracked by REIWA have vacancy rates below this threshold with Albany sitting at 0.4%, Perth 0.7%, Geraldton 0.9%, Kalgoorlie 1.9% and Bunbury 2.3%.

Housing loan commitments spiked during the pandemic as Government stimulus was rolled out. As this stimulus was phased out, housing loan commitments fell. However, since the February 2023 trough, housing loan commitments have increased by 20 per cent. This has led to an increase in housing credit growth easing fears of a slump in housing construction.

Although similar concerns to the national economy are present, the WA economy continues to outperform the national economy in most measures thanks largely to the strong resources sector. The WA domestic economy measured by State Final Demand grew

0.8% in the December quarter and 5.5% over the last 12 months (see chart). Household consumption has slowed to 1.7% for the year compared with the near flat national figure of 0.1%. Importantly, business investment, a key driver of jobs growth, is at its highest level since 2016 and up 14.9% for the year. Government investment in transportation, energy and utilities remains a large contributor to growth, up 5.9% for the quarter and 23.9% over the year. So whilst the WA economy's growth rate is slowing, it is not yet at the critical level that is seen elsewhere in the nation.

In WA, there are risks to the resources industry retaining its strong position in an increasingly competitive global market, demonstrated recently by a fall in the nickel price driven by cheaper Indonesian supply leading to job losses. This has been compounded with job losses in other sectors such as lithium and alumina. Mitigating this risk is the high demand for workers in the mining and construction sectors with elevated job vacancies providing an alternate path to employment. Whilst this can be devastating for individuals and their communities, on a state level, the impacts are expected to be modest provided there is not a broader and deeper downturn.

As it stands, the resources sector is again expected to deliver a large surplus to the WA Government with revenue up \$1.8 billion in the first half of 2023-24 from the previous year. This is driven by higher royalty income (+\$1.1b) and higher taxation revenue

WA Treasury Economic Forecasts

Economic Forecasts	2022-23 % Actual	2023-24 % Forecast	2024-25 % Forecast	2025-26 % Forecast	2026-27 % Forecast
Gross State Product	3.5	1.75	2.0	2.0	1.75
Household Consumption	3.5	2.5	2.25	2.5	2.5
Business Investment	4.3	8.5	5.5	4.75	3.75
Dwelling Investment	-2.5	12.0	7.75	0.25	2.0
Good Exports	4.7	-0.5	1.75	1.75	0.75
Good Imports	7.8	3.25	2.5	2.25	2.0
Employment Growth	2.8	2.5	1.75	1.25	1.5
Unemployment Rate	3.5	3.75	4.0	4.25	4.5
Wage Price Index	4.2	4.25	3.5	3.25	3.0
Population	3.1	2.4	1.7	1.7	1.7

SOURCE: WA TREASURY



Domestic and Global Economy CONTINUED

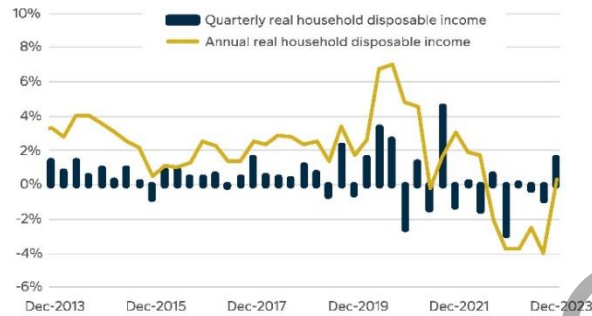
(+0.7b). Conservative estimates from the WA Treasury are key to this outperformance with the iron ore price budgeted for 2023-24 at \$US74.1/tonne in May adjusted to \$US104.2/tonne in December's mid-year review and sitting at \$US94/tonne at the time of writing. This windfall will provide the State Government with the fiscal space to provide cost-of-living relief, continue their program of public investment and pay down State debt.

The performance of the WA economy is closely tied to that of its largest trading partner, China. China is the biggest consumer of WA good exports accounting

for 55% of the total and its economic growth has been a key driver of WA's economic rise. As recently as 1992-93, China accounted for just 6% of WA goods exports. Recently however, China's rise appears to be slowing. Cracks have appeared in China's property market which has been underpinned by WA iron ore, there is low consumer and business confidence and it is experiencing price deflation. At the recent Annual National People's Congress in Beijing, the Chinese Government committed to a target of 5% economic growth for 2024. If the Chinese economy does grow at this rate, the WA economy will continue to be a benefit from this strong economic relationship.

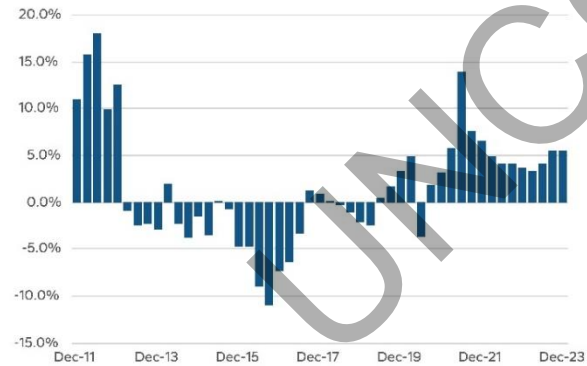
Real Household Disposable Income, Australia, Annual v Quarterly % Change

SOURCE: ABS, WALGA



State Final Demand, WA, Annual % Change

SOURCE: ABS, WALGA



Inflation and Interest Rates

Key points

- **Inflation fell to 4.1% in December, the lowest level in two years.**
- **Whilst goods inflation has fallen faster than forecast, services inflation remains high.**
- **The RBA will not reduce rates from their restrictive setting until they are convinced that inflation will reach its target band.**

Inflation continues to moderate in Australia, falling to 4.1% in December, the lowest level since December 2021. The Reserve Bank of Australia's (RBA) preferred measure, the Trimmed Mean, sat at 4.2%. In Western Australia, the Perth Consumer Price Index (CPI) fell to 3.6% as the impact of the State Government's Electricity Credit washed through. Removing the impact of the volatile Food and Energy groups, the Perth CPI fell from 4.5% in September to 3.8% in December – a similar level to the Australian CPI (ex Food and Energy) of 3.7%.

A key driver of inflation in the Perth CPI is housing costs. Rents are continuing to squeeze households, increasing 8.9% in 2023, following increases of 8.0% in 2022 and 7.9% in 2021. With rental vacancy rates in Perth and across the State at record lows, it is expected that increasing rents will continue to hamper the drive to lower inflation. The cost of new dwellings is also included in the CPI calculation with prices up 8.8% in 2023 following on from a massive increase of 26.4% in 2022 and 5.2% in 2021. How quickly the growth in the cost of new dwellings will slow will depend on capacity constraints in the building sector.

Despite the promising trajectory of the CPI, the Reserve Bank continues to stress that the battle against inflation is not yet over. In its February Statement on Monetary Policy, the RBA forecast that inflation will fall to 3.2% by December 2024 and drop into the 2% to 3% target band by December 2025, when it will reach 2.8%.

The slowdown in prices for goods has been the key factor influencing falling inflation, with Goods CPI falling for five consecutive quarters and now sitting at 3.8%. This has been driven both by the ongoing easing of supply chain constraints and a slowing in demand for goods. Services have been slower to fall but have dropped for the second consecutive quarter to reach 4.6% growth. The RBA expects services inflation to continue to fall, but at a slower pace, as demand for services reduces due to a slowing domestic economy. Labour costs are generally a greater concern for the services sector due to their comparatively labour-intensive composition. As wages growth reaches its peak and starts to moderate it is expected that this will flow through to the services sector, further reducing services inflation which is required for inflation to return to the RBA's target band.

The RBA Board next meets on March 19, after the release of this Economic Briefing. Whilst it is expected that the Board will hold the cash rate target at 4.35%, the RBA is clear that its priority is to return inflation to the target range in line with its projected timeline. Risks to this include, uncertainty around the outlook for the Chinese economy, geopolitical conflicts in Ukraine and the Middle East with implications for price shocks for oil and other commodities, and the pace of the slowdown in domestic household consumption.

Based on the current trajectory of inflation, the broad consensus is that the RBA will look to cut interest rates in the second half of 2024 as inflation eases in order to avoid the economy slowing too much, with consequent impacts on business investment and household consumption and increasing unemployment to a level higher than their target of full employment.

CPI vs CPI (ex Food and Energy), Perth, Annual % Change



SOURCE: ABS, WALGA



Labour Market and Wages

Key points

- Wages continue to grow quickly, up 4.7% in WA in the last 12 months.
- Wages growth is positive for employees but will be a challenge for Local Governments setting their budgets.
- The labour market is slowly turning with unemployment starting to rise

Wages growth continued in the December quarter with the WA Wage Price Index (WPI) increasing by 4.7% over the last year, up slightly from the September figure of 4.6% and above the national figure of 4.3%. On a quarterly basis, wages growth slowed from 1.9% in September to 0.8%. This was in line with forecasts, as the September quarter typically records the largest increase due to the impact of pay increases through awards, enterprise agreements and individual agreements that are effective at the start of July.

Public sector wages continued to play catch up in December with quarterly growth of 1.0% leading to an annualised figure of 5.2% wages growth over the last 12 months. The recent rapid rise in public sector wages contrasts with 2022 where public sector wages grew just 1.1%.

In contrast, private sector wages increased 0.8% over the December quarter and 4.6% over the year. Growth in private sector wages in WA has plateaued, sitting between 4.2% and 4.6% in annual terms for each of the last five quarters. This is in line with expectations from the RBA and the WA Treasury that wages growth is around its peak and is expected to gradually slow through 2024 as the labour market loosens.

The [Seek Advertised Salary Index](#), which tracks changes in advertised salaries for jobs posted on the SEEK platform, tells a similar story with WA advertised salaries increasing 4.4% over the last 12 months to January 2024. In-line with the Wage Price Index the pace of growth in advertised salaries has slowed, increasing 0.6% in the past quarter.

WA Average Weekly Earnings (AWE) for full-time adults in WA was \$2,107.70 in November, compared with the Australian AWE of \$1,888.80. This is largely due to the prevalence of high paying industries

in WA, in particular mining where the average weekly ordinary time earnings for full-time adults in Australia was \$2,951.80. In WA, AWE for full-time adults increased 6.0% in 2023 compared with the national increase of 4.5% with the AWE rising at its fastest pace in a decade. It should be noted that AWE is not directly comparable to the WPI although the two indicators do track each other closely. AWE is influenced by changes in hours worked and changes in the performance of work, whereas the WPI considers the changes in remuneration over time for the same job.

In its Mid-year Review the WA Treasury revised its forecast for wages growth in 2023-24 upwards from 4.0% to 4.25%. Wages are then expected to ease to 3.5% in 2024-25, 3.25% in 2025-26 and 3.0% in 2026-27. While real wages growth (that is, above inflation) is positive after a period going backwards, it does increase pressure on local government budgets, given approximately one-third of the sector's cost base are employee costs.

A key driver of wages growth has been the persistent tight labour market across the country and particularly in WA. In 2023, 53,200 jobs were created in WA, an increase of 3.5% in seasonally adjusted terms. Whilst this demonstrated significant growth in the number of total jobs, there was a very notable shift from full time jobs (down 1,900) to part time jobs (up 54,900). This shift to part time work was reflected in the total number of hours worked in 2023 (+2.6%) which grew slower than the increase in total jobs (+3.5%).

Whilst the composition of jobs being created shifted towards part-time jobs, the participation rate remains historically high at 69.4% in January. The participation rate measures the proportion of the working-age population that is engaged in the labour market and is a good indicator of how much spare capacity exists in the labour market. For the last three years, WA's participation rate, at between 68% and 70% has been the highest in the nation.

Despite the increase in part-time jobs, WA's underemployment rate, which measures the proportion of workers who would like to work more hours, remains the lowest in Australia at 6.0% in January. This suggests that the increase in part-time jobs is reflecting the demand for part-time jobs rather than substituting for full-time work.

The State's unemployment rate is 4.2%, narrowly above the national figure of 4.1%. If the unemployment rate continues to climb, it is expected that the WA Treasury will revise their forecast of 4.0% in 2024-25 upwards in May's budget. The underemployment rate added to the unemployment rate shows the underutilisation of workers in the labour market. At 10.2%, WA's underutilisation is the lowest in the country.

Job vacancies are continuing to fall slowly, with 49,500 jobs available in December 2023. This is still well above the pre-pandemic level of 20,000 – 30,000 job vacancies in WA at any given time.

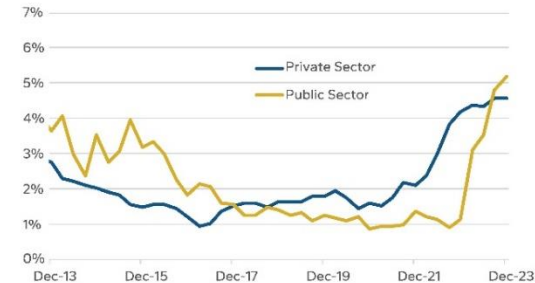
So far in 2023-24, job creation has exceeded the WA Treasury's expectations from the May Budget, with its jobs growth forecast revised upwards from 1.0% to 2.5% in the Mid-year Review. This rate is similar to its updated population growth forecast of 2.4% in 2023-24, suggesting that the labour market is able to absorb the increasing population and avoiding placing upwards pressure on unemployment.

Looking forward, Treasury is forecasting jobs growth to struggle to keep pace with population growth with the unemployment rate shifting upwards as a result. Local Governments should expect to continue to find attracting and retaining staff challenging in the short term, however this challenge will ease in the medium term as the labour market loosens.

The 2023-24 WALGA Salary and Workforce Survey is now available to subscribers. Of the 78 Local Governments that participated in the survey, the median rate for employment costs was 36.0% of total revenue. This ranged from 29.3% for Band 4 to 40.3% for Band 3. Over the past five years, the proportion of full-time employees decreased 2.5% to 54.9%; part-time employees increased 1.5% to 19.2%; and casual employees increased 1.0% to 25.9%. Median annual employee turnover was 25.1% in June 2023, compared with 27.6% the year before. To find out more about the Salary and Workforce Survey, Members can log into their portal or subscribe to WALGA's Employee Relations service [here](#).

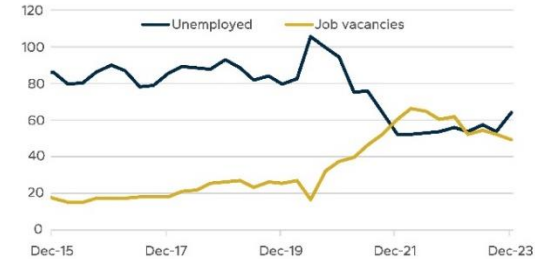
Wage Price Index Private vs Public, WA, Annual % Change

SOURCE: ABS, WALGA



Job Vacancies vs Unemployed Persons, WA, '000s

SOURCE: ABS, WALGA



Construction Costs

Key points

- **Construction costs have steadied after the recent increases as demand weakens and the supply-chain constraints ease.**
- **Whilst the cost of material is easing, construction wages are rising rapidly.**
- **A strong pipeline of projects is expected to support the construction sector in the near-term even as economic growth slows.**

The period of unprecedented rises in construction costs in WA rapidly appears to have ended, with growth in construction costs now slower than inflation. This can largely be attributed to an improvement in supply chains and shipping rates; a decline in commodity prices that were driving the increases such as oil and metals, and weakening demand due to the higher interest rates and a slowing of the residential building market after the stimulus-led surge in previous years.

Some upwards pressure on prices remains, which suggests modest increases in construction costs will persist in coming years. These include rising construction wages due to the continuing tight labour market; capacity constraints in the provision of construction materials; a caution around business investment due to an uncertain business environment; and a rising cost in imports from the falling Australian Dollar.

The interaction between all of these factors is likely to play out differently depending on the type of construction project and location. The cost of materials for road and bridge construction is easing from the double-digit growth experienced in the last two years, with price rises of 3.1% forecast for the current financial year. The price of bitumen closely tracks the oil price, which has fallen from its recent highs driven by the post-pandemic stimulus and the geopolitics surrounding the war in Ukraine.

Forecasts in 2023-24 for cost increases for bitumen (+5.1%) and asphalt (+4.7%) are more modest and are expected to continue to grow at a slower pace in the coming years.

Steel products surged even more during the post-pandemic period, up 11.2% in 2020-21 and 35.4% in 2021-22, again influenced by stimulus and impact of the war on Russian and Ukrainian steel exports. This was followed by a small decline in 2022-23 of 2.7% with further small price decreases expected in 2023-24 (-3.5%) and 2024-25 (-2.6%) as global demand weakens. Looking ahead, steel is also expected to return to its usual pattern of modest growth, subject to further geopolitical shocks.

For the construction of buildings, bricks and tiles have been a key driver of increased materials costs with prices rising 32.0% in 2021-22 and 29.4% in 2022-23. This price increase was driven by an increase in domestic demand from the post-pandemic stimulus and the impact of supply-chain disruptions. Price increases have begun to moderate, forecast to end 2023-24 up 10.0% before returning to more normal rates of 2% to 3% in the following years.

Timber prices have followed a similar path with price increases of 20.5% in 2021-22 and 8.5% in 2022-23 easing to a price fall of 2.1% forecast for 2023-24. The drivers of this dynamic are similar with stimulus-led demand coinciding with supply challenges from disruptions to shipping, the slowdown in international trade and the impact of the war in Ukraine. The fall in the timber price is not expected to be long-lived as prices are forecast to rise in the coming years supported by ongoing construction activity.

As the cost increases of construction materials slow, construction wage pressure remains (see [Labour Market and Wages](#) section). Construction wages have been growing quickly due to the uptick in demand in WA and shortages in the skilled

workforce. There may be some impact on the workforce from the recent surge in immigration and the State Government's efforts to grow the construction workforce through wage subsidies, support for apprentices and investment in TAFE. However, in the short-term it is expected that construction wages will continue to grow at elevated levels.

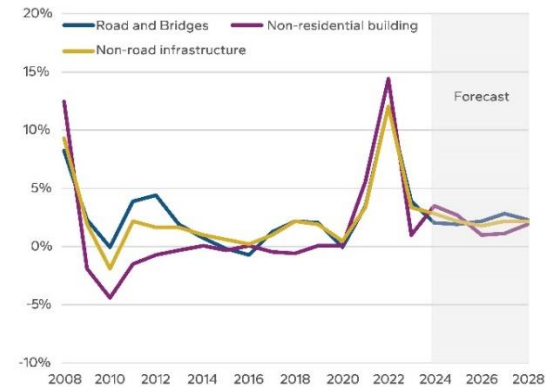
Looking forward, there remains a strong pipeline of construction in Western Australia, with Deloitte Access Economics reporting \$47 billion worth of projects under construction, around the same as the last quarter. Engineering work done increased 23% in 2023, led by the transportation and resources industries. This is the fifth consecutive quarter annual growth has been above 20%.

