

## **UNCONFIRMED MINUTES**

**PLEASE NOTE:** These Minutes have yet to be confirmed by Council as a true record of proceedings.



**MINUTES**

**FOR THE ORDINARY  
MEETING OF COUNCIL**

**21 AUGUST 2025**

## OUR VISION, MISSION, AND VALUES



Month of meeting	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24	Sep-24	Aug-24
Cr P Hill													
Cr S Weldon													
Cr B Conway Cox													
Cr P Ovans													
Cr M Pedder													
Cr R Wedge													
Cr R Weldon													

### Key

In chambers

Video

Absence - apology or  
leave of absence

No meeting



Cr B Conway Cox from August 24



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# **MINUTES**

## **FOR THE ORDINARY MEETING OF COUNCIL TO BE HELD AT 5:20PM 21 AUGUST 2025 IN THE SHIRE OF LAVERTON COUNCIL CHAMBERS**

### **1. DECLARATION OF OPENING**

Cr Patrick Hill, Shire President, declared the meeting open at 5:20pm and read out the:

#### **DISCLAIMER**

No responsibility whatsoever is implied or accepted by the Shire of Laverton for any act, omission or statement or intimation occurring during this meeting.

It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council's decision, which will be provided within fourteen (14) days of this meeting.

### **2. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE**

#### **2.1 PRESENT**

Cr P Hill	Shire President
Cr S Weldon	Deputy Shire President (via Teams)
Cr M Pedder	Councillor
Cr R Weldon	Councillor
Cr R Wedge	Councillor
Cr P Ovans	Councillor
Cr B Conway-Cox	Councillor
Mr P Marshall	Chief Executive Officer
Mrs J Hawkins	Deputy Chief Executive Officer

#### **2.2 APOLOGIES**

Mr Peter Kerp	Manager Works and Services
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#### **2.3 LEAVE OF ABSENCE PREVIOUSLY APPROVED**

Nil

## 2.4 APPLICATIONS FOR LEAVE OF ABSENCE

Cr Patrick Hill and Cr Rob Wedge applied for Leave of Absence for the Ordinary Meeting of Council on 30<sup>th</sup> September 2025.

RESOLUTION	COUNCIL DECISION
MOVED: <u>Cr B Conway-Cox</u> SECONDED: <u>Cr R Weldon</u>	
That the Council approve leave of absence for Cr Patrick Hill and Cr Rob Wedge for the September meeting of Council.	
CARRIED 7/0	
For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovans	

## 3 PRESENTATIONS AND PUBLIC FORUM (QUESTION TIME) INCLUDING DEPUTATIONS/PETITIONS & PRESENTATIONS

Maree Crosswell, Chris and Ross Henderson – Long term occupants of the Laverton Caravan Park with concerns on the future plans and in particular , disability access, size of bays and dump points. The CEO responded.

## 4 DISCLOSURES OF INTEREST (IN ACCORDANCE WITH DIVISION 6 AND SECTIONS 5.57 TO 5.73 OF THE LOCAL GOVERNMENT ACT 1995)

COUNCILLOR/OFFICER	ITEM	NATURE OF INTEREST	HOW MANAGED
		<ul style="list-style-type: none"><li>○ FINANCIAL</li><li>○ INDIRECT FINANCIAL</li><li>○ PROXIMITY</li><li>○ CLOSELY ASSOCIATED PERSONS</li></ul>	<ul style="list-style-type: none"><li>○ VERBAL DISCLOSURE</li><li>○ WRITTEN DISCLOSURE</li><li>○ LEFT MEETING</li></ul>
CR P HILL	7.6	CLOSELY ASSOCIATED PERSONS	VERBAL AND LEFT MEETING
CR P HILL	7.8	INDIRECT FINANCIAL	VERBAL AND LEFT MEETING

**5 CONFIRMATION OF MINUTES (INCLUDES COMMITTEE AND ORDINARY MEETINGS)**

**5.1 CONFIRMATION OF MINUTES – ORDINARY MEETING OF COUNCIL 19 JUNE 2025**

**RESOLUTION**

**COUNCIL DECISION**

**BUSINESS ARISING**

**Nil**

**CORRECTIONS**

**Include Cr Rex Weldon in item 7.3, point 2, to attend the WALGA Local Government Convention 2025.**

**Remove Cr Paul Ovans in item 7.3, point 2, to attend the WALGA Local Government Convention 2025.**

**Include Cr Paul Ovans in item 7.3, point 1, to attend the 2025 Outback Way Annual General Meeting.**

**MOVED: Cr P Ovans      SECONDED: Cr M Pedder**

**That the Minutes of the Ordinary Meeting of Council held on 19 June 2025, be confirmed as a true and correct record of proceedings noting any changes and receiving the listing of Council Recommendations from previous meetings.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovans**

## **6 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

### **6.1 PRESIDENT’S REPORT**

Cr Patrick Hill submitted his President’s report (Attachment OMC210825.6.1.A)

#### **RESOLUTION**

#### **COUNCIL DECISION**

MOVED: Cr M Pedder      SECONDED: Cr B Conway-Cox

**That the President’s report tabled, be received.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovans**

### **6.2 OTHER MEMBERS’ REPORTS**

Crs Shaneane Weldon, Rex Weldon and Mark Pedder tabled their Elected Members Reports (Attachments OMC210825.6.2.A, OMC210825.6.2.B and OMC210825.6.2.C)

#### **RESOLUTION**

#### **COUNCIL DECISION**

MOVED: Cr P Ovans      SECONDED: Cr B Conway-Cox

**That the Elected Member’s Report from Cr(s) S Weldon, R Weldon and M Pedder, be received.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovans**

## **Report from Cr Patrick Hill for the Ordinary Meeting of Council 21/08/2025**

**21/07/2025** Travel to Canberra with Cr Rex Weldon and CEO Phil Marshall to attend the Australian Local Government Congress. This congress was attended by around 1300 delegates from around Australia. There were a number of key note speakers and concurrent sessions, one in particular that I attended was on Housing and Community infrastructure.

Laverton's motion number 21 regarding calling on the Government and Telstra to provide better and reliable telecommunications to regional areas was passed without any issue. Our motion was passed in block along with the first 40 motions. There were about 200 motions to consider.

I also "second" a motion that was moved by the the Shire of Ashburton (motion number 132) calling for a feasibility assessment for a banking model to restore face-to-face banking services in regional Australia. This motion was carried. The other motion that I lodged an amendment to was motion number 172. A copy of the motion is below and in yellow is the amendment that I supplied to the ALGA. Unfortunately, as time ran out all motions from 170 onwards were referred back to the executive council for consideration so I hope that the amendment was supported in that process. This question was raised at the GVROC meeting in Kambalda last week to find out the results of those last 40 motions. WALGA is chasing it up for us. Motion below.

### ***Motion 172 from National Geneal Assembly for Local Government from the Shire of Cabonne. NSW***

*That this National General Assembly call on Australian Government to develop a National Water Strategy in conjunction with Local Government, Territories and State Government agencies to increase its commitment to water security to ensure local water authorities can future-proof water resources; preparing for droughts and building sustainable water networks.*

**27/06/2025** Arrive back from Canberra. I would like to thank Council for the opportunity to attend the ALGA Congress as it was very informative and I caught up with a number of people regarding other issues that we are being confronted with.

**22/07/2025** I met with the contractors who are cleaning up the old Laverton State Battery site and went over with them what we would like to see retained for a tourist attraction as well as other bits and pieces that need to remain on site. They were very helpful and agreed to meet on site at a future date.

**25/07/2025** CEO and I attended a GVROC meeting hosted by the Shire of Coolgardie in Kambalda. This meeting was well attended and in relation recommendation 10.5 in the agenda I moved that this recommendation lay on the table. It was second by Wiluna and carried. From what was presented there was a need for more information and consultation with councils in the area about this. The City of Kalgoorlie Boulder put forward an amended recommendation for consideration which also need more time to consider.

Outcome of the GVROC meeting will be in the draft minutes when circulated.

**29/07/2025** I attended a Goldfields Esperance Water Security Group meeting in Kalgoorlie at the GEDC office. This was held to review the comments from the public consultation period seeking feedback from the Draft Goldfields-Esperance Regional Drought Resilient Plan where comments and submissions closed on the 15<sup>th</sup> of July 25.

The Board also considered a draft implementation plan to some of the projects and considered recommendations out of the plan. Considerations for these projects will be raised through GVROC.

**30/07/2025** I met with the representees who are cleaning up the Old Laverton State Battery yard and went through what I thought should be saved. They have agreed and will set the items aside for future plans.

**31/07/2025** Provided an interview on the Goldfields ABC in regards to the Laverton State Battery clean up and what the Laverton Shire's proposed plan for its future.

**01/08/2025** OBHDC general meeting. Considerations were on the progress of the Outback Way AGM in Perth, Update on the Collabforge Stage 2 Proposal (Action Plan) and Road reports.

**05/08/2025** OBHDC meeting with Collabforge providing a overview to the GEDC on the outcome of the OBHDC Action plan.

**15/08/2025** I attended the funeral of John Leahy in Kalgoorlie. John and his family were long time residents of Laverton owning the General Store and also a founding committee member of the Laverton Race club when it was formed in 1956. John is survived by his wife Janice, three daughters, Leanne, Jodie, Michelle and son Robert. They have all indicated that they hope to attend the Laverton Cup this year. RIP John.

**18/08/2025** I attended the WALGA Webinar on providing information on the upcoming Local Government elections.

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### **Future Meetings;**

3/9/2025 Mining Liaison meeting.

16/09 to 17/09 Outback Highway Development Council meeting in Perth while state parliament is sitting.

22/09 to 24/09 WALGA Convention and AGM in Perth.

**Patrick Hill, President, Shire of Laverton.**



Cr Rex Weldon – Councilor's Report to the Laverton Ordinary Council Meeting, 19/7/25

Firstly, I thank the Shire of Laverton for allowing me to attend the National General Assembly 2025 in Canberra, ACT.

I left Kalgoorlie, on the 21<sup>st</sup> June 2025, along with CEO Phil Marshall and President Pat Hill. We travelled to Melbourne via Perth.

**Tuesday 24<sup>th</sup> June** – Regional Forum at the National Convention Centre.

**Wednesday 25<sup>th</sup> June** – Was a full on day, starting with a Welcome to Country for all Delegates. Throughout the day there were various sessions as below:

- ALGA Presidents address.
- Ministers address from Hon Kristy McBain.
- Representatives of the Opposition Address
- An address from the Governor-General, Her Excellency the Hon Ms Sam Mostyn.
- Australia and the New Geoeconomic Landscape
- The Big Picture
- Debate on Motions -



Cr's Weldon & Hill from Laverton Shire  
At Parliament House



Both again with Cr Thomas from Ng Shire

**Thursday 26<sup>th</sup> June**

- Adapting together: Local Government Leadership in a Changing Climate
- AI for Society: Shaping a Better Tomorrow.
- Concurrent Listening Sessions – I attended the Housing and Community Infrastructure session

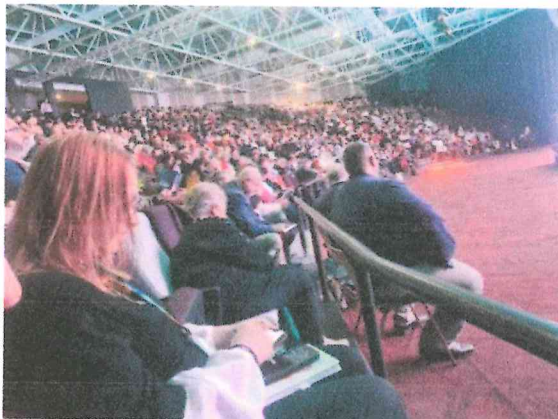
- Debate on Motions
- General Assembly Dinner



*President Pat Hill spoke extremely well on the housing subject and relayed our current situation to do with housing. It was well received.*

### Friday 27<sup>th</sup> June

- National Priorities need Local Solutions, Interactive panel session with federal government. *All day.*



1400 Attendees at the Assembly.

We were unable to have an audience with Federal MP's about the Outback Highway, as Parliament was not sitting, although numerous networks with other Councilor's and Representatives from Northern Territory & Queensland was made. All up, it was a very productive, well-represented forum for the Shire of Laverton to be present.

Thanks again to Laverton Shire for allowing me to attend this worthy event.

A handwritten signature in black ink, appearing to read 'Rex J E Weldon'.

Cr Rex J E Weldon

**Report to Shire of Laverton OCM , 21<sup>st</sup> August 2025. Submitted from Cr's R & S Weldon**

Thank you for the opportunity to attend the Diggers & Dealers Conference 2025, held at Kalgoorlie WA. From the Council in attendance were: Cr's Rex & Shaneane Weldon and Cr Mark Pedder.

- Sunday 3<sup>rd</sup> Aug      - Registration Day  
Mon 4<sup>th</sup> Aug        - Day One. Full on Day, with the evening being Women in Mining.  
Cr Shaneane Weldon attended that. Opportunity to network and discuss general happenings in the mining industry.
- Tues 5<sup>th</sup> Aug        - Day Two. Another Full on Day.  
Evening event was the Kal Tire.
- Wed 6<sup>th</sup> Aug        - Day Three, another full on Day.  
Evening event was the Gala Dinner. Full Room. Another opportunity to network and discuss things happening within our Shire.

General Overview of this years Diggers & Dealers

There is so much to take in and take away, with the strong Gold price per oz. It's Generally been a great year for all the Gold Miners. I was talking to some friends, and they said it was like having a big Reunion with their families. I never saw it like that before.

There were appearances from Federal Resources Minister Madeleine King and State Mines Minister David Michael.

Jim Walker closes Diggers for 2025 ( article from The West Australian )

Diggers & Dealers chairman Jim Walker has wrapped up this year's mining forum. He told the final day of the conference that it had "once again reinforced why Kalgoorlie remains the heart of Australia's resources narrative."


"We've heard about record-breaking commodity prices, including a remarkable 42 per cent rise in the gold price. We've seen how the gold sector continues to attract global attention."

To get an other overall perspective of Diggers & Dealers, google as below 😊

[Diggers & Dealers 2025: Winners, Losers and Whispers](#)

Thanks again Shire of Laverton.

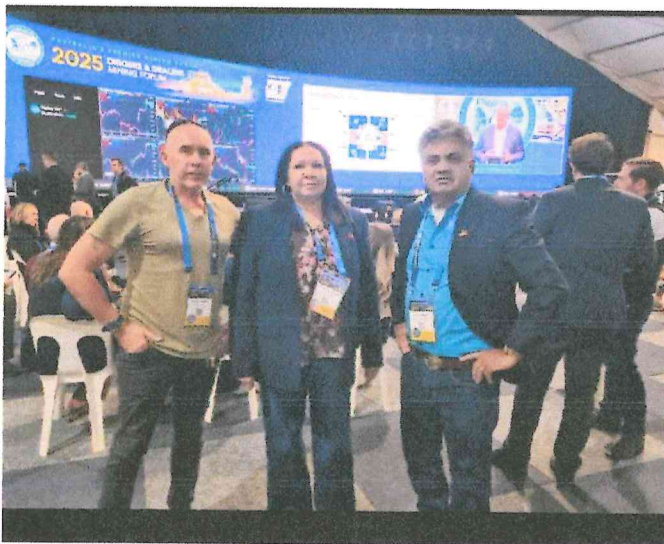
  
Cr Rex J E Weldon

  
Cr Shaneane M Weldon





Getting free lifts from the Spartans !! These guys were busy taking people everywhere. Even up town to the pubs !!!

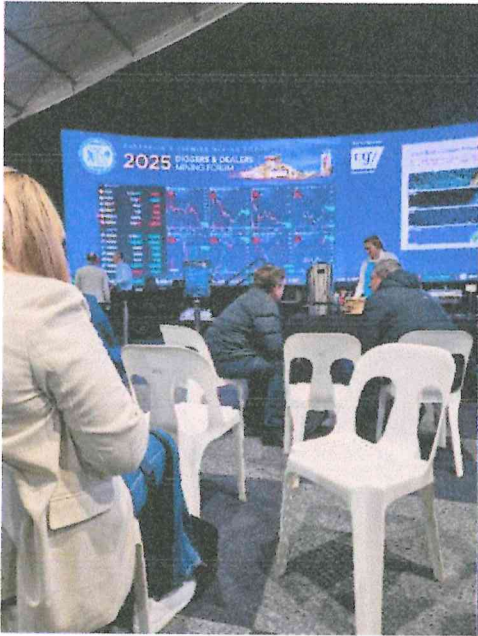


Cr's: M.Pedder, S.Weldon & R.Weldon



At the entrance to D & D.

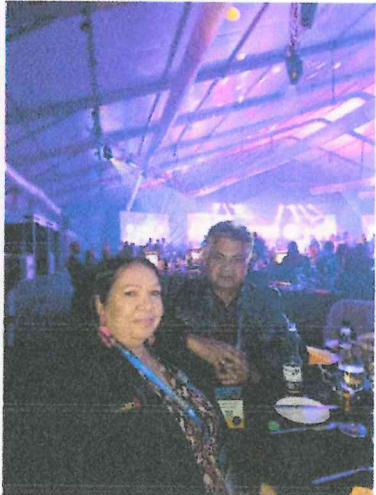




Live Stock Exchange



With Sharon Goddard & Duncan Gibbs from Gold Road



## Diggers and Dealers Mining Forum - 2025

### Opening keynote speakers...

**Dr Chris Keefer** - Nuclear Energy as a key solution to energy needs.

**Aiden Morrison** - Energy Research - Transitioning to a "*Low Carbon Economy*"

**Tom Switzer** - Political Commentator, facilitating the discussion.

It was refreshing to hear speakers who were rational, logical and reasonable in regards to debunking myths connected to the completely unachievable and unrealistic "net zero" targets and the unreasonable fantasy of "renewable energies" replacing fossil fuels. "Net zero" is completely unreachable, especially with "renewable energy" pushing up the need for fossil fuels.

Facts are that all the components used to produce the "renewable energy" are made by industries heavily reliant on fossil fuels. All of the "renewable energy" we have at the moment have a relatively short working life span and need to be replaced well before they cover their costs while not producing the volume of energy that fossil fuels do in the same time frame.

Countries and regions that have invested big into various renewables over the last decade have used upwards of 55% more fossil fuels than they have used in the past, to produce the components needed for renewable energy, which are often producing less than 15% - 30% of the predicted energy targets. So in short, until renewable energies become more far more efficient and until renewable energy can be used to produce the components for the renewal energy industry, fossil fuel usage will continue to increase and "Net zero" will never come close to being achieved, as the two simply do not work together.

Japan, Germany, Sweden and America have dramatically slowed down the production of EV's, because they are not viable due to the significant cost of the infrastructure needed to support the industry and limited travel distances. Consumers aren't rushing out to buy them due to Govt' subsidies for EV's being removed in many countries. Hybrid vehicles, AI, robotic automation and humanoid robotics are set to soon be the the greatest market for rare earth minerals and other minerals needed for magnet production and other tech requirements in these industries.

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Energy production for the distance future will be a constant blend of all methods of production, but the base it is all built upon will be fossil fuels.

A number of other interesting insights were given by both speakers. No significant questions were asked.



## Mining Forums...

Contradicting the two guest speakers, lots of companies using renewable, sustainable energy as their main marketing point, with literally NO-ONE talking about water.

Of course everyone is talking about volumes and profits, both now and in the future, with not a lot of focus on the cost, be that financial or otherwise, but I suppose this was not the forum that. This is the forum for the good news stories and the boasts.

Presentations by Genesis, REGIS, Lynas and Brightstar were interesting, all sprucing huge profits now and into the future, although with one presentation after another it all becomes about various bragging rights and other B/S, with most of them saying the same stuff, just using different grammar and catch phrases. Everything is wonderful on paper.

**Take away for the Shire**, if the mines around us are doing as well as the presentations describe (*and I'm sure they are*), we can keep the proactive conversations going for a long time to come in regards to them partnering with us for the ongoing development of the region. They all profit well from the region and the region should profit well from them in return.

We need to remember that we, as a council, do play a significant role in the overall big picture for the mines around us and we should never underestimate our influence. In our interactions with all of the mining companies we need to be clear, consistent and never compromise on what we need for the region, why we need it and what their role is in helping us achieve our vision for the town and the region.

At forums like this, the **big picture focus** is on **productivity, longevity, sustainability, cost** and **return** and these are things that we as a Shire need to always be mindful of.

I appreciate the Shire of Laverton and the Councillors for allowing me to attend Diggers and Dealers, I found it valuable and informative.

Cr Mark Pedder

## 7 REPORTS TO COUNCIL

### 7.1 MONTHLY FINANCIAL MANAGEMENT STATEMENTS FOR THE PERIOD ENDING 30 JUNE 2025

REPORT TO WHICH MEETING/COMMITTEE	Ordinary Meeting of the Council, 21 August 2025
DISCLOSURE OF INTEREST	The author has no financial interest in the matter presented to the Council
OWNER/APPLICANT	Not applicable
AUTHOR	Jackie Hawkins, Deputy Chief Executive Officer
RESPONSIBLE OFFICER	Phil Marshall, Chief Executive Officer
PREVIOUS MEETING REFERENCE IF APPLICABLE	Monthly presentation of Financial Statements

#### MATTER FOR CONSIDERATION BY THE COUNCIL

To accept the monthly Financial Management Statements for the period ending 30 June 2025.

#### ATTACHMENTS

OMC210825.7.1.A	Financial Management Statements for the period ending 30 June 2025
OMC210825.7.1.B	Detailed Schedules of Income & Expenditure for the period ending 30 June 2025

#### BACKGROUND

Regulation 34 of the *Local Government (Financial Management) Regulations 1996* requires the preparation of a statement of financial activity each month, reporting on revenue and expenditure. Material variances (as determined by the Council annually) between actual and budgeted figures must be commented on.

Variances between budgeted and actual expenditure, including the required Material Variances of plus or minus 10% and \$10,000 (which is the limit set as per Council Resolution – OMC150824), should be reported on.

#### STATUTORY IMPLICATIONS

##### *Local Government Act 1995*

##### **1.3. Content and intent**

(2) *This Act is intended to result in —*

(a) *better decision-making by local governments; and*



- (b) *greater community participation in the decisions and affairs of local governments; and*
  - (c) *greater accountability of local governments to their communities; and*
  - (d) *more efficient and effective local government.*
- (3) *In carrying out its functions a local government is to use its best endeavours to meet the needs of current and future generations through an integration of environmental protection, social advancement, and economic prosperity.*

## **2.7. Role of council**

- (1) *The council —*
  - (a) *governs the local government's affairs; and*
  - (b) *is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
  - (a) *oversee the allocation of the local government's finances and resources; and*
  - (b) *determine the local government's policies.*

## **3.1. General function**

- (1) *The general function of a local government is to provide for the good government of persons in its district.*
- (2) *The scope of the general function of a local government is to be construed in the context of its other functions under this Act or any other written law and any constraints imposed by this Act or any other written law on the performance of its functions.*
- (3) *A liberal approach is to be taken to the construction of the scope of the general function of a local government.*

## **6.8. Expenditure from municipal fund not included in annual budget**

- (1) *A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —*
  - (a) *is incurred in a financial year before the adoption of the annual budget by the local government; or*
  - (b) *is authorised in advance by resolution\*; or*
  - (c) *is authorised in advance by the mayor or president in an emergency. \* Absolute majority required. (1a) In subsection (1) — additional purpose means a purpose for which no expenditure estimate is included in the local government's annual budget.*
- (2) *Where expenditure has been incurred by a local government —*
  - (a) *pursuant to subsection (1)(a), it is to be included in the annual budget for that financial year; and*

- (b) pursuant to subsection (1)(c), it is to be reported to the next ordinary meeting of the council. [Section 6.8 amended: No. 1 of 1998 s. 19.

### **Local Government (Financial Management) Regulations 1996**

“34. Financial activity statement required each month (Act s. 6.4)

(1A) In this regulation —

**committed assets** means revenue unspent but set aside under the annual budget for a specific purpose.

(1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month ..

(4) A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —

- (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and  
(b) recorded in the minutes of the meeting at which it is presented.

(5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances”

### **6.19. Local government to give notice of fees and charges.**

If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of—

- (a) its intention to do so; and  
(b) the date from which it is proposed the fees or charges will be imposed.

### **STRATEGIC PLAN IMPLICATIONS**

Civic Leadership Objective - A financially strong and knowledgeable Shire, leading an empowered community

### **POLICY IMPLICATIONS**

There are no policy implications to this report.

### **FINANCIAL IMPLICATIONS**

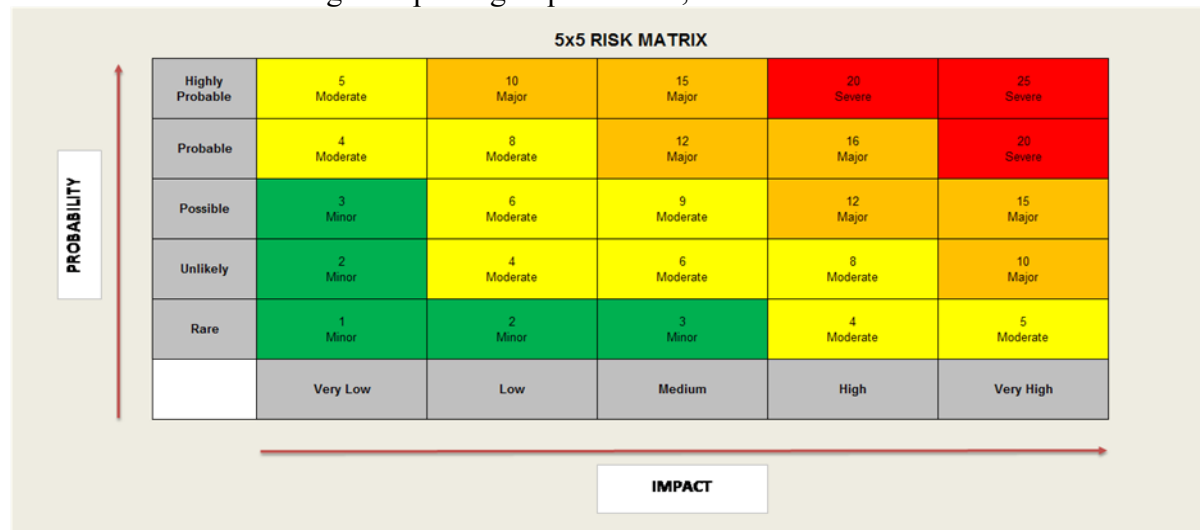
The December budget review was adopted on the 20 February 2025. The aim is to include the changes to the budget for 2024-2025 following the budget review in this section of the report with reference back to either the statutory or schedules of the reporting attachments.