Commercial work increased by 14% in 2023 and the value of work commenced increased by 14%. This suggests that the construction sector will remain strong in the coming years, although looking further ahead the appetite for new major projects will be subject to shifts in global demand and the shape of the domestic economy.

There is a risk that the elevated level of demand in the construction sector may lead to costs staying higher for longer, which could lead to an upwards revision of the LGCI. This may be particularly evident in regional areas where a limited number of suppliers and workers, as well as the impact of major infrastructure projects, can drive up project costs and blow out timelines.

Construction Cost Indexes, WA, Annual % Change

SOURCE: ABS, MACROMONITOR, WAI GA





Economic Briefing March 2024

Insurance and Risk Financing

(in conjunction with LGIS)

Key points

- It is expected that insurance and risk financing costs will ease from the recent highs.
- Costs of insurance for infrastructure projects is high due to the risk of project delays and increased costs.
- Drivers of increased insurance and risk financing costs include the high levels of inflation, increasing number of severe weather events and slower economic growth.

The trend of price hardening has eased due to the recent lift in investment gains by insurers and a period of natural events in 2023 that was less severe than expected.

However, economic factors such as high inflation and slower growth continue to have a negative impact on the LGISWA Scheme and the cost of capital. Insurers, including the Scheme, are particularly vulnerable to the impacts of extreme weather events associated with climate change become more frequent and severe. This will result in higher claims costs challenges in underwriting.

Despite decreasing inflationary pressure, the recent period of inflation still affects the Scheme across all areas of protection provided through LGIS.

It is expected that the severity and frequency of workers' compensation will increase as the cost of living challenges continue and wages rise. Changes in legislation will further compound the economic impact.

The increased costs of repairs and manufacturing challenges are forecast to contribute to increased severity of motor vehicle claims.

Property claims are impacted by the heightened costs of construction materials and labour supply constraints, increasing the severity of claims. They are also impacted by the increasing frequency of weather events.

Higher liability claims are expected due to the rising cost of living, increased litigation expenses, and an overall increase in claim frequency during challenging economic conditions

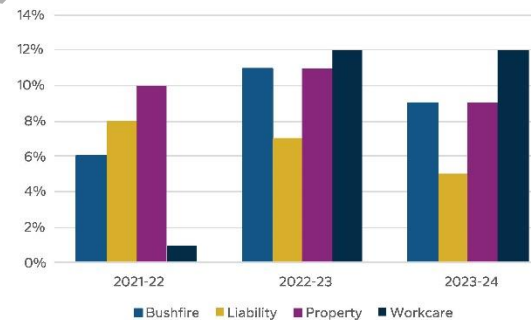
Apart from the Scheme protections, it is important for councils to consider the impact of insurance costs on their infrastructure programs. Insurers are facing significant cost increases due to supply chain delays and labour shortages, which drive up project costs and extend project durations. These challenges also affect repair times, further increasing expected claim costs. As a result, insurers are targeting increases of 10% to 20% for infrastructure projects before considering individual client performance.

Despite the moderation in pricing increases, it is expected that (re)insurers will continue to drive change through technical underwriting, focusing on coverage reductions and pricing. During the budgeting process, it is important for councils to take into account various factors such as exposure to weather events, claims, population, wages, asset values, and changes in operations.

Overall, a positive outlook for 2024-25 is maintained with pricing expected to land in the mid-high single digits, subject to scheme performance and the global claims outlook.

Local Governments can discuss protection and pricing with their LGIS account manager or find out more at <https://www.lgiswa.com.au>

LGIS Protection, Annual % Change



SOURCE: LGIS

Questions

If you have any questions on the contents of this report, please direct them to the WALGA Economics Team.



Daniel Thomson
Economist

dthomson@walga.asn.au
(08) 9213 2015

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WALGA

Influence. Support. Expertise.

ONE70 Level 1,
170 Railway Parade
West Leederville WA 6007

08 9213 2000
info@walga.asn.au

walga.asn.au



TOWN OF EAST FREMANTLE

DIFFERENTIAL GENERAL RATES AND MINIMUM PAYMENTS – OBJECTS & REASONS FOR THE 2024/25 RATING YEAR

In accordance with section 6.36 of the *Local Government Act 1995* and Council's 'Notice of Intention to Levy Differential General Rates and Minimum Payments', the following information details the objectives and reasons for those proposals.

EXECUTIVE SUMMARY

The following rating principles are proposed in this Statement of Rating Objects and Reasons for the 2024/25 rating year:

- Gross Rental Values apply to the following differential general rate categories; Residential and Commercial.
- Properties are rated according to Town Planning zoning and predominant land use with each having a separate calculated rate in the dollar to achieve greater equity across all sectors.
- The Town of East Fremantle currently charges rates to four sporting clubs that are categorized as 'Sporting Clubs – Commercial' and rated under the Commercial GRV category. They are the East Fremantle Lawn Tennis Club, Fremantle Rowing Club, East Fremantle Yacht Club and Swan Yacht Club.
- The current Gross Rental Values have a date of valuation of 1 August 2021 – that is, the Town received a general valuation with valuations coming into force on 1 July 2023.
- It is very important for both ratepayers and Council to recognize that changes in land values do not automatically drive changes to individual rate bills. Council amends the rate in the dollar to offset any significant movement in aggregate valuations to maintain the rate yield, and the relative rates burden placed on each category.
- The rate in the dollar for Residential GRVs has been amended from 6.893 cents to 7.186 cents.
- The rate in the dollar for Commercial GRVs has been amended from 11.684 cents to 12.1806 cents.
- The proposed rates model will yield \$9,517,944 in gross rate revenue, which is a 4.25% increase in total rate yield on rate revenue from the prior year.

- The Town has considered the Department of Local Governments Rating Policy and the rating principles of objectivity, fairness and equity, consistency, transparency and administrative efficiency when setting the rate in the dollar. Unfortunately, the Town does not have a mechanism to smooth individual residential valuations, which are determined by Landgate, which is a State Government Statutory Authority.

WHAT ARE RATES?

Rates are a tax levied on all rateable properties within the boundaries of the Town of East Fremantle in accordance with the *Local Government Act 1995*.

The overall objective of the proposed rates in the 2024/25 Budget is to provide for the net funding requirements of the Town's services, activities, financing costs and the current and future capital requirements of the Town, after considering all other forms of revenue.

The formulation of a rating system is about achieving a means by which Council can raise sufficient revenue to pay for the services it provides. Throughout Australia, the basis of using property valuations has been found to be the most appropriate means of achieving rating equity; however, the achievement of a wholly equitable rating system for all properties, in all areas, is a difficult task if it is based on the property valuations alone. For this reason, there are refinement options made available, such as differential rating, the Town of East Fremantle has elected to use.

In Western Australia, land is valued by Landgate Valuation Services and those values are forwarded to each local government for rating purposes. Two types of values are calculated – Gross Rental Value (GRV) which generally applies for urban areas; and Unimproved Value (UV) which generally applies for rural land. GRV means the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year upon condition that the landlord was liable for all rates, taxes and other charges thereon and the insurance and outgoings necessary to maintain the value of the land.

LOCAL GOVERNMENT ACT 1995 – RATING PROVISIONS

The *Local Government Act 1995* sets out the basis on which differential general rates may be based as follows:

Section 6.32 (1) of the *Local Government Act 1995* states:

- (1) When adopting the annual budget, a local government –
 - a. In order to make up the budget deficiency, is to impose* a general rate on rateable land within its district, which rate may be imposed either –
 - i. Uniformly; or
 - ii. Differentially

DIFFERENTIAL GENERAL RATES

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
 - (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
 - (b) a purpose for which the land is held or used as determined by the local government; or
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.
- (2) Regulations may —
 - (a) specify the characteristics under subsection (1) which a local government is to use; or
 - (b) limit the characteristics under subsection (1) which a local government is permitted to use.
- (3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.
- (4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.
- (5) A differential general rate that a local government purported to impose under this Act before the *Local Government Amendment Act 2009* section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.

MINIMUM PAYMENTS

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —
 - (a) 50% of the total number of separately rated properties in the district; or
 - (b) 50% of the number of properties in each category referred to in subsection (6),on which a minimum payment is imposed.

- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
 - (a) the number of separately rated properties in the district; or
 - (b) the number of properties in each category referred to in subsection (6),
 unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.
- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
 - (a) to land rated on gross rental value; and
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

2024/25 BUDGET PROPOSAL

The following are the proposed Differential General Rates and Minimum Payments for the Town of East Fremantle for the 2024/25 financial year, to be effective from 1 July 2024:

4.25% Model - 24/25

RATE TYPE	Rate in	Number of Properties	Rateable Value	Rate Revenue
Differential General Rate	\$		\$	\$
Residential GRV	0.071860	2,966	104,808,540	7,531,492
Commercial GRV	0.121806	120	12,621,985	1,537,430
Sub-Totals		3,086	117,430,525	9,068,922
Minimum Payment	\$			
Residential GRV	1,296.00	336	4,962,640	435,456
Commercial GRV	1,938.00	7	79,940	13,566
Sub-Totals		343	5,042,580	449,022
		3,429	122,473,105	9,517,944
Amount from General Rates				
Less Concessions				
Totals				9,517,944

Residential Improved and Not Improved

Characteristics: This differential general rate category imposes a general rate on land valued on a gross rental value basis, which is zoned, held or used for residential purposes and having improvements erected on it.

Reasons and Objects: The object of this proposed rate is to apply a base differential general rate to land zoned and used for residential purposes and to act as the Town's benchmark differential rate by which all other GRV rated properties are assessed. The reason for this rate is to ensure that all ratepayers make a reasonable or minimum contribution towards the ongoing maintenance and provision of works, services and facilities throughout the Town. The proposed rate in the dollar of GRV value for this category is 0.07186 with a minimum payment amount of \$1,296. 10% of residential properties will receive the minimum payment.

Commercial Improved and Not Improved

Characteristics: This differential rate category imposes a rate on land valued on a gross rental value basis, which is zoned, held or used for commercial purposes and having improvements erected on it. This category also includes 'Sporting Clubs – Commercial'. They are the East Fremantle Lawn Tennis Club, Fremantle Rowing Club, East Fremantle Yacht Club and Swan Yacht Club. These clubs generate income through food and beverage, as well as hire facilities.

Reasons and Objects: The object of this differential rate category is to apply a rate to Commercial properties to raise additional revenue to offset the costs associated higher levels of services to properties in this category, such as parking infrastructure, road construction, maintenance (including building maintenance) and refurbishment including road drainage systems, urban style guides and parking compliance. The proposed rate in the dollar of GRV value for this category is 0.121806 with a minimum payment amount of \$1,938. 6% of commercial properties will receive the minimum payment.

SUBMISSIONS:

Submissions are invited from any elector or ratepayer with respect to the proposed rates and any related matter within 21 days of the date of this notice. Submissions should be addressed to the Chief Executive Officer, Town of East Fremantle, PO Box 1097, FREMANTLE WA 6959.

Submissions should be clearly marked 'Submission – 2024/25 Differential Rates'.

Jonathan Throssell
Chief Executive Officer



NOTICE OF INTENTION TO IMPOSE DIFFERENTIAL GENERAL RATES AND MINIMUM PAYMENTS

The Town of East Fremantle is in the process of preparing the 2024/25 annual budget. In accordance with Section 6.36 of the Local Government Act 1995, the Town invites public submissions in respect of the intention to Levy Differential General Rates and Minimum Payments.

The overall objective of the proposed rates in the 2024/25 Budget is to provide for the net funding requirements of the Town’s services, activities, financing costs, and the current and future capital requirements of the Town, after considering all other forms of revenue.

The following are the proposed Differential General Rates and Minimum Payments for the 2024/25 financial year.

4.25% Model - 24/25

RATE TYPE	Rate in	Number of Properties	Rateable Value	Rate Revenue
Differential General Rate	\$		\$	\$
Residential GRV	0.071860	2,966	104,808,540	7,531,492
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		3,429	122,473,105	9,517,944
Amount from General Rates				
Less Concessions				
Totals				9,517,944

A statement of the Rating Objects and Reasons has been prepared and is available to view on the Town’s website www.eastfremantle.wa.gov.au and a hard copy is available from the Town Administration Centre located at 135 Canning Highway, East Fremantle.

Submissions are invited from any elector or ratepayer with respect to the proposed rates, and any related matter, within 21 days of the date of this notice. They should be clearly marked ‘Submission – 2024/25 Differential Rates’ and emailed to admin@eastfremantle.wa.gov.au or received by the CEO, Town of East Fremantle, PO Box 1097, FREMANTLE WA 6959, by 4.00pm Friday 24 May 2024.

Jonathan Throssell
Chief Executive Officer

13.4 TOWN OF EAST FREMANTLE COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN - FINAL ENDORSEMENT

Report Reference Number	OCR-2695
Prepared by	Stacey Towne
Supervised by	Andrew Malone
Meeting date	Tuesday, 16 April 2024
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Draft Town of East Fremantle Coastal Hazard Risk Management and Adaptation Plan (Attached separately)

PURPOSE

The purpose of this report is for Council to consider endorsement of the Draft Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) report for the Town of East Fremantle (the Town) in the light of the submissions received, following the public advertising period.

EXECUTIVE SUMMARY

Baird Consultants, on behalf of the Town, has prepared a Draft CHRMAP report (Attachment 1) to identify estuarine coastal hazards; provide a framework for adaptation to guide decision making in the short to medium term (next 10-20 years); and provide management and adaptation strategies to mitigate hazard in future planning periods (next 100 years).

The Draft CHRMAP has been developed in consultation with a Technical Steering Committee and the community (including a community and business reference group) to develop a greater understanding of the Town's River areas and support its future estuarine coastal management and planning decisions.

It is requested that council members receive the submissions received during the advertising period and consider the Draft CHRMAP report for endorsement.

BACKGROUND

The Town, in conjunction with the State Government, initiated a project to develop a CHRMAP in 2021, to identify key assets along the river foreshore and measures to be taken to preserve them against the impact of coastal hazards.

Consultants Baird and Associates (in association with element) were appointed to carry out the study for the area comprising of approximately 3km of foreshore between Petra Street to the north-east and East Street to the south. The foreshore has interactions with many landmarks and recreational features including the John Tonkin Reserve, Swan Yacht Club, East Fremantle Yacht Club, several outdoor sporting grounds, hospitality venues and several boating moorings and jetties.

To help the Town guide the development of the CHRMAP, a Steering Committee was established including representatives from the Department of Planning, Lands and Heritage; Department of Biodiversity, Conservation and Attractions; and Department of Transport. This Steering Committee has overseen the development of all draft chapters of the CHRMAP.

The Town also established a Community and Business Reference Group (CBRG) to help guide and provide advice around key milestones of the project. The members of the CBRG act as conduits between the community and the project team, helping to share important information and knowledge.

The Draft CHRMAP was advertised for public comment for a period of four weeks and four submissions were received. Details of the submissions are shown in the following Schedule of Submissions:

SCHEDULE OF SUBMISSIONS				
TOWN OF EAST FREMANTLE DRAFT COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN				
No.	Name/Address	Description of Affected Property	Submission	Officer Recommendation
1	Local resident	NA	Much of the report is about staying dry. Consideration needs to include tidying up bits that get wet e.g. removing hazards (concrete, tree stumps, breakwaters etc) below the waterline from retreat areas.	That the submission be noted.
2	Tim Stead Department of Transport 5 Newman Court Fremantle WA 6160	NA	I have reviewed this and am broadly happy with the contents. However, we would like to see one change please: 1. An important outcome of the hazard assessment component was the knowledge gap regarding sea level rise hazard at estuarine shores, with current policy guidance unable to account for this issue. This was acknowledged in the report body on pdf pg. 45/pg. 22 of numbered pages. Given this important knowledge gap, we would like that quote to be included in the Executive Summary as well, specifically added to the hazard assessment overview on pdf pg. 3/pg. ii of numbered pages: <i>“DoT have accepted that 50m erosion setback for the study area is appropriate for coastal hazard due to the heavily engineered shorelines in the study area limiting the exposure areas. Whilst this is the case for the Town’s shoreline areas this should not be seen as a precedent for river shorelines in other locations.”</i>	That the submission be supported and the Draft CHRMAP be amended accordingly.
3	Peter Halliday General Manager East Fremantle Yacht Club PO Box 26 Palmyra WA 6957	East Fremantle Yacht Club	We believe the TOEF and Baird have prepared a comprehensive report. Reference 17.4 Item 2 <i>“Jerrat Drive escarpment foreshore stability study: The Jerrat Drive foreshore area is a location which is highly valued by the community in the Natural Zone. The study will summarise the current condition of the foreshore and assess the risks to the location in future with consideration of the local site survey, vegetation, geotechnical information, drainage and local access pathways.</i>	That the submission be noted.

SCHEDULE OF SUBMISSIONS				
TOWN OF EAST FREMANTLE DRAFT COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN				
			<p><i>Recommendations for the management of the location to inform future foreshore management approaches which include consideration of revegetation of the foreshore and use of nature [1] based solutions in the shoreline to improve resilience.”</i></p> <p>The club would like to receive a copy of the report as it is very material to our mooring lease area and western pens.</p>	
4	<p>Michael Shaughnessy and Greg Comiskey Department of Biodiversity, Conservation & Attractions Locked Bag 104 Bentley Delivery Centre WA 6983</p>	NA	<p>... I can confirm no objections or proposed changes.</p> <p>... Noting that this is the first CHRMAP to be developed within the Estuary, so it represents a substantial step forward in developing an appropriate planning response to management of coastal/estuarine hazards (particularly in the context of the increasing challenges of climate change). So this is a job well done by the Town of East Fremantle. It is also a very important funding initiative for our future project across the estuary.</p> <p>...As discussed, we will need to explore our application of this document within our policy framework. This can be done after Council has endorsed the document.</p>	That the submission be noted.

In addition, the Executive Manager of Technical Services has advised that it would be beneficial to include the most recent set of survey data relating to levels along the riverfront in the final CHRMAP report, which was more recently acquired. This data does not change outcomes for flooding in the CHRMAP report. However, the updated survey data will be useful as baseline data to monitor changes to the shoreline in the future.

It is recommended that the Draft CHRMAP be amended to:

- include the changes put forward in the submission from the Department of Transport; and
- include the most up to date survey data relating to levels around the foreshore.

CONSULTATION

A Community and Stakeholder Engagement Plan was prepared to ensure that the community and stakeholders were effectively and actively involved in the CHRMAP preparation. Delivery of this was partially affected by the Covid-19 outbreak however, a range of activities have been delivered including information sessions, workshops, a survey and meetings with the CBRG.

The Steering Committee has overseen development of the draft chapters of the CHRMAP and the CBRG has been engaged at various times during the project development.

The Draft CHRMAP was presented to elected members and the CBRG in February 2024 and March 2024, respectively and was advertised for public comment for a period of four weeks (from approximately 9 March 2024) via the

Town's usual communication channels. In addition, the CBRG was involved with delivering information to the community and seeking comments on the final draft.

The advertising period closed on 9 April 2024 and four submissions were received as detailed in the Schedule of Submissions in the previous Background section of this report. The submissions raised no objections to the Draft CHRMAP.

STATUTORY ENVIRONMENT

Metropolitan Region Scheme.

Swan and Canning Rivers Act, 2006.

Local Planning Scheme No. 3 (LPS 3).

POLICY IMPLICATIONS

State Planning Policy 2.6 – State Coastal Planning Policy and associated guidelines.

The recommendations of the Draft CHRMAP include the future adoption of a local planning policy to guide development decisions within the identified area prone to inundation over the next 100-year planning period. This would be in addition to a Special Control Area over zoned land within LPS 3 and the Development Control Area that already exists under the *Swan and Canning Rivers Management Act*.

FINANCIAL IMPLICATIONS

The CHRMAP project is co-funded by the Town and a grant received from the Western Australian Planning Commission's (WAPC) Coastal Management Plan Assistance Programme 2021/22.

There are budget implications for future works and actions recommended in the Draft CHRMAP. The implementation budget over the 12-year short-term period from 2024 to 2035 is estimated at approximately \$596,000. Grant funding options have also been identified that can support the funding of coastal management activities. These funding mechanisms generally require a 50% co-funded approach.

STRATEGIC IMPLICATIONS

"Town of East Fremantle Strategic Community Plan 2020-2030".

Strategic Priority 4 - Natural Environment – Maintaining and enhancing the River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.3 *Acknowledge the change in our climate and understand the impact of those changes.*

4.3.1 *Improve systems and infrastructure standards to assist with mitigating climate change impacts.*

RISK IMPLICATIONS

RISKS

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council don't endorse the CHRMAP, resulting in gaps for future strategies and plans.	Unlikely (2)	Minor (2)	Low (1-4)	ENVIRONMENT Contained, reversible impact managed by external agencies	Accept Officer Recommendation
That Council don't endorse the CHRMAP, resulting in potential strategic risks	Unlikely (2)	Moderate (3)	Moderate (5-9)	PROPERTY Localised damage requiring external resources to rectify	Accept Officer Recommendation

regarding future flooding events and loss of assets.					
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RISK MATRIX

Consequence		Insignificant	Minor	Moderate	Major	Extreme
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

RISK RATING

Risk Rating	6
Does this item need to be added to the Town’s Risk Register	No
Is a Risk Treatment Plan Required	No

SITE INSPECTION

NA

COMMENT

The Draft CHRMAP is shown separately as Attachment 1. The following is provided as a summary:

Shoreline Management Units

The CHRMAP study area is considered in three distinct shoreline management units (SMU) termed:

1. Walled Zone – East Street to Niergarup Reserve (Leeuwin Boat Ramp)
2. Reclaimed Zone – Niergarup Reserve (Leeuwin Boat Ramp) to W Wayman Reserve eastern end
3. Natural Zone – W Wayman Reserve to Petra Street

Coastal Hazard Assessment

A Coastal Hazard Assessment (CHA) was completed according to State Planning Policy which provides mapping of coastal hazard to assess the impact of erosion and inundation on coastal assets in current and future planning periods in the CHRMAP. The planning timeframes examined in the hazard assessment 2025, 2035, 2050, 2075 and 2125. Sea level rise allowance is applied across the planning timeframes based on projection of +1.05m increase in sea level by the year 2125.

Mapping of the coastal erosion hazard across the planning timeframes is presented with existing control structures maintained to their present function and with structures removed. Flood mapping associated with the extreme 500-yr return period storm is also shown.

Risk Assessment and Treatment

Coastal asset types through the study area have been identified in the general categories of Social, Economic, Environmental and Heritage and Culture assets. Stakeholder views captured through the community engagement activities have been used to define the coastal asset function, service and values.

The risk assessment framework for the project has been based on the WAPC's guidelines and considers the impact to coastal assets in the shoreline areas based on the projected coastal hazard in the present and future timeframes. The framework assesses the likelihood and consequence of coastal hazard impacts and considers the adaptive capacity of the respective coastal assets.

The level of coastal hazard risk for the coastal assets through the study area is generally low for the present day, however this risk is projected to increase associated with sea level rise in future years.

Residual risk and priority assets for risk treatment are presented in the report for each SMU and summarised as follows:

1. Walled Zone:

The continuous shoreline protection along the shoreline of the Walled Zone is assumed to be maintained in future years and assumed to continue to provide erosion protection afforded to the coastal assets presently. The Marine Education boatshed is rated as Highly vulnerable in 2035 and Extreme in the 2075 period. The risk from inundation for the Carpark at the Dome Café is rated as Highly vulnerable by 2050. Riverside Road is rated as Highly vulnerable by 2125.

2. Reclaimed Zone:

The areas of focus are the natural shorelines without any current erosion protection. This includes the beach at Niergarup Reserve, Norm McKenzie and W Wayman Reserve foreshore reserves and coastal pathways which are all rated as Highly vulnerable to erosion in 2035. The 8 Knots Tavern is rated as Highly vulnerable to inundation in 2035 and Extreme in 2050. The buildings of the Navy cadets, Cool Beans café and Rowing Club are all rated as Highly Vulnerable to inundation in 2075. Riverside Road is rated as Highly vulnerable to inundation in 2075. There are six carparks around the area which are rated as Highly vulnerable from 2075 onwards. At the 2075 to 2125 planning timeframe the sea level rise projections of +0.5m to +1.05m lead to many assets becoming Highly vulnerable or Extremely vulnerable.

3. Natural Zone:

The foreshore, beach and stairs at the base of Jerrat Drive are rated as Highly vulnerable to erosion by 2035. For inundation the buildings at the Sea Scouts and East Fremantle Yacht Club and the lower carpark areas at the East Fremantle Yacht Club are rated Highly vulnerable in 2075

Swan Canning Development Control Area

The Swan and Canning Rivers Management Act 2006 (SCRM Act) makes provision for the protection of the Swan and Canning Rivers to ensure ecological values and community benefits are maintained. Under the SCRM Act, the Swan Canning Development Control Area (DCA) has been established which covers the land and waters adjacent to the Swan River in the study area. The DBCA, SRT, WAPC and State and local governments are responsible for the effective planning and management of land use and development within, abutting and affecting the waters and associated land within the DCA, at all stages of the planning process.

The DCA covers the majority of the shoreline area affected by coastal hazard in the study area, with the DBCA the key decision maker for development in this vicinity. A discussion with representatives from the DBCA regarding adaptation approaches was undertaken which provided the following guidance:

1. Walled Zone:

- Maintaining shoreline revetments and riverwalls to ensure the protection of Riverside Road and raising the height at shoreline in response to future sea level rise needs to be done in balance with the viability of the

road over the long term. In this CHRMAP, maintaining the current extent of river walls to provide protection to the foreshore and Riverside Road has been adopted.

- Under projected sea level rise the inundation hazard for Riverside Road will increase in extreme events in the future. At present the risk is manageable. At the time when sea level rise of approximately 0.5m to 1m above the present-day level is realised (projected to be in the 2075 to 2125 period) the risk management will be more difficult (expensive). The coastal hazard risk to Riverside Drive and the foreshore area will be reviewed in future revisions of the CHRMAP.

2. Reclaimed Zone

- There is presently 'hard engineering' river walls and revetments that offer protection; however, it is not a given that this type of foreshore edge treatment will continue to be used in the future. As the infrastructure ages in the shoreline areas there will need to be consideration and discussion on what is appropriate in terms of replacement. The intention will be to deliver an outcome that satisfies the community need whilst being environmentally sensitive. For the Reclaimed Zone, using fill in the foreshore areas to address inundation risk is not supported. There may be nature-based options or engineering alternatives that are yet to emerge that could provide the right solution.
- In future there may be a point where it becomes too difficult and expensive to provide protection to the shoreline areas from erosion and inundation hazard (with rising sea level) and planning the process of Managed Retreat may be required. A future scenario could be to retreat the foreshore areas back to Riverside Road and use this as the interface to the shoreline, due to the land levels being generally higher from this section landward.
- For the foreseeable future the Leeuwin Barracks site will remain under the ownership of the Department of Defence. Any changes to the use of the site with regard to residential development would need to consider the coastal hazard from the CHRMAP.

3. Natural Zone

- For the Jerrat Drive escarpment section of foreshore, this is highly regarded as a key coastal asset for the Community as a site of recreation and environmental importance. Further understanding of the processes driving changes in this area is required – assessment of the present state of the foreshore (vegetation cover, habitat, drainage, underscoring at the shoreline and tree loss) and development and update to the existing foreshore management plan to guide future actions is considered a priority of the CHRMAP.

For areas outside of the DCA, the Town would be responsible for planning controls to manage coastal hazard risk. The CHRMAP recommends the use of Local Structure Plans, a Special Control Area (SCA) within the local planning scheme (LPS 3) and a CHRMAP Local Planning Policy (LPP). The Town has minimal statutory planning control over property within the study area however, has an advisory and strategic role which can be guided by LPP.

Multi- criteria Analysis

A multi-criteria analysis (MCA) of adaptation options and an economic analysis of assets in the reclaimed Zone was completed to support decision making. The MCA incorporates community and stakeholder feedback gained through the engagement process. The outcomes inform selection of adaptation pathways in future planning periods for each of the SMU.

The economic analysis in the Reclaimed Zone evaluates impacts from inundation hazard associated with projected sea level rise, using the value of assets to assist in understanding the economic costs of a Managed Retreat approach. The results provide a preliminary estimate of the magnitude of the economic cost of sea level rise and timing of asset loss within the Reclaimed Zone. The total undiscounted cost of sea level rise on the Reclaimed Zone is conservatively estimated at \$46.2 million.

The economic analysis has been used to inform selection of adaptation pathways in future planning periods for each of the SMU. The pathways and triggers are provided across the planning timeframes present to 2035, 2035 to 2050, 2050 to 2075 and 2075 to 2125.

Summary of Adaptation Approaches and Recommendations

- The recommendations in the CHRMAP include:
- Avoid development on land within the erosion hazard area over the 100-year planning period.
- Accommodate coastal hazard risk from inundation to commercial and habitable buildings through improved building design and the use of planning controls (minimum floor levels).
- Accommodate coastal hazard risk to infrastructure in the foreshore areas until such time that a managed retreat pathway may be required, as a result of sea level rise.
- Protect foreshore area and assets landward in the Walled Zone from erosion through maintaining present riverwalls and revetments.
- Accommodate flood risk to Riverside Road through periodic incremental raising of the road level in accordance with the rate of sea level rise and general road upgrade / maintenance schedule.
- Implement nature-based solutions to provide resilience to shorelines including Niergarup Reserve, Jerrat Drive foreshore, John Tonkin Reserve, supported through grant funding and local volunteer groups.
- For the Reclaimed Zone, the short to medium term adaptation pathway is to maintain existing erosion protection along the foreshore areas through traditional 'hard engineering' methods currently in place - river walls, revetments and detached groynes. Examine alternative methods of protection that can be achieved through other 'soft engineering' methods (e.g. Nature Based Solutions) and look for opportunities to implement as part of the asset replacement lifecycle.
- For the Reclaimed Zone the long-term adaptation pathway is expected to require a managed retreat approach, triggered by the difficulty and cost of mitigating inundation hazard with projected sea level rise of 1.05m in the 100-yr planning period. This scenario is driven by future sea level rise where the current foreshore areas are inundated regularly in the general tides and it is too difficult and/or expensive to maintain the current extent of the foreshore. There is a general presumption against using fill in the foreshore areas to address inundation risk.
- A future scenario of Managed Retreat of the foreshore area and associated infrastructure along the Reclaimed Zone should consider retreat to the area landward of Riverside Road. This decision is contingent on the future of the Leeuwin Barracks site and potential for land being made available.
- If there is a future change in the land use at the Leeuwin Barracks site to redevelop the location for residential and commercial property, then this would need to address the risk from erosion and inundation across the 100-years planning timeframe through planning-based approaches.
- For the shoreline area at the base of the Jerrat Drive escarpment use of nature-based solutions to increase resilience of the shoreline area.
- Update foreshore management plans for the Town's foreshore areas. Foreshore management plans can be a key tool for communication and engagement with the community as they include detailed planning for community places and facilities. They provide a strategy to deliver the recommendations of this CHRMAP for foreshore reserves throughout the Town.

Recommended Planning Controls

The CHRMAP may be used to inform the next iteration of the local planning strategy, any future structure planning for the Leeuwin Barracks site (should it be redeveloped), future amendments to LPS 3 or its review (including introduction of a Special Control Area or similar for land subject to inundation over the 100-year planning period) and future associated local planning policy (including development controls).

Additional Studies Recommended

The CHRMAP recommends the following studies to support the understanding of the shoreline areas:

- A geophysical and/or geotechnical study of the Jerrat Drive foreshore area to ascertain stability of this highly valued section of the coast and a detailed foreshore management plan be prepared to guide its management.
- Update the current foreshore management plan for each of the SMUs to guide ongoing management of foreshore reserves, monitoring or assets and the triggers for the managed retreat of assets and infrastructure at risk of erosion and inundation.

Long Term Pathways

Long term adaptation pathways for the key at risk assets are identified in each of the SMU in terms of Avoid, Planned or Managed Retreat, Accommodate, Protect, No Regrets, and Do Nothing. Sea level rise plays a key role in triggering actions on the adaptation pathways.

Short Term

Short-term CHRMAP implementation actions over the period to 2035 include recommendations for:

- Planning Actions;
- Annual Monitoring Program;
- Additional Technical Studies; and
- Adaptation Actions in Shoreline Areas.

Budget

The implementation budget over the 12-year short-term period from 2024 to 2035 is estimated at approximately \$596,000. This will cover the cost of annual monitoring, complete the additional technical / planning studies recommended including two reviews of the CHRMAP (2028, 2033) and undertake nature-based work in the shoreline areas. All figures quoted are order of magnitude estimates and exclude GST.

Of this, \$427,500 is estimated for the short-term implementation actions for the period over the first 5-years 2024 to 2028 inclusive. This comprises of annual monitoring, technical studies and planning studies and funding for nature-based adaptation approaches.

The CHRMAP identifies grant funding options that can support the funding of coastal management activities. These funding mechanisms generally require a co-funded approach whereby 50% of the funding is to be matched.

CONCLUSION

The Town's Draft CHRMAP is the first of its kind relating to an estuarine situation (rather than coastal) in Metropolitan Perth. It identifies hazard risk scenarios within planning timeframes to assist decision makers when considering development options as well as guiding the Town in if, where and when to take mitigating actions to protect its assets.

The Draft CHRMAP has been developed over the past two years involving input from the general community; local businesses and community groups located on the riverfront; and technical feedback from State Government agencies associated with the Swan River and its management.

The low number and nature of submissions indicates a level of satisfaction with the Draft CHRMAP. Subject to the minor amendment suggested by the Department of Transport, it is recommended that the Draft CHRMAP be finally endorsed. Once endorsed, the CHRMAP will need to be regularly reviewed and updated and any changes to recommended actions will be presented to Council. However, it is recommended that Council authorises the Town's Administration to update the CHRMAP with any new technical data and information should it become available.

13.4 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 041604

OFFICER RECOMMENDATION:

Moved Cr Natale, seconded Cr White

That:

1. Council notes the submissions received as detailed in the Schedule of Submissions contained within the Officer report;
2. Council supports the submission from the Department of Transport and amends the Draft Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) by including the following in the Executive summary: *“DoT have accepted that 50m erosion setback for the study area is appropriate for coastal hazard due to the heavily engineered shorelines in the study area limiting the exposure areas. Whilst this is the case for the Town’s shoreline areas this should not be seen as a precedent for river shorelines in other locations.”*;
3. Council amends the Draft Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) by including the survey data levels for the Swan River shoreline provided by Rob Roach, Engineering Surveyor (2022);
4. subject to the modification as detailed in 2 and 3 above, Council finally endorses the Draft CHRMAP, as shown separately as Attachment 1 to the Agenda; and
5. Council authorises the Town’s Administration to update technical data and information within the endorsed CHRMAP as it comes to hand and/or is required.

(CARRIED UNANIMOUSLY 9:0)

For: Mayor O’Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, Maywood, White & McPhail.

Against: Nil

REPORT ATTACHMENTS

Separate Attachment

13.5 NAVY LEAGUE - DONATION OF WORKS

Report Reference Number	OCR-2706
Prepared by	Nick King, Executive Manager Technical Services
Supervised by	Jonathan Throssell, Chief Executive Officer
Meeting date	Tuesday, 16 April 2024
Voting requirements	Absolute majority
Documents tabled	Nil
Attachments	Nil

PURPOSE

For Council to consider approving works to the Navy League car park area.