## CONSULTATION

Nil for this report

## RISK MANAGEMENT

As the Council is meeting its reporting requirements, the risk is considered Low.



## COMMENT

The Financial Statements as of the 30 June 2025 and are reflective of the works undertaken to date. These figures will change as staff process the end of year balancing transactions. Currently we are anticipating a surplus around \$5,000,000 but this may be more or less by the time all transactions are processed and reconciled.

The Budget figures now include the December Budget Review changes as adopted by Council on 20 February 2025.

At the end of June 2025, the Shire had collected 95.8% of outstanding rates.

## RESOLUTION

## COUNCIL DECISION

MOVED: Cr R Wedge SECONDED: Cr B Conway-Cox

- (1) the Council in accordance with Clause 34 of the *Local Government (Financial Management) Regulations 1996* receives the Financial Management Statements for the period ending 30 June 2025 as shown in attachments OMC210825.7.1.A and OMC210825.7.1.B**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovans**

**SHIRE OF LAVERTON**

**MONTHLY FINANCIAL REPORT**  
**(Containing the Statement of Financial Activity)**  
**For the period ending 30 June 2025**

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

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## KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 30 JUNE 2025

### REVENUE

#### RATES

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

#### OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refers to all amounts received as grants, subsidies and contributions that are not non-operating grants.

#### NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

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

#### REVENUE FROM CONTRACTS WITH CUSTOMERS

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

#### FEES AND CHARGES

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

#### SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995*. *Regulation 54 of the Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges.

#### INTEREST EARNINGS

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

#### OTHER REVENUE / INCOME

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

#### PROFIT ON ASSET DISPOSAL

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

## NATURE DESCRIPTIONS

### EXPENSES

#### EMPLOYEE COSTS

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

#### MATERIALS AND CONTRACTS

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

#### UTILITIES (GAS, ELECTRICITY, WATER)

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

#### INSURANCE

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

#### LOSS ON ASSET DISPOSAL

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

#### DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets. Excluding Land.

#### INTEREST EXPENSES

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

#### OTHER EXPENDITURE

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

**STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**BY NATURE**

	Ref	Amended Budget	YTD Budget	YTD Actual	Forecast 30 June 2025 Closing	Variance \$	Variance %	Var.
	Note	(a)	(b)	(c)	(a)-(b)+(c)	(c) - (b)	((c) - (b))/(b)	
		\$	\$	\$	\$	\$	%	
<b>Opening funding surplus / (deficit)</b>	1(c)	8,326,027	8,326,027	8,326,027	8,326,027	0	0.00%	
<b>Revenue from operating activities</b>								
Rates		7,372,683	7,372,683	7,386,038	7,386,038	13,355	0.18%	
Rates (excluding general rate)		114,931	114,931	114,931	114,931	0	0.00%	
Grants and contributions	12	3,640,465	3,640,465	5,595,363	5,595,363	1,954,898	53.70%	▲
Fees and charges		1,108,725	1,108,725	1,878,299	1,878,299	769,574	69.41%	▲
Interest earnings		869,002	869,002	874,223	874,223	5,221	0.60%	
Other revenue		305,075	305,075	474,031	474,031	168,956	55.38%	▲
Profit on disposal of assets	6	0	0	0	0	0	0.00%	
		<b>13,410,881</b>	<b>13,410,881</b>	<b>16,322,885</b>	<b>16,322,885</b>	<b>2,912,004</b>	<b>21.71%</b>	
<b>Expenditure from operating activities</b>								
Employee costs		(4,633,685)	(4,633,685)	(3,693,209)	(3,693,209)	940,476	20.30%	▲
Materials and contracts		(4,530,828)	(4,530,828)	(3,821,835)	(3,821,835)	708,993	15.65%	▲
Utility charges		(494,856)	(494,856)	(393,829)	(393,829)	101,027	20.42%	▲
Depreciation on non-current assets		(2,117,952)	(2,117,953)	(2,504,230)	(2,504,229)	(386,277)	(18.24%)	▼
Finance expenses		(20,517)	(20,517)	(29,512)	(29,512)	(8,995)	(43.84%)	
Insurance expenses		(97,905)	(97,905)	(205,149)	(205,149)	(107,244)	(109.54%)	▼
Other expenditure		0	0	(483,362)	(483,362)	(483,362)	0.00%	▼
Loss on disposal of assets	6	0	0	(85,350)	(85,350)	(85,350)	0.00%	▼
		<b>(11,895,743)</b>	<b>(11,895,744)</b>	<b>(11,216,476)</b>	<b>(11,216,475)</b>	<b>679,268</b>	<b>(5.71%)</b>	
Non-cash amounts excluded from operating activities	1(a)	2,117,952	2,117,953	2,589,580	2,589,579	471,627	22.27%	▲
<b>Amount attributable to operating activities</b>		<b>3,633,090</b>	<b>3,633,090</b>	<b>7,695,989</b>	<b>7,695,989</b>	<b>4,062,899</b>	<b>111.83%</b>	
<b>Investing activities</b>								
Proceeds from Capital grants, subsidies and contributions	13	4,584,704	4,584,704	2,519,500	2,519,500	(2,065,204)	(45.05%)	▼
Proceeds from disposal of assets	6	0	0	8,380	8,380	8,380	0.00%	
Payments for property, plant and equipment and infrastructure	5	(12,679,945)	(12,589,945)	(8,878,274)	(8,968,274)	3,711,671	29.48%	▲
		<b>(8,095,241)</b>	<b>(8,005,241)</b>	<b>(6,350,394)</b>	<b>(6,440,394)</b>	<b>1,654,847</b>	<b>(20.67%)</b>	
<b>Financing Activities</b>								
Transfer from reserves	4	422,450	422,450	422,450	422,450	0	0.00%	
Repayment of borrowings	10	(210,633)	(210,633)	(210,633)	(210,633)	0	0.00%	
Transfer to reserves	4	(4,125,873)	(4,260,797)	(4,260,797)	(4,125,873)	0	0.00%	
<b>Amount attributable to financing activities</b>		<b>(3,914,056)</b>	<b>(4,048,980)</b>	<b>(4,048,980)</b>	<b>(3,914,056)</b>	<b>0</b>	<b>0.00%</b>	
<b>Closing funding surplus / (deficit)</b>	1(c)	<b>(50,180)</b>	<b>(95,104)</b>	<b>5,622,642</b>	<b>5,667,566</b>	<b>5,717,746</b>	<b>6012.10%</b>	

**KEY INFORMATION**

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

Refer to Note 2 for an explanation of the reasons for the variance.

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

**STATEMENT OF FINANCIAL POSITION**  
**FOR THE PERIOD ENDED 30 JUNE 2025**

	Supplementary Information	30 June 2024	30 June 2025
		\$	\$
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	3	7,326,590	7,021,164
Trade and other receivables	7	497,576	405,008
Other financial assets	3	10,827,000	10,827,000
Inventories	8	114,629	114,629
Other assets		116,455	0
<b>TOTAL CURRENT ASSETS</b>		18,882,250	18,367,801
<b>NON-CURRENT ASSETS</b>			
Trade and other receivables	7	5,888	5,888
Other financial assets	3	83,172	83,172
Property, plant and equipment		17,528,375	20,590,211
Infrastructure		169,939,569	173,158,048
<b>TOTAL NON-CURRENT ASSETS</b>		187,557,004	193,837,319
<b>TOTAL ASSETS</b>		206,439,254	212,205,120
<b>CURRENT LIABILITIES</b>			
Trade and other payables	9	1,303,177	158,575
Other liabilities	11	2,004,806	1,500,000
Borrowings	10	210,633	0
Employee related provisions	11	455,745	455,745
Other provisions	11	183,595	183,594
<b>TOTAL CURRENT LIABILITIES</b>		4,157,956	2,297,914
Borrowings	10	1,040,739	1,040,739
Employee related provisions		67,487	67,487
<b>TOTAL NON-CURRENT LIABILITIES</b>		1,108,226	1,108,226
<b>TOTAL LIABILITIES</b>		5,266,182	3,406,140
<b>NET ASSETS</b>		<b>201,173,072</b>	<b>208,798,980</b>
<b>EQUITY</b>			
Retained surplus		92,030,970	95,818,531
Reserve accounts	4	7,089,629	10,927,976
Revaluation surplus		102,052,473	102,052,473
<b>TOTAL EQUITY</b>		<b>201,173,072</b>	<b>208,798,980</b>

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

**MONTHLY FINANCIAL REPORT  
FOR THE PERIOD ENDED 30 JUNE 2025**

**BASIS OF PREPARATION**

**BASIS OF PREPARATION**

The financial report has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying Regulations.

The *Local Government Act 1995* and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

**THE LOCAL GOVERNMENT REPORTING ENTITY**

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 15 to these financial statements.

**SIGNIFICANT ACCOUNTING POLICIES**

**CRITICAL ACCOUNTING ESTIMATES**

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimation of fair values of certain financial assets
- estimation of fair values of fixed assets shown at fair value
- impairment of financial assets

**GOODS AND SERVICES TAX**

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

**ROUNDING OFF FIGURES**

All figures shown in this statement are rounded to the nearest dollar.

**PREPARATION TIMING AND REVIEW**

Date prepared: All known transactions up to 16 July 2025



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**NOTE 1  
STATEMENT OF FINANCIAL ACTIVITY INFORMATION**

**(a) Non-cash items excluded from operating activities**

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

	Notes	Amended Budget	YTD Budget (a)	YTD Actual (b)	Forecast 30 June 2025 Closing
<b>Non-cash items excluded from operating activities</b>					
		\$	\$	\$	
<b>Adjustments to operating activities</b>					
Add: Loss on asset disposals	6	0	0	85,350	85,350
Add: Depreciation on assets		2,117,952	2,117,953	2,504,230	2,504,229
<b>Total non-cash items excluded from operating activities</b>		<b>2,117,952</b>	<b>2,117,953</b>	<b>2,589,580</b>	<b>2,589,579</b>

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

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

		Amended Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 30 June 2025
<b>Adjustments to net current assets</b>				
Less: Reserves - restricted cash	4	(7,089,629)	(7,089,629)	(10,927,976)
Add: Borrowings	10	210,633	210,633	0
Add: Provisions employee related provisions	11	420,000	480,729	480,729
<b>Total adjustments to net current assets</b>		<b>(6,458,996)</b>	<b>(6,398,267)</b>	<b>(10,447,247)</b>

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

**Current assets**

Cash and cash equivalents	3	17,934,368	18,153,590	17,848,164
Rates receivables	7	306,108	304,900	90,175
Receivables	7	1,826,085	309,131	314,833
Other current assets	8	110,000	114,629	114,629
<b>Less: Current liabilities</b>				
Payables	9	(88,000)	(1,303,177)	(158,575)
Borrowings	10	(210,633)	(210,633)	0
Contract liabilities	11	(2,296,806)	(2,004,806)	(1,500,000)
Employee provisions	9	(336,000)	(455,745)	(455,745)
Provisions	11	(84,000)	(183,595)	(183,592)
<b>Less: Total adjustments to net current assets</b>	1(b)	<b>(6,458,996)</b>	<b>(6,398,267)</b>	<b>(10,447,247)</b>

**Closing funding surplus / (deficit)**

**10,702,126      8,326,027      5,622,642**

**CURRENT AND NON-CURRENT CLASSIFICATION**

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**NOTE 2  
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 2024-25 year is \$10,000 or 10.00% whichever is the greater.

Nature or type	Var. \$	Var. %	Explanation of positive variances		Explanation of negative variances	
			Timing	Permanent	Timing	Permanent
	\$	%				
<b>Revenue from operating activities</b>						
Grants and contributions	1,954,898	53.70%	▲		Timing not consistent with YTD budget estimate	
Fees and charges	769,574	69.41%	▲			
Other revenue	168,956	55.38%	▲			
<b>Expenditure from operating activities</b>						
Employee costs	940,476	20.30%	▲	Employee costs are generally less than estimated for the year to date.		
Utility charges	101,027	20.42%	▲	Utility charges have ytd been less than estimated		
Insurance expenses	(107,244)	(109.54%)	▼			Insurance expenses charges were more than estimated.
Other expenditure	(483,362)	0.00%	▼			Other expenditure was budgeted under material and contracts.
Loss on disposal of assets	(85,350)	0.00%	▼			New disposal of asset not expected to make a non-cash loss
<b>Investing activities</b>						
Payments for property, plant and equipment and infras	3,711,671	29.48%	▲	Not all accruals have been finalised for the year		

**SHIRE OF LAVERTON**

**SUPPLEMENTARY INFORMATION**

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**MONTHLY FINANCIAL REPORT  
FOR THE PERIOD ENDED 30 JUNE 2025**

**KEY INFORMATION**

**Funding surplus / (deficit) Components**

Funding surplus / (deficit)				
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$8.33 M	\$8.33 M	\$8.33 M	\$0.00 M
Closing	(\$0.05 M)	(\$0.10 M)	\$5.62 M	\$5.72 M

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$17.85 M	% of total
Unrestricted Cash	\$6.92 M	38.8%
Restricted Cash	\$10.93 M	61.2%

Refer to Note 3 - Cash and Financial Assets

Payables		
	\$0.16 M	% Outstanding
Trade Payables	\$0.00 M	
0 to 30 Days		0.0%
Over 30 Days		0.0%
Over 90 Days		0%

Refer to Note 9 - Payables

Receivables		
	\$0.31 M	% Collected
Rates Receivable	\$0.09 M	95.8%
Trade Receivable	\$0.31 M	% Outstanding
Over 30 Days		(639.5%)
Over 90 Days		-663%

Refer to Note 7 - Receivables

**Key Operating Activities**

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$3.63 M	\$3.63 M	\$7.70 M	\$4.06 M

Refer to Statement of Financial Activity

Rates Revenue		
YTD Actual	\$7.50 M	% Variance
YTD Budget	\$7.49 M	0.2%

Refer to Statement of Financial Activity

Operating Grants and Contributions		
YTD Actual	\$5.60 M	% Variance
YTD Budget	\$3.64 M	53.7%

Refer to Note 12 - Operating Grants and Contributions

Fees and Charges		
YTD Actual	\$1.88 M	% Variance
YTD Budget	\$1.11 M	69.4%

Refer to Statement of Financial Activity

**Key Investing Activities**

Amount attributable to investing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$8.10 M)	(\$8.01 M)	(\$6.35 M)	\$1.65 M

Refer to Statement of Financial Activity

Proceeds on sale		
YTD Actual	\$0.01 M	%
Amended Budget	\$0.00 M	

Refer to Note 6 - Disposal of Assets

Asset Acquisition		
YTD Actual	\$8.88 M	% Spent
Amended Budget	\$12.68 M	(30.0%)

Refer to Note 5 - Capital Acquisitions

Capital Grants		
YTD Actual	\$2.52 M	% Received
Amended Budget	\$4.58 M	(45.0%)

Refer to Note 5 - Capital Acquisitions

**Key Financing Activities**

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$3.91 M)	(\$4.05 M)	(\$4.05 M)	\$0.00 M

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	\$0.21 M
Interest expense	\$0.03 M
Principal due	\$1.04 M

Refer to Note 10 - Borrowings

Reserves	
Reserves balance	\$10.93 M
Interest earned	\$0.52 M

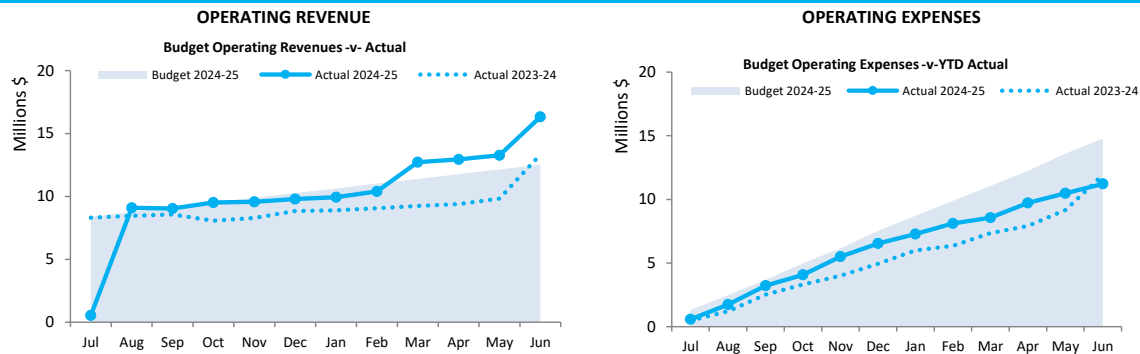
Refer to Note 4 - Cash Reserves

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

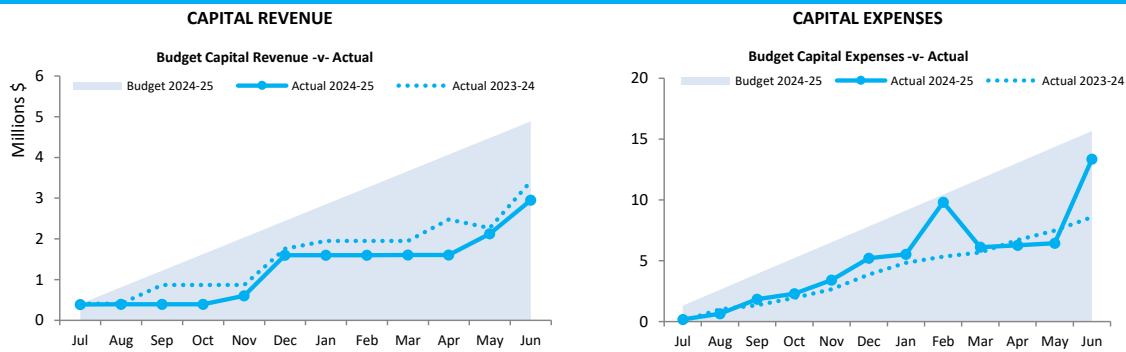
**MONTHLY FINANCIAL REPORT  
FOR THE PERIOD ENDED 30 JUNE 2025**

**SUMMARY INFORMATION - GRAPHS**

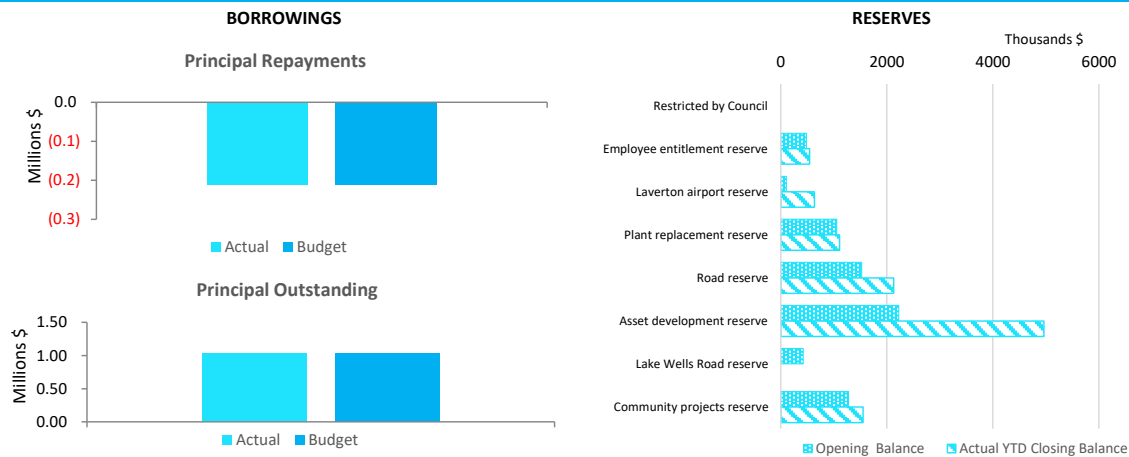
**OPERATING ACTIVITIES**



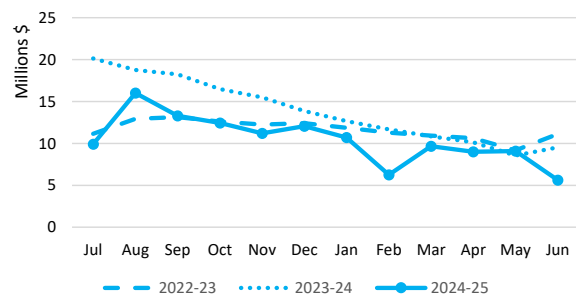
**INVESTING ACTIVITIES**



**FINANCING ACTIVITIES**



**Closing funding surplus / (deficit)**



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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

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

Description	Classification	Unrestricted	Restricted	Total Cash	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
<b>Cash on hand</b>								
Petty Cash & Floats	Cash and cash equivalents	800		800		Cash on hand	Nil	N/A
Cash at bank - Municipal	Cash and cash equivalents	6,919,388		6,919,388		NAB	Variable	N/A
Cash at investment Municipal	Cash and cash equivalents	0		0		NAB	Variable	N/A
Cash at investment Reserve	Cash and cash equivalents	0	10,927,976	10,927,976		NAB	Variable	N/A
Trust bank account	Cash and cash equivalents	0		361	361	NAB	Nil	N/A
<b>Total</b>		<b>6,920,188</b>	<b>10,927,976</b>	<b>17,848,526</b>	<b>361</b>			
<b>Comprising</b>								
Cash and cash equivalents		6,920,188	10,927,976	17,848,526	361			
		<b>6,920,188</b>	<b>10,927,976</b>	<b>17,848,526</b>	<b>361</b>			

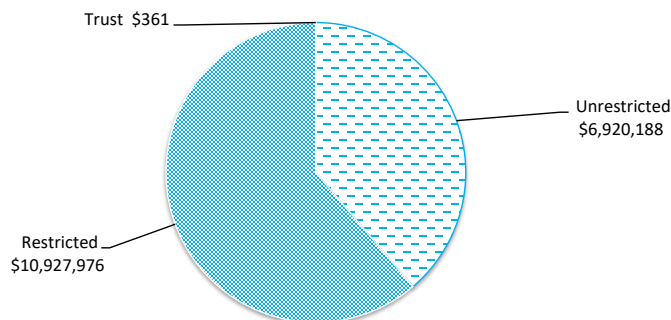
**KEY INFORMATION**

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

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

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

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.



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**OPERATING ACTIVITIES**

**NOTE 4**

**RESERVE ACCOUNTS**

**Reserve accounts**

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Restricted by Council</b>									
Employee entitlement reserve	480,729	26,340	26,065	73,731	37,371			580,800	544,165
Laverton airport reserve	102,263	28,749	30,298	500,000	500,000			631,012	632,561
Plant replacement reserve	1,055,256	57,809	53,087					1,113,065	1,108,343
Road reserve	1,526,269	83,645	101,936	500,000	500,000			2,109,914	2,128,205
Asset development reserve	2,225,260	121,951	237,716	2,463,640	2,500,000			4,810,851	4,962,976
Lake Wells Road reserve	422,450					(422,450)	(422,450)	0	0
Community projects reserve	1,277,402	70,008	74,324	200,000	200,000			1,547,410	1,551,726
	<b>7,089,629</b>	<b>388,502</b>	<b>523,426</b>	<b>3,737,371</b>	<b>3,737,371</b>	<b>(422,450)</b>	<b>(422,450)</b>	<b>10,793,052</b>	<b>10,927,976</b>

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**INVESTING ACTIVITIES  
NOTE 5  
CAPITAL ACQUISITIONS**

Capital acquisitions	Amended		YTD Actual	Forecast 30 June Closing	YTD Actual Variance
	Budget	YTD Budget			
	\$	\$	\$		\$
Buildings	6,516,126	6,516,126	4,043,371	4,043,371	(2,472,755)
Furniture and Fittings	84,000	44,000	44,362	84,362	362
Plant and equipment	342,340	342,340	10,400	10,400	(331,940)
Infrastructure - roads	3,518,214	3,468,214	2,905,969	2,955,969	(562,245)
Infrastructure - other	1,050,000	1,050,000	708,944	708,944	(341,056)
Infrastructure - airport	1,169,265	1,169,265	1,165,227	1,165,227	(4,038)
<b>Payments for Capital Acquisitions</b>	<b>12,679,945</b>	<b>12,589,945</b>	<b>8,878,274</b>	<b>8,968,274</b>	<b>(3,711,671)</b>
<b>Capital Acquisitions Funded By:</b>					
	\$	\$	\$		\$
Capital grants and contributions	4,584,704	4,584,704	2,519,500	2,519,500	(2,065,204)
Cash backed reserves					
Lake Wells Road reserve	(422,450)	0	422,450	0	422,450
Contribution - operations	8,517,691	8,005,241	5,927,944	6,440,394	(2,077,297)
<b>Capital funding total</b>	<b>12,679,945</b>	<b>12,589,945</b>	<b>8,878,274</b>	<b>8,968,274</b>	<b>(3,711,671)</b>

**SIGNIFICANT ACCOUNTING POLICIES**

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

**Initial recognition and measurement for assets held at cost**

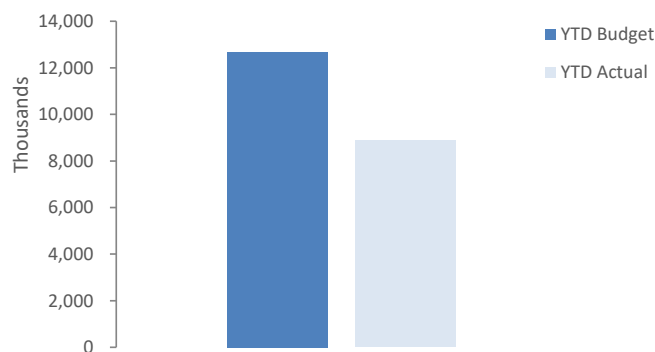
Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

**Initial recognition and measurement between**

**mandatory revaluation dates for assets held at fair value**

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

**Payments for Capital Acquisitions**



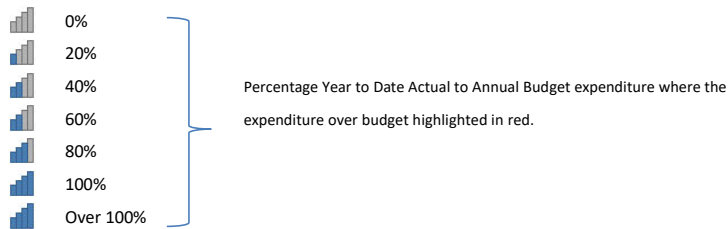


**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

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

**Capital expenditure total**

**Level of completion indicators**



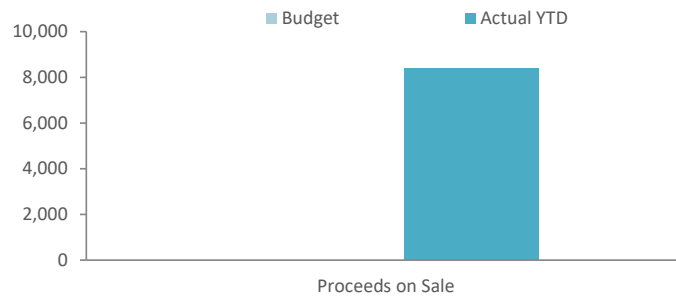
Level of completion indicator, please see table at the end of this note for further detail

		Amended			Variance
Job	Job Description	Budget	YTD Budget	YTD Actual	(Under)/Over
		\$	\$	\$	\$
<b>Buildings</b>					
	BC232400 Staff housing	1,850,000	1,850,000	2,005,608	155,608
	BC010 Capital Renewal - 10 Lancefield	0	0	26,063	26,063
	BC0016 Capital Works - 6 Craiggie St	0	0	10,722	10,722
	BC301 Building - NIAA Funded	1,500,000	1,500,000	0	(1,500,000)
	BC331 Ablution Block - Laverton Race Track	0	0	21,786	21,786
	BC332 Food Prep Area - Racecourse Complex	0	0	67,304	67,304
	BC063 Church	500,000	500,000	0	(500,000)
	BC048 Swimming Pool	75,000	75,000	0	(75,000)
	BC211 Works Depot - Building upgrade and new shed for vehicles pick	485,000	485,000	474,728	(10,272)
	BC039 Building Capital; Airport Terminal	50,000	50,000	14,164	(35,836)
	IO923 New Terminal Building	1,936,126	1,936,126	1,290,630	(645,496)
	BC001 Admin Office Building Improvements	0	0	30,027	30,027
	BC006 Great Beyond Visitors Centre Building Improvements	50,000	50,000	0	(50,000)
	BC044 Police Complex Restoration	70,000	70,000	89,569	19,569
	BC064 Town Hall - Security Screens	0	0	12,770	12,770
<b>Furniture &amp; Fittings</b>					
	FF052 Furniture & Fittings; Council Chambers	35,000	35,000	0	(35,000)
	FF24002 New Tv For Museum	9,000	9,000	0	(9,000)
	4140420 ADMIN - Furniture & Fittings; Capital	0	0	24,243	24,243
	FF24008 Recording Systems; Council Chambers	40,000	40,000	20,119	(19,881)
<b>Plant &amp; Equipment</b>					
	4120330 Generator	0	0	10,400	10,400
	PE800 Genset	67,340	67,340	0	(67,340)
	PE714 Sturt Pea Rd Bore	275,000	275,000	0	(275,000)
<b>Roads</b>					
	TSR2111 Town streets reseal	645,764	645,764	594,461	(51,303)
	TSR110 Town Street Reseal: Lancefield Diversion	0	0	123,459	123,459
	TSR111 Town Street Reseal: Sullivan Road	0	0	80,360	80,360
	TSR001 Town Street Reseal: Council Funded - Sturt Pea Drive	0	0	86,202	86,202
	TSR009 Town Street Reseal: Bandya Road	0	0	60,380	60,380
	RC114 Windich Creek upgrade	200,000	200,000	67,545	(132,455)
	TSR047 Duketon Street Road Reseal	600,000	600,000	0	(600,000)
	TSR068 Town Street Reseal: Cox Street	0	0	76,284	76,284
	TSR073 Town Street Reseal: Crawford Street	0	0	50,733	50,733
	TSR074 Town Street Reseal: Laverton Bypass	0	0	93,711	93,711
	TSR087 Town Street Reseal: Great Central Road	0	0	182,692	182,692
	GRST2113 Gravel Resheet - Lake Wells	422,450	422,450	8,728	(413,723)
	RAR070A Old Laverton Road (RAAR) - Gravel resheeting	250,000	250,000	192,765	(57,235)
	RRG2001 Bandya Rd Gravel resheeting - flood advisory signs	1,350,000	1,350,000	1,273,051	(76,949)
	RAR087 Great Central Road (Raar) 8520 - Pn21100784 - C/Over	50,000	50,000	15,598	(34,402)
<b>Airport</b>					
	IO952 Airport Taxiway & Parking reseal	1,169,265	1,169,265	1,165,227	(4,038)
<b>Other infrastructure</b>					
	IO402 Solar Lighting - Council Entrance	130,000	130,000	5,750	(124,250)
	IO501 Laverton Townsite Reticulation & Beautification	575,000	575,000	651,422	76,422
	IO900 Infrastructure Other; Sturt Pea Bore	220,000	220,000	0	(220,000)
	IO955 Fencing - Laverton Race Track	0	0	51,772	51,772
	IO902 Infrastructure Other; Race Course Bore	125,000	125,000	0	(125,000)
		<b>12,679,945</b>	<b>12,679,945</b>	<b>8,878,274</b>	<b>(3,801,671)</b>

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**OPERATING ACTIVITIES  
NOTE 6  
DISPOSAL OF ASSETS**

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Land	0	0	0	0	10,000	8,380	0	(1,620)
	Plant and equipment					83,730			(83,730)
		0	0	0	0	93,730	8,380	0	(85,350)



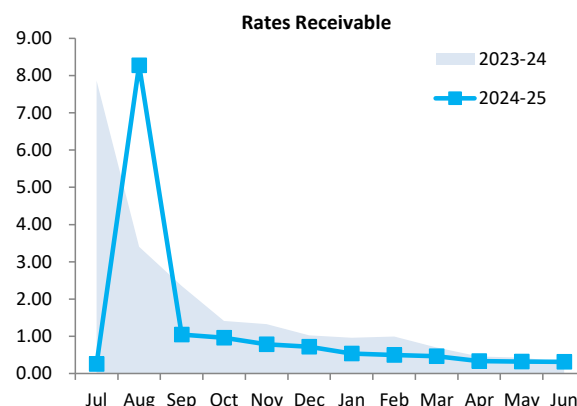
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 JUNE 2025**

**OPERATING ACTIVITIES**

**NOTE 7**

**RECEIVABLES**

Rates receivable	30 June 2024	30 Jun 2025
	\$	\$
Opening arrears previous years	310,788	79,425
Levied this year	6,610,316	7,500,969
Less - collections to date	(6,616,204)	(7,264,744)
Gross rates collectable	<b>304,900</b>	<b>315,650</b>
Allowance for impairment of rates receivable	(225,475)	(225,475)
<b>Net rates collectable</b>	<b>79,425</b>	<b>90,175</b>
% Collected	95.6%	95.8%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	256,546	8,146	0	(230,000)	34,692
Percentage	0.0%	739.5%	23.5%	0%	-663%	
<b>Balance per trial balance</b>						
Sundry receivable						34,692
GST receivable						279,780
<b>Total receivables general outstanding</b>						<b>314,833</b>

Amounts shown above include GST (where applicable)

**KEY INFORMATION**

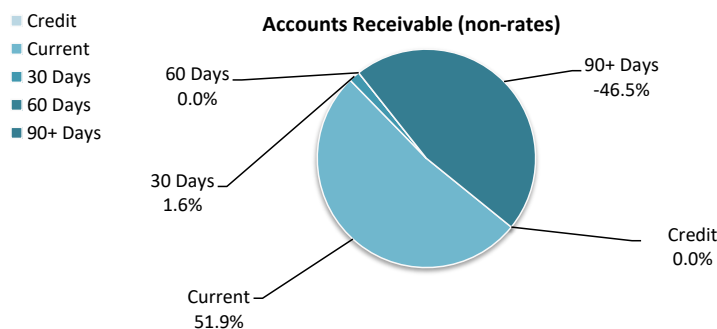
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

**Classification and subsequent measurement**

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**OPERATING ACTIVITIES**  
**NOTE 8**  
**OTHER CURRENT ASSETS**

	Opening Balance 1 July 2024	Asset Increase	Asset Reduction	Closing Balance 30 June 2025
<b>Other current assets</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Inventory</b>				
Fuel	114,629			114,629
<b>Total other current assets</b>	<b>114,629</b>	<b>0</b>	<b>0</b>	<b>114,629</b>
<b>Amounts shown above include GST (where applicable)</b>				

**KEY INFORMATION**

**Inventory**

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**OPERATING ACTIVITIES**  
**NOTE 9**  
**PAYABLES**

<b>Payables - general</b>	<b>Credit</b>	<b>Current</b>	<b>30 Days</b>	<b>60 Days</b>	<b>90+ Days</b>	<b>Total</b>
	\$	\$	\$	\$	\$	\$
Payables - general	0	0	0	0	0	0
Percentage	0%	0%	0%	0%	0%	
<b>Balance per trial balance</b>						
Sundry creditors						0
Interest accrued on loans						3,033
ATO liabilities						80,335
PAYG payables						63,452
Other payables						985
Accrued expenses						7,849
FBT liabilities						2,560
Trust liability						361
<b>Total payables general outstanding</b>						<b>158,575</b>
<b>Amounts shown above include GST (where applicable)</b>						

**KEY INFORMATION**

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**FINANCING ACTIVITIES**

**NOTE 10**

**BORROWINGS**

**Repayments - borrowings**

Information on borrowings		Loan No.	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$
<b>Housing</b>										
DCEO House	82	121,864			(25,670)	(25,670)	96,194	96,194	(4,425)	(3,512)
<b>Recreation and culture</b>										
Community Hub	83	268,100			(56,472)	(56,472)	211,628	211,628	(9,639)	(7,724)
<b>Economic services</b>										
BGB Visitor Centre expansion	84	861,408			(128,491)	(128,491)	732,917	732,917	(15,448)	(9,282)
		1,251,372	0	0	(210,633)	(210,633)	1,040,739	1,040,739	(29,512)	(20,518)
<b>Total</b>		1,251,372	0	0	(210,633)	(210,633)	1,040,739	1,040,739	(29,512)	(20,518)
Current borrowings		210,633					0			
Non-current borrowings		1,040,739					1,040,739			
		1,251,372					1,040,739			

All debenture repayments were financed by general purpose revenue.

**KEY INFORMATION**

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 JUNE 2025**

**OPERATING ACTIVITIES**  
**NOTE 11**  
**OTHER CURRENT LIABILITIES**

		Opening Balance	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance
<b>Other current liabilities</b>	<b>Note</b>	<b>1 July 2024</b>				<b>30 June 2025</b>
		\$		\$	\$	\$
<b>Other liabilities</b>						
- Contract liabilities		2,004,806	0	0	(504,806)	1,500,000
<b>Total other liabilities</b>		2,004,806	0	0	(504,806)	1,500,000
<b>Employee Related Provisions</b>						
Annual leave		235,871	0	0	0	235,871
Long service leave		219,874	0	0	0	219,874
<b>Total Employee Related Provisions</b>		455,745	0	0	0	455,745
<b>Other Provisions</b>						
Remediation costs		183,595	0	0	(1)	183,594
<b>Total Other Provisions</b>		183,595	0	0	(1)	183,594
<b>Total other current assets</b>		<b>2,644,146</b>	<b>0</b>	<b>0</b>	<b>(504,807)</b>	<b>2,139,339</b>

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 12

**KEY INFORMATION**

**Provisions**

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

**Employee Related Provisions**

**Short-term employee benefits**

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

**Other long-term employee benefits**

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

**Contract liabilities**

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025

NOTE 12  
GRANTS AND CONTRIBUTIONS

Provider	Unspent grants and contributions liability					Grants and contributions revenue						
	Liability 1 July 2024	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Jun 2025	Current Liability 30 Jun 2025	Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	YTD Revenue Actual	Forecast 30 June Closing
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Grants and contributions</b>												
<b>General purpose funding</b>												
Financial assistance grant - general	0	0	0	0		274,788	274,788	274,788	0	274,788	1,649,139	1,649,139
Financial assistance grant - roads	0	0	0	0		114,486	114,486	114,486	0	114,486	823,982	823,982
GENPUR - Financial Assistance Grant - RAAR	0	0	0	0		41,666	41,666	41,666	0	41,666	83,334	83,334
<b>Law, order, public safety</b>												
FIRE - Contributions	0	0	0	0		500	500	500	0	500	385	385
<b>Education and welfare</b>												
YOUTH - Grant Funding	0	0	0	0		139,678	139,678	139,678	0	139,678	146,491	146,491
<b>Community amenities</b>												
SANITATION - Grant Income	0	0	0	0		250,000	250,000	250,000	0	250,000	0	0
<b>Recreation and culture</b>												
REC OTHER - Contributions & Donations	0	0	0	0		40,000	40,000	40,000	0	40,000	91,443	91,443
<b>Transport</b>												
ROADM - Other Grants - Flood Damage	0	0	0	0		2,261,248	2,261,248	2,261,248	0	2,261,248	2,261,249	2,261,249
ROADM - Direct Road Grant (MRWA)	0	0	0	0		380,099	380,099	380,099	0	380,099	380,099	380,099
ROADM - Road Contributions	0	0	0	0		0	0	0	0	0	61,200	61,200
<b>Economic services</b>												
CRC - Contributions & Donations	0	0	0	0		2,000	2,000	2,000	0	2,000	0	0
CRC - Grants	0	0	0	0		136,000	136,000	136,000	0	136,000	97,684	97,684
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,640,465</b>	<b>3,640,465</b>	<b>3,640,465</b>	<b>0</b>	<b>3,640,465</b>	<b>5,595,006</b>	<b>5,595,006</b>



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025

NOTE 13  
CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Capital grant/contribution liabilities						Non operating grants, subsidies and contributions revenue						
Provider	Liability 1 July 2024	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Jun 2025	Current Liability 30 Jun 2025	Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	YTD Revenue Actual	Forecast 30 June Closing
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Capital grants and subsidies</b>												
<b>Recreation and culture</b>												
REC OTH - Capital Grant - NIAA	1,500,000	0	0	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	0	1,500,000	0	0
REC OTH - Capital Grant Other	0	0	0	0	0	209,000	209,000	209,000	0	209,000	209,319	209,319
<b>Transport</b>												
ROADC - Regional Road Group Grants (MRW)	0	0	0	0	0	900,000	900,000	900,000	0	900,000	979,265	979,265
ROADC - Roads to Recovery Grant	504,806	0	(504,806)	0	0	645,764	645,764	645,764	0	645,764	645,764	645,764
ROAD C - Grants RAAR	0	0	0	0	0	83,333	83,333	83,333	0	83,333	83,333	83,333
AERO - Grants	0	0	0	0	0	1,246,607	1,246,607	1,246,607	0	1,246,607	601,819	601,819
	<b>2,004,806</b>	<b>0</b>	<b>(504,806)</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>4,584,704</b>	<b>4,584,704</b>	<b>4,584,704</b>	<b>0</b>	<b>4,584,704</b>	<b>2,519,500</b>	<b>2,519,500</b>

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**NOTE 14  
BUDGET AMENDMENTS**

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

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	<b>Budget adoption</b>						0
	Increase in Opening balance due to audit		Opening Surplus(Deficit)			(2,376,099)	(2,376,099)
	Grants, subsidies and contributions	Annual Review	Operating Revenue			(30,000)	(2,406,099)
	Fees and charges	Annual Review	Operating Revenue			(80,000)	(2,486,099)
	Interest revenue	Annual Review	Operating Revenue		175,000		(2,311,099)
	Other revenue	Annual Review	Operating Revenue		1,036,248		(1,274,851)
	Employee costs	Annual Review	Operating Expenses		569,285		(705,566)
	Materials & contracts	Annual Review	Operating Expenses		1,729,071		1,023,505
	Utility charges	Annual Review	Operating Expenses		94,144		1,117,649
	Capital grants, subsidies and contributions	Annual Review	Capital Revenue		298,550		1,416,199
	Purchase of property, plant and equipment	Annual Review	Capital Expenses		2,623,395		4,039,594
	Purchase and construction of infrastructure	Annual Review	Capital Expenses			(352,403)	3,687,191
	Transfers to reserve accounts	Annual Review	Capital Expenses			(3,737,371)	(50,180)
				0	6,525,693	(6,575,873)	(50,180)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 30 JUNE 2025**

**NOTE 15  
TRUST FUND**

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

Description	Opening Balance 1 July 2024	Amount Received	Amount Paid	Closing Balance 30 Jun 2025
	\$	\$	\$	\$
Department of Transport	0	57,035	(56,674)	361
	0	57,035	(56,674)	361

## Shire of Laverton

GL / Job	Description	2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
GENERAL PURPOSE FUNDING - RATES		Revenue	Expense	Revenue	Expense	Revenue	Expense	
OPERATING EXPENDITURE								
	2030100 RATES - Employee Costs - Wages; Salaries; Superannuation							
	2030102 RATES - Employee Costs - Allowances; WC & FBT		145,508		145,508		75,845	
	2030104 RATES - Employee Costs - Training & Development; Conferences		0		0		0	
	2030112 RATES - Valuation Expenses		2,000		2,000		0	
	2030113 RATES - Title/Company Searches		10,000		10,000		10,672	
	2030114 RATES - Debt Collection Expenses		2,000		2,000		0	
	2030115 RATES - Printing & Stationery		10,000		10,000		0	
	2030116 RATES - Postage & Freight		1,500		1,500		56	
	2030117 RATES - Doubtful Debts Expense		1,000		1,000		532	
	2030118 RATES - Write Off		0		0		0	
	2030140 RATES - Advertising & Promotion		10,000		10,000		2,477	
	2030185 RATES - Legal Expenses		1,000		1,000		444	
	2030198 RATES - Staff Housing Costs Allocated		15,000		15,000		8,150	
	2030199 RATES - Administration Allocated		52,797		52,797		23,407	
			225,275		225,275		199,320	
			476,080		476,080		320,901	
OPERATING REVENUE								
	3030120 RATES - Instalment Admin Fee Received							
	3030121 RATES - Account Enquiry Charges	3,000		3,000		4,145		
	3030122 RATES - Reimbursement of Debt Collection Costs	500		500		1,109		
	3030130 RATES - Rates Levied - Synergy	10,000		10,000		12,001		
	3030135 RATES - Other Income	7,881,699		7,881,699		7,837,157		
	3030138 RATES - Discount on Rates Levied			0		0		
	3030145 RATES - Penalty Interest Received	(394,085)		(394,085)		(336,189)		
	3030146 RATES - Instalment Interest Received	40,000		40,000		24,376		
	3030148 RATES - ESL Interest Received	15,000		15,000		8,909		
		500		500		904		
		7,556,614		7,556,614		7,552,413		
TOTAL General Purpose Funding - Rates -		7,556,614	476,080	7,556,614	476,080	7,552,413	320,901	
GENERAL PURPOSE FUNDING - RATES								
CAPITAL EXPENDITURE								
	4030181 RATES - Transfer To Reserves							
			0		0	0	0	
CAPITAL REVENUE								
	5030181 RATES - Transfer From Reserves	0		0		0		
TOTAL General Purpose Funding - Rates								
		0	0	0	0	0	0	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
GENERAL PURPOSE FUNDING - OTHER									
OPERATING EXPENDITURE									
2030211	GENPUR - Bank Fees & Charges			1,000		1,000		7,430	Higher than expected due to card transaction rates receipts
2030218	GENPUR - Write Off - General Debtors			1,000		1,000		0	
2030298	GENPUR - Staff Housing Costs Allocated			31,678		31,678		14,044	
2030299	GENPUR - Administration Allocated			136,750		136,750		121,133	
				170,428		170,428		142,607	
OPERATING REVENUE									
3030210	GENPUR - Financial Assistance Grant - General		274,788		274,788		1,649,139		
3030211	GENPUR - Financial Assistance Grant - Roads		114,486		114,486		823,982		
3030212	GENPUR - Financial Assistance Grant - RAAR		41,666		41,666		83,334		
3030235	GENPUR - Other Income		0		0		1		
3030245	GENPUR - Interest Earned - Reserve Funds		388,502		388,502		523,426		
3030246	GENPUR - Interest Earned - Municipal Funds		425,000		425,000		316,608		
3030247	GENPUR - Interest Earned - Restricted Funds		0		0		0		
			1,244,442		1,244,442		3,396,490		
TOTAL General Purpose Funding - Other			1,244,442	170,428	1,244,442	170,428	3,396,490	142,607	
GENERAL PURPOSE FUNDING - OTHER									
CAPITAL EXPENDITURE									
4030281	GENPUR - Transfer Interest To Reserves							4,260,797	
				4,125,873		4,125,873		4,260,797	
TOTAL General Purpose Funding - Other			0	4,125,873	0	4,125,873	0	4,260,797	
TOTAL GENERAL PURPOSE FUNDING			8,801,056	4,772,381	8,801,056	4,772,381	10,948,903	4,724,305	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
GOVERNANCE - MEMBERS OF COUNCIL									
OPERATING EXPENDITURE									
2040111	MEMBERS - President's Allowance			39,998		39,998		41,857	
2040112	MEMBERS - Deputy President's Allowance			10,000		10,000		10,000	
2040113	MEMBERS - Sitting Fees			123,977		123,977		121,911	
2040114	MEMBERS - Communications Allowance			10,500		10,500		10,091	
2040117	MEMBERS - Training			11,500		11,500		12,267	
2040118	MEMBERS - Travel Expenses			25,000		25,000		8,939	
2040119	MEMBERS - Conference Expenses			40,000		40,000		29,491	
2040129	MEMBERS - Donations to Community Groups			100,000		100,000		2,000	
2040141	MEMBERS - Subscriptions & Publications			68,000		68,000		89,362	
2040152	MEMBERS - Consultants			3,000		3,000		9,061	
2040187	MEMBERS - Other Expenses			80,000		80,000		56,443	
2040188	MEMBERS - Chambers Operating Expenses			2,500		2,500		2,105	
2040189	MEMBERS - Chambers Building Maintenance			7,000		7,000			
BM052	BM052 Council Chambers Building Maintenance	7,000		0		0		7,734	
2040192	MEMBERS - Depreciation - Members			283		283		280	
2040198	MEMBERS - Staff Housing Costs Allocated			68,638		68,638		30,430	
2040199	MEMBERS - Administration Allocated			380,757		380,757		337,015	
				971,153		971,153		768,986	
OPERATING REVENUE									
3040135	MEMBERS - Other Income			0		0		0	
TOTAL Governance - Members of Council			0	971,153	0	971,153	0	768,986	
GOVERNANCE - MEMBERS OF COUNCIL									
CAPITAL EXPENDITURE									
4040120	MEMBERS - Furniture and Fittings: Capital			75,000		75,000			
FF24004	FF24004 Historical Plaques	0				0			
FF24008	Recording system chambers	75,000						20,119	Chambers - new recording system - statutory requirements
				75,000		75,000		20,119	
CAPITAL REVENUE									
5040181	MEMBERS - Transfer From Reserve								
				0		0		0	
TOTAL Governance - Members of Council			0	75,000	0	75,000	0	20,119	
TOTAL GOVERNANCE			0	1,046,153	0	1,046,153	0	789,105	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
<b>LAW, ORDER &amp; PUBLIC SAFETY - FIRE PREVENTION</b>									
<b>OPERATING EXPENDITURE</b>									
2050112 FIRE - Fire Prevention/Burning/Control				0		0		0	
W348 W348 Fire Prevention; Hazard Burning: Fire Control				0		0		0	
2050130 FIRE - Insurance				2,000		2,000		0	
2050187 FIRE - Other Expenditure				1,000		1,000			
W356 Fire Prevention; Assistance to DFES		1,000				0		0	
2050198 FIRE - Staff Housing Costs Allocated				26,398		26,398		11,703	
2050199 FIRE - Administration Allocated				109,420		109,420		96,868	
				138,818		138,818		108,571	
<b>OPERATING REVENUE</b>									
3050100 FIRE - Contributions & Donations			500		500		385		
3050110 FIRE - Grants			0		0		0		
3050120 FIRE - Charges			0		0		0		
3050135 FIRE - Other Income			2,000		2,000		0		
			2,500		2,000		385		
<b>TOTAL LOPS - Fire Prevention</b>			2,500	138,818	2,500	138,818	385	108,571	
<b>LAW, ORDER &amp; PUBLIC SAFETY - ANIMAL CONTROL</b>									
<b>OPERATING EXPENDITURE</b>									
2050212 ANIMAL - Animal Control Expenses				55,000		55,000			
W341 Murdoch Vet microchipping & consult services		10,000		0		0		5,951	
W349 Animal Control; Contract Ranger		42,000		0		0		42,000	
W350 Animal Control; Shire Staff		2,000		0		0		52	
W370 Animal Control; Dog Exercise Area Maintenance		1,000		0		0		1,778	
2050287 ANIMAL - Other Expenditure				1,000		1,000		67	
2050289 ANIMAL - Pound Maintenance/Operations				1,000		1,000			
W327 Dog Pound		1,000		0		0		357	
2050292 ANIMAL - Depreciation				3,013		3,013		1,936	
2050298 ANIMAL - Staff Housing Costs Allocated				5,279		5,279		2,340	
2050299 ANIMAL - Administration Allocated				39,745		39,745		35,242	
				105,037		105,037		89,723	
<b>OPERATING REVENUE</b>									
3050221 ANIMAL - Animal Registration Fees			1,200		1,200		2,265		
			1,200		1,200		2,265		
<b>TOTAL LOPS - Animal Control</b>			1,200	105,037	1,200	105,037	2,265	89,723	

Shire of Laverton								
Supporting Schedules to the Monthly Financial Reports								
For The Period Ending 30 June 2025								
GL / Job	Description	2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	
<b>LAW, ORDER &amp; PUBLIC SAFETY - OTHER</b>								
<b>OPERATING EXPENDITURE</b>								
2050311 OL OPS - CCTV Maintenance			10,000		10,000		0	
2050312 OL OPS - CCTV Other Expenses			1,000		1,000		337	
2050313 OL OPS - Solar Lighting Maintenance			30,000		30,000		0	
2050314 OL OPS - Crime Prevention Strategies			5,000		5,000		0	
2050392 OL OPS - Depreciation			14,941		14,941		19,645	
2050398 OL OPS - Staff Housing Costs Allocated			5,279		5,279		2,340	
2050399 OL OPS - Administration Allocated			34,636		34,636		30,620	
			100,856		100,856		52,942	
<b>OPERATING REVENUE</b>								
3050312 OL OPS - Grants		0		0		0	0	
						0		
<b>TOTAL LOPS - Other</b>		0	100,856	0	100,856	0	52,942	
<b>CAPITAL EXPENDITURE</b>								
4050380 OL OPS - Infrastructure Other			130,000		130,000		5,750	
Extension of CCTV and ANPR Hardware			130,000	0	130,000	0	5,750	
<b>TOTAL LOPS - Other</b>		0	130,000	0	130,000	0	5,750	
<b>TOTAL LAW ORDER &amp; PUBLIC SAFETY</b>		3,700	474,711	3,700	474,711	2,650	266,986	
<b>HEALTH - PREVENTATIVE</b>								
<b>OPERATING EXPENDITURE</b>								
2070211 PREVENT - Contract EHO			10,000		10,000		8,972	
2070212 PREVENT - Analytical Expenses			500		500		0	
2070240 PREVENT - Advertising & Promotion			500		500		0	
2070287 PREVENT - Other Expenses			1,000		1,000		0	
2070298 PREVENT - Staff Housing Costs Allocated			5,279		5,279		2,340	
2070299 PREVENT - Administration Allocated			29,530		29,530		26,191	
			46,809		46,809		37,503	
<b>TOTAL Health - Preventative</b>		0	46,809	0	46,809	0	37,503	



Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
HEALTH - OTHER									
OPERATING EXPENDITURE									
2070310	OTHHEALTH - Motor Vehicle Expenses								
2070311	OTHHEALTH - Medical Practice Subsidy			2,500		2,500		8,249	
2070318	OTHHEALTH - Gratuity Payments; Nurses			277,003		277,003		263,375	
2070387	OTHHEALTH - Other Expenses			30,000		30,000		8,000	
2070388	OTHHEALTH - Building Operations			4,500		4,500		1,764	
BO018	6-8 Dukeleyn Street; Other Housing; Currently Doctor'S Residence - Operating	13,000				0		12,351	
2070389	OTHHEALTH - Building Maintenance			8,000		8,000			
BM018	6-8 Dukeleyn Street; Other Housing; currently Doctor's residence - Maintenance	8,000				0		1,988	
2070392	OTHHEALTH - Depreciation			7,209		7,209		7,125	
2070398	OTHHEALTH - Staff Housing Costs Allocated			5,279		5,279		2,340	
2070399	OTHHEALTH - Administration Allocated			0		0		0	
				347,491		347,491		305,193	
OPERATING REVENUE									
3070335	OTHHEALTH - Other Income								
				500		500		1,723	
				500		500		1,723	
				0		0		0	
TOTAL Health - Other				500		500		1,723	
TOTAL HEALTH				500		500		1,723	
				347,491		347,491		305,193	
				394,300		394,300		342,696	

## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
EDUCATION & WELFARE - YOUTH									
OPERATING EXPENDITURE									
	2080 100 YOUTH - Employee Costs - Wages; Salaries; Superannuation			143,590		143,590		67,484	
	2080 102 YOUTH - Employee Costs - Allowances; WC & FBT			3,000		3,000		0	
	2080 104 YOUTH - Employee Costs - Training & Development; Conferences			2,000		2,000		0	
	2080 106 YOUTH - Employee Costs - Other			1,000		1,000		600	
	2080 110 YOUTH - Motor Vehicle Expenses			5,000		5,000		1,677	
	2080 112 YOUTH - Youth Services			1,000		1,000		0	
	2080 115 YOUTH - Printing & Stationery			1,000		1,000		646	
	2080 140 YOUTH - Advertising & Promotion			1,000		1,000		0	
	2080 152 YOUTH - Consultants			5,000		5,000		50,000	Stephen Michael Foundation
	2080 186 YOUTH - Expensed Minor Asset Purchases			1,000		1,000		0	
	2080 187 YOUTH - Other Expenses			30,000		30,000			
	Y0U010 YOUTH - Other Expenses General	30,000		0		0		56,491	Cycling Development Foundation Contribution
	2080 188 YOUTH - Building Operating Expenses			52,000		52,000			
	BO032 BO032 - Building Operating - Youth Office	10,000		0		0		2,451	
	BO036 BO036 - Building Operating - Youth Centre	42,000		0		0		1,908	
	BO028 BO028 - Laverton Creche (Town Hall) - Maintenance			0		0		5,720	
	2080 189 YOUTH - Building Maintenance			62,000		62,000			
	BM028 Laverton Creche (Town Hall) - Maintenance	0		0		0		6,750	
	BM032 BM032 - Building Maintenance - Youth Office	0		0		0		1,637	
	BM036 BM036 - Building Maintenance - Youth Centre	62,000		0		0		38,659	
	2080 190 YOUTH - Garden & Grounds Maintenance			15,000		15,000			
	W353 Youth Centre - Garden & Grounds Maintenance	15,000		0		0		8,458	
	2080 192 YOUTH - Depreciation			9,319		9,319		8,501	
	2080 198 YOUTH - Staff Housing Costs Allocated			5,279		5,279		2,340	
	2080 199 YOUTH - Administration Allocated			24,424		24,424		21,569	
				361,612		361,611		274,890	
OPERATING REVENUE									
	3080 110 YOUTH - Grant Funding		139,678		139,678		146,491		
	3080 100 YOUTH - Contributions & Donations		500		500		0		
			140,178		140,178		146,491		
EDUCATION & WELFARE - YOUTH									
CAPITAL EXPENDITURE									
	4080 140 YOUTH - Building: Capital			0		0		0	
				0		0		0	
TOTAL Education & Welfare - Youth			140,178	361,612	140,178	361,611	146,491	274,890	
TOTAL Education & Welfare - Youth			140,178	361,612	140,178	361,611	146,491	274,890	

Shire of Laverton

Supporting Schedules to the Monthly Financial Reports  
For The Period Ending 30 June 2025

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
EDUCATION & WELFARE - OTHER EDUCATION									
OPERATING EXPENDITURE									
2080388	OTHERED - Building Operations			5,000		5,000			
B0034	Youth Office & Toilet; 14 Duketon Street; Toilet Block; Operating	5,000		0		0		4,319	
2080389	OTHERED - Building Maintenance			2,000		2,000		0	
BM034	Youth Office & Toilet; 14 Duketon Street; Toilet Block; Maintenance	2,000		0		0		0	
2080399	OTHERED - Administration Allocated			2,000		0		0	
				7,000		7,000		4,319	
TOTAL Education & Welfare - Other Education			0	7,000	0	7,000	0	4,319	
EDUCATION & WELFARE - COMMUNITY DEVELOPMENT									
OPERATING EXPENDITURE									
2080400	COM DEV - Employee Costs - Wages; Salaries; Superannuation			0		0		0	
2080402	COM DEV - Employee Costs - Allowances; WC & FBT			0		0		0	
2080404	COM DEV - Employee Costs - Training & Development; Conferences			0		0		0	
2080406	COM DEV - Employee Costs - Other			0		0		0	
2080410	COM DEV - Motor Vehicle Expenses			0		0		1,683	
2080415	COM DEV - Printing & Stationery			0		0		0	
2080441	COM DEV - Subscriptions & Memberships			0		0		0	
2080450	COM DEV - Community Short Term Camp Facilities			0		0			
W334	Short Term Camping Facilities	0		0		0		5,796	
2080486	COM DEV - Expensed Minor Asset Purchases			0		0		0	
2080487	COM DEV - Other Expenses			292,000		292,000			
CD001	COM DEV - Other Expenses	0		0		0		62	
CD011	City of Kalgoorlie Boulder CDC	292,000		0		0		0	
2080488	COM DEV - Building Operations			13,000		13,000			
BO033	Old School Building; Utilities; Cleaning; Insurance	6,500		0		0		6,041	
BO050	Mens Shed Insurance Premium	0		0		0		0	
BM050	Mens Shed Maintenance	0		0		0		0	
BO031	Community Services; 12 MacPherson Place; Office & Shed - Opera	6,500		0		0		585	
2080489	COM DEV - Building Maintenance					0			
BM033	Old School Building; Minor Building Maintenance			0		0		4,636	
BM031	Community Services; 12 MacPherson Place; Office & Shed - Maint	0		0		0		2,703	
2080490	COM DEV - Garden & Grounds Maintenance			0		0		0	
W354	COM DEV - Garden & Grounds Maintenance	0		0		0		0	
2080492	COM DEV - Depreciation			3,659		3,659		21,738	
2080498	COM DEV - Staff Housing Costs Allocated			10,557		10,557		4,680	
2080499	COM DEV - Administration Costs Allocated			41,294		41,294		36,590	
				360,510		360,510		84,515	

## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
<b>OPERATING REVENUE</b>									
	3080410 COM DEV - Grant Funding		0		0		0		
	3080435 COM DEV - Other Income		0		0		0		
			0		0		0		
TOTAL Education & Welfare - Community Development			0	360,510	0	360,510	0	84,515	
<b>EDUCATION &amp; WELFARE - COMMUNITY DEVELOPMENT</b>									
<b>CAPITAL EXPENDITURE</b>									
	4080410 COM DEV - Building: Capital								
	BC2023 - Building upgrade (roof and cladding)					0		0	
	4080420 COM DEV - Furniture & Fittings: Capital			0		0		0	
	4080480 COM DEV - Infrastructure Other			0		0		0	
	4080481 COM DEV - Transfer To Reserves			0		0		0	
<b>CAPITAL REVENUE</b>									
	5080481 COM DEV - Transfer From Reserves		0		0		0		
			0		0		0		
TOTAL Education & Welfare - Community Development			0	0	0	0	0	0	
<b>EDUCATION &amp; WELFARE - CASHLESS DEBIT CARD OPERATIONS</b>									
<b>OPERATING EXPENDITURE</b>									
	2080590 CDC - Gardens & Grounds Mice			0		0		0	
	W357 W357 Old School Building	36,000		36,000		36,000		29,331	
	2080589 CDC - Building Maintenance			0		0		0	
				36,000		36,000		29,331	
<b>OPERATING REVENUE</b>									
	3080535 CDC - Other Income		0		0		103		
			0		0		103		
TOTAL Education & Welfare - Cashless Debit Card Operations			0	36,000	0	36,000	103	29,331	
TOTAL EDUCATION & WELFARE			140,178	765,122	140,178	765,121	146,594	393,055	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
HOUSING - STAFF HOUSING									
OPERATING EXPENDITURE									
2090170	STF HOUSE - Loan Interest Repayments			3,511		3,511		4,425	
	Loan 82: DCEO Housing	3,511		0		0			
2090187	STF HOUSE - Other Expenses			175,000		175,000		(7,991)	Credit from internet provider on housing
2090188	STF HOUSE - Staff Housing Building Operations			184,000		184,000			
BO009	Building Operations: 11 Boomerang Street	9,319		0		0		5,326	
BO010	Building Operations: 10 Lancefield Street	8,519		0		0		5,881	
BO011	Building Operations: 2 Shirley Avenue	8,119		0		0		3,703	
BO013	Building Operations: 3 Mikado Way	8,919		0		0		4,746	
BO016	Building Operations: 6 Craigie Street	8,119		0		0		10,071	
BO017	Building Operations: 8A Craigie Street	8,919		0		0		4,525	
BO019	Building Operations: 2 Boomerang Street	8,519		0		0		4,559	
BO020	Building Operations: 14 Boomerang Street	8,119		0		0		4,297	
BO021	Building Operations: 8 Leahy Close	9,319		0		0		11,054	
BO022	Building Operations: 1 Mikado Way	8,919		0		0		10,255	
BO023	Building Operations: 8B Craigie Street	8,919		0		0		5,544	
BO024	Building Operations: 5 Lancefield Street	9,319		0		0		21,693	
BO054	Building Operations: Unit 1; 5 Burt Street	8,919		0		0		4,079	
BO055	Building Operations: Unit 2; 5 Burt Street	8,919		0		0		2,882	
BO056	Building Operations: Unit 3; 5 Burt Street	8,919		0		0		3,321	
BO057	Building Operations: Unit 4; 5 Burt Street	8,919		0		0		2,840	
BO058	Building Operations: Unit 5; 5 Burt Street	8,919		0		0		3,015	
BO059	Building Operations: Unit 6; 5 Burt Street	8,919		0		0		2,950	
BO060	Building Operations: Unit 7; 5 Burt Street	8,919		0		0		3,022	
BO062	Building Operations: Common Area; 5 Burt Street	8,919		0		0		15,684	
BO063	Building Operations: Vacant Lots	7,620		0		0		1,453	

Shire of Laverton  
Supporting Schedules to the Monthly Financial Reports  
For The Period Ending 30 June 2025

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
2090189	STF HOUSE - Staff Housing Building Maintenance			120,000		120,000			
BM010	Building Maintenance: 10 Lancefield Street	5,750		0		0	6,608		
BM009	Building Maintenance: 11 Boomerang Street	5,750		0		0	71		
BM011	Building Maintenance: 2 Shirley Avenue	5,750		0		0	3,569		
BM013	Building Maintenance: 3 Mikado Way	5,750		0		0	1,099		
BM016	Building Maintenance: 6 Craigie Street	5,750		0		0	30		
BM017	Building Maintenance: 8A Craigie Street	5,750		0		0	0		
BM019	Building Maintenance: 2 Boomerang Street	5,750		0		0	0		
BM020	Building Maintenance: 14 Boomerang Street	5,750		0		0	297		
BM021	Building Maintenance: 8 Leahy Close	5,750		0		0	6,447		
BM022	Building Maintenance: 1 Mikado Way	5,750		0		0	4,069		
BM023	Building Maintenance: 8B Craigie Street	5,750		0		0	3,947		
BM024	Building Maintenance: 5 Lancefield Street	10,750		0		0	744		
BM054	Building Maintenance: Unit 1; 5 Burt Street	5,750		0		0	1,978		
BM055	Building Maintenance: Unit 2; 5 Burt Street	5,750		0		0	0		
BM056	Building Maintenance: Unit 3; 5 Burt Street	5,750		0		0	0		
BM057	Building Maintenance: Unit 4; 5 Burt Street	5,750		0		0	0		
BM058	Building Maintenance: Unit 5; 5 Burt Street	5,750		0		0	0		
BM059	Building Maintenance: Unit 6; 5 Burt Street	5,750		0		0	0		
BM060	Building Maintenance: Unit 7; 5 Burt Street	5,750		0		0	2,188		
BM062	Building Maintenance: Common Area; 5 Burt Street	5,750		0		0	0		
2090191	STF HOUSE - Loss on Disposal of Assets			0		0	1,620		
2090192	STF HOUSE - Depreciation			46,316		46,316	55,060		
2090198	STF HOUSE - Staff Housing Costs Recovered			(530,827)		(530,827)	(235,335)		
2090199	STF HOUSE - Administration Allocated			24,424		24,424	21,569		
				22,424		22,424	1,292		
OPERATING REVENUE									
3090101	STF HOUSE - Staff Rental Reimbursements		5,000					4,263	
3090135	STF HOUSE - Other Income; Rental Income		15,000					13,056	
			20,000					17,319	
					20,000				
			20,000	22,424	20,000	22,424	17,319	1,292	
CAPITAL EXPENDITURE									
4090110	STF HOUSE - Building; Capital			1,850,000		1,850,000			
BC232400	New Housing	1,850,000					2,005,608		
BC0016	Capital works - 6 Craggie St						10,722		
BC010	Capital Renewal - 10 Lancefield						26,063		
4090182	STF HOUSE - Loan Principal Repayments		25,669			25,669	25,669		
	Loan 82; DCEO Housing	25,669		1,875,669		1,875,669	2,068,062		
CAPITAL REVENUE									
5090150	STF HOUSE - Proceeds on Disposal of Assets			0				8,380	
5090151	STF HOUSE - Realisation on Disposal of Assets			0				(8,380)	Sale of 17 Morgans St Property

## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
<b>HOUSING - OTHER HOUSING</b>									
<b>OPERATING EXPENDITURE</b>									
	2090288 OTHER HOUSE - Building Operations								
	BO018 BOO18 Doctor Housing - Operations	Sch. 7		9,000		9,000			0
	BO012 BOO12 14 Eritsoun Street; Historic Police Complex; Operations	4,500		0		0			0
	BO025 BOO25 1-13 Augusta Street; Operations	4,500		0		0			7,753
	BO065 4 Duketon Street; Other Housing; Operating					0			4,003
	2090289 OTHER HOUSE - Building Maintenance			4,000		4,000			36
	BM018 BM018 Doctor Housing - Maintenance	0		0		0			0
	BM012 BM012 Eritsoun Street; Historic Police Complex; Maintenance	2,000		0		0			0
	BM025 BM025 1-13 Augusta Street; Operations	2,000		0		0			0
	2090292 OTHER HOUSE - Depreciation			7,209		7,209			2,517
	2090298 OTHER HOUSE - Staff Housing Costs Allocated			5,279		5,279			2,340
	2090299 OTHER HOUSE - Administration Allocated			34,638		34,638			30,620
				60,126		60,127			47,270
<b>OPERATING REVENUE</b>									
	3090235 OTHER HOUSE - Other Income; Housing Rental								
			0			0			12,017
			0			0			12,017
TOTAL Other Housing			0	60,126	0	60,127	12,017	47,270	
TOTAL HOUSING			20,000	1,958,219	20,000	1,958,219	29,337	2,116,624	
<b>COMMUNITY AMMENITIES - SANITATION</b>									
<b>OPERATING EXPENDITURE</b>									
	2100111 SANITATION - Waste Collection			42,250		42,250			
	W342 W342 Domestic Waste Collection	42,250		0		0			47,904
	2100112 SANITATION - Waste Collection; Mount Margaret			24,600		24,600			
	W343 W343 Waste Collection; Mount Margaret	24,600		0		0			21,643
	2100113 SANITATION - Litter Control			117,500		117,500			
	W347 W347 Litter Control	117,500		0		0			90,987
	2100114 SANITATION - Commercial/Industrial Collection			98,000		98,000			
	W344 W344 Commercial/Industrial Waste Collection	54,000		0		0			72,113
	W345 W345 Quarantine Bin; Great Central Road	44,000		0		0			29,524
	2100117 SANITATION - General Tip Maintenance			318,762		318,762			
	W318 W318 Laverton Waste Facility	318,762		0		0			397,591
	2100118 SANITATION - Household Verge Collection			2,000		2,000			
	W346 W346 Household Verge Collection	2,000		0		0			231
	2100187 SANITATION - Other Expenses			10,000		10,000			3,362
	2100192 SANITATION - Depreciation			29,211		29,211			32,984
	2100498 SANITATION - Staff Housing Costs Allocated			5,279		3,512			2,340
	2100199 SANITATION - Administration Allocated			24,424		24,424			21,569
				672,026		670,259			720,248

## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
OPERATING REVENUE									
	3100100 SANITATION - Domestic Refuse Collection Charges								
	3100101 SANITATION - Domestic Services; Mount Margaret Rubbish Collection		80,000		80,000		80,086		
	3100120 SANITATION - Commercial Collection Charge		24,000		24,000		24,640		
	3100121 SANITATION - Commercial Collection Charge (Additional)		23,000		23,000		44,744		
	3100125 SANITATION - Fees & Charges				0				
	3100125 SANITATION - Fees & Charges		40,000		40,000		237,473		
	3100130 SANITATION - Grant Income		0		250,000				
	3100135 SANITATION - Other Income		250,000		0		107		
			417,000		417,000		387,050		
TOTAL Community Amenities - Sanitation			417,000	0	417,000	670,259	387,050	720,248	
COMMUNITY AMENITIES - TOWN PLANNING & REGIONAL DEVELOPMENT									
OPERATING EXPENDITURE									
	2100252 PLANNING - Consultants			5,000		5,000		1,388	
	2100287 PLANNING - Other Expenses			34,638		0		0	
	2100298 PLANNING - Staff Housing Costs Allocated			0		0		0	
	2100299 PLANNING - Administration Allocated			0		34,638		30,620	
				39,638		39,638		32,008	
OPERATING REVENUE									
3100220	PLANNING - Fees & Charges		500		500		0		
3100235	PLANNING - Other Income		0		0		0		
			500		500		0		
TOTAL Town Planning			500	39,638	500	39,638	0	32,008	



## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
<b>COMMUNITY AMENITIES - OTHER COMMUNITY AMENITIES</b>									
<b>OPERATING EXPENDITURE</b>									
2100311	COM AMEN - Cemetery Maintenance/Operations								
W314	Cemetery Maintenance & Operations (includes FLCAG)	94,600		114,100		114,100		115,409	
W326	Cemetery Carpark Maintenance	19,500		0		0		974	
2100315	COM AMEN - Other Community Amenities, Maintenance/Operations			0		0		0	
2100387	COM AMEN - Other Expenses			10,000		10,000		20,000	Outback Grave Markers
2100388	COM AMEN - Public Conveniences Operations			44,750		44,750			
BO037	BO037 Public Toilets- 13 Duketon Street	20,000		0		0		3,303	
BO038	BO038 Public Toilets, Mary Mac Way	24,750		0		0		19,963	
2100389	COM AMEN - Public Conveniences Maintenance			20,000		20,000			
BM037	BM037 Public Toilets- 13 Duketon Street	10,000		0		0		0	
BM038	BM038 Public Toilets, Mary Mac Way	10,000		0		0		1,469	
2100392	COM AMEN - Depreciation			19,730		19,730		36,939	
2100398	COM AMEN - Staff Housing Costs Allocated			5,279		5,279		2,340	
2100399	COM AMEN - Administration Allocated			34,638		34,638		30,620	
				248,497		248,497		231,018	
<b>OPERATING REVENUE</b>									
3100320	COM AMEN - Cemetery Fees: Burial		3,000		3,000		7,800		
3100325	COM AMEN - Cemetery Fees: Monuments		0		0		0		
			3,000		3,000		7,800		
TOTAL Community Amenities - Other			3,000	248,497	3,000	248,497	7,800	231,018	
<b>COMMUNITY AMENITIES - OTHER COMMUNITY AMENITIES</b>									
<b>CAPITAL EXPENDITURE</b>									
4100380	COM AMEN - Infrastructure Other: Capital								
IO314	Cemetery Improvements (FLCAG) Included Under W314	0						0	
4100381	COM AMEN - Transfer to Reserves							0	
TOTAL Community Amenities - Other			420,500	960,161	420,500	958,394	394,850	983,274	
<b>TOTAL COMMUNITY AMENITIES</b>									

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
RECREATION & CULTURE - PUBLIC HALLS									
OPERATING EXPENDITURE									
2110186	HALLS - Expensed Minor Asset Purchases			0		0		0	
2110187	HALLS - Other Expenses			5,000		5,000		0	
2110188	HALLS - Town Halls & Public Building Operations			24,850		24,850			
BO029	Town Hall: Utilities: Cleaning: Insurance	20,850						32,176	
BO030	1-13 Augusta Street: Utilities: Cleaning: Insurance	4,000		0		0		0	
2110189	HALLS - Town Halls & Public Building Maintenance			16,850		16,850			
BM029	Town Hall: Minor Building Maintenance	13,850		0		0		8,758	
	Includes Provision for Minor Furnishings & Fittings			0		0		0	
BM030	1-13 Augusta Street: Minor Building Maintenance	3,000		0		0		0	
2110192	HALLS - Depreciation			57,098		57,097		60,032	
2110198	HALLS - Staff Housing Costs Allocated			5,279		5,279		2,340	
2110199	HALLS - Administration Allocated			25,053		25,053		22,147	
				134,130		134,129		125,453	
OPERATING REVENUE									
3100198	HALLS - Key Deposits and Bonds		0			0		0	
3110120	HALLS - Town Hall Hire		0			0		1,164	
3110135	HALLS - Other Income		0			0		26,363	
						0		27,526	
TOTAL Other Recreation & Culture - Public Halls			0	134,130	0	134,129	27,526	125,453	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
<b>RECREATION &amp; CULTURE - PUBLIC HALLS</b>									
<b>CAPITAL EXPENDITURE</b>									
4110110	HALLS - Building: Capital								
BC064	Town Hall - Security Screens	14,000						12,770	
								12,770	
<b>TOTAL PUBLIC HALLS</b>							0	12,770	
<b>RECREATION &amp; CULTURE - SWIMMING &amp; BEACHES</b>									
<b>OPERATING EXPENDITURE</b>									
2110200	SWIM - Employee Costs - Wages, Salaries; Superannuation			133,368		133,368		143,223	
2110202	SWIM - Employee Costs - Allowances; WC & FBT			24,673		24,673		15,613	
2110204	SWIM - Employee Costs - Training & Development; Conferences			5,000		5,000		1,498	
2110206	SWIM - Employee Costs - Other			2,000		2,000		5,319	
2110230	SWIM - Insurance			0		0		0	
2110251	SWIM - Kiosk Expenses			0		0		0	
2110265	SWIM - Grounds Maintenance/Operations			1,000		1,000		0	
2110266	SWIM - Pool Bows					0		0	
2110270	SWIM - Loan Interest Repayments			7,724		7,724		9,640	
	Loan 83: Interest	7,724		0		0		0	
2110287	SWIM - Other Expenses			500		500		330	
SP010	SWIM - Other expenses	500				0			
2110288	SWIM - Building Operations			102,850		102,850			
BO048	BO048 - Utilities; Cleaning; Insurance; Chemicals	100,000		0		0		117,357	
BO026	BO026 - Aquatic Facilities - Operating	2,850		0		0		52,246	
2110289	SWIM - Building Maintenance			45,000		45,000			
BM048	BM048 - Minor Building Maintenance	5,000		0		0		1,795	
BM026	BM026 - Aquatic Facilities - Maintenance	35,000		0		0		15,984	
2110291	SWIM - Loss on Disposal of Assets			0		0		0	
2110292	SWIM - Depreciation			141,623		141,623		151,459	
2110298	SWIM - Staff Housing Costs Allocated			5,279		5,279		2,340	
2110299	SWIM - Administration Allocated			12,247		12,247		10,784	
				481,264		481,264		527,588	
<b>OPERATING REVENUE</b>									
3110220	SWIM - Admissions		10,000		10,000			9,861	
3110235	SWIM - Other Income		1,000		1,000			2,344	
			11,000		11,000			12,205	
<b>TOTAL SWIMMING AREAS &amp; BEACHES</b>			11,000	481,264	11,000	481,264	12,205	527,588	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
RECREATION & CULTURE - SWIMMING & BEACHES			Revenue	Expense	Revenue	Expense	Revenue	Expense	
CAPITAL EXPENDITURE									
4110230	SWIM - Plant & Equipment; Capital			0		0		0	
PE24002	Swimming Pool Blankets			0		0		0	
4110281	SWIM - Transfer to Reserves			0		0		0	
4110282	SWIM - Loan Principal Repayments			56,472		56,472		56,472	
	Loan 83; Principal	56,472		0		0		0	
				56,472		56,472		56,472	
TOTAL SWIMMING AREAS & BEACHES			0	56,472	0	56,472	0	56,472	
TOTAL SWIMMING AREAS & BEACHES			11,000	537,736	11,000	537,736	12,205	596,830	

## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
RECREATION & CULTURE - TV & RADIO REBROADCASTING									
OPERATING EXPENDITURE									
	2110365 TV RADIO - Re-Broadcasting Maintenance/Operations			5,000		5,000		0	
	2110387 TV RADIO - Other Expenses			0		0		0	
	2110388 TV RADIO - Other TV RADIO Facilities Building Operations			27,350		27,350			
	BO051 TV/Radio Rebroadcasting Facilities: Operating	27,350		0		0		11,207	
	2110389 TV RADIO - Other TV RADIO Facilities Building Maintenance			55,000		55,000			
	BM051 TV/Radio Rebroadcasting Facilities: Maintenance	55,000		0		0		38,246	
	2110392 TV RADIO - Depreciation			8,924		8,924		9,077	
	2110398 TV RADIO - Staff Housing Costs Allocated			5,279		5,279		2,340	
	2110399 TV RADIO - Administration Allocated			12,247		12,247		10,784	
				113,800		113,800		71,655	
OPERATING REVENUE									
	3110335 TV RADIO - Other Income			0		0		0	
				0		0		0	
TOTAL TV & Radio Rebroadcasting			0	113,800	0	113,800	0	71,655	
RECREATION & CULTURE - LIBRARIES									
OPERATING EXPENDITURE									
	2110400 LIBRARIES - Employee Costs - Wages, Salaries, Superannuation			44,793		44,793		16,765	
	2110411 LIBRARIES - Subscriptions			500		500		0	
	2110487 LIBRARIES - Other Expenses			1,000		1,000		0	
	2110488 LIBRARIES - Library Building Operations			15,000		15,000			
	BO049 Library: Operating	15,000		0		0		3,870	
	2110489 LIBRARIES - Library Building Maintenance			0		0		647	
	BM049 Library Maintenance	0		0		0		0	
	2110492 LIBRARIES - Depreciation			476		476		470	
	2110498 LIBRARIES - Staff Housing Costs Allocated			5,279		5,279		2,340	
	2110499 LIBRARIES - Administration Allocated			12,514		12,514		11,170	
				79,562		79,562		35,262	
TOTAL Libraries			0	79,562	0	79,562	0	35,262	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
RECREATION & CULTURE - OTHER			Revenue	Expense	Revenue	Expense	Revenue	Expense	
OPERATING EXPENDITURE									
2110552	REC OTHER - Consultants			5,000		5,000		0	
	Annual Provision - Sporting Clubs			0		0		0	
2110564	REC OTHER - Racecourse & Stables; Maintenance/Operations			185,500		185,500			
W321	Racecourse & Stables	185,500		0		0		59,237	
2110565	REC OTHER - Parks & Gardens Maintenance/Operations			110,000		110,000			
W300	Admin Office Gardens	26,000		0		0		20,076	
W301	Town Hall; Garden & Surrounds	15,000		0		0		5,651	
W303	Aquatic Facility; Garden & Surrounds	15,000		0		0		15,632	
W304	Laverton Community Gymnasium; Garden & Surrounds	4,000		0		0		2,547	
W307	Great Beyond Visitor Centre; Garden & Surrounds	15,000		0		0		7,704	
W308	Community Resource Centre; Garden & Surrounds	10,000		0		0		11,785	
W311	Old Police Complex; Garden & Surrounds	5,000		0		0		366	
	Old Coach House; Garden & Surrounds	0		0		0		0	
W322	May Mac Long Bay Parking; Garden & Surrounds	20,000		0		0		18,861	
2110566	REC OTHER - Town Oval Maintenance/Operations			150,000		150,000			
W305	Laverton Oval & Surrounds; General Maintenance & Operations	150,000		0		0		172,455	
2110567	REC OTHER - Sundry Parks/Reserves Maintenance/Operations			190,000		190,000			
W302	Main Street Rotunda; Garden & Surrounds	58,942		0		0		95,127	
W306	Anzac Memorial; Garden & Surrounds	20,000		0		0		14,989	
W309	Laver Square; Garden & Surrounds	15,000		0		0		18,416	
W310	Water Tower/Hawks Look Out; Garden & Surrounds	5,000		0		0		0	
W313	Duke Street Playground; Garden & Surrounds	5,000		0		0		1,712	
W315	W315 Laverton Entry Statements	5,000		0		0		2,392	
W316	W316 - Laverton Skate Park; Garden & Surrounds	4,000		0		0		1,156	
W317	W317 Beria Street Roundabout; Garden & Surrounds	45,404		0		0		40,188	
W319	W319 Laverton Golf Course	5,000		0		0		0	
W323	W323 Other Gardens, Parks & Reserves	20,404		0		0		30,474	
W336	Leahy Park	5,000		0		0		3,642	
W369	Community Garden	1,250		0		0		313	
2110586	REC OTHER - Expensed Minor Asset Purchases			1,000		1,000		709	
2110588	REC OTHER - Other Rec Facilities Building Operations			13,000		13,000			
BO046	Gymnasium; 19-29 Craigie st Operating	13,000				0		13,459	
2110589	REC OTHER - Other Rec Facilities Building Maintenance			5,000		5,000			
BM046	Community Gymnasium Maintenance	5,000		0		0		431	
2110592	REC OTHER - Depreciation - Other Recreation			46,037		46,037		75,912	
2110798	REC OTHER - Staff Housing Costs Allocated			5,279		16,829		2,340	
2110599	REC OTHER - Administration Allocated			16,829		5,279		14,829	
				727,645		727,645		0	
								630,402	

## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
OPERATING REVENUE									
3110500	REC OTHER - Contributions & Donations Contribution; Leamy Park Pump Track - GEDC		40,000		40,000		91,443		
3110510	REC OTHER - Grants: Other		0		0		0		
3110511	REC OTHER - Grants: Department Sport & Recreation (DSR)		0		0		0		
3110512	REC OTHER - Grants: Lotterywest		0		0		0		
3110513	REC OTHER - Grants: Goldfields Esperance Development Commission (GEDC)		0		0		0		
3110520	REC OTHER - Fees & Charges		1,000		1,000		3,261		
3110535	REC OTHER - Other Income				0		304		
3110652	REC OTHER - Capital Grant NAA		1,500,000		1,500,000		0		
3110953	REC OTH - Capital Grant Other		209,000		209,000		209,319		
			1,750,000		1,750,000		304,328	0	
TOTAL REC OTHER			1,750,000	727,645	1,750,000	727,645	304,328	630,402	
RECREATION & CULTURE - OTHER									
CAPITAL EXPENDITURE									
4110510	REC OTHER - Building, Capital, Buildings, Shed and Fencing								
BC24001	Police Complex Restoration	75,000		2,075,000		2,075,000		0	
BC301	NIAA Public Bathroom	1,500,000				0		0	
BC331	Ablution block - Laverton race track							21,786	
BC332	Food prepara- Racecourse complex							67,304	
BC063	Church	500,000						0	
4110520	REC OTHER - Furniture & Fittings								
4110420	LIBRARIES - Furniture & Fittings			0		0			
FF24006	Fencing & Reticulation - Leamy Park					0		0	
FF24007	Install Automated Reticulation System & Tank - Old Police Complex					0		0	
4110580	REC OTHER - Infrastructure Other			920,000		920,000			
IO501	Laverton Townsite Reticulation	575,000				0		651,422	
IO502	Laver Place Streetscaping					0		0	
IO503	Bore Racecourse Rd	345,000				0		0	
IO955	Fencing - Laverton Racetrack							51,772	
4110581	REC OTHER - Transfer to Reserves			2,995,000		2,995,000		0	
								792,285	
TOTAL REC OTHER			0	2,995,000	0	2,995,000	0	792,285	
TOTAL RECREATION & CULTURE									
			1,761,000	4,587,873	1,761,000	4,587,872	344,059	2,251,887	

Shire of Laverton

Supporting Schedules to the Monthly Financial Reports  
For The Period Ending 30 June 2025

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
TRANSPORT - CONSTRUCTION									
OPERATING INCOME									
3120110	ROADC - Regional Road Group Grants (MRWA)		900,000		900,000		979,265		
3120113	ROADC - Other Grants - Roads/Streets		645,764		645,764		0		
	GCR Major Project, State & Federal Funded		0		0		0		
	Note: MRWA - \$36.5M & SoNG \$4M				0		0		
			1,545,764		1,545,764		1,625,029		
TOTAL TRANSPORT: CONSTRUCTION: OPERATING			1,545,764	0	1,545,764	0	1,625,029	0	
TRANSPORT - CONSTRUCTION									
CAPITAL EXPENDITURE									
4120110	ROADC - Building: Capital			485,000		485,000			
BC211	Works Depot Building Upgrade	485,000		0		0	474,728		
4120141	ROADC - Sealed: Council Funded			1,445,764		1,445,764			
SPW2111	Sturt Pea Drive Widening			0		0	0		
SPW2112	SULLIVAN RD AIRPORT - WIDEN & RESEAL					0	0		
TSR079	McPherson Place Reseal ( Entrance to Hotel)			0		0	0		
RC068	Cox Street Upgrade 2022/23			0		0	0		
RC073	Crawford Street 2022/23 Upgrade			0		0	0		
TSR047	Dukeston Street Road Reseal	600,000		0		0	0		
RC114	Windich Creek Crossing Upgrade	200,000		0		0	67,545		
TSR2111	Town Streets Resealing	645,764		0		0	594,461		
TSR001	Town Street Reseal: Council Funded - Sturt Pea Drive			0		0	86,202		
TSR009	Town Street Reseal: Bandya Road			0		0	60,380		
TSR068	Town Street Reseal: Cox Street			0		0	76,284		
TSR073	Town Street Reseal: Crawford Street			0		0	50,733		
TSR074	Town Street Reseal: Laverton Bypass			0		0	93,711		
TSR087	Town Street Reseal: Great Central Road			0		0	182,692		
TSR110	Town Street Reseal: Lancefield Diversion			0		0	123,459		
TSR111	Town Street Reseal: Sullivan Road			0		0	80,360		
4120142	ROADC - Gravel: Council Funded			422,450		422,450			
GRST1213	Gravel Resheet - Lake Wells Road	422,450		0		0	8,728		
4120152	ROADC - Gravel: Regional Road Group Funded			1,350,000		1,350,000			
RRG2001	Bandya Road - SLK 22.50 to SLK 24.50	1,350,000		0		0	1,273,051		
4120165	ROADC - Gravel: Other Grant Funding			300,000		300,000			
RAR070A	Old Laverton Road (Raar) 22/23	250,000		0		0	192,765		
OBW087	Outback Way/Great Central Road Sheeting	50,000				0	0		
RAR087	Great Central Road (Raar) 85.20 - Pn21100784 - C/Over			0		0	15,598		
4120181	ROADC - Transfers To Reserve			0		0	0		
CAPITAL REVENUE									
5120181	ROADC - Transfers From Reserve		422,450		422,450		422,450		
			422,450		422,450		0		
TOTAL Transport - Construction			1,968,214	4,003,214	1,968,214	4,003,214	1,625,029	3,380,698	



Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
TRANSPORT - MAINTENANCE			Revenue	Expense	Revenue	Expense	Revenue	Expense	
OPERATING EXPENDITURE									
2120201	ROADM - Gravel; Flood Damage			1,361,403		1,361,403			
RFD21087	Great Central Road Flood Damage			0		0		767,750	
RFD006	Mount Weld Road C/Over			0		0		0	Corrected from 4120162
RFD0124	Flood Damage Road Assets	767,750		0		0		0	
RFD0324	Flood Damage Road Assets March 2024	593,653		0		0		636,245	
2120211	ROADM - Road Maintenance; Sealed			40,000		40,000			
M1001	Budget Control Account	40,000		0		0		0	
RM001	Sturt Pea Drive - Maintenance							691	
RM044	Augusta Street - Maintenance							32,481	
RM045	Lancefield Street - Maintenance							1,002	
RM046	Burt Street - Maintenance							1,447	
RM047	Duketon Street - Maintenance							93	
RM048	Phoenix Street - Maintenance							970	
RM050	Spence Street - Maintenance							5,409	
RM051	Craiglie Street - Maintenance							808	
RM058	Weld Drive - Maintenance							17,033	
RM059	Ida Place - Maintenance							400	
RM060	Euro Street - Maintenance							3,180	
RM061	Cable Street - Maintenance							282	
RM063	Morgans Street - Maintenance							494	
RM064	Boomerang Street - Maintenance							1,195	
RM065	Shirley Avenue - Maintenance							833	
RM066	Hawkes Place - Maintenance							195	
RM067	Tempest Street - Maintenance							0	
RM068	Cox Street - Maintenance							5,237	
RM069	Windarra Mine Road - Maintenance							140	
RM073	Crawford Street - Maintenance							0	
RM077	Creation Street - Maintenance							0	
RM078	Hill Street - Maintenance							0	
RM079	Macpherson Place - Maintenance							2,075	
RM082	Barrett Street - Maintenance							572	
RM086	Aldersstone Street - Maintenance							343	
RM111	Sullivan Road - Maintenance							0	
RM112	Augusta Roundabout - Maintenance							299	
RM113	Mary Mac Street - Maintenance							758	
								0	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
2120212	ROADM - Road Maintenance; Gravel								
M1002	Budget Control Account	1,173,193						0	
RM003	Laverton - Mount Margaret Road - Maintenance							177	
RM005	Merrolia Road - Maintenance							3,561	
RM006	Mt Weld Road - Maintenance							23,565	
RM007	White Cliffs Road - Maintenance							15,265	
RM008	Eristoun Road - Maintenance							24,586	
RM009	Bandya Road - Maintenance							168,034	
RM014	South Well - White Cliffs Road - Maintenance							0	
RM016	Burtville - Hackwell Road - Maintenance							0	
RM025	Bandya - Banjawarr Road - Maintenance							6,010	
RM021	Neale Junction Road - Maintenance							27,497	
RM023	Korong - Mount Morgans Road - Maintenance							362	
RM027	Lake Wells Road - Maintenance							32,339	
RM035	Eristoun - Nambi Road - Maintenance							12,027	
RM040	Connie Sue Road - Maintenance							19,316	
RM043	Serpentine Lakes Road - Maintenance							62,756	
RM053	White Cliffs - Yamarna Road - Maintenance							15,672	
RM055	Prenti Downs Road - Maintenance							13,275	
RM070	Old Laverton Road - Maintenance							23,802	
RM074	Laverton Bypass - Maintenance							1,420	
RM084	Bandya Lake Wells Road - Maintenance							0	
RM087	Great Central Road - Maintenance							493,862	
RM097	Mulga Queen Road - Maintenance							6,844	
RM099	Hunter Well Road - Maintenance							0	
RM106	Ryans Bluff Airport Access Road - Maintenance							187	
RM107	Yilka Drive - Maintenance							0	
RM110	Lancelfield Diversion Road - Maintenance							4,443	
2120213	ROADM - Road Maintenance; Formed							0	
M1003	Budget Control Account	19,500						0	
RM002	Mt Margaret - Mt Morgan Road - Maintenance							2,457	
RM039	Mt Shenton - Yamarna Road - Maintenance							538	
RM071	Rubbish Tip Road - Maintenance							0	
M001	Maintenance Grading Payroll Suspense							(750)	
2120214	ROADM - Footpath Maintenance								
W335	Wongatha Path	0						221	
2120215	ROADM - Drainage Works							0	
2120216	ROADM - Street Trees & Watering								
W324	Street Tree Maint - Purchase of Plants - Fruit Median Strips	0						140,187	
2120217	ROADM - Maintenance; Town Streets								
W328	Berla Road Information Bay	29,500						5,585	
W325	Verge Maintenance	58,750						94,393	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
2120218	ROADM - Signage - Roadworks & Safety Signage			15,000		15,000			
W355	Road Signage - Roadworks & Safety Signage	0		0		0		1,820	
2120234	ROADM - Street Lighting			52,000		52,000		40,585	
2120265	ROADM - Road Maintenance/Operations			25,000		25,000			
W329	Depot Facility: Site	12,500		0		0		40,283	
W330	Depot Wash Down Facility	12,500		0		0		970	
W338	Depot Fuel Facilities			0		0		1,641	
2120286	ROADM - Workshop/Depot Expensed Equipment			0		0		0	
2120288	ROADM - Depot Building Operations			95,500		95,500			
BO002	Depot Workshop	62,375		0		0		30,537	
BO003	Depot Machinery Shed	8,875		0		0		1,594	
BO004	Depot Foreman's Office	16,875		0		0		9,310	
BO005	Depot Vehicle Garage	7,375		0		0		3,272	
2120289	ROADM - Depot Building Maintenance			34,500		34,500			
BM002	Depot Workshop	5,000		0		0		2,803	
BM003	Depot Machinery Shed	23,500		0		0		0	
BM004	Depot Foreman's Office	4,000		0		0		904	
BM005	Depot Vehicle Garage	1,000		0		0		0	
BM338	Depot Facility: Fence/Gate	1,000		0		0		698	
2120292	ROADM - Depreciation - Roads, Bridges & Depots			1,327,241		1,327,241		1,461,595	
2120298	ROADM - Staff Housing Costs Allocated			5,279		5,279		2,340	
2120299	ROADM - Administration Allocated			16,829		16,829		14,829	
				4,315,395		4,315,395		4,290,746	
OPERATING INCOME									
3120201	ROADM - Road Contribution Income								
	Gruyere Mines - Annual Contribution as per Agreement	0		0		0		61,200	
	Gruyere Mines - GCR Resheet - Job # RM987			0		0		0	
3120210	ROADM - Direct Road Grant (MRWA)			380,099		380,099		380,099	
3120130	ROADM - Other Grants - Flood Damage			2,261,248		2,261,248		2,261,249	
	Great Central Road	2,261,248		0		0		0	
3120119	ROADC - Grants RAAR			83,333		83,333		83,333	
3120220	ROADM - Sale of Scrap			0		0		0	
3120235	ROADM - Other Income			0		0		25,942	
				2,724,680		2,724,680		2,811,823	
TOTAL Transport - Maintenance			2,724,680	4,315,395	2,724,680	4,315,395	2,811,823	4,290,746	

## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
TRANSPORT - ROAD PLANT PURCHASES									
OPERATING EXPENDITURE									
	2120391 PLANT - Loss on Disposal of Assets			0		0		8,712	
	2120386 PLANT - Expensed Minor Asset Purchases			0		0		0	
				0		0		8,712	
TOTAL Transport - Road Plant Purchases			0	0	0	0	0	8,712	
TRANSPORT - ROAD PLANT PURCHASES									
CAPITAL EXPENDITURE									
	4120330 PLANT - Plant & Equipment: Capital			342,340		342,340			
	PE704 Generator	67,340		0		0		10,400	
	PE713 Bus	275,000				0		0	
	4120381 PLANT - Transfers To Reserve			0		0		0	
				342,340		342,340		10,400	
CAPITAL REVENUE									
	5120350 PLANT - Proceeds on Disposal of Assets		0		0		0	0	
	5120351 PLANT - Realisation on Disposal of Assets		0		0		0	0	
	5120381 PLANT - Transfers from Reserve		0		0		0	0	
TOTAL Transport - Road Plant Purchases			0	342,340	0	342,340	0	10,400	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job		Description	2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
<b>TRANSPORT - AERODROMES</b>									
<b>OPERATING EXPENDITURE</b>									
	2120400/AERO - Employee Costs - Wages, Salaries, Superannuation			3,185		3,185		157,649	
	2120401/AERO - Employee Costs - Superannuation			40,720		40,720		27,056	
	2120402/AERO - Employee Costs - Allowances; WC & FBT			0		0		0	
	2120404/AERO - Employee Costs - Training & Development; Conferences			5,000		5,000		228	
	2120406/AERO - Employee Costs - Other			2,000		2,000		2,036	
	2120410/AERO - Motor Vehicle Expenses			0		0		8,926	
	2120422/AERO - Security			0		0		595	
	2120441/AERO - Subscriptions & Memberships			3,000		3,000		2,700	
	2120452/AERO - Consultants			5,000		5,000		0	
	2120458/AERO - Collection Costs; Landing Fees			40,000		40,000		49,916	
	2120460/AERO - Refuelling Facility			60,000		60,000		172,037	
	2120465/AERO - Airstrip & Grounds Maintenance/Operations			45,000		45,000			
	W320 Airport			0		0		26,583	
	W339 Airport Runway			0		0		65,631	
	W340 Airport Fuel Facilities			0		0		32,732	
	2120484/AERO - Audit Fees			0		0		0	
	2120485/AERO - Legal Expenses			5,000		5,000		995	
	2120486/AERO - Expensed Minor Asset Purchases			0		0		0	
	2120487/AERO - Other Expenses			10,000		10,000		4,051	
	2120488/AERO - Building Operations			46,000		46,000			
	B0039 Airport Terminal Building			0		0		9,312	
	B0040 Airport Toilet Facilities			0		0		27,376	
	2120489/AERO - Building Maintenance			19,000		19,000			
	BMO39 Airport Terminal Building			0		0		0	
	BMO40 Airport Toilet Facilities			0		0		1,424	
	2120491/AERO - Loss on Disposal of Assets			0		0		0	
	2120492/AERO - Depreciation			157,164		157,164		278,857	
	2120498/AERO - Staff Housing Costs Allocated			5,279		5,279		2,340	
	2120499/AERO - Administration Allocated			16,829		16,829		14,829	
				463,177		463,177		885,273	
<b>OPERATING REVENUE</b>									
	3120400/AERO - Contributions & Donations			0		0		0	
	Contribution to Runway Nodes Project			0		0		0	
	3120410/AERO - Grants			1,246,607		1,246,607		601,819	
	Grant - Runway Nodes Project			0		0		0	
	RADS & Other Grants - Apron & Taxi-Way (offset Job No IO901) - F			0		0		0	
				0		0		0	
	3120420/AERO - Airport Landing Fees & Charges			750,000		750,000		853,452	
	3120430/AERO - Sale of Aviation Fuel			75,000		75,000		192,127	
	3120435/AERO - Other Income			500		500		300	
				2,072,107		2,072,107		1,647,698	
	<b>TOTAL Transport - Aerodromes</b>			2,072,107		2,072,107		1,647,698	
								885,273	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
TRANSPORT - AERODROMES									
CAPITAL EXPENDITURE									
4120480	AERO - Infrastructure Other								
10951	Airport Runway Turning Nodes								
10952	Airport Taxiway & Parking Reseal								
10954	New Fuel Tank		1,169,265	0					
4120410	AERO - Building								
BC039	Shed for storage vehicle etc								
10923	2024 terminal building								
4120430	AERO - Plant & Equipment		1,936,126	0					
4120481	AERO - Transfer to Reserves								
CAPITAL REVENUE									
5120481	AERO - Transfers From Reserve								

## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
ECONOMIC SERVICES - ECONOMIC DEVELOPMENT									
OPERATING EXPENDITURE									
2130140	ECON DEV - Advertising & Promotions			500		500		0	
2130188	ECON DEV - Building Operations			18,750		18,750			
BO035	Centrelink Building: Operations			0		0		6,047	
2130189	ECON DEV - Building Maintenance	18,750		15,750		15,750			
BM035	Centrelink Building: Maintenance		15,750	0		0		37,282	
2130192	ECON DEV - Depreciation			48,751		48,751		45,078	
2130198	ECON DEV - Staff Housing Costs Allocated			5,279		5,279		2,340	
2130199	ECON DEV - Administration Allocated			55,255		55,255		48,915	
				144,285		144,285		139,663	
OPERATING REVENUE									
3130145	ECON DEV - Other Income		45,000		45,000		45,916		
							45,916		
			45,000		45,000				
TOTAL Economic Services - Economic Development			45,000	144,285	45,000	144,285	45,916	139,663	
TOTAL Economic Services - Economic Development			45,000	144,285	45,000	144,285	45,916	139,663	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job		Description	2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
ECONOMIC SERVICES - TOURISM & AREA PROMOTION									
OPERATING EXPENDITURE									
	2130200	TOURISM - Employee Costs - Wages; Salaries; Superannuation		0		0		0	
	2130201	TOURISM - Employee Costs - Superannuation		0		0		0	
	2130204	TOURISM - Employee Costs - Training & Development; Conferences		0		0		100	
	2130215	TOURISM - Printing & Stationery		500		500		1,062	
	2130216	TOURISM - Postage & Freight		0		0		86	
	2130240	TOURISM - Advertising & Area Promotion		12,000		12,000		7,106	
	2130241	TOURISM - Subscriptions & Memberships		30,000		30,000		34,456	
	2130242	TOURISM - Festivals & Events		20,000		20,000			
		Laverton Celebrations		0		0			
	V600	Anzac Day		0		0		3,029	
	V601	Australia Day		0		0		1,175	
	V602	Christmas Street Party		0		0		839	
	V603	Clean Up Australia Day		0		0		717	
	V604	Laverfest Celebrations	6,667	0		0		0	
	V605	Laverfest Ball		0		0		0	
	V606	Laverton Races		0		0		0	
	V607	NAIDOC Week		0		0		10,414	
	V608	Remembrance Day	6,667	0		0		638	
	V609	Other Festivals & Events	6,667	0		0		1,405	
	2130252	TOURISM - Consultants		0		0		0	
	2130286	TOURISM - Expensed Minor Asset Purchases		500		500		0	
	2130288	TOURISM - Sundry Maintenance/Operations		0		0			
	W337	Crane Entry Statement		0		0		0	
	T2301	Entrance and Border Signs		0		0		0	
	2130287	TOURISM - Other Expenses		0		0		0	
	2130298	TOURISM - Staff Housing Costs Allocated		10,559		10,559		4,681	
	2130299	TOURISM - Administration Allocated		61,349		61,349		54,308	
				134,908		134,908		120,014	
OPERATING REVENUE									
	3130201	TOURISM - Reimbursements	0		0			1,182	
	3130210	TOURISM - Grants	0		0			0	
	3130235	TOURISM - Other Income Relating to Tourism & Area Promotion	0		0			0	
			0		0			1,182	
			0	134,908	0	134,908	1,182	120,014	
TOTAL Economic Services - Tourism & Area Promotion			0	134,908	0	134,908	1,182	120,014	