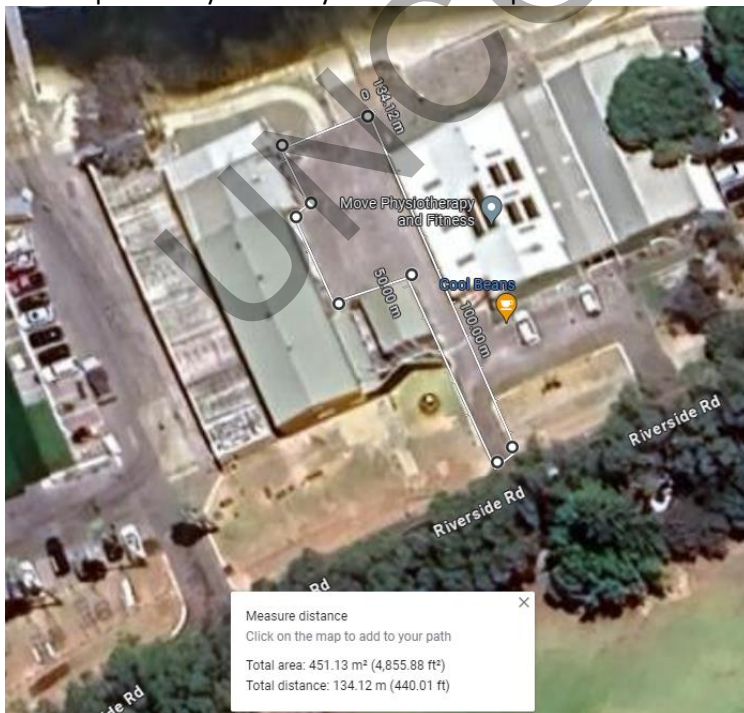
EXECUTIVE SUMMARY

A request has been received from the Navy League of Australia for the Town to upgrade its car park area, adjacent to the new HMAS Memorial. The car park is approximately 450m², which they have requested a new asphalt surface. It is recommended the works be approved.

BACKGROUND

The Navy League of Australia have been in regular communication with Officers regarding the HMAS Perth memorial and compass rose, which it is near completion. Grants have been received from Lotteries west of \$350,000, and to date all costs associated with works at the site have been covered by the Navy League or grants received, with no Council funds contributed.

The Navy League through discussions have requested that the Town resurface their car park area, adjacent to the building, which is approximately 450m². The condition of the car park is poor, with patches and pot holes through the car park entry driveway and in the car park itself. The below map shows the approximate area.



CONSULTATION

N/A

STATUTORY ENVIRONMENT

The proposed works are not included in the Town's 23-24 Budget and therefore a budget variation is requested pursuant to section 6.8 of the *Local Government Act 1995*.

POLICY IMPLICATIONS

N/A

FINANCIAL IMPLICATIONS

Works have been quoted by the Town's term contracted asphalt company at \$10,660 (Ex GST), which includes resurfacing the existing car park with 25mm-30mm thick asphalt.

The works are proposed to be taken from the two accounts as below:

Account	Description	Budget	Expenditure to date	Proposed funds used for these works
E08203	Donations account	\$10,455	\$3,500.00	\$6,955.00
E12827	Car park capex	\$15,000	\$11,500.73	\$3,499.27
Totals		\$25,455	\$15,000.73	\$10,454.27

STRATEGIC IMPLICATIONS

1.2 Inviting open spaces, meeting places and recreational facilities

RISK IMPLICATIONS

RISKS

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Reputational risk of the relationship with the Navy League of Australia	Possible (3)	Minor (2)	Low (1-4)	REPUTATIONAL Substantiated, low impact, low news item	Accept Officer Recommendation

RISK MATRIX

Consequence		Insignificant	Minor	Moderate	Major	Extreme
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

RISK RATING

Risk Rating	6
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

SITE INSPECTION

N/A

COMMENT

Considering the poor condition of the existing car park and that to date the Town have not contributed any funds to the memorial installation, it is recommended that works are approved to progress.

CONCLUSION

The relationship the Town have with Navy League of Australia is currently very good, with communication through all stages of the memorial installation works. It is recommended that the works progress, which will finish off the area nicely.

13.5 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 051604

OFFICER RECOMMENDATION:

Moved Cr Harrington, seconded Cr White

That Council, pursuant to section 6.8 of the Local Government Act 1995, by absolute majority approves the schedule of budget variations below to enable the resurfacing of the Navy League of Australia car park, resulting in a nil change in net current assets:

Account Number	Description	Current Budget	Amended Budget	Variance
New account	Capex – Navy League Carpark	\$0	(\$10,500)	(\$10,500)
E08203	Donations	(\$10,455)	(\$3,455)	\$7,000
E12827	Capex – Carpark (General)	(\$15,000)	(\$11,500)	\$3,500

(CARRIED UNANIMOUSLY BY AN ABSOLUTE MAJORITY 9:0)

For: Mayor O'Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, Maywood, White & McPhail.

Against: Nil

Mayor O'Neill declared a proximity interest in the following item and left the meeting at 7.06pm.
In the absence of the Presiding Member, the Deputy Mayor, Cr Natale, assumed the Chair.

13.6 HEAD CONTRACT VARIATION – EAST FREMANTLE OVAL REDEVELOPMENT PROJECT

Applicant	N/A
Report Reference Number	OCR-2717
Prepared by	Andrew Malone, Executive Manager Regulatory Services
Supervised by	Jonathan Throssell, Chief Executive Officer
Meeting date	Tuesday 16 April 2024
Voting requirements	Absolute Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> Contingency Tracker dated 11 April 2024 Cooper & Oxley Head Contract Variation dated 11 April 2024 Delegation DA85 East Fremantle Oval Precinct Redevelopment Project (CEO)

PURPOSE

The purpose of this report is to seek approval for all Head Contract variations to the East Fremantle Community Park as per Council Delegation DA85 East Fremantle Oval Redevelopment Project (CEO).

EXECUTIVE SUMMARY

The total sum of all agreed variations to date is approximately \$1.56 million, with further proposed variations to date costing \$2,142,948 (a total of \$2,313,000). Of these, five variations have yet to be costed but are included in the contingency allowance, therefore an indicative sum has been put against these variations.

The total sum of the variations already agreed to and implemented, but not formally approved, is approximately \$753,000. Available forecasted contingency to date is approximately \$571,000. The proposed variations to the Head Contract will exceed the available contingency by approximately \$181,334. It is noted that all forecasts included in the contingency may not eventuate, which would result in additional funds being made available in contingency. Further, some unapproved variations remain subject to review; and may not be approved or will be modified subject to that review.

Similarly, the Town continues to receive variations to the Head Contract which will further exceed the current contingency.

This report seeks Council consideration to retrospectively approve all variations to the Head Contract agreed and implemented since the start of the project, to approve 56 current variation requests and to note Delegation DA85 East Fremantle Oval Redevelopment Project (CEO) has not been fully complied with as documented in the Town's Delegations Register.

BACKGROUND

Delegations Register

In June 2021 Council endorsed a new delegation, **Delegation DA85 East Fremantle Oval Precinct Redevelopment Project (CEO)** ("the Delegation").

East Fremantle Oval Precinct Redevelopment Project (EFOPRP) Purchasing Policy (“the Policy”) was similarly endorsed and stipulated how purchases must be made, the purchasing framework, and the delegated authority for purchases within the EFOPRP. This policy is to be read in conjunction with the current overall Town of East Fremantle Purchasing Policy & Delegations.

The Delegation was approved by Council on 15 June 2021 as a special project delegation granted to the CEO for the life of the project. The delegation provides authority to the CEO for individual variations up to a maximum of \$50,000, subject to an aggregate project limit of \$500,000.

As per the Policy, any variations not included in the Project Budget can only be incurred with written approval from the CEO with the recommendation of the Project Steering Committee. If the additional unbudgeted item of expenditure for contract variations is more than \$50,000, Council approval is required. If the variation is below \$50,000 it can be approved by the CEO following the approval of the Steering Committee and the recommendation of the Project Working Group.

The Delegation and Policy were based on a project that assumed a Lump Sum contract, whereby all aspects of the project would have been finalised prior to awarding of tender: however, given the extreme market conditions at the time, the Town opted to undertake a different contract model.

The Town adopted a procurement process that attempted to respond to the challenges in the WA construction market through a Modified Traditional Tender (MTT). This MTT is similar to an Early Contractor Involvement (ECI) but also included a modified version of the traditional local government tender process. The combination of the two resulted in a fixed lump sum price by the conclusion of the process, however the process has also resulted in many amendments to the tender price from the contract price.

A summary of the MTT process is provided below:

- Tenderers are shortlisted through an EOI process
- Tender documentation based on a modified traditional contract is issued to the Tenderers which details the extent of the works seeking pricing for Preliminaries and Margin, with all works packages being included as defined Tender Package Allowances (TPAs) having been developed by the Town’s quantity surveyor. Documentation includes further qualitative criteria.
- Tenderers provide pricing for Preliminaries as a lump sum and a margin as a percentage that is then applied to the TPAs. The intent is for the Tendered Sum to be the target overall final contract sum for delivery. The total of the Preliminaries, Margin, TPAs and escalation/contingency TPA will then form the Tendered Price.
- Tenders are assessed based on the criteria set and a single Contract Award is made based on the Tender submissions and the total Tendered Price, which reflects the Tenderer estimate of the whole cost of the works.
- Once appointed, the successful Contractor works with the Design Team to convert the TPAs to fixed prices through an open book tender process managed by the Contractor. The Margin is applied to the finalised TPA. The TPA conversion process is intended to remain within the total Tendered Sum or such other amount as may be advised by the Principal and it is expected that the successful Contractor will assist in driving an outcome that achieves the target
- The conversion of the TPAs to fixed prices continues until an appropriate level of price certainty (within funding parameters) is achieved at which point the Contractor can be provided Site Possession (subject to formal decision of Council) and the actual construction works commence. Site Possession is not granted prior to the Principal being satisfied that all Conditions Precedent to access (including satisfactory conversion of the TPAs to fixed prices) has occurred.
- The Contract continues as a standard traditional contract from Site Possession with any remaining provisional sums converted to fixed prices as works progress.

The MTT approach was developed to create the following outcomes:

- Avoid the risks that attach to a traditional ECI process, whereby the initial award is for the provision of services only, comprising the design and price development process, with a second separate contract then entered into for the delivery of the construction works, which, due to the nature of the GA procurement rules, would have necessitated the requirement to work with at least 2 participants during the ECI phase, so that the Town could demonstrate the application of a competitive tender process for the receipt of prices for the undertaking of the construction works.
- Availability of Contractor expertise in the design stage for buildability / material supply advice
- Improved level of interest in the project from Principal Contractors due to the reduced level of effort required in Tendering
- Improved level of competition in the sub-contractor market through the Contract already having been awarded prior to seeking pricing
- Improved oversight of sub-contract packages to identify any cost/design issues that can be resolved to address any pricing issues
- Reduced risk to the Contractor through the open pricing mechanism

The legal advice sought from McLeods Lawyers at the time confirmed that the MTT process as outlined and intended to be implemented did not breach the *Local Government Act 1995* or associated Regulations, notwithstanding the inherent additional flexibility that it brought to the refinement of the design and the process, over the more traditional lump sum model of procurement.

Project Cost Plan

The cost plan as of July 2022 (one year after the Delegation and the Policy were endorsed by Council) when the building contractor contract was considered by Council under the MTT process, was the following cost estimate:

Item	Budget*	Gateway 2* ¹	DD Cost Plan* ²	Variance to Budget
Construction	\$ 24,987,000	\$ 24,750,464	\$ 25,205,110	\$ (218,110)
Headworks	\$ 0	\$ 293,000	\$ 296,500	\$ (296,500)
Design Contingency	\$ 2,498,700	\$ 1,237,523	\$ 756,153	\$ 1,742,547
Construction Contingency	\$ 1,374,300	\$ 1,299,399	\$ 1,298,063	\$ 76,237
Professional fees	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000	\$ 0
FF&E	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ (500,000)
Public Art	\$ 240,000	\$ 240,000	\$ 240,000	\$ 0
Escalation	\$ 0	\$ 1,250,832	\$ 1,273,217	\$ (1,273,217)
TOTAL	\$ 32,500,000	\$ 32,971,218	\$ 32,969,043	\$ (469,043)

*Estimated breakdown based on \$32.5m

*¹ DCWC Cost Plan dated 10 May 2022 (Gateway 2) - Superseded

*² DCWC Cost Plan dated 27 June 2022 (Appendix 3)

The cost plan highlighted a potential project budget deficit of \$469,043, resulting in the requirement for at least a minimum \$469,043 worth of value engineering or variations to be agreed. With such a high budget deficit from day one of the project and by using the MTT process it is clear (albeit on review) that the Delegation and Policy were not fit for purpose, because by approving a contract for a project that was not fully funded and required deletions to the overall project scope through reviewing and modifying the design, whenever a modification was made a variation to the project was required. This was not anticipated when the Delegation and Policy were first developed.

However, the cost plan still had design contingencies of \$1,237,523, and further cost escalation provision of \$1,250,832 and construction contingencies of \$1,237,523: totaling \$3,725,878 in project contingencies in a \$32.9 million project. The progress report dated 22 March 2024 details a forecast project cost of \$34,550,753 ex GST, an additional \$1.6million above contingency costs over the July 2022 budget.

Additional Value Engineering (VE) also took place to further reduce the cost after July 2022. During the value engineering process which involved Council, it appears decisions were made without a clear understanding of the ramifications of design changes. In some instances, VE modifications resulted in higher costs or delays, which required repricing from contractors, resulting in higher costs again because of prevailing market conditions. In a few instances VE recommendations had to be reversed because of unforeseen consequences, again resulting in higher costs. All of the variations are provided in this report for Council's review (attached).

On review of the Delegation and the Policy, it is clear that these should have been amended in July 2022 to account for the processes outlined above. The Delegation as endorsed by Council could not practically be complied with by administration during the MTT procurement process, notwithstanding the fact as of July 2022 (when Council considered the contract report) the project was over budget and required immediate variations. As the contract premise was built on provisional sums being converted to fixed prices as works progressed, it was inevitable that variations would be received from day one of the contract. Due to the Delegation and the Policy not being amended at that time, administration was ultimately unsuccessful in its efforts to comply with the delegation.

In addition, in instances of provisional sums being converted to fixed prices as works progressed (especially in a high inflationary market), many contractors were only providing terms based on 7-14 days, creating an environment where decisions had to be made quickly – precluding Council approval.

Project Steering Committee meeting minutes indicate that while approval has not been sought for any variation within the project, it is acknowledged that detailed briefings were outlined at the Steering Committee, including a review of the contingency tracker and variations. Whilst the Council report of June 2021 stipulates the variation process it does not outline that process as a condition of the Delegation. The MTT process substantially changed how the project was procured and therefore at that time the Delegation should have been amended to reflect the MTT procurement process as detailed above.

Head Contract Variations

To date a total of \$2,142,948 in variations has been requested by C&O (\$2,313,000 total variations including consultants' variations). A total of approximately \$1.56 million has been approved (including \$408,668 variation of the kitchen approved by Council). As per the Delegation, any variation with a cumulative sum over \$500,000 required Council approval.

The total sum of the 56 unapproved variations which have been identified and require approval is for an amount of approximately \$753,000.

The Town has exceeded Council's variation in cumulative spending per the Delegation. Individual variations have also, in 13 instances, exceeded the \$50,000 threshold prescribed in the Delegation. All 13 of these variations were approved by or direction provided by the previous CEO prior to May 2023. Two unapproved variations that exceed the individual \$50,000 variation are included in this report (AV variations and Western Power variation) for which Council approval is sought.

It is noted that by May 2023 (including the Council approved \$408,000 variation for the kitchen) all variations had exceeded the \$500,000 cumulative variation as required by the Delegation (\$1,066,000 in variations - \$400,000 Council approved variation and \$600,000 in cumulative variations). All subsequent variations should have been approved by Council.

It is noted that in many instances Council members were informed of the larger variations and informally agreed to such variations without a formal Council decision, eg southern bank earthworks, removal of eastern bank earthworks, removal of the dog park from scope, removal of the art from scope.

In addition to the above, it is noted that the contract between the Town and C&O includes a provision with respect to approving variations. The contract provides that the Superintendent has full authority to approve variations. The contract between the Town and DCWC notes that DCWC was to act as Project Manager and Superintendent, two positions that are normally distinct from each other to ensure independence.

Additional workflows should have provided for specific workflow/authorisation processes for contract variations under the Construction Contract. Below is an indication of the current process:

- Builder submits a Request for Information (RFI) after identifying an error/ omission/ problem with the development.
- The RFI is investigated by the Architect or appropriate sub-discipline.
- Where an issue has been discovered the builder is then to price the variation through a Head Contract Variation
- The HCV is then reviewed by the project Superintendent and Quantity Surveyor and amended as required.
- Change Control Request (CCR) Form is received by the Town to consider approval of the variation.

However, in many instances, through the advice of the Town the Project Manager has approved for the works to be undertaken to ensure materials can be ordered and the project continue to avoid any delays being caused by the Town. This was because where it could be demonstrated that delays were caused by the Town the contractor would be able to claim an amount of approximately \$4000 per day in delay costs: this was recently demonstrated by the delay caused from connecting the site to power, where the Town is contractually required to pay \$58,000 in delay costs (noting this is a contract variation requiring approval and is listed on the attachment).

Due to the process of variation approval, in many instances the CCR Form was received after the date a direction to undertake the work was issued. As noted above, the process required a RFI from the builder, and the builder then pricing the variation through a HCV. The HCV was then reviewed by the project Superintendent and Quantity Surveyor and amended as required. On final review of the HCV, in many instances the works which were the subject of the variations were already undertaken and, therefore, instead of a provisional sum a fixed price/ final price could be provided in the CCR. The CCR was then provided to the client (Town) for final approval. In many instances this process resulted in significant time elapsing between the HCV and the CCR being approved by the Town. However, to ensure the project remained on time and within budget the works were undertaken while the HCV was being assessed.

By way of two examples of this process the following is provided:

- Head Contract Variation (HCV030) – IFT to IFC structural Steel Changes was requested by Cooper & Oxley on 27 March 2023 because of a RFI being submitted; however, the actual CCR was approved by the then A/CEO in August 2023, some five months later. The direction to proceed was provided by the previous CEO, and the works undertaken by the builder for structural steel in order for the roof to be installed; but the actual CCR was not approved until after the works were undertaken and prices fixed in August 2023. The steel variation was identified while the roof was being constructed and immediate approval was required to ensure materials, fabrication and construction could be undertaken to ensure no client delays. The steel was required to ensure the structural integrity of the roof and therefore a critical component of the structure and development. Due to material constraints at the time and the requirement to continue works on the roof, approval to order the steel was granted, incurring the \$68,000 variation. This variation was therefore approved in excess of the Delegation.
- Head Contract Variation (HCV 042) - Request by Town of East Fremantle for landscape redesign to include further grading requirements and grassed areas to the west and south of the precinct and around the depot.

Direction was provided by the previous CEO, the HCV dated 18 March 2023 but the CCR was not received until October 2023, whereupon it was signed off by the current CEO. As such the works had already been undertaken by the time the CCR was received. The delay between the HCV and the CCR was required because the QS could not assess the HCV (based on tonnages and day rates) until the works were complete and thus the overall amount of material moved on site, inclusive of the additional material in HCV 042, rationalised. The QS determined the value to be a fair amount through the CCR. To delay approval would have resulted in a potential two-week client delay, which would likely have resulted in the contractor demobilising from site and additional costs being incurred.

CONSULTATION

Project Working Group (PWG)

The EFOPRP Project Working Group (PWG) is responsible for managing and monitoring the day-to-day definition, planning and delivery of the Project ensuring that agreed program, cost, and quality targets are achieved. The PWG manage the delivery of the EFOPRP through planning, design, commission, transition to operations and defects resolution. The PWG comprises the following:

- Town of East Fremantle CEO (Chair)
- Client Project Lead
- Town of East Fremantle Executive Staff Members x 3
- Funding Partners – 1 representative each
- Project Manager (ex officio)
- Design Team Lead (ex officio)
- Quantity Surveyor (ex officio)

Other Project Consultants as required (ex-officio)

EFOPRP Steering Committee

The Steering Committee comprises of the following:

- Council Representative – Elected Members (X2)
- Town of East Fremantle CEO
- Client Project Lead
- Town of East Fremantle Executive Manager Regulatory Services
- Independent Member
- Project Manager (ex officio)
- Quantity Surveyor (ex officio)

Elected Members were provided with a Contingency Tracker and Monthly Progress Report up until December 2023. Elected Members were also provided with the February contingency report. Unfortunately, the January report was not provided at that time. These reports outlined in detail the contingency remaining for the project, approved variations, pending variations and forecast variations. The Monthly Progress Report also outlined the variations approved and raised outstanding matters that were likely to cause further variations. Elected Members also undertook several site visits on site, where matters of budget and required modifications were discussed. Further matters relating to costs were also raised with Elected Members in briefings regarding the project. It is noted that until the issues with the Delegation and variation approval process were recently identified by the CEO no queries had been received or raised in regards to non-compliance with the Delegation.

STATUTORY ENVIRONMENT

DA85 EAST FREMANTLE OVAL PRECINCT REDEVELOPMENT PROJECT (CEO)

Further to the issues raised in regard to the Delegation as detailed above, it is noted that the Executive Manager Regulatory Services had been approving variations to the Head Contract from September 2023 until March 2024. While somewhat unclear in its wording, it appears that Council's intention was for the Delegation to be restricted to the CEO alone and was not to be sub delegated.

Noting the CEO was not aware of this specific Delegation, given the Executive Manager's background in the project since its commencement, the CEO determined it was appropriate that the Executive Manager continue in the role and authorised him to continue undertaking operational responsibilities such as approving variations. This was not in accordance with the Delegation.

To date a total of \$2,142,948 in variations have been requested by C&O, with other variations addressed in the contingency report (eg consultancy fees, Legal Fees and services costs), resulting in total variations of approximately \$2,313,000. A total of approximately \$1.56 million has been approved (including \$408,668 variation of the kitchen approved by Council). The total sum of the unapproved variations identified in this report and thus requiring approval is approximately \$753,000. As per the Delegation, any variation with a cumulative sum over \$500,000 requires Council approval. As this cumulative sum exceeded the Delegation in May 2023 each decision after that date required a Council decision, but this was not done until the date of this report.

Individual variations have, in 13 instances, also exceeded the \$50,000 threshold within the Delegation. All 13 of these variations were approved by or direction provided by the previous CEO. Two unapproved variations that exceed the individual \$50,000 variation are included in this report (AV variations and Western Power variation) for which Council approval is sought.

Pursuant to section 6.8 of the *Local Government Act 1995*, expenditure not included in the annual budget is to be authorised in advance by an absolute majority decision of Council.

POLICY IMPLICATIONS

Council has adopted Policy 2.1.19 Contract Variations. This Policy enables the Chief Executive Officer to approve contract variations to a maximum price of \$50,000 provided that the variation is contained within the available budget.

FINANCIAL IMPLICATIONS

This report requests Council approves 56 variations to the project. The Contingency Tracker (as attached) outlines three sections:

- Total approved variations - \$1,559,695
- Total pending variations - \$545,191
- Total forecast variations (pending) - \$206,447

All proposed and forecast variations (should they materialise) to the Head Contract will exceed contingency, resulting in a negative contingency sum of \$181,334, requiring additional project funding to be approved by Council. Further, this sum is based on no further RFIs or issues being identified to the project. However, there is an additional \$30,000 built into the contingency tracker for further unidentified variations, allowing for some ability to address RFIs without further impacting on the Town's total project sum.

Below are some of the costs which have resulted in a deficit to the contingency.

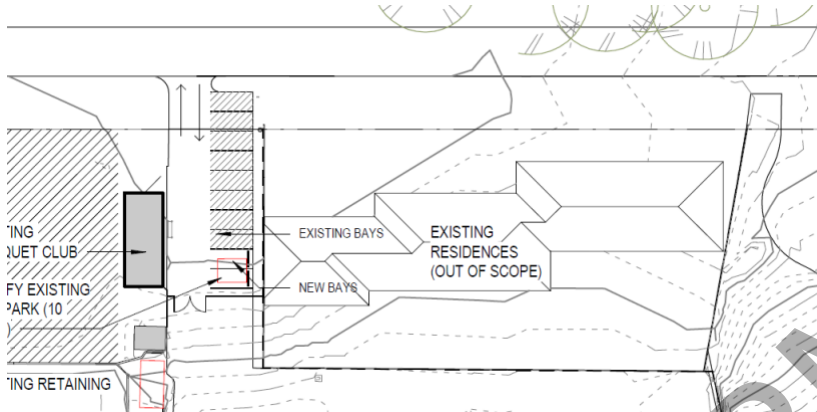
Western Power Lot Consolidation – Variation \$113,137:

Design Development– Further works are required to be undertaken in relation to the Western Power design requirements in consolidation of power supplies on LOT 2 (Residential Units). This is not within the project scope. All power was provided from one supply to the site previously. Because of the works proposed by the project, the power to the site had to be split into two lots, the main lot for the project and a second lot for the Depot and the residential units. This variation relates to all costs associated with connection of the second lot.

- Connection & reconfiguration of existing residential houses - \$71,878.20
- Associated switchboard upgrades - \$27,319.34
- Builders Works

The Western Power Lot Consolidation variation substantially required the project contingency to enter into a negative sum. This variation is required to be undertaken at the direction of Western Power because of current non-compliance of the depot and the residential properties owned by the Town. Instead of taking the funds required for the works from Municipal funds, a determination was made to require the project to fund the works. Therefore, this item became an unbudgeted project cost and reduced the contingency. This work is required to be carried out however. Should this work be removed from the project, the required additional funds will have to be found through other municipal funds. To not proceed with the works is a significant risk to the Town.

Tender and Value Engineering (June – November 2022)



- Works to the existing residences were out of scope as noted in A01.10 Proposed Site Plan Rev.0 at Tender and;
- Works to the existing residences were out of scope as noted in A01.10 Proposed Site Plan Rev.2 at VE stage after Contract award.

Initial Western Power Design Requests (May 2023)

- The existing incoming supplies to residences were required by Western Power (WP) to be redirected into the new site main switchboard 2. (noted in MP203208-WP-001 refer drawing).
- C&O advised this would result in additional new cabling (condition unknown) due to Metrowest not being able to warrant existing cables. (noted in item 8.1 in Site Meeting 12 Minutes).

C&O Initial Variations pricing (May 2023 – June 2023)

- The estimate for the works was initially noted as a line item in HCV058 R0 dated 25/05/23 as a \$50,000 Provisional Allowance in C&O's indicative cost (due to scope of works not being resolved at that time).
- The works were then separated into it's own HCV065 (Prov Sum) R0 for an increased amount of \$93,374 with items still noted as provisional sums with works to be confirmed.

Western Power Quotation & Design (November 2023)

- Western Power Quotation Letter MP203211 and For Construction Design were received November 2023.

C&O Detailed Variation Costing (March 2024)

- HCV065 R1 for \$117,213 update based on scope of works resolved (with some minor provisional sums in variation for items not fully resolved)
- HCV065 R2 for \$113,157 incorporating reduction in trenching following rationalisation (still with some minor provisional sums in variation for items not fully resolved)

It is noted that NDY have not charged a fee variation design, documentation and CA services for these works. The end sum may vary further pending additional fees. Other than fabrication of the switchboard C&O/ Metrowest are not progressing works without acceptance of HCV065 – R2. Should these works/ variation not be approved the

Towns assets (Depot and residential units) can be considered to be noncompliant and will be a risk to the Council. It is recommended this variation be approved.

Audio and Visual Variation – Variation \$230,472

An amount of \$85,000 was allocated for Audio and Visual. Unbeknown to the Town's current administration, because of previous value engineering and scope reduction decisions, the scope for audio visual was reduced. This included removal of the main PA system and Hearing Augmentation System; resulting in the proposed audio-visual sum of \$85,000 being considered appropriate.

A review of all audio visual equipment was undertaken by Belgravia and the project team, including engaging the services of a different consultant to ensure the audio visual proposed was fit for purpose. This review determined that the audio-visual sum of \$85,000 was significantly inadequate, as a PA system and Hearing Augmentation System are required in the facility. This variation includes the supply and installation of the main building's audio visual system including main AV equipment, main PA system and Hearing Augmentation System. The proposed reassessment of the audio visual requires a further variation of \$230,472.

C&O delay costs

Western Power Headworks delays has resulted in the Town being contractually obliged to pay C&O \$58,980 in costs.

Supply and installation of whitegoods and Gym Fixtures – Variation \$45,564

This is a client change and confirms the instruction by the Town for the supply and installation of whitegoods and gym fixtures as per the scope identified in the CCR. This variation is considered a minor variation to the budget, as items budgeted (whitegoods) for furniture equipment (fitout for Bowls, Croquet and staff kitchen) were included within the budget but were out of scope for the builder. By including these items into C&O scope a variation to their scope of works was required. The gym fixtures (mirror, drinks fountains and fans) are additional to the budget scope. These items were considered essential to be provided within the gym. The fixtures to the gym were considered important for the operation of the gym and therefore approved by administration. As evident on the site visit with Elected Members, the gym works have been finished to a high standard, with Belgravia expected to move gym equipment into the facility shortly. It is recommended that this variation is approved.

Project Management (DCWC) – Variation \$35,000

The Project Manager (DCWC) has requested a variation to their fee. This is outlined below:

ToEF Request For Tender (RFT) to Market

- ToEF RFT provided a program for the tenderer's to complete their submission.
- The RFT outlined a PC date of around October 2023.

DCWC RFT Proposal

- DCWC Proposal outlined potential for a fee variation linked to Project Value.
- DCWC Proposal outlined potential for a fee variation linked to project timeline.

DCWC Fee Variation Request

- DCWC are claiming an additional \$38,000 based on projected effort across the whole of Stage 6
- DCWC have made a commercial offer of \$35,000.
- DCWC cite the following causes as impacting their fee and this claimable
 - Prolongation due to Value Engineering / Site Possession
 - Prolongation due to Extension of Time
 - Contract Sum Increase
- Notwithstanding any of the above causes DCWCs contract has been prolonged from the RFT anticipated PC date to that projected due to circumstances outside of their control.

- That prolongation could be up to 6 months.
- DCWC fee of Stage 6 (Construction) was \$221,184 based on an 18 month duration, which equates to \$12,288 per month, therefore the request for a commercial offer of \$35,000 equates to three months' additional work, less than the current 5 months.

Whilst prolongation should be based on actual costs and not that presented at the contract stage, administration would suggest that \$35,000 is reasonable from both a cost and time basis. It is recommended that this variation is approved.

The progress report dated 22 March 2024 details a forecast project cost of \$34,550,753 ex GST:

Budget Element	Previous Costs	Current Costs	Variance
Construction	\$30,393,981	\$30,417,413	\$23,432
Original Contract Sum	\$ 26,046,000	\$ 26,046,000	\$ 0
Trade Package Adjustments (prior to Site Possession)	\$ 2,088,273	\$ 2,088,273	\$ 0
Approved Variations	\$ 1,265,816	\$ 1,559,696	\$ 293,880
Pending Variations	\$ 665,596	\$ 525,873	\$ (139,723)
Forecast Costs	\$ 328,296	\$ 197,571	\$ (130,725)
Other Project Costs	\$ 4,133,340	\$ 4,133,340	\$ 0
Professional Fees	\$ 3,446,515	\$ 3,446,515	\$ 0
Public Art	\$ 96,000	\$ 96,000	\$ 0
FF&E	\$ 390,825	\$ 390,825	\$ 0
EFFC Compensation	\$ 200,000	\$ 200,000	\$ 0
Contingency	\$ 0	\$ 0	\$ (0)
Total	\$ 34,490,411	\$34,550,753	\$ 60,342

The above compares to an approved budget of \$34,397,614 as follows:

Funding Breakdown

Funder	Previous Funding	Current Funding
WA State Government (DLGSC)	\$ 25,000,000	\$ 25,000,000
Town of East Fremantle (Cash)	\$ 2,200,000	\$ 2,200,000
Town of East Fremantle (Loan)	\$ 4,800,000	\$ 4,800,000
AFL/WAFC (executed)	\$ 250,000	\$ 250,000
LotteryWest	\$ 1,345,060	\$ 1,345,060
EFBC	\$ 17,727	\$ 17,727
Town of East Fremantle (Cash)	\$ 337,829	\$ 337,829
Town of East Fremantle (Cash)	\$ 370,000	\$ 370,000
EFFC Scoreboard	\$ 0	\$ 0
EFFC (confirmed) Joinery and Cabinetry	\$ 59,795	\$ 59,795
EFFC AV Equipment	\$ 0	\$ 17,203
TOTAL	\$ 34,380,411	\$ 34,397,614

Further funding of \$181,334 is therefore required, which should be sufficient to cover the pending/forecast variations to the construction contract. The amounts as outlined above in the tables (eg \$153,139 deficit) varies slightly to the contingency tracker amount of \$181,334, as some of the forecast costs have been updated since the March Progress Report (March Progress Report/ April Contingency Report).

The mid-year budget review resulted in a forecast closing balance of \$428,663 in the East Fremantle Oval Redevelopment Reserve. \$181,334 is proposed to be drawn from the reserve for final payment of contracted variations as discussed below. The remaining amount in reserve will be \$247,329. Please also refer to the Council report for the Gap Analysis listed in this meeting's agenda, as this report also requests further additional funds from the reserve to complete and manage the project. This will have a further impact on the funds remaining in the reserve (ie a final reserve amount of \$140,529 would result).

STRATEGIC IMPLICATIONS

The Town of East Fremantle Strategic Community Plan applies.

Strategic Priority 1: Social

1.2.1 Provision of adequate facilities to support healthy and active lifestyles.

RISK IMPLICATIONS

Potential moderate to high risk as detailed in above and below in this report.

Further risks identified are:

- Delay to the practical completion of the project and delay in the Town's ability to hand over management and maintenance of the project to Belgravia.
- Reputational risk, including but not limited to delays in the delivery of the project, final payment of contractors and consultants, delay to the opening of the building impacting on future revenue, and perceptions the community may consider delays to the building unacceptable.
- Cost risks to the project.
- Continued non-compliance of the Delegation by administration.
- Inability to approve any further works or variations to the project resulting in delays and additional builder's penalties.

SITE INSPECTION

Elected Members were presented with an opportunity to inspect the site prior to practical completion. The date of the inspection was 23 March 2023. Other site visits were organised with Elected Members throughout the construction period.

Site inspections were also conducted at least fortnightly by the CEO and EMRS.

COMMENT

See attached Cooper and Oxley variations to date (draft, pending in review and approved) from HCV 001 through to the most recent HCV169 (previously provided to Council in the Monthly Progress Reports).

The Town is non-compliant with delegation DA85 as discussed in detail above. The MTT procurement process was not fit for purpose with this project. The contract with the building contractor was approved with a budget deficit of \$469,000 resulting in the requirement for variations based on the contracted sum. This resulted in the administration attempting to bring the project into budget through scope modifications, with a Delegation and Policy that was not appropriate for these actions. Additionally, it appears that the Delegation approved in 2021 for a project specific for a fix sum contract, was not actioned by the previous CEO, and therefore was not known to the previous A/CEO (who had to manage the project under very challenging circumstances) and subsequently the

current CEO. Once this Delegation and Policy became known to the administration all subsequent variation sums (as included in this report) are presented to Council for its consideration and approval.

Retrospective approval subsequent to administration authorising the expenditure is therefore sought from Council. As detailed in the financial implications section above the largest variations relate to:

- Western Power Lot Consolidation - \$113,137
- Audio and Visual variation – \$230,472
- C&O delay costs - \$58,980
- Supply and installation of whitegoods to staff kitchen, bowls office and croquet tea prep as well as fans, mirrors and water fountains to health club - \$45,564
- Project Managers Fee Variation (DCWC) - \$35,000

Total: \$483,153

In total 56 variations are requested for Council approval, ranging from \$163 to \$230,000. Each variation requires a Council decision because of the Delegation.

The Contingency Tracker (as attached) outlines three sections:

- Total approved variations - \$1,559,695
- Total pending variations - \$545,191
- Total forecast variations - \$206,447

All proposed and forecast variations to the Head Contract (should they materialise) will exceed contingency, resulting in a negative sum of \$181,334, requiring additional project funding to be approved by Council. Further that sum is based on no further RFIs or issues being identified to the project.

CONCLUSION

It is recommended that Council revokes Delegation 85 and Council's Purchasing and Procurement Policy relating to the East Fremantle Oval Redevelopment as it is not fit for purpose. It is further recommended that Council approve all variations as outlined within this report and as attached to the C&O Head Contract variation form. It is further recommended that Council approves \$753,000 in unapproved and pending variations, resulting in the requirement for \$181,334 to be drawn from the East Fremantle Oval Reserve.