## Shire of Laverton

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
ECONOMIC SERVICES - HERITAGE DEVELOPMENT & MAINTENANCE									
OPERATING EXPENDITURE									
2130300	HERITAGE - Employee Costs - Wages; Salaries; Superannuation			17,280		17,280		17,792	
2130302	HERITAGE - Employee Costs - Allowances; WC & FBT			0		0		0	
2130304	HERITAGE - Employee Costs - Training & Development; Conferences					0		0	
2130306	HERITAGE - Employee Costs - Other			0		0		0	
2130340	HERITAGE - Advertising & Promotion			0		0		0	
2130341	HERITAGE - Subscriptions & Memberships			0		0		0	
2130352	HERITAGE - Consultants			0		0		3,960	
2130365	HERITAGE - Maintenance/Operations			7,000		7,000			
W331	Windana Heritage Trail	1,500		0		0		0	
W332	Golden Quest Discovery Trail	2,500		0		0		0	
W333	History Walk	3,000		0		0		0	
2130386	HERITAGE - Expensed Minor Asset Purchases			500		500		0	
2130387	HERITAGE - Other Expenses					0		0	
2130388	HERITAGE - Building Operations			18,000		18,000			
BO044	Old Police Complex	5,000		0		0		2,306	
BO041	Old Court House (currently Men's Shed)	5,000		0		0		2,012	
BO043	Coach House			0		0		0	
BO042	Mt Morgan Municipal Chambers	7,000		0		0		1,772	
BO045	Old Gaol; Museum; 14 Eristoun Street - Operating	1,000		0		0		262	
2130389	HERITAGE - Building Maintenance			6,500		6,500			
BM044	Old Police Complex	2,000		0		0		0	
BM041	Old Court House (currently Men's Shed)	2,000		0		0		2,006	
BM043	Coach House	0		0		0		0	
BM042	Mt Morgan Municipal Chambers	500		0		0		0	
BM045	Old Gaol; Museum; 14 Eristoun Street - Maintenance	2,000		0		0		0	
2130392	HERITAGE - Depreciation			31,213		31,213		52,805	
2130398	HERITAGE - Staff Housing Costs Allocated			5,279		5,279		2,340	
2130399	HERITAGE - Administration Allocated			16,829		16,829		14,829	
				102,601		102,601		100,083	
OPERATING REVENUE									
3130310	HERITAGE - Grants	0		0		0			
3130335	HERITAGE - Other Income	30,000		30,000		30,000		0	
		30,000		30,000				0	
TOTAL HERITAGE & DEVELOPMENT; OPERATING			30,000	102,601	30,000	102,601	0	100,083	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
ECONOMIC SERVICES - HERITAGE DEVELOPMENT & MAINTENANCE									
CAPITAL EXPENDITURE									
4130310	HERITAGE - Building; Capital								
BC044	Old Police Station; Restoration Works;	70,000						89,569	
								89,569	
TOTAL HERITAGE & DEVELOPMENT			0	70,000	0	70,000	0	89,569	
ECONOMIC SERVICES - THE GREAT BEYOND VISITOR CENTRE									
OPERATING EXPENDITURE									
2130400	GREAT BEYOND - Employee Costs - Wages; Salaries; Superannuation			371,759		371,759		375,740	
2130402	GREAT BEYOND - Employee Costs - Allowances; WC & FBT			0		0		0	
2130404	GREAT BEYOND - Employee Costs - Training & Development; Conferences			1,000		1,000		0	
2130406	GREAT BEYOND - Employee Costs - Other			3,000		3,000		0	
2130415	GREAT BEYOND - Printing & Stationery			4,000		4,000		4,006	
2130422	GREAT BEYOND - Security			500		500		0	
2130439	GREAT BEYOND - Voucher Redemption			500		500		(2,606)	
2130440	GREAT BEYOND - Advertising & Promotion			4,000		4,000		1,745	
2130441	GREAT BEYOND - Subscriptions & Memberships			500		500		607	
2130452	GREAT BEYOND - Consultants			0		0		0	
2130465	GREAT BEYOND - Maintenance/Operations			0		0		0	
	Demo old church			0		0		0	
2130470	GREAT BEYOND - Loan Interest Repayments			9,282		9,282		15,448	
	Loan 84 - GBVC Expansion	9,282		0		0		0	
2130485	GREAT BEYOND - Expensed Minor Asset Purchases			500		500		49	
2130486	GREAT BEYOND - Cafe Consumables			80,000		80,000		87,512	
2130487	GREAT BEYOND - Other Expenses			52,000		52,000		46,570	
	Other	52,000				0		0	
	Includes provision for Reopening of GBVC					0		0	
2130488	GREAT BEYOND - Building Operations			67,750		67,750			
BC006	Visitor Centre & Exhibition Hall	60,750		0		0		68,179	
BC007	Great Beyond Toilets	7,000		0		0		32	
2130489	GREAT BEYOND - Building Maintenance			12,000		12,000			
BM006	Visitor Centre & Exhibition Hall	12,000		0		0		18,648	
BM007	Great Beyond Toilets	0		0		0		0	
2130492	GREAT BEYOND - Depreciation			92,306		92,306		59,350	
2130498	GREAT BEYOND - Staff Housing Costs Allocated			18,675		18,675		8,279	
2130499	GREAT BEYOND - Administration Allocated			16,829		16,829		14,829	
				734,601		734,601		698,388	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
OPERATING REVENUE									
3130400	GREAT BEYOND - Contributions & Donations								
3130410	GREAT BEYOND - Grants		0		0		0		
			0		0		0		
3130420	GREAT BEYOND - Fees & Charges		4,000		4,000		4,220		
3130435	GREAT BEYOND - Other Income		500		500		13,332		
3130437	GREAT BEYOND - Cafe Sales - GST Inc.		120,000		120,000		146,734		
3130438	GREAT BEYOND - Cafe Sales - GST Free		6,000		6,000		3,821		
3130439	GREAT BEYOND - Merchandise Sales		65,000		65,000		58,666		
3130440	GREAT BEYOND - Merchandise Sales GST Free		2,000		2,000		860		
3130441	GREAT BEYOND - Gold Rush Tours		10,000		10,000		13,553		
3130442	GREAT BEYOND - Great Beyond Suspense		0		0		0		
3130443	GREAT BEYOND - Voucher Sales		500		500		1,314		
			208,000		208,000		242,499		
TOTAL Economic Services - Great Beyond			208,000	734,601	208,000	734,601	242,499	698,388	
ECONOMIC SERVICES - THE GREAT BEYOND VISITOR CENTRE									
CAPITAL EXPENDITURE									
4130410	GREAT BEYOND - Building: Capital								
BC006	Great Beyond Expansion	50,000		50,000		50,000		0	
	Balance of Construction/Expansion Project/Gardens			0		0			
4130420	GREAT BEYOND - Furniture & Fittings: Capital			9,000		9,000			
FF24002	New TV for Museum	9,000		0		0		0	
4130481	GREAT BEYOND - Transfers to Reserve			0		0			
4130482	GREAT BEYOND - Loan Principal Repayments			128,491		128,491		128,491	
	Loan 84 - GBVC Expansion	128,491							
				187,491		187,491		128,491	
CAPITAL REVENUE									
5130455	GREAT BEYOND - New Loan Borrowings		0		0		0		
5130481	GREAT BEYOND - Transfer From Reserve		0		0		0		
			0		0		0		
OTAL Economic Services - Great Beyond			0	187,491	0	187,491	0	128,491	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
ECONOMIC SERVICES - COMMUNITY RESOURCE CENTRE									
OPERATING EXPENDITURE									
2130500	CRC - Employee Costs - Wages, Salaries, Superannuation			98,413		98,413		66,780	
2130502	CRC - Employee Costs - Allowances, WC & FBT			3,000		3,000		2,082	
2130504	CRC - Employee Costs - Training & Development, Conferences			3,000		3,000		0	
2130506	CRC - Employee Costs - Other			1,200		1,200		611	
2130515	CRC - Printing & Stationery			15,000		15,000		13,375	
2130521	CRC - Information Technology			1,500		1,500		0	
2130530	CRC - Insurance			0		0		0	
2130540	CRC - Advertising & Promotion			1,000		1,000		0	
2130541	CRC - Subscriptions & Memberships			1,000		1,000		3,025	
2130586	CRC - Expensed Minor Asset Purchases			1,000		1,000		0	
2130587	CRC - Other Expenses			12,200		12,200			
CRC001	Mining Sponsorship Expenses		2,000	0		0		887	
CRC002	Christmas Lights Expenses		1,200	0		0		633	
CRC005	SL O3 - Community Activities & Initiatives		1,500	0		0		0	
CRC006	SL O2 - Business & Economic Workshops & Initiatives		500	0		0		355	
CRC007	Seniors Morning Tea		3,500	0		0		195	
CRC008	Better Beginnings Program		500	0		0		85	
CRC009	NAIDOC - CRC Contribution		1,000	0		0		2,537	
CRC010	CRC - Other Expenses General		2,000	0		0		2,084	
2130588	CRC - Building Operations			35,500		35,500			
BO071	New CRC - Utilities, Cleaning, Insurance		35,500	0		0		10,151	
BO061	Utilities, Cleaning, Insurance		0	0		0		0	
2130589	CRC - Building Maintenance			2,500		2,500			
BM071	CRC - Building Maintenance		2,500	0		0		9,936	
BM061	Minor Building Maintenance		0	0		0		0	
2130598	CRC - Staff Housing Costs Allocated			5,279		5,279		2,340	
2130599	CRC - Administration Allocated			16,829		16,829		14,829	
				197,421		197,421		129,905	
OPERATING REVENUE									
3130500	CRC - Contributions & Donations		2,000		2,000			0	
3130502	CRC - Commission (Excl. DoT Licencing)		0		0			0	
3130510	CRC - Grants		136,000		136,000			97,684	
3130520	CRC - Fees & Charges		0		0			64	
3130535	CRC - Other Income		550		550			7,095	
			138,550		138,550			104,843	
TOTAL Economic Services - Community Resource Centre			138,550	197,421	138,550	197,421	104,843	129,905	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description	2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment	
		Revenue	Expense	Revenue	Expense	Revenue	Expense		
<b>ECONOMIC SERVICES - BUILDING SERVICES</b>									
<b>OPERATING EXPENDITURE</b>									
2130642 BUILDING - Contract Building Services			10,000		10,000		7,792		
2130652 BUILDING - Consultants			0		0		0		
2130699 BUILDING - Administration Allocated			0		0		0		
			10,000		10,000		7,792		
<b>OPERATING REVENUE</b>									
3130602 BUILDING - Commission - BSL & BCITF		50		50		47			
3130619 BUILDING - Building License Fees		5,000		5,000		9,056			
3130620 BUILDING - Fees & Charges		0		0		0			
3130621 BUILDING - Private Swimming Pool Inspection Fees		0		0		0			
3130635 BUILDING - Other Income		0		0		0			
		5,050		5,050		9,103			
<b>TOTAL Economic Services - Building Services</b>		5,050	10,000	5,050	10,000	9,103	7,792		
<b>ECONOMIC SERVICES - RURAL SERVICES</b>									
<b>OPERATING EXPENDITURE</b>									
2130735 RURAL - Noxious Weed Control			10,000		10,000				
W351 Weed Control; Shire Staff			0		0		5,716		
W352 Contribution to SRPA	10,000		0		0		0		
2130765 RURAL - Standpipe Maintenance/Operations			0		0		2,061		
2130787 RURAL - Other Expenditure			0		0		0		
2130798 RURAL - Staff Housing Costs Allocated			0		0		0		
2130799 RURAL - Administration Allocated			16,829		16,829		14,829		
			26,829		26,829		22,605		
<b>OPERATING REVENUE</b>									
3130765 RURAL - Standpipe Income		0		0		0			
3130735 RURAL - Other Income		0		0		0			
		0		0		0			
<b>TOTAL Economic Services - Rural Services</b>		0	26,829	0	26,829	0	22,605		
<b>TOTAL ECONOMIC SERVICES</b>		426,600	1,608,136	426,600	1,608,136	403,543	1,436,511		

**For The Period Ending 30 June 2025**

GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
OTHER PROPERTY & SERVICES - PRIVATE WORKS									
OPERATING EXPENDITURE									
2140187	PRIVATE - Private Works Expenses			5,000		5,000		1,784	
2140190	PRIVATE - Community Bus Expenditure			5,000		5,000		7,801	
2140198	PRIVATE - Staff Housing Costs Allocated			5,279		5,279		2,340	
2140199	PRIVATE - Administration Allocated			16,829		16,829		14,829	
				32,108		32,108		0	26,754
OPERATING REVENUE									
3140120	PRIVATE - Private Works Income			5,000		5,000		351,593	
3140121	PRIVATE - Sale of Fuel			0		0		0	
3140122	PRIVATE - Hire of Community Bus			1,000		1,000		0	
				6,000		6,000		351,593	
TOTAL Other Property & Services - Private Works				6,000	32,108	6,000	32,108	351,593	26,754

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
OTHER PROPERTY & SERVICES - PUBLIC WORKS OVERHEADS									
OPERATING EXPENDITURE									
2140200	PWOH - Employee Costs - Wages; Salaries; Superannuation			725,836		725,836		588,838	
2140202	PWOH - Employee Costs - Allowances; WC & FBT			63,536		63,536		51,160	
2140204	PWOH - Employee Costs - Training & Development; Conferences			25,000		25,000		30,565	
2140206	PWOH - Employee Costs - Other (Excl. WC Premiums)			15,000		15,000		18,030	
2140210	PWOH - Motor Vehicle Expenses			10,000		10,000		33,694	
2140215	PWOH - Printing & Stationery			2,000		2,000		328	
2140221	PWOH - Information Technology			10,000		10,000		11,276	
2140223	PWOH - Personal Leave			62,028		62,028		16,678	
2140224	PWOH - Annual Leave			128,601		128,601		51,174	
2140225	PWOH - Public Holidays			64,313		64,313		23,052	
2140226	PWOH - Long Service Leave			10,000		10,000		48,315	
2140230	PWOH - OHS & Toolbox Meetings			64,180		64,180		4,454	
2140240	PWOH - Advertising & Promotion			1,000		1,000		890	
2140261	PWOH - Engineering & Technical Support			10,000		10,000		25,373	
2140265	PWOH - Maintenance/Operations			0		0		0	
2140285	PWOH - Legal Expenses			5,000		5,000		0	
2140286	PWOH - Expensed Minor Asset Purchases			5,000		5,000		204	
2140287	PWOH - Other Expenses			35,500		35,500		9,109	
2140290	PWOH - Expendable Tools			5,000		5,000		1,155	
2140293	PWOH - Less - Allocated to Works (PWOs)			(1,992,465)		(1,992,465)		(1,539,723)	
2140298	PWOH - Staff Housing Costs Allocated			89,757		89,757		39,793	
2140299	PWOH - Administration Allocated			660,714		660,714		585,636	
				0		0		0	
OPERATING REVENUE									
3140200	PWOH - Long Service Leave Recoup			0		0		0	
3140201	PWOH - Other Reimbursements			5,000		5,000		0	
3140290	PWOH - Profit on Disposal of Assets			0		0		0	
				5,000		5,000		0	
TOTAL Other Property & Services - Public Works Overheads				5,000		5,000		0	

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
OTHER PROPERTY & SERVICES - PLANT OPERATION COSTS									
OPERATING EXPENDITURE									
2140300	POC - Internal Plant Repairs - Wages & O/Head			217,150		217,150		187,490	
2140311	POC - External Parts & Repairs			232,000		232,000		175,371	
2140312	POC - Fuels & Oils			225,000		225,000		136,987	
2140313	POC - Tyres & Tubes			25,000		25,000		6,231	
2140314	POC - Contract Mechanic					0		0	
2140316	POC - Licences/Registrations			8,000		8,000		9,780	
2140317	POC - Insurance			41,070		41,070		45,433	
2140318	POC - Expendable Tools/Consumables			10,000		10,000		11,309	
2140386	POC - Expenses Minor Asset Purchases			5,000		5,000		0	
2140392	POC - Depreciation			2,722		2,722		0	
2140394	POC - LESS Plant Operation Costs Allocated to Works			(765,942)		(765,942)		(572,601)	
				0		0		0	
OPERATING REVENUE									
3140301	POC - Reimbursements								
3140310	POC - Fuel Tax Credits Grant Scheme			30,000		30,000		51,582	0
				30,000		30,000		35,131	0
				60,000		60,000		86,713	0
TOTAL Other Property & Services - Plant Operating Costs				60,000	0	60,000	0	86,713	0



Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
OTHER PROPERTY & SERVICES - GENERAL ADMINISTRATION OVERHEADS									
OPERATING EXPENDITURE									
2140400/	ADMIN - Employee Costs - Wages; Salaries; Superannuation								
2140402/	ADMIN - Employee Costs - Allowances; WC & FBT			1,110,068		1,110,068		933,693	
2140404/	ADMIN - Employee Costs - Training & Development; Conferences			72,451		72,451		59,082	
2140406/	ADMIN - Employee Costs - Other			30,000		30,000		10,022	
2140410/	ADMIN - Motor Vehicle Expenses			100,000		100,000		73,106	
2140415/	ADMIN - Printing & Stationery			20,000		20,000		26,925	
2140416/	ADMIN - Postage & Freight			20,000		20,000		26,053	
2140421/	ADMIN - Information Technology			2,000		2,000		186	
2140426/	ADMIN - Office Equipment Mice			150,000		150,000		225,748	
2140427/	ADMIN - Records Management			0		0		0	
2140430/	ADMIN - Insurances (Other than Bid & W/Comp)			3,000		3,000		0	
2140440/	ADMIN - Advertising & Promotion			50,835		50,835		73,489	
2140441/	ADMIN - Subscriptions & Memberships			3,000		3,000		0	
2140452/	ADMIN - Consultants			15,000		15,000		0	
2140465/	ADMIN - Maintenance/Operations			140,000		140,000		91,830	
2140484/	ADMIN - Audit Fees			0		0		0	
2140485/	ADMIN - Legal Expenses			75,000		75,000		90,700	
2140486/	ADMIN - Expensed Minor Asset Purchases			30,000		30,000		0	
2140487/	ADMIN - Other Expenses			5,000		5,000		1,032	
2140488/	ADMIN - Building Operations			5,000		5,000		940	
BO001	Administration, Utilities; Insurance; Cleaning			67,000		67,000			
2140489/	ADMIN - Building Maintenance			0		0		55,018	
BM001	Administration Office Maintenance			17,586		17,586			
2140491/	ADMIN - Loss on Disposal of Assets			0		0		8,636	
2140492/	ADMIN - Depreciation			0		0		75,018	
2140498/	ADMIN - Admin Staff Housing Costs Allocated			63,507		63,508		122,870	
2140499/	ADMIN - Admin Staff Housing Costs Allocated			116,194		116,194		51,513	
				(2,195,642)		(2,195,642)		(1,925,800)	
2140499/	ADMIN - Administration Overheads Recovered			(100,001)		(100,000)		0	62

## Shire of Laverton

GL / Job	Description	2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	
OPERATING REVENUE								
3140401	ADMIN - Reimbursements	2,000		2,000		23,310		
3140402	ADMIN - Reimbursements (GST Free)	500		500		13,798		
3140420	ADMIN - Fees & Charges			0		0		
3140435	ADMIN - Other Income			0		3,462		
3140490	ADMIN - Profit on Disposal of Assets	0		0		0		
		2,500		2,500		40,570	0	
TOTAL Other Property & Services - General Administration Overheads		2,500	(100,001)	2,500	(100,000)	40,570	62	
OTHER PROPERTY & SERVICES - GENERAL ADMINISTRATION OVERHEADS								
CAPITAL EXPENDITURE								
4140410	ADMIN - Building: Capital							
BC001	Admin Office Building Improvements						30,027	
4140420	ADMIN - Furniture & Fittings: Capital						24,243	No Job
	IT Vision & MS; Rates Data Conversion							
	IT Hardware & Software; New Terminal Server							
	Air Conditioner x 2; EMCCS & FAM							
4140430	ADMIN - Plant & Equipment: Capital							
PE701	Toyota Prado - DCEO	0					0	
PE504	P504 Toyota Prado Admin EMCCS; LA 157 (P297 Trade)						0	
PE514	Toyota Landcruiser 200 series GXL 4WD Admin CEO	0					0	
4140481	ADMIN - Transfers To Reserves						0	
							54,270	
CAPITAL REVENUE								
5140450	ADMIN - Proceeds on Disposal of Assets	0		0		0		
5140451	ADMIN - Realisation on Disposal of Assets	0		0		0		
5140481	ADMIN - Transfers From Reserve	0		0		0		
		0		0		0		
TOTAL Other Property & Services - General Administration Overheads		0	0	0	0	0	54,270	
OTHER PROPERTY & SERVICES - SALARIES & WAGES								
OPERATING EXPENDITURE								
2140500	SAL - Gross Salary & Wages		4,966,929		4,966,929		3,042,618	
2140501	SAL - Less Salaries & Wages Allocated		(4,966,929)		(4,966,929)		(3,042,618)	
2140505	SAL - Parental Leave Expense				0		0	
2140503	SAL - Workers Compensation Expense		20,000		20,000		1,830	
2140504	SAL - Unallocated Salaries & Wages		0		0		0	
			20,000		20,000		1,830	
OPERATING REVENUE								
3140501	SAL - Reimbursement - Workers Compensation	0		0		1,664		
3140502	SAL - Reimbursement - Parental Leave	0		0		0		
		0		0		1,664		

Shire of Laverton									
Supporting Schedules to the Monthly Financial Reports									
For The Period Ending 30 June 2025									
GL / Job	Description		2024/2025 Budget		2024/2025 Budget YTD		2024/2025 Actuals YTD		Variance - Comment
			Revenue	Expense	Revenue	Expense	Revenue	Expense	
OTHER PROPERTY & SERVICES - MATERIALS/STORES									
OPERATING EXPENDITURE									
2140700	Stock on Hand - 1 July			0		0		0	
2140701	Stock/Fuel Purchases			200,000		200,000		150,950	
2140702	Stock/Fuel issued/allocated			(200,000)		(200,000)		(123,222)	
2140703	Stock on Hand - 30 June					0		0	
				0		0		27,728	
TOTAL Other Property & Services - Materials/Stores			0	0	0	0	0	27,728	
TOTAL OTHER PROPERTY & SERVICES			73,500	(47,893)	73,500	(47,892)	480,540	110,644	

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**7.2 ACCOUNTS PAID AS AT 30 JUNE 2025**

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<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Natasha Fuamatu, Senior Finance Officer
<b>RESPONSIBLE OFFICER</b>	Jaqueline Hawkins, Deputy Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Not Applicable

**MATTER FOR CONSIDERATION BY THE COUNCIL**

The presentation and list of accounts paid in June 2025 in accordance with Council Delegation 21.

**ATTACHMENTS**

OMC210825.7.2.A                      Accounts Paid Lising  
OMC210825.7.2.B                      Credit Cards Listing

**BACKGROUND**

In accordance with Delegation 21, the Chief Executive Officer has approved the accounts listed in attachment OMC210825.7.2.A for payments in June 2025 and credit card statements in attachment OMC210825.7.2.B.

**STATUTORY IMPLICATIONS*****Local Government (Financial Management) Regulations 1996)***

Reg. 34(2)(c) –        Each statement of financial activity is to be accompanied by documents containing such other supporting information as is considered relevant by the local government.

**STRATEGIC PLAN IMPLICATIONS**

Leadership Objective: Responsible financial management and governance, leading an empowered community.

4.2.2 Comply with statutory and legislative requirements.

4.2.2.1 Seek a high level of legislative compliance in organisational practices and effective internal controls.

**POLICY IMPLICATIONS**

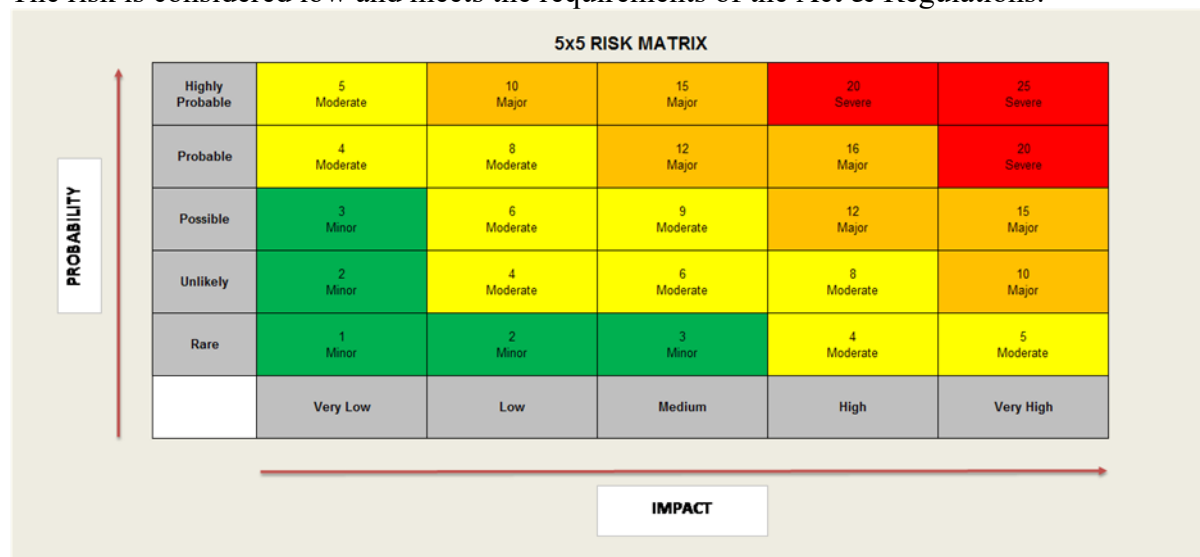
Delegation Policy No 21

## FINANCIAL IMPLICATIONS

The recommendation of this report has no financial implications for Council.

## RISK MANAGEMENT

The risk is considered low and meets the requirements of the Act & Regulations.



## CONSULTATION

Deputy Chief Executive Officer

## COMMENT

This report continues to provide information for all accounts paid by the Council during the month of June 2025. As it is the end of financial year that will be payments made in July/August that are relevant to June. Currently in July we have paid out an amount of \$448,699 that is for expenses incurred in June.