13.6 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 061604

OFFICER RECOMMENDATION

Moved Cr White, seconded Cr Donovan

That Council:

1. **revokes Delegation DA85 East Fremantle Oval Precinct Redevelopment Project (CEO) and the East Fremantle Oval Precinct Redevelopment Project (EFOPRP) Purchasing Policy;**
2. **retrospectively approves all fee variations to the Head Contract as outlined in the attached Cooper & Oxley Head Contract Variation;**
3. **approves 56 unapproved variations as highlighted in the attached Cooper & Oxley Head Contract Variation and the variations as outlined in the contingency tracker;**

4. grants authority to the Chief Executive Officer to approve all pending forecasts as variations as outlined in the contingency tracker within the overall budget, as approved in this report;
5. grants authority to the Chief Executive Officer to expend all miscellaneous funds within the contingency tracker for the purposes of future variations; and
6. pursuant to section 6.8 of the *Local Government Act 1995*, by absolute majority approves a budget variation of \$181,334 against the East Fremantle Community Park project to facilitate the payment of all pending and forecasted variations as outlined in the contingency tracker dated 11 April 2024, captured in the schedule of variations below:

Account Number	Account Description	Current Budget	Amended Budget	Variance
E11738	East Fremantle Oval Redevelopment	(\$21,366,808)	(\$21,548,142)	(\$181,334)
2428	Transfer from East Fremantle Oval Redevelopment Reserve	\$848,879	\$1,030,213	\$181,334

(CARRIED UNANIMOUSLY BY AN ABSOLUTE MAJORITY 8:0)

For: Crs Wilson, Collinson, Donovan, Harrington, Natale, Maywood, White & McPhail.

Against: Nil

REPORT ATTACHMENTS

Attachments start on the next page

CONTINGENCY REPORT
Town of East Fremantle
East Fremantle Oval Redevelopment

DONALD CANT
WATTS
CORKE

Report Ref: 2024-01
Date: 05 April 2024
Company: Cant Watts Corke
Contact: ARI 194
Contact Email: ari@cwcorke.com.au
Original Contract Ref: 224,946,000.00

BUDGET table with columns: BUDGET ELEMENT, Approved Budget, Revised as at 04/04/2024, Movement, Comments, \$/k\$.

VARIATIONS table with columns: Ref, Description, Previous Report, Revised as at 04/04/2024, Movement, Budget, Change Category, Comments, \$/k\$.



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Job #: 2028 East Fremantle Oval Redevelopment
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East Fremantle Western Australia. 6157

Variations: Head Contract (178)

Contract	#	Revision	Title	Date Initiated	Contract Company	Designated Reviewer	Due Date	Review Date	Status	Amount
Head Contract #1	001	0	Preconstruction Services	9/12/22	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)	13/1/23	27/12/22	Approved	\$14,806.00
Head Contract #1	002	1	In-Ground Foundation Changes (Main Building)	30/1/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		31/3/23	Approved	\$64,367.22
Head Contract #1	003	0	Precast Panel Formliner	30/1/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/3/23	Approved	\$16,744.21
Head Contract #1	004	1	Temporary Irrigation Works	30/1/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		4/12/23	Approved	\$8,619.60
Head Contract #1	005	1	Oval Rooting Material (RFI-050)	6/2/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		21/3/23	Approved	\$27,752.73
Head Contract #1	006	0	Carpark 4 Deletion (RFI-064)	6/2/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		4/12/23	Approved	(\$3,294.66)
Head Contract #1	007	1	Ceramic Tiling IFC Changes	7/2/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/3/23	Approved	\$132.55
Head Contract #1	008	0	Turfmaster Discount	14/2/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		4/12/23	Approved	(\$2,506.00)
Head Contract #1	009	0	IFC Precast Panel Changes	21/2/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		1/8/23	Approved	\$12,784.13
Head Contract #1	010	0	Richmond House Trafficable Footpath Section	22/2/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		21/3/23	Approved	\$1,726.98
Head Contract #1	011	0	Delete Mowing Curb	24/2/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		21/3/23	Approved	(\$34,989.70)
Head Contract #1	012	0	Provisional Sum Adjustment (Bowls Club TA)	27/2/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		21/3/23	Approved	\$28,304.25
Head Contract #1	013	0	Richmond House Ramp (RFI-083)	28/2/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Void	\$0.00
Head Contract #1	014	0	Insitu & Precast Wall Connection Detail Change	7/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Void	\$0.00
Head Contract #1	015	0	Additional Concrete Thickening (RFI-088)	8/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		22/5/23	Approved	\$2,784.23
Head Contract #1	016	0	Civil Drainage & Hydraulic Design Changes (RFI-071)	9/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		15/6/23	Approved	\$15,353.80
Head Contract #1	017	1	Northern Embankment Material Disposal (RFI-086)	9/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		28/4/23	Approved	\$61,081.86
Head Contract #1	018	0	Hydraulic Water Main Clash (RFI-091)	9/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		5/10/23	Approved	\$3,046.59
Head Contract #1	019	0	Provisional Sum Adjustment (Kitchen Equipment & Cool Rooms)	13/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		15/3/23	Approved	\$408,668.16
Head Contract #1	020	0	Oval Irrigation Credit	13/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		15/6/23	Approved	(\$41,765.91)
Head Contract #1	021	0	Provisional Sum Adjustment (Delete Perforated Screens to Building Façade)	13/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		22/5/23	Approved	\$9,579.51
Head Contract #1	022	0	IFC Documentation Delays (EOT 02)	15/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		12/7/23	Approved	\$27,524.00
Head Contract #1	023	0	Beer Line to Café (RFI-103)	16/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		5/10/23	Approved	\$887.70
Head Contract #1	024	0	Ground Floor Slab Edge Detail	17/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		22/5/23	Approved	\$3,630.00
Head Contract #1	025	0	Provisional Sum Adjustment (Limestone Retaining Wall)	22/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	(\$128,953.24)
Head Contract #1	026	0	Temporary Walkway Lighting to Bowls Club	22/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		22/5/23	Approved	\$2,127.88
Head Contract #1	027	0	Provisional Sum Adjustment (Tapware & Fixture Supply)	23/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		22/5/23	Approved	(\$9,599.87)
Head Contract #1	028	1	Provisional Sum Adjustment (Delete Ceilings to Football Club)	27/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		22/5/23	Approved	\$121,173.54
Head Contract #1	029	0	Provisional Sum Adjustment (Concrete Post Tensioning)	27/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		22/5/23	Approved	\$38,689.10
Head Contract #1	030	0	IFC Structural Steel Changes	27/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		1/8/23	Approved	\$68,239.00
Head Contract #1	031	1	Provisional Sum Adjustment (Aramax Canopy Redesign)	27/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		22/5/23	Approved	(\$89,632.33)
Head Contract #1	032	0	IFC Masonry Changes	28/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		31/8/23	Approved	\$20,788.90

Total: \$2,142,948.82



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Contract	#	Revision	Title	Date Initiated	Contract Company	Designated Reviewer	Due Date	Review Date	Status	Amount
Head Contract #1	033	1	IFC Landscape Changes	28/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$0.00
Head Contract #1	034	0	IFC Partition Walls, Ceilings & Claddings Changes	29/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		31/8/23	Approved	\$31,829.55
Head Contract #1	035	0	IFC Door Hardware Changes	31/3/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		28/7/23	Approved	(\$303.91)
Head Contract #1	036	0	Grandstand Seating Spares (RFI-117)	4/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		12/7/23	Approved	\$4,338.40
Head Contract #1	037	0	IFC Window Changes	4/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		31/8/23	Approved	\$30,596.50
Head Contract #1	038	3	Provisional Sum Adjustment (Joinery, Cabinetwork & Feature Linings)	6/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	\$22,943.70
Head Contract #1	039	0	Structural Steel Drawing Updates (RFI-113)	11/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	\$1,452.00
Head Contract #1	040	2	Provisional Sum Adjustment (Sanitary Hardware Supply)	12/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		12/7/23	Approved	\$19,156.38
Head Contract #1	041	0	Provisional Sum Adjustment (Water Authority Charges)	18/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		22/5/23	Approved	(\$51,298.11)
Head Contract #1	042	2	IFC Civil Earthwork Changes	18/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		31/8/23	Approved	\$153,903.95
Head Contract #1	043	0	Provisional Sum Adjustment (Marmion Hill Landscape)	19/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	(\$74,200.00)
Head Contract #1	044	0	Limestone Retaining Wall Rake (RFI-126)	20/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		28/7/23	Approved	\$5,280.00
Head Contract #1	045	0	Revised Architectural Drawings (AI-01)	26/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		12/7/23	Approved	(\$8,782.38)
Head Contract #1	046	0	Provisional Sum Adjustment (Delete Sunshades ESS-01)	27/4/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		15/6/23	Approved	\$68,900.00
Head Contract #1	047	0	Provisional Sum Adjustment (Eastern Embankment)	3/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	(\$26,880.88)
Head Contract #1	048	0	Provisional Sum Adjustment (Adjust Croquet Building)	3/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		28/7/23	Approved	\$10,600.00
Head Contract #1	049	0	Provisional Sum Adjustment (Adjust Activity Zone Building)	3/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		28/7/23	Approved	\$79,500.00
Head Contract #1	050	0	Bowling Green Excavations (RFI-138)	10/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		28/6/23	Approved	\$56,159.07
Head Contract #1	051	0	Kitchen Make Up Air (RFI-139)	17/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	\$2,585.00
Head Contract #1	052	0	GF Function Area Wall & Ceiling Changes (RFI-137, AI-08 & AI-10)	17/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	053	0	Delete Dog Park (SD008)	17/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	(\$45,171.50)
Head Contract #1	054	0	Lift Shaft Ventilation (AI-09)	19/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	\$605.00
Head Contract #1	055	0	Asbestos Pipe Removal (SD007)	24/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	\$3,960.00
Head Contract #1	056	1	Provisional Sum Adjustment (Western Power Headworks)	24/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	(\$170,460.97)
Head Contract #1	057	0	Bowls Club Retaining Wall Demolition (RFI-111)	24/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - Not Proceeding	\$0.00
Head Contract #1	058a	0	Electrical Tender to IFC Changes (Adjustment)	11/3/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	(\$9,194.56)
Head Contract #1	058	4	Electrical Tender to IFC Changes	25/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		31/1/24	Approved	\$252,850.51
Head Contract #1	059	0	Bowling Green Pavement Surrounds (RFI-158)	25/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	\$58,080.32
Head Contract #1	060	0	Bowls Club Fencing Scope	25/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$27,965.09
Head Contract #1	061	1	Limestone Pathway & Rock Pitching	25/5/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$5,890.55

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Contract	#	Revision	Title	Date Initiated	Contract Company	Designated Reviewer	Due Date	Review Date	Status	Amount
Head Contract #1	062	0	Revised Roof & Wall Flashings (RFI-161 & AI-11)	9/6/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$4,481.40
Head Contract #1	063	0	Richmond House Fencing (RFI-162 & AI-12)	19/6/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Void	\$8,811.94
Head Contract #1	064	0	Soffit Lining to Balconies (AI-13)	23/6/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		7/12/23	Approved	\$75,735.00
Head Contract #1	065	2	Western Power Lot Consolidation	23/6/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$113,157.14
Head Contract #1	066b	0	Southern Embankment Earthworks (RFI-131)	18/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	(\$3,292.80)
Head Contract #1	066a	0	Southern Embankment Earthworks - August-23 (RFI-131)	29/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		31/8/23	Approved	\$16,451.16
Head Contract #1	066	0	Southern Embankment Earthworks - May/June/July-23 (RFI-131)	28/6/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		1/8/23	Approved	\$98,322.84
Head Contract #1	067	0	Revised Details to SLD04 (RFI-164 & AI-14)	28/6/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$1,140.70
Head Contract #1	068	0	Cassette Unit Fans (RFI-081)	28/6/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	\$11,422.40
Head Contract #1	069	0	Fire Pump Room Mechanical Grilles (RFI-168 & AI-15)	28/6/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	\$550.00
Head Contract #1	070	0	Threshold Drain Connections to Outbuildings (RFI-179)	4/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	\$1,529.00
Head Contract #1	071	0	North West Mowing Kerb Level Changes (RFI-174)	5/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	072	0	Dishwasher RO System	6/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	\$4,043.60
Head Contract #1	073	0	Provisional Sum Adjustment (Irrigation)	17/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	(\$19,704.49)
Head Contract #1	074	0	Door Hardware & Frame Changes (RFI-224)	18/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	075	0	Additional Electrical GPO's (RFI-199)	24/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	076	0	Fire Tank Plinth Size (RFI-210)	24/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	077	0	Redirect Existing Sewer (RFI-134)	29/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	\$9,199.30
Head Contract #1	078	0	Revised Civil Drawing (C-003 R2)	29/7/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	\$2,563.00
Head Contract #1	079	0	Grandstand Door Obstruction (RFI-214)	1/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	\$357.50
Head Contract #1	080	0	Updated Oval Fencing	2/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		8/11/23	Approved	\$907.50
Head Contract #1	081	0	Updated Architectural Drawings (AI-20)	4/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	(\$1,118.60)
Head Contract #1	082	0	Updated Architectural Drawings (AI-21 & SD-10)	4/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$117.70
Head Contract #1	083	0	Changeroom Bulkheads (RFI-232)	8/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$9,509.50
Head Contract #1	084	0	Acoustic Ceiling System (AI-22)	9/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		23/10/23	Approved	(\$17,217.69)
Head Contract #1	085	0	Syphonic Downpipe to Quad Gutter (RFI-213)	9/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	086	0	Revised Roller Shutter Details (RFI-227)	9/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	087	0	Stair 3 Finish (RFI-229)	9/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00

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Contract	#	Revision	Title	Date Initiated	Contract Company	Designated Reviewer	Due Date	Review Date	Status	Amount
Head Contract #1	088	0	Delete Comms Racks (RFI-197)	14/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	(\$4,656.58)
Head Contract #1	089	0	FM Admin Workstation GPO's (RFI-243)	15/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$2,359.37
Head Contract #1	090	0	Revised Joinery Details (RFI-224 & AI-23)	16/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$4,400.00
Head Contract #1	091	0	Kitchen Make-Up Air (RFI-171)	17/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	\$8,112.50
Head Contract #1	092	0	Tree Relocation (SD-11)	21/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	093	0	Grandstand Waterproofing (RFI-241)	23/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	094	0	Revised Flooring Layout & Tactile Specification (AI-24)	23/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Void	\$6,341.50
Head Contract #1	095	0	Light Tower Locations (RFI-242)	24/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	096	1	Light Pole Footing Excavations (RFI-200)	24/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$17,565.68
Head Contract #1	097	0	Fire Pump Remote Start (RFI-256)	30/8/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	\$2,470.88
Head Contract #1	098	1	Wall Mounted Fan Noggings	1/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$4,182.06
Head Contract #1	099	0	Existing Richmond House DB (RFI-279)	4/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$5,439.56
Head Contract #1	100	0	Kitchen Service Modifications (RFI-347)	8/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$19,214.80
Head Contract #1	101	0	Audio Visual System (RFI-136)	8/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$30,375.74
Head Contract #1	102	0	Kitchen Exhaust Ductwork Modifications	11/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	\$1,463.00
Head Contract #1	103	0	Stair 3 Handrail Modifications (RFI-217)	13/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	\$6,270.00
Head Contract #1	104	1	Water Station Services	19/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$5,709.00
Head Contract #1	105	0	Mirror Wall Supports	27/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	\$11,048.40
Head Contract #1	106	1	Gym Ceiling (RFI-311)	29/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	\$7,096.32
Head Contract #1	107	0	Perimeter Oval Earthwork Strip	29/9/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$7,774.80
Head Contract #1	108	0	Hydraulic Plant Power Provisions (RFI-289)	2/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	109	0	Southern Retaining Wall Heights (RFI-205)	2/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$5,885.00
Head Contract #1	110	2	Additional Access Panels (RFI-266)	3/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$25,300.00
Head Contract #1	111	0	Mechanical Unit Design Changes (RFI-315)	4/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$38,417.50
Head Contract #1	112	0	Skatepark Structural Design (SD012 & RFI-322)	10/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$4,070.00
Head Contract #1	113	0	Bar Design Details (RFI-348 & AI-25)	17/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$162.25
Head Contract #1	114	0	Revised Security Design	17/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$15,298.95
Head Contract #1	115	0	Threshold Door Drains	17/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	(\$5,000.00)
Head Contract #1	116	0	Additional CFC PAA Lumiclad Panel (RFI-354)	17/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$1,336.67
Head Contract #1	117	0	Lighting Control (RFI-288)	19/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$1,847.34

Total: \$2,142,948.82



Cooper & Oxley
Unit 26, Level 6, 34 Charles Street
South Perth, Western Australia 6151
Australia

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Job #: 2028 East Fremantle Oval Redevelopment
Moss Street
East Fremantle Western Australia. 6157

Contract	#	Revision	Title	Date Initiated	Contract Company	Designated Reviewer	Due Date	Review Date	Status	Amount
Head Contract #1	118	0	Provisional Sum Adjustment (Shade Structures)	24/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		25/1/24	Approved	\$8,966.54
Head Contract #1	119	0	Outbuilding 2 Access Control	24/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$7,519.31
Head Contract #1	120	0	Hydraulic Sub-Metering	26/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$5,319.05
Head Contract #1	121	0	Lift SIM Card (RFI-351)	26/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	\$719.40
Head Contract #1	122	0	Gym Mechanical Ductwork Alterations (RFI-361)	26/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$4,191.00
Head Contract #1	123	0	Circulation Room Joinery (RFI-337)	27/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Void	\$0.00
Head Contract #1	124	0	Light Pole Credit	27/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	(\$1,406.62)
Head Contract #1	125	0	Soil Nematode Test (RFI-272)	31/10/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	\$2,695.00
Head Contract #1	126	0	Gym Floor Sled Track	1/11/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$3,368.38
Head Contract #1	127	0	Whitegoods and Gym Fixtures (SD014)	10/11/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		30/1/24	Approved	\$45,564.20
Head Contract #1	128	0	Lift Access Control (RFI-304)	20/11/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		18/12/23	Approved	\$9,388.61
Head Contract #1	129	2	Handrail Design Compliance	30/11/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$2,250.00
Head Contract #1	130	0	Connection Plate Flashing & Balustrade Cover Plate (AI-26)	4/12/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$2,618.00
Head Contract #1	131	0	WP Easement Scope of Works	7/12/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Void	\$0.00
Head Contract #1	132	0	Gym Plant Deck Internal Wall Finish (RFI-389)	19/12/23	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			No Charge	\$0.00
Head Contract #1	133	0	Flashing Over Cleats	8/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$605.00
Head Contract #1	134	0	Skirting Duct Replacement (RFI-409)	11/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$8,332.50
Head Contract #1	135	0	Hinges to Anodised Frames	11/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$2,437.60
Head Contract #1	136	0	FF Amenities Locker Changes (SD019)	17/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$10,516.00
Head Contract #1	137	1	Audio Visual Package (Main Building)	17/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$230,472.35
Head Contract #1	138	0	Gym Electrical Fitting Changes	17/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$1,615.96
Head Contract #1	139	0	Locke Park Tree Removal (SD021)	22/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$3,166.03
Head Contract #1	140	1	Landscape Scope Reduction	22/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	(\$19,847.67)
Head Contract #1	141	1	Provisional Sum Adjustment (Statutory & Wayfinding Signage)	23/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	(\$31,556.20)
Head Contract #1	142	0	F12 Balustrading (RFI-408)	24/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$3,916.00
Head Contract #1	143	1	Audio Visual Package (Football Club)	24/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$17,203.49
Head Contract #1	144	0	Café Painting Protection Screening	25/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Void	\$3,784.00
Head Contract #1	145	0	Backflow Prevention Devices (RFI-413)	29/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$20,469.90
Head Contract #1	146	1	Tree Clash with Pathway (RFI-420)	29/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$6,210.07
Head Contract #1	147	0	Function Area Bar Top (SD020)	30/1/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$13,673.00

Total: \$2,142,948.82



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Job #: 2028 East Fremantle Oval Redevelopment
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Contract	#	Revision	Title	Date Initiated	Contract Company	Designated Reviewer	Due Date	Review Date	Status	Amount
Head Contract #1	148	1	Function Room Feature Ceilings (RFI-303)	5/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$14,652.00
Head Contract #1	149	0	Landscape Glass Racking (SD022)	7/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$1,760.00
Head Contract #1	150	0	Delete Landscape Scope	12/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	(\$20,567.82)
Head Contract #1	151	0	Umpires Cubicle Clearance	15/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$4,876.30
Head Contract #1	152	0	Ambulant Toilet Non-Compliance	15/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$11,550.00
Head Contract #1	153	0	Power Supply for CO2 Monitor (SD026)	20/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$403.70
Head Contract #1	154	0	Timber Battens for Sunshades (SD027)	20/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$12,592.80
Head Contract #1	155	0	Wind Sock and Flagpoles (SD028)	20/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$7,117.00
Head Contract #1	156	0	Bar 2 Servery Door (RFI-440)	21/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$4,620.00
Head Contract #1	157	0	Gym Ductwork Clearance (SD031)	27/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$2,464.00
Head Contract #1	158	0	Viewing Deck & Balcony Finish (RFI-203)	29/2/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		11/3/24	Approved	\$13,117.50
Head Contract #1	159	0	Tree Deletions (SD032)	1/3/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	(\$5,560.12)
Head Contract #1	160	0	Southern Balcony Glass (SD034)	6/3/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$550.00
Head Contract #1	161	0	Toilet Make Up Air (RFI-431 & SD035)	6/3/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$6,281.00
Head Contract #1	162	0	Tapware Extensions (RFI-405)	7/3/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$2,788.50
Head Contract #1	163	0	Western Power Headworks Delays (EOT 04)	11/3/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)		2/4/24	Approved	\$58,980.00
Head Contract #1	164	0	Vertical Door Seals (RFI-449)	2/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$2,579.28
Head Contract #1	165	0	Wheel Stop Set Out (SD038)	2/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$6,600.00
Head Contract #1	166	0	Skatepark Lighting Time Clock	2/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$825.00
Head Contract #1	167	0	Handrail Design Compliance (RFI-453 & SD041)	4/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Pending - In Review	\$22,671.00
Head Contract #1	168	0	Post Mix Room Vent Hole	4/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$1,353.00
Head Contract #1	169	0	Rotunda Power Supply (RFI-447)	4/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$5,500.00
Head Contract #1	170	0	Emergency Egress Signage - Function Area 1 (SD043)	11/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$2,750.00
Head Contract #1	171	0	Emergency Exit FF Group Room (SD044)	11/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$2,200.00
Head Contract #1	172	0	Function Bar Towel & Soap Dispenser (RFI-460)	11/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$880.00
Head Contract #1	173	0	Gym TV Alterations	11/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$8,250.00
Head Contract #1	174	0	Provisional Sum Adjustment (Landscape Items)	11/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	(\$31,800.00)
Head Contract #1	175	0	Southern Carpark Light Pole (RFI-457)	11/4/24	Town of East Fremantle	Smith, Ryan (Cooper & Oxley)			Draft	\$5,500.00

Total: \$2,142,948.82



DA85 EAST FREMANTLE OVAL PRECINCT REDEVELOPMENT PROJECT (CEO)

- Objective of Delegation:** To ensure the timely process for approval of project variations for the East Fremantle Oval Precinct Redevelopment Project (Only).
- Extent of Delegation:** The authority to the CEO only for individual variations up to a maximum of \$50,000, subject to an aggregate project limit of \$500,000
- Conditions imposed:**
1. Project Variations up to \$50,000 must be reported to the Project Steering Committee.
 2. Contract variations more than \$50,000 require Council's approval.
 3. This authority is only valid for the delivery of the East Fremantle Oval Precinct Redevelopment Project.
 4. Compliance with "General Standards of Delegation"

Delegation by Council to:	Chief Executive Officer
Delegation by Chief Executive Officer to:	Nil
Formal Record:	Recorded in central records system
Heads of Power:	<i>Local Government Act 1995 s5.42</i>
Last Reviewed:	
Date adopted:	15 June 2021

Mayor O'Neill returned to the meeting at 7.23pm and resumed the Chair. It was noted that he did not speak or vote on the previous Item.

13.7 EAST FREMANTLE COMMUNITY PARK GAP ANALYSIS

Report Reference Number	OCR-2715
Prepared by	Andrew Malone, Executive Manager Regulatory Services
Supervised by	Jonathan Throssell, Chief Executive Officer
Meeting date	Tuesday, 16 April 2024
Voting requirements	Absolute Majority
Documents tabled	Nil
Attachments	

1. Gap Analysis (Full Fat Consulting)

PURPOSE

The purpose of this report is provide Council with a gap analysis review of the East Fremantle Community Park project and to request additional funds to engage suitable resources to address the matters identified.

EXECUTIVE SUMMARY

This report should be read in conjunction with the report to Council regarding the Head Contact variations.

Practical completion of the project was achieved on 28 March 2024. There are a significant number of variations, defects and tasks to address on site currently. The Town with Belgravia Leisure, the appointed operators of the facility, is transitioning from construction to operations at the facility. Belgravia Leisure are aiming at opening the facility from 30 April 2024. Noting this transition, the Town, with the assistance of Nicola Parker of Full Fat Consulting, has undertaken a Gap Analysis for the project.

A typical gap analysis process reviews the current status of an entity (in this case a project), reconfirms the desired state, which then in turn, identifies any gaps. An action plan for the closure of the gaps is drafted along with time frames for delivery, to guide the project to the desired state. Within the action plan, recommendations on resource allocation, roles and responsibilities are also provided. This helps to ensure that there is adequate capacity / resourcing to close the gaps as well as forecast realistic timeframes for delivery, to keep the plan to an agreed program and ensure accountability.

After further discussion with the Town's Executive this Gap Analysis focused on four key areas. These are:

- Construction completion and compliance certification
- Transition to operations
- EFCP Business as usual operations
- Management of Belgravia Leisure's contract

In addition to identifying gaps, the assessment makes recommendation to 'fill the gaps' and complete outstanding items. The recommendations are made with consideration to the following points:

- Project knowledge base in existing contractors and consultants and the impacts / risk of losing this knowledge
- Risk to timely close out of items with Head Contractor with PC issued, under guidance, on 28th March 2024
- Reputational risk in regard to the Oval (eg from EFC and WAFC)

- Potential risk of additional fees from Belgravia Leisure now that the Operators' Agreement is active
- Relationship infancy of the Town with Belgravia Leisure
- Planned extended leave for key Town staff involved in the project

It is recommended that Council notes the GAP analysis review of the East Fremantle Community Park project and endorses the expenditure of additional funds to engage suitable resources to address the current matters identified.

BACKGROUND

Practical completion of the project was achieved on 28 March 2024. There are a significant number of variations, defects and tasks remaining to be addressed on site. The Town, with Belgravia, is also transitioning from construction to operations at the facility. Noting the transition, the Town's consultant undertook a Gap Analysis for the project to review the current status of the project, reconfirm the desired outcomes, which in turn identified any gaps within the project and for the successful transition to operations.

CONSULTATION

Consultation and information was sought by Full Fat Consulting for the purposes of the Gap Analysis from the following:

- Town of East Fremantle Officers
- Client Project Lead (Paatsch Group)
- Project Manager and various other project consultants (SportEng, Turf Masters, Carabiner etc)
- Belgravia Leisure

STATUTORY ENVIRONMENT

Pursuant to section 6.8 of the *Local Government Act 1995*, expenditure not included in the annual budget is to be authorised in advance by an absolute majority decision of Council.

POLICY IMPLICATIONS

Council has adopted Policy 2.1.19 Contract Variations. This Policy enables the Chief Executive Officer to approve contract variations to a maximum price of \$50,000 provided that the variation is contained within the available budget.

FINANCIAL IMPLICATIONS

This report should be read in conjunction with report "Head Contract Variation - East Fremantle Community Park" presented to Council at this meeting. The report contains the following financial implications relating to this project/ the total sum of the current variations.

The Contingency Tracker (as attached) outlines three sections:

- Total approved variations - \$1,559,695
- Total pending variations - \$545,191
- Total forecast variations pending - \$206,447

All proposed and forecast variations (should they materialise) to the Head Contract will exceed contingency resulting in a negative \$181,334 sum, requiring additional project funding to be approved by Council. This \$181,334 sum does not include any expenditure outlined in this report.

Full Fat Consulting has provided a project cost to assist with the implementation and management of the Gap Analysis. The proposal would require an estimate of 2 to 3 days a week (15 to 22.5hrs based on 7.5hr allocation per day). Based on the works outlined in the Gap analysis the Town is requesting a budget allocation (additional to the \$181,334 above) for approximately 20 hrs a week, for 12 weeks, equating to \$46,800.00. This allocation will be required to be taken from the East Fremantle Oval Redevelopment Reserve.

Further funding of \$138,148 is required (refer Head Contract Variation - East Fremantle Community Park report), which should be sufficient to cover the pending/forecast variations to the construction contract to date 08 April 2024.

The mid-year budget review resulted in a forecast closing balance of \$428,663 in the East Fremantle Oval Redevelopment Reserve. \$181,334 is proposed for final payment of contracted variations and is proposed to be taken from the reserve. The remaining amount in reserve will be \$247,329.

This report proposes to expend consultancy funds of \$46,800 from the Reserve to provide external assistance to the Town for implementation of the recommendations of the Gap Analysis.

To further pay for any unforeseen costs after 11 April 2024 a separate amount for a contingency is requested. This contingency will be set aside for any unforeseen variations received and required after 11 April 2024. This amount will not be included in the project contingency tracker, but will remain as a final provisional amount for any outstanding works eg project works, or works the Town is completing eg eastern bank. Expenditure of \$60,000 is requested to be taken from the reserve.

The proposed \$46,800 and \$60,000 results in an additional total amount of \$106,800 to be drawn from reserve. All attempts will be made not to expend the \$60,000 contingency. Authority will be provided to the CEO to expend the funds as per the Town's standard procurement practices and policies.

This leaves a final reserve amount of \$140,529.

STRATEGIC IMPLICATIONS

The Town of East Fremantle Strategic Community Plan applies.

Strategic Priority 1: Social

1.2.1 Provision of adequate facilities to support healthy and active lifestyles.

RISK IMPLICATIONS

Potential moderate to high risk as detailed above and below in this report. Should a funding allocation not be provided there is an extreme risk the move to the operational management of the East Fremantle Community Park could have significant reputational and commercial impacts, resulting in potential substantial losses for the project.

Further risks identified are:

- Delay to the operational hand over and management and maintenance of the project by Belgravia Leisure.
- Reputational risk, including but not limited to delays in the delivery of the project, and perceptions the community may consider delays to the building unacceptable.
- Delay to the opening of the building impacting on future revenue and the operation success of the facility.
- Cost risks to the project.
- Potential and potential non-compliance of the facility
- Delay to the successful integration of the Bowls, Croquet and Football Clubs into the facility.
- Poor and / or compromised relationships with the facility operator and relevant stakeholders.

The above list is not an exhaustive list. Additional minor risks are identified but have not been detailed in full in this report.

SITE INSPECTION

Not Applicable.

COMMENT

As per the Gap Analysis, it is evident that there is a significant risk to the project, as it moves from construction through to operations of the facility. It is clear a resource is currently missing that is critical to the completion and successful transition of this project to a Business-as-Usual operation. This resource required by the Town is a client-side Project Manager (PM).

The role of this transition PM would be to:

- Act as a single point of contact to both track and drive the completion of items that are either active or pending;
- Work with Paatsch Group, DCWC and Belgravia Leisure to support Cooper & Oxley in the completion of construction items and transition to operation;
- With the aforementioned stakeholders, compile a program of outstanding activities, with timeframes to which teams are held accountable;
- Implement a simple governance structure to hold stakeholders to task and program;
- Report on risks to the CEO, with recommendations for further actions; and
- Work through the Gap Analysis report, with priorities aligned with items critical for initial operations and previously agreed deadlines such as predetermined opening phases or events.

In addition, the PM would provide assistance for and make recommendations regarding the responsibilities that the Town needs a resource to carry out as part of day-to-day management of its contract with Belgravia Leisure; KPI monitoring, review of the Operators Agreement, SLA levels, reviews of operating processes and the process / governance structure for this to occur.

Through the process of conducting the Gap Analysis, the report finds that:

‘Neither the building as a facility or the operational framework (processes and plans) are at an acceptable level for Belgravia to conduct their commercial operations as termed in their Operator Agreement’.

In the attachment to this report is a list of items under each of the four focus areas listed at the beginning of this report which provided the detail informing this statement. Furthermore, the building has only been issued with a temporary occupancy licence which expires in two months from the date of issue (28 March 2024). The Public Building approval has yet to be issued because the building is currently not compliant.

It is important to note that the report finding extends further than the physical construction of the building, (including the readiness of the oval / bowls or croquet green surfaces) to include the operational readiness of Belgravia Leisure and the Town. For context this includes but is not limited to:

- Processes for the close out of the construction project and works / operations during the Defects Liability Period are yet to be drafted and approved
- Operational processes that are outstanding in definition and approval e.g. communication channels, escalation points, responsible persons and level of delegations
- Incomplete Management Plans that are at varying stages of revision or approval and then subject to further confirmation of their alignment with the Tender specifications and the Town’s Policies
- A financial year schedule / calendar for the management of Belgravia’s contract
- Ongoing use and management of the facility, implementation of the Operators Agreement and decision around the Community Garden.
- Management Committee: scope, members, level of delegation, frequency of meeting and sphere of influence

In the Gap Analysis Report Full Fat Consulting has provided the following three recommendations:

1. Provision of additional / extension of existing project team members:

- Engage an additional resource to guide the close out of the gaps as a representative of the Town (Full Fat Consulting). This role would deliver a variety of tasks including but not limited to:
 1. Define governance process for the close out of the Project
 2. Determine and seek approval for areas of responsibility within the close out program
 3. Define processes for additional works, changes, or deletions, with timeframes for turn around
 4. Work with Paatsch Group, monitoring the progression of items with them for completion and accountability
 5. Act as a single point of contact for Belgravia Leisure, working with them to review operational processes, reviewing their alignment with Town Policies (as outlined in the Tender documentation) and stakeholder expectations
 6. Provide support to the Town as cover for key staff absent on leave
 7. Report to CEO as needed on the progress of the defects / close out list, seek guidance on strategic matters and decisions as needed.
- Paatsch Group has submitted a fee variation to complete the project. It is proposed to accept Paatsch Group's proposal for the extension of their services. This would be a time-based extension until 30 June 2024. The risk to the completion of the project in not retaining the Paatsch Group is high. The extensive background knowledge of situations, variations and relationships with contractors and stakeholders is critical at this point in the project. To wrap up their engagement, would mean that resources to close out gaps would spend considerable time getting up to speed on situations (resulting in additional costs), 'relationships' won't be there to lean on (cost and loss of integrity behind claims or information provided by contractors / other project stakeholders) and Paatsch Group are still working to finalise project variations with the Town and Belgravia.

In addition, it is a recommendation that Paatsch Group's relationship with and understanding of the East Fremantle Football Club (EFFC) is likely of benefit to the Town, in assisting the negotiations with EFFC to sign their sub-lease and licences.

There could also be a reputational and operational risk to the Town, in that if the Paatsch Group's extension is not approved and they are not onboard to oversee / assist with the management of the completion of the football oval (turf) delivery and subsequent communications with WAFL and the Football Association etc.

- The Town to review the Town's budget forecast against the Operator's Agreement, a revised Belgravia Leisure budget (current operational budget variations), whilst considering opening delays to the facility and proposed charges and change requests from Belgravia Leisure
2. Facilitating both the compilation and the ongoing tracking of a single list of outstanding items which includes operational processes and plans.

At the time of writing this report, action lists are currently held by four of the major stakeholders; DCWC, Cooper & Oxley, Carabiner and Belgravia Leisure. The lists detail defects, outstanding works and variations.

One single list is needed to remove any ambiguity around what should be on a list and to make sure everything is captured and that no further gaps arise. A reason has not been found for the current multiple lists.

As existing Project Superintendent for the project, the Gap analysis report recommends a direction to DCWC that they be responsible for generating the one single list and actioning that list. This recommendation is based on the professional expectation that in the role of Project Superintendent, DCWC have been the owners of all formal project documentation and its subsequent release to stakeholders for the duration of the project. It is recommended that the list contains similar levels of detail as other project documentation, such as responsible owner, status and completion by date.

An additional list detailing processes, management plans, communications and engagement activities should be drafted independently between the Town and Belgravia Leisure. The Town and Belgravia Leisure would use both lists for the coordination of transitional and operational activities.

3. Drafting a close out program that includes all the outstanding items with firm completion dates, with item owners.

This program could also be referred to as the roadmap to the 'desired state'. It should be informed by key drivers / fixed dates such as contractual obligations, commitments in leases, sub-leases and licences and events such as Football games.

At time of writing this report the following key dates have been provided and considered 'active':

- 30 April – Café to open
- 30 April – Playgroup to occupy Sumpton Green
- 2 May - Liquor Licences
- 7 May – Kitchen and Bar opens
- 9 May – gym opens
- 14 June – WAFL to test Oval surface – Practical Completion for Oval
- 22 June – EFCP activation event/official opening
- 29 June – first WAFL game

To ensure that all key stakeholders are across the close-out works, a weekly report or status snap-shot is recommended to be provided to the Town. The Town's resource would provide more frequent updates to the Executive and CEO to ensure no additional slippage in transitioning the Community Park to full operations.