RESOLUTION		COUNCIL DECISION
MOVED: <u>Cr R Wedge</u>	SECONDED: <u>Cr P Ovans</u>	
That Council confirms the list of payments for the month of June 2025 made under Delegation 21 as per attachment OMC210825.7.2.A and OMC210825.7.2.B totalling \$3,275,262.30 and summarised as follows:		
Direct Debit Payments – Municipal	01/06/2025 to 30/06/2025	\$268,273.03
EFT Payments – Municipal	EFT9453 to EFT9559	2,981,751.30
Credit card Payments	JUNE 2025	\$23,002.97
Direct Debit Payments - Trust	01/06/2025 to 30/06/2025	\$2,235.00
Total Payments		\$3,275,262.30
CARRIED 7/0		
For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovans		

**SHIRE OF LAVERTON  
ACCOUNTS PAID LISTING  
FOR THE PERIOD ENDING 30 JUNE 2025**

**DIRECT DEBIT**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
DD6510.1	10/06/2025	The Trustee For Aware Super T/as Aware Super	Superannuation contributions	10,462.00
DD6510.2	10/06/2025	AUSTRALIAN SUPER	Superannuation contributions	3,271.26
DD6510.3	10/06/2025	HOST PLUS SUPERANNUATION FUND	Superannuation contributions	661.49
DD6510.4	10/06/2025	Hawkins Super	Superannuation contributions	1,569.23
DD6510.5	10/06/2025	Australian Retirement Trust (Prev. Sunsuper)	Superannuation contributions	1,470.23
DD6510.6	10/06/2025	HESTA Super Fund	Superannuation contributions	138.88
DD6510.7	10/06/2025	AMP Super - Signature Super (the Trustee For AMP Super Fund)	Superannuation contributions	118.31
	10/06/2025		Scheduled payroll	67,871.77
DD6511.1	12/06/2025	Telstra	Landline phone charges	5,339.85
DD6512.1	12/06/2025	Department of Transport (DOT)	Registration renewal to 30 June 2026; SOL Fleet	449.30
DD6517.1	16/06/2025	AirBP	Jet A1 delivery 26/5/25 11459 litres @ 1.78647 p/l ex GST + excise duty	22,964.32
DD6518.1	16/06/2025	3E Advantage Pty Ltd	Printing costs May 2025	4,048.15
DD6524.1	18/06/2025	Australian Taxation Office (ATO)	FBT	5,656.55
DD6527.1	18/06/2025	Department of Transport (DOT)	Annual registration	487.25
DD6532.1	02/06/2025	Yves Lindecker	Meal allowance May 2025	500.00
DD6547.1	17/06/2025	The Trustee For Aware Super T/as Aware Super	Superannuation contributions	6,695.72
DD6547.2	17/06/2025	HOST PLUS SUPERANNUATION FUND	Superannuation contributions	187.50
DD6547.3	17/06/2025	HESTA Super Fund	Superannuation contributions	57.50
DD6547.4	17/06/2025	AUSTRALIAN SUPER	Superannuation contributions	257.50
	17/06/2025		Unscheduled payroll	26,378.48
DD6548.1	24/06/2025	The Trustee For Aware Super T/as Aware Super	Superannuation contributions	9,572.15
DD6548.2	24/06/2025	AUSTRALIAN SUPER	Superannuation contributions	3,698.13
DD6548.3	24/06/2025	HOST PLUS SUPERANNUATION FUND	Superannuation contributions	701.83
DD6548.4	24/06/2025	Hawkins Super	Superannuation contributions	1,569.23
DD6548.5	24/06/2025	Australian Retirement Trust (Prev. Sunsuper)	Superannuation contributions	2,295.06
DD6548.6	24/06/2025	HESTA Super Fund	Superannuation contributions	113.16
DD6548.7	24/06/2025	AMP Super - Signature Super (the Trustee For AMP Super Fund)	Superannuation contributions	144.02
	24/06/2025		Scheduled payroll	71,928.46
DD6553.1	25/06/2025	Mountsville Pty Ltd T/a Easifleet Management	Novated lease agreement - N Fuamatu 59/59	2,488.99

DD6555.1	27/06/2025	Horizon Power - EFT	Electricity usage Council properties	3,651.02
DD6555.2	27/06/2025	Water Corporation	Water usage Council properties	8.01
DD6557.1	27/06/2025	Department of Transport (DOT)	Registration renewal to 30 June 2026; SOL Fleet	8,658.65
DD6557.2	27/06/2025	Telstra	Telstra mobile phone and landline charges	4,781.49
DD6567.1	30/06/2025	National Australia Bank (NAB)	AKF Muni June 2025	18.30
DD6569.1	30/06/2025	National Australia Bank (NAB)	AKF Trust June 2025	20.00
DD6571.1	30/06/2025	National Australia Bank (NAB)	NAB Connect fee access & usage May 2025	39.24
<b>TOTAL DIRECT DEBIT</b>				<b>268,273.03</b>
<b>EFT TRANSACTIONS</b>				
<b>EFT</b>	<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
EFT9453	11/06/2025	Horizon Power - EFT	Electricity usage Council properties	14,317.87
EFT9454	17/06/2025	Water Corporation	Water usage Council properties	33,510.99
EFT9455	17/06/2025	Shire of Leonora	Hire rubbish truck to assist with waste collection	1,196.91
EFT9456	17/06/2025	Bitutek Pty Ltd	Spray and cover unsealed road GCR SLK 0.15 to 12.20	651,283.23
EFT9457	17/06/2025	Rentokil Initial Pty Ltd - PEST CONTROL	Treatment for pests @ Hawks place, TV hut	452.51
EFT9458	17/06/2025	Stephen Deering	Relocation expenses Perth - Laverton	505.75
EFT9459	17/06/2025	Jackie Hawkins	Reimbursement of telephone per allowance/contract	453.24
EFT9460	17/06/2025	Sanchez Wa Pty Ltd T/as Woodlands Building Company	Maintenance repairs to Council housing	4,395.60
EFT9461	17/06/2025	Atom Supply	PPE & tools/consumables for depot operations	136.47
EFT9462	17/06/2025	Canine Control	Ranger services	2,200.00
EFT9463	17/06/2025	Coyles Mower & Chainsaw Centre	Rolls of Wippa Sniper Cord	154.00
EFT9464	17/06/2025	Desert Sands Cartage Contractors	Gravel sheeting @ bandya road; 23/04/2025 to 08/06/2025	311,338.28
EFT9465	17/06/2025	Landgate	Schedule no M2025/5; mining tenement schedule changes	63.35
EFT9466	17/06/2025	Mcleods Lawyers Pty Ltd	Legal fees for seeking ministerial consent to lease of portion of airport reserve 7949 to Horizon Power	434.28
EFT9467	17/06/2025	Outback Tilt Tray	Labour and materials for maintenance of Council fleet	3,527.59
EFT9468	17/06/2025	Pier Street Medical Pty Ltd	Pre employment review and tests	402.00
EFT9469	17/06/2025	PWT Electrical and Refrigeration North (Remote Electrical WA Pty Ltd t/as)	Electrical repairs for Council properties	990.70
EFT9470	17/06/2025	Town Planning Innovations (TPi)	General planning advice/services	206.25
EFT9471	17/06/2025	Phil Marshall	Reimbursement of mobile phone costs	65.00
EFT9472	17/06/2025	Powerchill	Supply & install new dishwasher 6 Duketon Street	1,188.00
EFT9473	17/06/2025	Department of Human Services (DHS)	Payroll deductions	392.96
EFT9474	17/06/2025	WA Reticulation Supplies (Ferris & Company Pty Ltd t/f Ferris Family Trust T/as)	Supply & install solar pump & garrison fencing to race course, poly pipe for bore at town oval - including mobilisation/demobilisation, labour hours and materials	183,409.45

EFT9475	17/06/2025	Evolution Traffic Management	Draft up of traffic amangement plans for Skull Creek Floodway / GCR	1,694.00
EFT9476	17/06/2025	Wheatbelt Steel Pty Ltd	Supply of labour and materials for excavation footings, including site supervision, delivery of HDBs to site, and install reinforcement - variation to contract;	53,592.59
EFT9477	17/06/2025	Shire of Mount Magnet	Consultation services for EHO includes travel time and labour hours	3,465.00
EFT9478	17/06/2025	Laverton Supermarket (S L Satya Pty Ltd t/as)	General supplies for morning tea various departments, senior morning tea, cleaning supplies	111.45
EFT9479	20/06/2025	ABC Maps & Guidebooks	Wildflower food plants - Great beyond merchandise	100.59
EFT9480	20/06/2025	Ait Specialists	Fuel Tax Credit preparation May 2025	183.04
EFT9481	20/06/2025	Snap Kalgoorlie	Great Beyond merchandise - brochures	1,664.12
EFT9482	20/06/2025	GTN Services	Labour and materials for maintenance of Council fleet	165.00
EFT9483	20/06/2025	Brianna Peters	Great beyond merchandise	812.00
EFT9484	20/06/2025	Mandy Wynne	Financial consulting services April 2025	3,382.83
EFT9485	20/06/2025	Pharmaoil T/a The Australian Natural Soap Company	Great beyond cafe consumables	1,024.07
EFT9486	20/06/2025	Initial Hygiene	Servicing hygiene units - department allocated	714.82
EFT9487	20/06/2025	Beryl Jennings	Great Beyond merchandise - bush medicine	420.00
EFT9488	20/06/2025	Supercivil Pty Ltd	Supply and lay asphaltting including clean up for site, mobilisation and traffic control - Great central road	829,203.63
EFT9489	20/06/2025	Look At Me Creations	Great Beyond merchandise - Handmade resin earrings	532.00
EFT9490	20/06/2025	Atom Supply	PPE & tools/consumables for depot operations	1,414.60
EFT9491	20/06/2025	Australia Post	Postage charges	46.19
EFT9492	20/06/2025	Australian Taxation Office (ATO)	BAS May 2025	27,793.00
EFT9493	20/06/2025	Wildflora Factory Pty Ltd T/as Australian Wildflower Seeds	Great beyond merchandise - tree/plant seeds	926.51
EFT9494	20/06/2025	Australia's Golden Outback (AGO)	Contribution towards Goldfields-Esperance Region brochure	300.00
EFT9495	20/06/2025	Bunnings Group Limited	Plants, planting equipment and general building cleaning supplies for GB	740.82
EFT9496	20/06/2025	Coffee & Tea Supplies	Great beyond cafe consumables	2,866.48
EFT9497	20/06/2025	Team Global Express Pty Ltd (TGE) (Formerly Toll Transport)	Freight charges	637.52
EFT9498	20/06/2025	Dean's Autoglass	Labour and materials for maintenance of Council fleet	3,714.70
EFT9499	20/06/2025	Desert Inn Hotel	Meals for W/A Retic team 25/01 and March 2025	366.60
EFT9500	20/06/2025	Desert Sands Cartage Contractors	Labour and materials for maintenance of Council fleet	4,428.60
EFT9501	20/06/2025	Eastgold Dairy Distributors - DO NOT USE	Cafe Consumables	554.00
EFT9502	20/06/2025	Elite Gym Hire (Our Panda Pty Ltd ATF Our Panda Trust t/as)	Hire of gym equipment from 23/06/2025 to 23/07/2025	1,799.33
EFT9503	20/06/2025	Goldfields Toyota (Action Bay Pty Ltd T/a)	Labour and materials for maintenance of Council fleet	2,073.34
EFT9504	20/06/2025	Bidfood	GREAT BEYOND - Cafe Consumables	1,680.75



EFT9505	20/06/2025	Goldrush Tours	Forwarding of bus charges collected on behalf, less commission	1,108.40
EFT9506	20/06/2025	Hesperian Press	Great Beyond merchandise	2,336.25
EFT9507	20/06/2025	IT Vision	Altus bank rec implementation	5,115.00
EFT9508	20/06/2025	Leonora Art Prize	Donation towards Leonora Art Prize 2025	2,000.00
EFT9509	20/06/2025	Marketforce (Omnicom Media Group Australia Pty Ltd t/as)	Advertising for Differential Rates 25-26	487.94
EFT9510	20/06/2025	Nature's Botanical Pty Ltd	Great beyond merchandise	716.38
EFT9511	20/06/2025	PFD Food Services Pty Ltd	Great Beyond cafe consumables	1,721.00
EFT9512	20/06/2025	Psitech Pty Ltd	IT services July 2025	10,477.57
EFT9513	20/06/2025	PWT Electrical and Refrigeration North (Remote Electrical WA Pty Ltd t/as)	Electrical repairs for Council properties	7,034.18
EFT9514	20/06/2025	The Workers Shop	Uniforms for Council employees	1,270.00
EFT9515	20/06/2025	Wine Australia Pty Ltd	Stationery - department allocated	869.32
EFT9516	20/06/2025	WML Consultants Pty Ltd	Consultation services for roads paperwork including flood damages, acquittals, etc.	1,135.75
EFT9517	20/06/2025	Moore Australia (WA) Pty Ltd	Fees for preparation and lodgement of Shire of Laverton 2025 FBT Return	3,850.00
EFT9518	20/06/2025	thinkproject Australia Pty Ltd (Prev. RAMM Software Pty Ltd)	Subscription for RAMMS software for metro counting plus supplies for metro counting software	11,686.59
EFT9519	20/06/2025	Fitzgerald Strategies	Assist Council remotely with the conduct of the CEO Performance Review for the year ending February 2025 as per quote 2499.	3,675.00
EFT9520	20/06/2025	Powerhill	Electrical repairs for Council properties	8,835.20
EFT9521	20/06/2025	Transponder Technologies Pty Ltd (t/as Tr Fuel)	Tweb Annual subscription fee - online tracking system for Jet A1 fuel uplifted and sold from airport	990.00
EFT9522	20/06/2025	Officeworks	Stationery - CRC - June 2025	866.78
EFT9523	20/06/2025	Laverton LPH Pty Ltd; Gas & Garden	Supply of gas bottles Anzac Day	110.00
EFT9524	20/06/2025	Modular WA (Modulars Pty Ltd t/as)	Supply of housing, depot and airport buildings for Council including variation to contract	403,409.18
EFT9525	20/06/2025	Benara Nurseries (Quito Unit Trust t/as)	Supply of various plants to be placed around ANZAC memorial	30,151.00
EFT9526	20/06/2025	Nomad Plumbing Pty Ltd	Plumbing repairs for Council properties	5,573.70
EFT9527	20/06/2025	Laverton Supermarket (SL Satya Pty Ltd t/as)	Great Beyond cafe consumables	531.36
EFT9528	20/06/2025	East Pilbara Shire Council	LSL entitlement pay out A Campbell	3,388.84
EFT9529	26/06/2025	Robert Wedge	Councillor Sitting fees & Communications allowance - QTR 4; April to June	5,927.75
EFT9530	26/06/2025	Paul Ovans	Councillor Sitting fees & Communications allowance - QTR 4; April to June	5,927.75
EFT9531	26/06/2025	Brandon Leslie Conway-cox	Councillor Sitting fees & Communications allowance - QTR 4; April to June	5,518.66
EFT9532	26/06/2025	Mark David Pedder	Councillor Sitting fees & Communications allowance - QTR 4; April to June	5,927.75
EFT9533	26/06/2025	Shaneane Weldon	Deputy president, sitting fees and communications allowance - QTR 4; April to June	8,427.75

EFT9534	26/06/2025	Rex Weldon	Councillor Sitting fees & Communications allowance - QTR 4; April to June	5,927.75	
EFT9535	26/06/2025	Patrick John Hill	President's allowance, sitting fees and communications allowance - QTR 4; April to June 2025	15,927.25	
EFT9536	26/06/2025	Department of Human Services (DHS)	Payroll deductions	196.48	
EFT9537	26/06/2025	Wheatbelt Steel Pty Ltd	Manufacture and deliver cantilevers for airport project - contract 3524	87,052.97	
EFT9538	26/06/2025	Belinda Knight	Submission of working copy for Long Term Financial Plan	3,960.00	
EFT9539	30/06/2025	GTN Services	HV First examination - bus annual inspection	253.55	
EFT9540	30/06/2025	Initial Hygiene	Servicing of hygiene units department allocated	714.82	
EFT9541	30/06/2025	Department Of Justice	Refund for deposit; hire of town hall 13 May 2025 for justice day program	150.00	
EFT9542	30/06/2025	Western Sky Australia Pty Ltd	Refund for duplicate inv 2406 payment. Paid on 12/6/25 & 20/6/25	1,132.42	
EFT9543	30/06/2025	Bloom Digital	Update of Shire of Laverton/Council website - deposit	12,540.00	
EFT9544	30/06/2025	Petro Fuels Laverton (S L Satya Pty Ltd T/as)	Unloaded fuel for small equipment - whipper snippers & lawnmowers, etc.	593.18	
EFT9545	30/06/2025	Canine Control	Ranger Services for town area; Tuesday, 17 June 2025	2,200.00	
EFT9546	30/06/2025	Coffee & Tea Supplies	Great beyond cafe consumables	1,078.95	
EFT9547	30/06/2025	Team Global Express Pty Ltd (TGE) (Formerly Toll Transport)	Freight charges	109.93	
EFT9548	30/06/2025	Deanne Ross	Council Policy 09.08 Nurse Incentive Payments	1,000.00	
EFT9549	30/06/2025	Desert Inn Hotel	Catering for Council Meals	440.00	
EFT9550	30/06/2025	Eastgold Dairy Distributors - DO NOT USE	Great beyond cafe consumables	798.40	
EFT9551	30/06/2025	Goldfields Pest Control Services (Callion Investments Pty Ltd t/as)	Weed spraying @ various locations for Laverton townsite	28,699.00	
EFT9552	30/06/2025	Bidfood	Great beyond cafe consumables	1,604.52	
EFT9553	30/06/2025	Horizon Power - EFT	Electricity usage Council properties	12,168.41	
EFT9554	30/06/2025	PFD Food Services Pty Ltd	Great beyond cafe consumables	997.05	
EFT9555	30/06/2025	PWT Electrical and Refrigeration North (Remote Electrical WA Pty Ltd t/as)	Electrical repairs for Council properties	422.40	
EFT9556	30/06/2025	Officeworks	Supply of office chairs	1,434.15	
EFT9557	30/06/2025	Fulton Hogan	Bags of asphalt	1,795.20	
EFT9558	30/06/2025	Wheatbelt Steel Pty Ltd	Prior to delivery services for the supply and installation of airport shed	102,755.89	
EFT9559	30/06/2025	Laverton Supermarket (S L Satya Pty Ltd t/as)	Food items for ANZAC Day event; supplied 23/04	1,697.87	
CREDIT CARD TRANSACTIONS				TOTAL EFT	2,981,751.30
EFT	DATE	NAME	DESCRIPTION	AMOUNT	
	30/06/2025	Credit Card Purchases - CEO	Refer attachment B	16,797.92	
	30/06/2025	Credit Card Purchases - DCEO	Refer attachment B	3,246.41	
	30/06/2025	Credit Card Purchases - MWS	Refer attachment B	2,958.64	

TRUST EFT TRANSACTIONS				TOTAL CREDIT CARD	23,002.97
EFT	DATE	NAME	DESCRIPTION	AMOUNT	
DD6535.1	04/06/2025	Department of Transport (DOT)	DOT TAKINGS 04/06	268.05	
DD6537.1	09/06/2025	Department of Transport (DOT)	DOT TAKINGS 05/06	33.30	
DD6539.1	10/06/2025	Department of Transport (DOT)	DOT TAKINGS 06/06	46.85	
DD6541.1	16/06/2025	Department of Transport (DOT)	DOT TAKINGS 12/06	433.70	
DD6543.1	18/06/2025	Department of Transport (DOT)	DOT TAKINGS 16/06	72.45	
DD6545.1	23/06/2025	Department of Transport (DOT)	DOT TAKINGS 19/06	669.65	
DD6561.1	25/06/2025	Department of Transport (DOT)	DOT TAKINGS 23/06	211.75	
DD6563.1	26/06/2025	Department of Transport (DOT)	DOT TAKINGS 24/06	365.95	
DD6573.1	27/06/2025	Department of Transport (DOT)	DOT TAKINGS 25/06	133.30	
TOTAL TRUST EFT				2,235.00	
TOTAL PAYMENTS					3,275,262.30

0073351 178/4336879704518657 / E-20319 S-37194 I-74387

Cardholder Details

Cardholder Name:

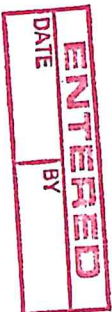
Account No:

Statement Period:

Cardholder Limit:

Chief Executive Officer

29 May 2025 to 27 June 2025



Statement for  
**NAB Qantas Business Signature**  
NAB Commercial Cards Centre - GPO Box 9992 Melbourne Victoria 3001  
Tel 1300 498 594 8am - 8pm AEST & AEDT Monday to Friday, 9am - 6pm AEST & AEDT Saturday and Sunday  
Fax 1300 363 658  
Lost & Stolen Cards: 1800 033 103 (24 hours, 7 days a week)

Qantas Points earned

The Facility Owner will advise if you are entitled to these points  
Qantas Points earned this month

Transaction record for:

Date	Amount A\$	Details	Explanation	Amount NOT subject to GST	Amount subject to GST	GST component (1/11th of the amount subject to GST)	Reference
30 May 2025	\$35.00 ✓	QANTAS AIRW	MASCOT				00225058802
30 May 2025	\$35.00 ✓	QANTAS AIRW	MASCOT				00225059200
30 May 2025	\$35.00 ✓	QANTAS AIRW	MASCOT				00225072115
30 May 2025	\$35.00 ✓	QANTAS AIRW	MASCOT				00225239357
30 May 2025	\$20.00 ✓	QANTAS AIRW	MASCOT				00224495068
30 May 2025	\$20.00 ✓	QANTAS AIRW	MASCOT				00224512803
30 May 2025	\$20.00 ✓	QANTAS AIRW	MASCOT				00225301189
30 May 2025	\$20.00 ✓	QANTAS AIRW	MASCOT				00225445246
30 May 2025	\$70.00 ✓	QANTAS AIRW	MASCOT				00225255749
30 May 2025	\$70.00 ✓	QANTAS AIRW	MASCOT				00225260173
2 Jun 2025	\$2,152.40 ✓	QANTAS AIRW	MASCOT				00205417046
2 Jun 2025	\$880.00 ✓	HARVEY NORMAN AVIT	KALGOORLIE				74564455150
3 Jun 2025	\$757.49 ✓	QANTAS AIRW	MASCOT				00149387536
3 Jun 2025	\$281.31 ✓	THE PLAZA HOTEL KAL	KALGOORLIE				01039586678
11 Jun 2025	\$105.88 ✓	BP GOLDEN GATE 1896	KALGOORLIE				01725003721
18 Jun 2025	\$166.18 ✓	BP GOLDEN GATE 1896	KALGOORLIE				01304530415
20 Jun 2025	\$652.47 ✓	Intercontinental Melbourne	Melbourne				74619705169

Continued next page

\*TVS unit 6/5 built



4336879704518657 / E-20319 S-37194 1-74388

Transaction record for: (continued)

Date	Amount A\$	Details	Explanation	Amount NOT subject to GST	Amount subject to GST	GST component (1/11th of the amount subject to GST)	Reference
20 Jun 2025	\$652.47 ✓	Intercontinental MelbourneMelbourne	2040119 AKA A CARP MTR		652.47	65.24	74619705169
20 Jun 2025	\$344.63 ✓	Intercontinental MelbourneMelbourne	2040119 AKA A CARP MTR		344.63	34.46	74619705169
20 Jun 2025	\$344.63 ✓	Intercontinental MelbourneMelbourne	2040119 AKA A CARP MTR		344.63	34.46	74619705169
23 Jun 2025	\$44.21 ✓	SWAN TAXIS PTY LTD VICTORIA PARK	2040119 AKA TAXI		44.21	4.42	7422985172
23 Jun 2025	\$43.89 ✓	CabFare Payments Melbourne	2040119 AKA TAXI		43.89	4.38	74249235171
23 Jun 2025	\$33.81 ✓	CAN CABS PTY LTD KAMBAH	2040119 AKA TAXI		33.81	3.38	7422985173
23 Jun 2025	\$660.00 ✓	WESTERN AUSTRALIAN LOC WEST LEEDERVI	2040119 RESISTOATRAL WAKA		660.00	66.00	74940525171
23 Jun 2025	\$498.24 ✓	Crowne Plaza Perth OPI Perth	2040404 AKA CEO		498.24	45.29	74619705171
23 Jun 2025	\$372.70 ✓	Voco Melb Central OPI Melbourne	2040404 AKA CEO		372.70	33.88	74619705172
23 Jun 2025	\$165.00 ✓	CITY OF KALGOORLIE BO BROADWOOD	2040404 AKA CEO		165.00	16.50	74564725171
24 Jun 2025	\$84.55 ✓	GM TAXIPAY MASCOOT	2040119 AKA TAXI		84.55	8.45	74564505174
24 Jun 2025	\$292.44 ✓	THE PLAZA HOTEL KAL KALGOORLIE	2040119 AKA TAXI		292.44	26.87	01006114112
24 Jun 2025	\$116.48 ✓	GM TAXIPAY MASCOOT	2040119 AKA TAXI		116.48	11.64	74564505174
26 Jun 2025	\$33.08 ✓	ACT CABS 0261030882 FYSHWICK	2040119 AKA TAXI		33.08	3.30	7422985176
27 Jun 2025	\$2,602.37 ✓	Crowne Plaza Hotel CanberCanberra	2040119 AKA CARP MTR		2602.37	236.52	74619705173
27 Jun 2025	\$2,588.26 ✓	Crowne Plaza Hotel CanberCanberra	2040119 AKA CARP MTR		2588.26	258.82	74619705173
27 Jun 2025	\$2,565.43 ✓	Crowne Plaza Hotel CanberCanberra	2040404 AKA CEO		2565.43	238.25	74619705173
Total for this period	\$16,797.92		Totals				

Employee declaration

I verify that the above charges are a true and correct record in accordance with company policy

Cardholder signature

Date:

01.07.2025

0073351 178/4336879704518657 / E-20319 S-37195 L-74389



Statement for

**NAB Qantas Business Signature**

NAB Commercial Cards Centre - GPO Box 9992 Melbourne Victoria 3001  
Tel 1300 498 594 8am - 8pm AEST & AEDT Monday to Friday 9am - 6pm AEST & AEDT Saturday and Sunday  
Fax 1300 363 658  
Lost & Stolen Cards: 1800 033 103 (24 hours, 7 days a week)

Qantas Points earned

The Facility Owner will advise if you are entitled to these points

Qantas Points earned this month

**Cardholder Details**

Deputy Chief Executive Officer

Cardholder Name:

Account No:

Statement Period: 29 May 2025 to 27 June 2025

Cardholder Limit:

Transaction record for:

Date	Amount A\$	Details	Explanation	Amount NOT subject to GST	Amount subject to GST	GST component (1/11th of the amount subject to GST)	Reference
30 May 2025	② \$985.00 ✓	PAYPAL *BIG W 4029357733	② 2110186 New Vacuum		985.00	89.55	74585705148
2 Jun 2025	\$88.59 ✓	STARLINK INTERNET Sydney	GB BOOK 2102104 Intellect		88.59	8.05	74773885151
9 Jun 2025	② \$150.00 ✓	WWW.AZDEAL.S.COM.AU CAROLINE SPR	② 2110186.2102104 Intellect		150.00	13.63	74201335157
9 Jun 2025	\$1,087.00 CR	Harvey Norman Online Homebush West	See last month				74564455157
12 Jun 2025	\$442.70 ✓	BIGW ONLINE	2130487 2101 Bigget Whining tea		357.10	32.53	74278245162
12 Jun 2025	\$317.97 ✓	APR *partymama	Reynella GB		317.97	28.91	74316015162
13 Jun 2025	② \$85.00 CR	BIGW ONLINE	BELLA VISTA GB				74278245163
18 Jun 2025	① \$1,270.00 ✓	TARGET	Williams Land		1270-	115.45	74039195168
18 Jun 2025	\$148.00 ✓	KMART	Mulgrave		148.00	13.45	74039195168
18 Jun 2025	\$100.85 ✓	TEMU.COM	PARRAMATTA		100.85	9.16	74201335168
18 Jun 2025	① \$20.00 CR	TARGET	Williams Land		-20.00	1.82	74039195168
20 Jun 2025	\$64.80 ✓	KINATICO LTD	OSBORNE PARK		64.80	5.89	10757385426
23 Jun 2025	\$278.00 ✓	STARLINK INTERNET Sydney	2102104 Intellect		278.00	25.28	74773885171