The community garden, eastern bank works and operational terms for the Management Committee could be added to this program for tracking by the Town.

It is finally recommended that on the completion of the three items above that a schedule of project maintenance dates for the greens and ovals be drafted. This should include hand over dates, reference levels of service provided and the dates of handover to Belgravia Leisure.

CONCLUSION

This report recommends Council endorses the expenditure of \$46,800 from the East Fremantle Oval Redevelopment Reserve to provide external assistance through a consultant (Full Fat Consulting) to the Town for implementation of the recommendations of the Gap Analysis as detailed above.

The report also requests Council endorses the provision for \$60,000 expenditure to be taken from East Fremantle Oval Reserve for the purposes of a contingency for the Town to ensure funds are available to implement the transition of the project to full operations by Belgravia Leisure. This contingency will be set aside for any unforeseen variations after 11 April 2024, for a contract extension to Paatsch Group and for operational transition.

OFFICER RECOMMENDATION

That Council:

1. endorses the expenditure of \$46,800 from the East Fremantle Oval Redevelopment Reserve to provide external assistance through a consultant to the Town for implementation of the recommendations of the Gap Analysis as detailed above;
2. endorses the provision for \$60,000 expenditure, to be taken from East Fremantle Oval Redevelopment Reserve for the purposes of an end of project contingency and operational transition;

3. accepts the Paatsch Group's proposal for the extension of their services, with such expenditure taken from the \$60,000 contingency referred to in recommendation 2 above;
4. approves the CEO to expend the \$60,000 as required and within the current purchasing delegations and policies of Council; and
5. pursuant to section 6.8 of the Local Government Act 1995, by absolute majority approves a budget variation of \$106,800 against the East Fremantle Community Park project to facilitate the payment of the above consultant and contingency as outlined in this report and as detailed in the schedule of variations below:

Account Number	Account Description	Current Budget	Amended Budget	Variance
E11738	East Fremantle Oval Redevelopment	(\$21,548,142)*	(\$21,654,942)	(\$106,800)
2428	Transfer from East Fremantle Oval Redevelopment Reserve	\$1,030,213*	\$1,137,013	\$106,800

*based on budget as amended by the Head Contract variation report

The CEO provided advice in regard to point 3 of the recommendation and an alternative form of words to ensure clarity of intent and compliance with relevant Council Procurement Policies.

Alternative Motion

Moved Cr White, seconded Cr Donovan

That Council:

1. *endorses the expenditure of \$46,800 from the East Fremantle Oval Redevelopment Reserve to provide external assistance through a consultant to the Town for implementation of the recommendations of the Gap Analysis as detailed above;*
2. *endorses the provision for \$60,000 expenditure, to be taken from East Fremantle Oval Redevelopment Reserve for the purposes of an end of project contingency and operational transition;*
3. *approves a variation to the Paatsch Group contract for client lead services to a maximum value of \$30,000 with such expenditure taken from the \$60,000 contingency referred to in recommendation 2 above;*
4. *approves the CEO to expend the \$60,000 as required and within the current purchasing delegations and policies of Council; and*
5. *pursuant to section 6.8 of the Local Government Act 1995, by absolute majority approves a budget variation of \$106,800 against the East Fremantle Community Park project to facilitate the payment of the above consultant and contingency as outlined in this report and as detailed in the schedule of variations below:*

Account Number	Account Description	Current Budget	Amended Budget	Variance
E11738	East Fremantle Oval Redevelopment	(\$21,548,142)*	(\$21,654,942)	(\$106,800)
2428	Transfer from East Fremantle Oval Redevelopment Reserve	\$1,030,213*	\$1,137,013	\$106,800

*based on budget as amended by the Head Contract variation report

Amendment

Moved Mayor O'Neill, seconded Cr Natale

That the figure \$30,000 be replaced with \$15,000 in part 3 of the recommendation.

(LOST 3:6)

For: Mayor O'Neill and Crs Natale and Harrington

Against: Crs Wilson, Collinson, Donovan, Maywood, White & McPhail.

The substantive motion was put.

13.7 ALTERNATIVE RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 071604

OFFICER RECOMMENDATION:

Moved Cr White, seconded Cr Donovan

That Council:

1. endorses the expenditure of \$46,800 from the East Fremantle Oval Redevelopment Reserve to provide external assistance through a consultant to the Town for implementation of the recommendations of the Gap Analysis as detailed above;
2. endorses the provision for \$60,000 expenditure, to be taken from East Fremantle Oval Redevelopment Reserve for the purposes of an end of project contingency and operational transition;
3. approves a variation to the Paatsch Group contract for client lead services to a maximum value of \$30,000 with such expenditure taken from the \$60,000 contingency referred to in recommendation 2 above;
4. approves the CEO to expend the \$60,000 as required and within the current purchasing delegations and policies of Council; and
5. pursuant to section 6.8 of the Local Government Act 1995, by absolute majority approves a budget variation of \$106,800 against the East Fremantle Community Park project to facilitate the payment of the above consultant and contingency as outlined in this report and as detailed in the schedule of variations below:

Account Number	Account Description	Current Budget	Amended Budget	Variance
E11738	East Fremantle Oval Redevelopment	(\$21,548,142)*	(\$21,654,942)	(\$106,800)
2428	Transfer from East Fremantle Oval Redevelopment Reserve	\$1,030,213*	\$1,137,013	\$106,800

*based on budget as amended by the Head Contract variation report

(CARRIED BY AN ABSOLUTE MAJORITY 6:3)

For: Crs Wilson, Collinson, Donovan, Maywood, White & McPhail.

Against: Mayor O'Neill and Crs Natale and Harrington

Ms Parker left the meeting at 8.05pm prior to Council debating this motion.

REPORT ATTACHMENTS

Attachments start on the next page



East Fremantle Community Park – Gap Analysis Report

Background

A typical Gap Analysis process reviews the current status of an entity (in this case a project), reconfirms the desired state, which then in turn, identifies any gaps. An action plan for the closure of the gaps is drafted along with time frames for delivery, to guide the project to the desired state. Within the action plan, recommendations on resource allocation, roles and responsibilities are also provided. This helps to ensure that there is adequate capacity / resourcing to close the gaps as well as forecast realistic timeframes for delivery, to keep the plan to an agreed program and ensure accountability.

After further discussion with the Town's Executive and in line with the original proposal, I focused on four key areas. These are:

- Construction completion and compliance certification
- Transition to operation
- Management of Belgravia's contract
- EFCP Business as usual operations and Town based works

In addition to identifying gaps, I have made a recommendation to 'fill the gaps' and complete outstanding items. The recommendations are made with consideration to the following points:

- Project knowledge base in existing contractors and consultants and the impacts / risk of losing this
- Risk to timely close out of items with Head Contractor with PC issued, under guidance, on 28th March 2024
- Reputational risk with back lash from EFFC and WAFL with specific regard to the Oval
- Potential risk of additional fees from Belgravia now that the Operational Agreement is active
- Relationship infancy of the Town with Belgravia
- Annual leave for Andrew Malone, Executive Manager Regulatory Services

Report summary

Through the process of conducting the Gap Analysis, the report finds that the current state of the project is:

'Neither the building as a facility or the operational framework (processes and plans) are at the appropriate level for Belgravia to conduct their commercial operations as termed in their Operator Agreement'.

The desired state of the project, as advised by the Town is:

'for Belgravia to have transitioned in to the building / precinct with limited defects and able to commence operations as per the current operator agreement, with all supporting processes and management plans in place'.

At the back of this report is a list of items under each of the four focus areas which provided the background informing the 'current state' statement above. Furthermore, the building has only been issued with temporary occupancy licence and this expires in 2 months, from the date of issue (28th March 2024).

It is important to note that the report finding extends further than the physical construction of the building, (including the readiness of the oval / bowls or croquet green surfaces) to include the operational readiness of Belgravia and the Town.

For context this includes but is not limited to:

- a) Processes for the close out of the construction project and works / operations during the Defects Liability Period are yet to be drafted and approved
- b) Operational processes that are outstanding in definition and approval e.g. communication channels, escalation points, responsible persons and level of delegations
- c) Incomplete Management Plans that are at varying stages of revision or approval and then subject to further confirmation of their alignment with the Tender specifications and the Town's Policies
- d) A Town-side financial year schedule / calendar for the management of Belgravia's contract
- e) Decision around the Community Garden: scope and ongoing use and management of
- f) Management Committee: scope, members, level of delegation, frequency of meeting and sphere of influence

Report Recommendations

3 recommendations are made to assist in the closing of the reported gaps. These are:

1. Provision of additional / extension of existing project team members:

1. Accept the Paatsch Group's proposal for the extension of their services.

The risk to the completion of the project in not retaining the Paatsch Group is both large and high in my opinion. The extensive background knowledge of the project journey, variations and relationships with contractors is critical at this point in the project. To wrap up their engagement, would mean that resources left to close out gaps would spend time getting up to speed on current items (cost), 'relationships' won't be there to lean on (cost and loss of integrity behind claims or information provided by contractors / other project stakeholders).

In addition, it is a recommendation that The Paatsch Group's relationship with and understanding of the EFFC is likely to be more to be of benefit to the Town, in getting EFFC to sign their lease and licences, than not. The Paatsch Group's position on a number of

items to do with the EFFC has been in support of the Town not EFFC. Along with their wealth of experience in AFL, teams, operational nuances of clubs.

There could also be a reputational risk to the Town, if the Paatsch Group's extension is not approved and they are not here to oversee / assist with the completion of the football oval and subsequent communications with WAFL and the Football Association etc.

2. Engage an additional resource to guide the close out of the gaps as a representative of the Town. This role would deliver a variety of tasks including but not limited to:
 - a) Define governance process for the close out of the Project
 - b) Determine and seek approval for areas of responsibility within the close out program
 - c) Define processes for additional works, changes, or deletions, with timeframes for turn around
 - d) Work with Paatsch Group, monitoring the progression of items with them for completion and accountability
 - e) Work with Paatsch Group to initiate the review of commercial terms within the operator agreement
 - f) Act as a single point of contact for Belgravia, working with them to review draft operational processes, reviewing their alignment with Town Policies (as outlined in the Tender documentation) stakeholder and community expectations
 - g) Provide support to the Town as cover for Andrew Malone in part as his role of project contact for the Project during his leave period
 - h) Report to CEO, daily / weekly as needed on the progress of the defects / close out list, seek guidance on strategic matters and decisions as needed.

3. Optional suggestion: Executive Manager of Corporate Services to review the Towns budget forecast against the Operators Agreement, considering opening delays to the facility and proposed charges and change requests from Belgravia

2. Facilitating both the compilation and the ongoing tracking of, a single list of outstanding items which includes operational processes and plans.

At the time of writing this report, action lists are currently held by 4 of the major stakeholders; DCWC, Copper & Oxley, Carabiner and Belgravia. The lists appear to be different and have ranging detail on defects, outstanding works and variations.

One, single, central list is needed to remove any ambiguity around what is or isn't on a list and to make sure everything is captured and that no further gaps arise. People naturally create their own to-do lists, but a single, centrally referenced list is best practice for Projects of this nature with defined governance structures.

As existing Project Superintendent for the project, this report recommends a direction to DCWC that they are the responsible for generating the one single list. *This recommendation is based on the professional expectation that in the role of Project Superintendent that DCWC have been the owners of all formal project documentation and its subsequent release to stakeholders for the duration of the project.*

An additional list detailing processes, management plans, comms and engagement activities, could be drafted independently between the Town, Belgravia and Paatsch, to then be released for information to other stakeholders. The Town, Belgravia and Paatsch would use both lists for the coordination of transitional and operational activities.

It is recommended that the list contains similar levels of detail as other project documentation such as responsible owner, status and completion by date.

3. Drafting a close out program that includes all of the outstanding items with firm completion dates, with item owners.

This program could also be referred to as the roadmap to the 'desired state'. It should be informed by key driver / fixed dates such as contractual obligations, commitments in leases and licences and events such as Football games.

At time of writing this report the following key dates have been provided and considered 'active':

30th April – Café to open
 30th April – Playgroup to occupy Sumpton Green
 2nd May - Liquor Licences
 7th May – Kitchen and Bar opens
 9th May – gym opens
 11th June – EFCC activation event
 14th June – WAFL to test Oval surface
 29th June – first WAFL game

The program would then be drafted from the single defects / outstanding works list. An additional program for the rectification works of the Oval would also be produced, but making sure that the two programs are linked to the same key milestones.

To ensure that all key stakeholders are across the close-out works, a weekly report or status snapshot is recommended. This also helps if matters needing escalation arise. The Town's resource would provide more frequent updates to the Executive and CEO. The resource would have either no or limited decision making authority on a case by case basis.

The Community garden, east bank revegetation works and operational terms for the Management Committee could be added to this program for tracking within the Town.

It is recommended that on the completion of the 3 items above, that a schedule of project maintenance dates for the greens and ovals be drafted. This should include hand over dates, reference levels of service provided and the dates of handover to Belgravia and Programmed.

Gap Analysis – Identified Gaps *N.B the lists are not exhaustive*

The lists below were formed from meetings attended, emails and project documentation along with further discussions with members of the Executive and the CEO.

Construction completion and compliance certification:

- Overarching governance structure for the completion and close out of the EFCP Project
- AFL Oval remediation works – turf, reticulation control boxes, synthetic turf installation
- CCTV for liquor licence
- Security and access system integration and compliance
- Handrails – compliance check and replacement
- Painting of steps and ceilings
- Additional fire exit signage and changes to door hardware
- Croquet lawn completion and remediation works
- Bar and restaurant – equipment either missing or late
- East bank turfing and planting
- AV items – installation and commissioning
- Building Occupancy Licence – transition from temporary to permanent
- Comms Racks – labelling and associated documentations
- Builders clean and deep clean
- Playground – compliance checks / audits, change to items of equipment
- Oval Lighting tests
- Bowls Club installation of shelters
- Cooper & Oxley full demobilisation from site

Transition to operation

- Completion of Belgravia's Transition / opening program including evacuation testing etc
- Approval of all Operating plans either outstanding or yet to be drafted (e.g. grounds maintenance)
- Alignment of Belgravia's Operating Agreement with Town policies and Community expectations – Day 1 and strategic
- Formal adoption of aforementioned Operator Agreement
- Outstanding Leases and Licences – EFCP, CAHS, Playgroup, Bowls
- Final Commissioning and testing of items of equipment (kitchen, access and security)
- Liquor Licence – application by Belgravia based interdependent on the completion of items above.

- Engagement with clubs / community groups to share operational parameters of liquor license
- Ongoing workshops with clubs to understand the Food and Beverage Payment Policy
- Workshop with Belgravia to discuss relevant LGA guidelines, Town's operations such as waste collection, Ranger services and approval processes
- Governance process for operator requests during final completion stages and future to be defined, approved and adopted
- Defects Liability Period – process to be defined for reporting of and rectification
- Finalising of facility branding, website and ongoing management
- Programme coordination of contracted maintenance warranty periods for Oval and Greens
- Update Town records and systems (ECM, sharepoint, synergy, Intramaps) with all the Project As Con's, plans, service agreements and warranties

Management of Belgravia's contract

- Tracking of Belgravia's performance in line with KPI's and SLA's
- Development of a schedule / calendar of actions and deliverables for Belgravia and the Town specific to the EFCP project, that aligns with the Towns Financial Year calendar and Budget process. For example - reporting dates, budget reviews, payments, asset checks and possible audits
- Training / familiarisation of Belgravia with LGA Processes surrounding the aforementioned point
- Agree reporting / maintenance process for assets bought as part of project and any additional assets requested by Belgravia
- Investigate the validity of a 'Calendar of touch points' with user groups to secure successful integration of the groups into a new management regime (settling period). Suggestion of up to the first 12 months in line with the DLP

EFCP Business as usual operations and additional works

- Monitor and agree on the official change date from DLP to Full Operations
- Define Review and Change Process for post DLP
- Community Gardens – Confirmation of scope, budget allowance, delivery of, and ongoing management / use agreements
- East Bank turfing and planting works

14 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

15 NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING

Nil

16 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

17 NEW BUSINESS OF AN URGENT NATURE

Nil

18 MATTERS BEHIND CLOSED DOORS

PROCEDURAL MOTION

Moved Cr White, seconded Cr McPhail

That the meeting be closed to the public to discuss confidential item "Waste Management Services – Contractor Approval" under the terms of the Local Government Act 1995, Section 5.23(2)(c), (d) & (e).

CARRIED UNANIMOUSLY 9:0)

For: Mayor O'Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, Maywood, White & McPhail.

Against: Nil

18.1 WASTE MANAGEMENT SERVICES - CONTRACTOR APPROVAL

(Confidential Report)

18.1 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 081604

OFFICER RECOMMENDATION:

Moved Cr Natale, seconded Cr Collinson

That Council:

1. awards tender RFQ05 2023/24 Waste Management Services to Veolia Recycling and Recovery PTY LTD at an estimated cost of \$837,330.80 pa excluding GST, noting the contract period of five (5) years commencing 1 July 2024 with the option of two (2) x one (1) year extensions at the discretion of the Chief Executive Officer;
2. notes the tendered price is an approximate estimate and will vary based on a number of factors:
 - actual number of bins presented for collection.
 - actual tonnes processed.

- gate fee adjustments for changes in the landfill levy.
 - commodity price adjustment for the recycling gate fee.
 - annual CPI adjustment.
3. authorises the CEO to vary the contract prior to execution if required pursuant to delegation DA7, on the proviso that any variation is necessary in order for the goods and services to be supplied and does not change the scope of the contract; and
 4. authorises the Mayor and CEO to sign and affix the Town’s Common Seal to the contract RFQ05 2023/24 Waste Management Services, and any other related documents.
- (CARRIED UNANIMOUSLY 9:0)**
- For: Mayor O’Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, Maywood, White & McPhail.**
- Against: Nil**

PROCEDURAL MOTION

Moved Cr Wilson, seconded Cr White

That the meeting be re-opened to the public at 8.15pm.

CARRIED UNANIMOUSLY 9:0)

For: Mayor O’Neill, Crs Wilson, Collinson, Donovan, Harrington, Natale, Maywood, White & McPhail.

Against: Nil

19 CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 8.15pm

*I hereby certify that the Minutes of the ordinary meeting of the **Council** of the Town of East Fremantle, held on **16 April 2024**, Minute Book reference **1. to 19.** were confirmed at the meeting of the Council on*

.....

Presiding Member