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Transaction record for: [REDACTED] (continued)

Date	Amount A\$	Details	Explanation	Amount NOT subject to GST	Amount subject to GST	GST component (1/11th of the amount subject to GST)	Reference
24 Jun 2025	\$224.50	INDIGENOUS* INDIGENOUS TUNCURRY	CRCD09.298.2100 <i>Aviarc</i>		224.50	20.41	74201335174
25 Jun 2025	\$154.00	STARLINK INTERNET Sydney	BO039.2102104 <i>Internet</i>		154-	14.00	74773885174
25 Jun 2025	\$154.00	STARLINK INTERNET Sydney	BO004.2102104 <i>Internet</i>		154-	14.00	74773885174
26 Jun 2025	\$60.00	POLICE LICENSING FIREA CANNINGTON	211000872100 <i>Gun licence</i>	60.00			74940525175
Total for this period	\$3,246.41		Totals	60-	4273.41	388.49	

Employee declaration

I verify that the above charges are a true and correct record in accordance with company policy

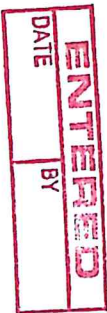
Cardholder signature:



Date:

14/7/25





Statement for  
**NAB Qantas Business Signature**  
NAB Commercial Cards Centre - GPO Box 9992 Melbourne Victoria 3001  
Tel 1300 498 594 8am - 8pm AEST & AEDT Monday to Friday, 9am - 6pm AEST & AEDT Saturday and Sunday  
Fax 1300 363 658  
Lost & Stolen Cards: 1800 033 103 (24 hours, 7 days a week)

Qantas Points earned

The Facility Owner will advise if you are entitled to these points  
Qantas Points earned this month

Cardholder Details

Manager of Works & Services

Cardholder Name:

Account No:

Statement Period:

29 May 2025 to 27 June 2025

Cardholder Limit:

Transaction record for:

Date	Amount A\$	Details	Explanation	Amount NOT subject to GST	Amount subject to GST	GST component (1/11th of the amount subject to GST)	Reference
30 May 2025	\$95.73 ✓	VIBE PETROLEUM SPEARWOOD	Fuel P399.261.2261		85.73	7.79	7456445179
2 Jun 2025	\$739.00 ✓	MEDICAR AUTOMOTIVE SOL BIBRA LAKE	Service P399.260.2100		739.00	67.18	74940525150
4 Jun 2025	\$151.24 ✓	AMPOL KALGOORLI 55415F KALGOORLIE	Fuel P399.261.2261		151.24	13.75	74940525153
9 Jun 2025	\$80.00 ✓	STARLINK INTERNET Sydney	Internet P399.260.2104		80.00	7.27	74773885158
12 Jun 2025	\$38.50 ✓	SHIRE OF LEONORA LEONORA	12.1404060.2006 Heating		38.50	3.50	01404010964
17 Jun 2025	\$36.50 ✓	SHIRE OF LEONORA LEONORA	12.1404060.2006 Heating		36.50	3.32	01128217194
17 Jun 2025	\$53.00 ✓	SHIRE OF LEONORA LEONORA	12.1404060.2006 Heating		53.00	4.82	01038039205
17 Jun 2025	\$130.94 ✓	AUTOBARN KALGOORLIE KALGOORLIE	Cleaning P399.260.2101 ✓		130.94	11.90	7456445167
18 Jun 2025	\$12.20 ✓	DOME KALGOORLIE KALGOORLIE	Cleaning 12.1404060.2006		12.20	1.11	74564725168
18 Jun 2025	\$94.60 ✓	DOME KALGOORLIE KALGOORLIE	Heating 12.1404060.2006		94.60	8.60	74564725168

Continued next page



Transaction record for: [REDACTED] (continued)

Date	Amount A\$	Details	Explanation	Amount NOT subject to GST	Amount subject to GST	GST component (1/11th of the amount subject to GST)	Reference
18 Jun 2025	\$475.25 ✓	RSEA PTY LTD - KALGOOR KALGOORLIE	Safety gear 121404060.206		475.25	43.19	74940525167
19 Jun 2025	\$668.00 ✓	STARLINK INTERNET Sydney	150624.240.2104		668.00	60.74	74773885168
23 Jun 2025	\$153.68 ✓	UNITED PETROLEUM PTY KELLERBERRIN	1413.260.2104		153.68	13.97	74564455171
27 Jun 2025	\$240.00	STARLINK INTERNET Sydney	1413.260.2104		139.00	12.64	74773885177
Total for this period	\$2,958.64		1414, 1412, 1395 Totals Internet.		240.00	21.81	

\*

Employee declaration

I verify that the above charges are a true and correct record in accordance with company policy

Cardholder signature:



Date:

09/07/25

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**7.3 2025-2026 BUDGET**

<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Phil Marshall, Chief Executive Officer
<b>RESPONSIBLE OFFICER</b>	Phil Marshall, Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Item 7.4 Ordinary Council Meeting 18 July 2024 for the 2024/2025 Budget Adoption

**MATTER FOR CONSIDERATION BY THE COUNCIL**

Council to consider adopting the draft 2025/2026 Budget and approve:

- ✓ Differential Rates and minimums.
- ✓ Rate payment discount, instalment interest rate, fees, and penalty interest rate
- ✓ The Schedule of Fees and Charges
- ✓ The materiality percentage for monthly reporting of variances; and
- ✓ 2025/2026 Budget Executive Summary.
- ✓ Tenders to allow efficiencies in attending to these matters without further reports to the Council.

**ATTACHMENTS**

OMC210825.7.3.A	Shire of Laverton Budget Schedules for the year ended 30 June 2026
OMC210825.7.3.B	Shire of Laverton Fees and Charges for the year ended 30 June 2026
OMC210825.7.3.C	Shire of Laverton Statutory Budget for the year ended 30 June 2026
OMC210825.7.3.D	Shire of Laverton Budget Executive Summary for the year ended 30 June 2026
OMC210825.7.3.E	Shire of Laverton Rates Brochure for the year ended 30 June 2026
OMC210825.7.3.F	Shire of Laverton Objects and Reasons – Differential Rating 2025-2026
OMC210825.7.3.G	Business plan for the 2025/2026 to the 2029/2030 Financial Year

## BACKGROUND

The Council has considered and adopted the following for Differential Rates at the Council meeting 15<sup>th</sup> May 2025. The Objects and Reasons was advertised and there were no objections received by the Council. The Objects and Reasons are endorsed, under OMC210825.7.1.F.

### That the Council:

**In accordance with Section 6.36 of the *Local Government Act 1995*, gives local public notice advising that Council intends to impose the following differential rates and minimums for the 2025-2026 financial year:**

2025-2026 Financial Year					
Pastoral Leases UV Rate in \$	Mining Leases UV Rate in \$	Townsite GRV Rate in \$	Mining GRV Rate in \$	UV Minimum \$	GRV Minimum \$
11.6467	22.0000	13.8118	11.0714	385	385

- 1. That the Council approves the 2025-2026 Rates – Objects and Reasons Statement as set out in attachment OMC150525.7.4.A.**
- 2. That the Council confirms that the 5% early payment discount be removed from rate considerations in the 2025/2026 financial year and beyond.**

## Fees and Charges

**The council resolved that.**

**That Council by an absolute majority approves the ‘Draft 2025-2026 Schedule of Fees & Charges’ as outlined in Attachment OMC190625.7.9.A for inclusion in the 2025-2026 Budget.**

**COMMENT:** The fees and charges document remains unchanged from when it was formally adopted at the Ordinary Meeting of Council on 19<sup>th</sup> June 2025.

## STATUTORY IMPLICATIONS

### *Local Government Act 1995*

#### **1.3. Content and intent**

- (2) *This Act is intended to result in —*
- better decision-making by local governments; and*
  - greater community participation in the decisions and affairs of local governments; and*
  - greater accountability of local governments to their communities; and*

*(d) more efficient and effective local government.*

- (3) In carrying out its functions a local government is to use its best endeavours to meet the needs of current and future generations through an integration of environmental protection, social advancement, and economic prosperity.*

## **2.7. Role of council**

- (1) The council —*
- (a) governs the local government's affairs; and*
  - (b) is responsible for the performance of the local government's functions.*
- (2) Without limiting subsection (1), the council is to —*
- (a) oversee the allocation of the local government's finances and resources; and*
  - (b) determine the local government's policies.*

## **3.1. General function**

- (1) The general function of a local government is to provide for the good government of persons in its district.*
- (2) The scope of the general function of a local government is to be construed in the context of its other functions under this Act or any other written law and any constraints imposed by this Act or any other written law on the performance of its functions.*
- (3) A liberal approach is to be taken to the construction of the scope of the general function of a local government.*

## **Local Government Act 1995**

- *Section 6.2 requires a local government to prepare and adopt an annual budget by 31 August (absolute majority required).*
- *Section 6.12 confers a power to defer, grant discounts, waive or write off debts (absolute majority required).*
- *Section 6.16 allows a local government to impose and recover a fee or charge for any goods or services it provides or proposes to provide (absolute majority required).*
- *Section 6.32 states that a local government in order to make up the budget deficiency is to impose a general rate on rateable land that may be imposed uniformly or differentially. A local government may also impose a minimum payment (absolute majority required).*
- *Section 6.33(1) provides that a local government may impose differential general rates according to a number of characteristics.*
- *Section 6.33(3) states that a local government cannot, without the approval of the Minister, impose a differential general rate that is more than twice the lowest differential general rate imposed.*
- *Section 6.35 states a local government may impose a minimum rate that is greater than the general rate that would be applied for the land and outlines the requirements for this minimum rate).*

- *Section 6.36 requires that a local government, before imposing any differential general rates, provides at least 21 days local public notice of its intention to do so and to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- *Sections 6.45 and 6.47 allow a local government to levy fees and interest, grant a discount for early payment and to waive or grant other concessions in relation to a rate or service charge (absolute majority required for s.6.45 – discounts).*
- *Section 6.51 allows a local government to charge interest on a rate or service charge that remains unpaid after it is due and payable (absolute majority required).*

#### **Local Government (Administration) Regulations 1996**

- *Regulation 19DA requires that a local government is to ensure that a corporate business plan is made in respect to each financial year after 30 June 2013.*

#### **Local Government (Financial Management) Regulations 1996**

- *Regulation 17 states that a reserve account is to have a title that clearly identifies the purpose for which the money in the account is set aside.*
- *Regulation 23(a) requires the annual budget to include the objects and reasons of any differential rates imposed.*
- *Regulation 26 requires that the annual budget is to include details for each discount, incentive, concession and waiver to be allowed.*
- *Regulation 27 sets out the detail accompanying notes to the budget are to contain.*
- *Regulation 34(5) states that each financial year a local government is to adopt a percentage or value, calculated in accordance with AAS5, to be used in statements of financial activity for reporting material variances.*
- *Regulation 64(1) sets out the local government is to determine the due date of instalments after the first instalment.*
- *Regulation 67 enables an additional charge to be imposed where payment of rates is made by instalments.*
- *Regulation 68 states that the maximum interest rate, under section 6.45(3) for instalments, is 5.5%.*
- *Regulation 70 states that the maximum interest rate for overdue rates under section 6.51(1), is 11%.*

#### **Waste Avoidance and Resource Recovery Act 2007**

- *Section 67 enables a local government to impose an annual charge in respect of premises provided with a waste service by the local government.*

#### **Local Government (Functions and General) Regulations 1996**

##### **1. Division 2 — Tenders for providing goods or services (s. 3.57)**

*(1A) In this regulation —*

*state of emergency declaration* has the meaning given in the Emergency Management Act 2005 section 3.

- (1) *Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$250 000 unless subregulation (2) states otherwise.*
- (2) *Tenders do not have to be publicly invited according to the requirements of this Division if—*
  - (a) *the supply of the goods or services is to be obtained from expenditure authorised in an emergency under section 6.8(1)(c) of the Act; or*
  - (aa) *the supply of the goods or services is associated with a state of emergency; or*
  - (b) *the supply of the goods or services is to be obtained through the WALGA Preferred Supplier Program*

<b>2. 14. Publicly inviting tenders, requirements for</b>
---

- (1) *When regulation 11(1), 12(2) or 13 requires tenders to be publicly invited, Statewide public notice of the invitation is to be given.*
- (2) *If the CEO has, under regulation 23(4), prepared a list of acceptable tenderers, instead of giving Statewide public notice the CEO is required to give notice of the invitation to each acceptable tenderer listed.*
- (2a) *If a local government —*
  - (a) *is required to invite a tender; or*
  - (b) *not being required to invite a tender, decides to invite a tender,*

*the local government must, before tenders are publicly invited, determine in writing the criteria for deciding which tender should be accepted.*
- (3) *The notice, whether under subregulation (1) or (2), is required to include —*
  - (a) *a brief description of the goods or services required; and*
  - (b) *particulars identifying a person from whom more detailed information as to tendering may be obtained; and*
  - (c) *information as to where and how tenders may be submitted; and*
  - (d) *the date and time after which tenders cannot be submitted.*
- (4) *In subregulation (3)(b) a reference to detailed information includes a reference to —*
  - (a) *such information as the local government decides should be disclosed to those interested in submitting a tender; and*
  - (b) *detailed specifications of the goods or services required; and*
  - (c) *the criteria for deciding which tender should be accepted; and*
  - (d) *whether the local government has decided to submit a tender.*
  - [(e) *deleted*]

- (5) *After a notice has been given under subregulation (1) or (2), a local government may vary the information referred to in subregulation (3) by taking reasonable steps to give each person who has sought copies of the tender documents or each acceptable tenderer, as the case may be, notice of the variation.*

## STRATEGIC PLAN IMPLICATIONS

The current strategic plan has run its course, however, until the new plan is adopted by the council, the details have been extracted from the current plan.

Leadership Objective: Responsible financial management and governance, leading an empowered community

Outcome 4.2 An efficient and effective organisation

4.2.1 Maintain a high level of corporate governance, responsibility and accountability

4.2.1.1 Maintain accountability and financial responsibility through effective planning

## POLICY IMPLICATIONS

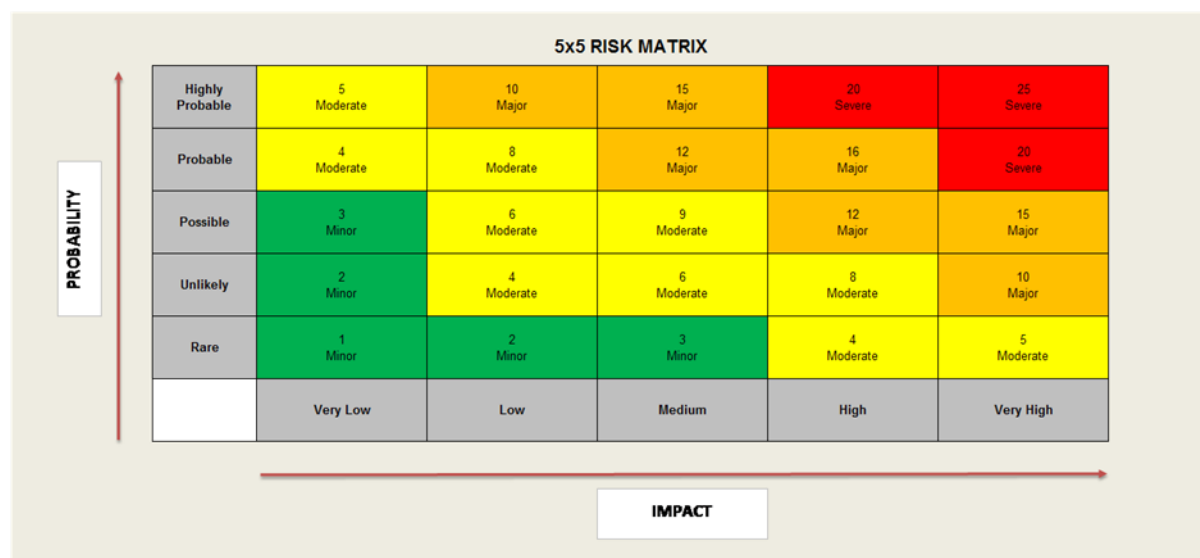
There are no policy implications for this report

## FINANCIAL IMPLICATIONS

The Budget outlines planned expenditure and revenue and determines the financial parameters for the Shire to operate within for the 2025/2026 financial year. The proposed budget attached to this report is balanced with all revenue to be received during the year and the estimated brought forward surplus being expended on meeting operating expenditure demands, the capital works programme, and transfers to/from reserves for future years' expenditure.

## RISK MANAGEMENT

The risk is considered Low as the Council is meeting its statutory requirements for adoption of the Budget by the 31 August 2025 (Section 6.2 of the Local Government Act 1995 refers).



## CONSULTATION

Consultant  
DCEO

## COMMENT

The forecast net result for the year ending 30 June 2025 assumes a surplus of \$5,000,000 and is included in the 2025/2026 Budget presented to Council. This is subject to change, and the determination of the surplus is as follows:

Details	Amount
Cash equivalents	\$3,029,000
Financial Assistance Grants in advance	\$1,871,863
<b>Closing Surplus</b>	<b>\$4,900,863 (rounded to \$5,000,000)</b>

Over the last few years in an endeavour to increase public awareness of the contents of the budget document, both of the following documents were presented to the Budget meeting:

- Draft Budget Executive Summary
- Budget Information Brochure

The Budget Executive Summary has been prepared to explain in simple terms the budget details (outcomes) based on a cash budget. This document has always been part of the material prepared for Council for reporting purposes as part of the budget process.

The Budget Information Brochure in fact contains the same data as the Executive Summary however, it also includes a “*Message from the President*”. This brochure has traditionally been directed at the public via circulation with rates assessment notices and publication in the “*Sturt Pea*” and this is enclosed for council’s information under OMC210825.7.3.E.

### Summary

The Budget document as presented to Council is complete in its format, as shown in Attachment OMC210825.7.3.A. Council should note that information relating to the completion of the 2024/2025 financial year is still being compiled prior to being presented for audit scrutiny, as such the brought forward surplus shown in the draft Budget is a estimate based on determined figures at this time and is subject to change.

An explanatory text associated with the Budget has been prepared and follows based upon the schedules, being pages 1 to 48.

2025/2026 Budget



The following is a summation of various items contained within the budget and offering a rationale behind the budget projections and allocations.

**BUDGET 2025/2026 – Explanations on Budget Items included within the document**

Page no - Schedule	GL No	Description	Budget \$	Comments
<b>Rates</b>				
	3030130	RATES - Rates Levied - Synergy	\$8,302,931	The Objects and Reasons outlined a nil increase across the board, albeit the removal of the 5% discount if paid in full by the due date. The following is a comment from 2024/2025 “The Council will be asked to consider the dropping of the discount along with amending interest rates to reflect the change in the 25/26 financial year budget”
	4030181	RATES - Transfer To Reserves Community dev	\$0.00	The Recommendation is not to transfer funds to the reserve as the balance as at the 30 June 2026 is \$1,551,726 out of a total reserve position of \$10,752,976.
<b>General Purpose Funding</b>				
	3030210	GENPUR - Financial Assistance Grant - General	\$1,162,867	The Council received 50% of the FAG grants in June 2025 and have been included in the surplus position of \$ 1,162,867 The quoted figure ids the remaining 50% to be received over the next 12 months on a quarterly basis.
	3030211	GENPUR - Financial Assistance Grant - Roads	\$730,030	The Council received 85% of the FAG grants in June 2025 and have been included in the surplus position of \$ 730,030. The quoted figure is the remaining 15% to be received over the next 12 months on a quarterly basis.
	3030245	GENPUR - Interest Earned - Reserve Funds	\$523,426	The interest is quoted as the current term deposits totalling \$10,752,976 and maturing on the 30 June 2026. Transfer of interest to the Reserve accounts.

	3030246	GENPUR - Interest Earned - Municipal Funds	\$240,000.00	This interest is a projection of current deposits in municipal funds totalling \$8,000,000 approx. and it is anticipated that it will adjust during the budget review.
Governance	2040129	MEMBERS - Donations to Community Groups – and council projects	\$450,000.00	This area includes donations through the council's discretion and each and every application will be approved by council. The border sign of roads open and closed will be progressed with variable message boards incorporated into the signs. This includes signs at the borders at GCR and Laverton/Leonora Rd
	4040120	MEMBERS - Furniture and Fittings; Capital		
		Plaques carry over 24/25	\$100,000.00	Self-Explanatory and ongoing for 3 years – completion this year through consultant
			\$35,000.00	Recommended new chamber tables and chairs to reflect the professionalism of the SOL
			\$5,000.00	Community Notice Board
	2040152	Consultants	\$330,000.00	Various programs including racecourse, water project, GB project and strategic plan, etc.
	2040115	Superannuation for Councillors	\$21,609.00	Councillors are entitled to receive superannuation contributions and recommended
	2040116	Election expenses	\$37,000.00	Staff costs, adverting costs and electoral commission costs to run the in-person election
FIRE				
		FIRE - Fire Prevention/Burning/Control		Continue with the cleaning up of land within town and surrounds. To add is the upgrade of placing additional street lighting in certain areas, and to add to the CCTV network and looking at utilising portable stands, flexibility.

	205012	Hazard Burning - Fire Control	\$25,000.00	Clean and vacant blocks and vegetation with the town boundaries
			\$13,000.00	Murdoch Vet clinic
	4050380	OLOPS - Infrastructure Other		
		Extension of CCTV and ANPR Hardware	\$130,000.00	Self-explanatory and allows the Council to work with the Police to best position the CCTV cameras and also the number plate recognition.
			\$100,000.00	Upgrade street lighting
	2050313	OLOPS - Solar Lighting Maintenance	\$30,000.00	Self-explanatory and kept in place in case of any issues, maintenance undertaken in the 24/25 FY
HEALTH				
	2070311	OTHHEALTH - Medical Practice Subsidy	\$290,853.00	As per medical agreement
	2070318	Incentives for Nursing staff	\$20,000.00	Self-explanatory
YOUTH				Working with Waalitj (Subiaco football club visited Laverton) to undertake the youth services project. Both parties are keen to continue and expected result prior to October 2025. The families are the key and to have suitable staff will be the key for interaction. In addition, the YMCA has indicated involvement also.
	2080152	YOUTH Consultants	\$185,000.00	Support SMF, Cycling Foundation and support of Waalitj to enhance the council's contribution to Youth. Recently, I have asked that Stephen Michael address the council regarding the long-term future of the relationship between SMF and the council and other community members.
	3080110	YOUTH - Grant Funding	\$140,000.00	Government Grant
	2080189	Building maintenance	\$25,000.00	Painting of the building to blend in with the metal covering of the old education building

	2080487	COM DEV - Other Expenses	\$292,000.00	Funds to be utilised for the Laverton Training Centre and associated expenses
	2080490	CDC - Garden & Grounds Maintenance	\$40,000.00	Grounds maintenance and on costs
HOUSING				Housing is becoming a farce within Laverton and all I am hearing is that Laverton has no accommodation. The decision to look at the unit development is at a level where the council is not competing with the local housing suppliers. The council is fully funding this model without any borrowings or using reserve funds. The aim is to ensure additional income can be secured on an annual basis to supplement the council's maintenance commitments.
	2090187	STF HOUSE - Other Expenses	\$40,000.00	To cover any unbudgeted expenses on housing.
	4090110	Capital buildings	\$4,000,000.00	Unit development on council owned land
	4090110	Capital buildings	\$250,000.00	Purchase of land and properties for redevelopment
	3090135	STF HOUSE - Other Income; Rental Income	\$158,400.00	Income from homes to GROH leasing + increase for rental of 10 Lancefield Street – council tba
COMMUNITY AMENTITIES				Continual development of the rubbish disposal site and to ensure that the council develops its fees and charges and receives funding and prevents an open slather currently in place.
	2100117	SANITATION - General Tip Maintenance	\$265,219.00	The expenditure includes a PTE employee to manage the daily operations of the tip, four half days per week and to direct to the appropriate waste management streams.
	3100125	Fees and Charges	\$40,000.00	Income from wastewater, 24/25 FY \$233,025.00 received. To be adjusted during budget review.

	2100311	COM AMEN - Cemetery Maintenance/Operations	\$60,000.00	\$60,000 included in this allocation for the FLCAG works
RECREATION				Racecourse – the thrust has been to look at better utilisation of the racecourse and it is the intent of the budget to place on hold any further development until a strategic view can be taken of the airport which includes a long-term view of asset and capitalisation. Under governance there is a consultancy budget to cover this aspect and also to look at marketing the racecourse for various activities. The usage requires a strategic look and not just hearsay. To see the racecourse been the prime focus and then add to the complex at the racecourse.
	2110389	TV RADIO - Other TV RADIO Facilities Building Maintenance	\$26,000.00	To keep up the transmission of free to air TV to the community
	2110288	SWIM - Building Operations	\$203,772.00	Additional maintenance at the Swimming Pool as recommended by the Pool Manager and Contractor – process in place with LGIS report.
	2110564	REC OTHER - Racecourse & Stables; Maintenance/Operations	\$96,502.00	To account for additional works at the Racecourse, wages and ongoing maintenance
	2110565	REC OTHER - Parks & Gardens Maintenance/Operations	\$135,000.00	Includes all wages and on costs to ensure that the allocations to jobs are appropriate for the works. his also allows for any additional works
	2110566	REC OTHER - Town Oval Maintenance/Operations	\$108,000.00	Includes all wages and on costs to ensure that the allocations to jobs are appropriate for the works. his also allows for any additional works
	2110567	REC OTHER - Sundry Parks/Reserves Maintenance/Operations	\$167,194.00	Includes all wages and on costs to ensure that the allocations to jobs are appropriate for the works. This also allows for any additional works
	4110580	REC OTHER - Infrastructure Other		
		Town Beautification	\$600,000.00	Continuation of the town beautification includes additional tree plantings, development of playground including disability playground equipment and youth at various ages. Aim is to secure additional funding through Lotteries WA to assist. Budget review item

		Bore Racecourse Rd	\$25,000.00	New pump
		Bore Sturt Pea	\$150,000.00	Additional bore which will drought proof the town. Looking at funding through the community water program
		NIAA	\$1,500,000.00	Completion of project
		Water Tower	\$100,000.00	Completion of project including footings, structural engineering opinion and neon signage
		Water – lake investigation	\$100,000.00	Design development for construction
TRANSPORT				<p>The strategy over the last three years has been to seal and reseal as provided and now the council is realising on its maintenance costs and asset management with a dose of risk management. The council has been supportive of the memorandum of understanding with the mining companies and this is starting to realise joint benefits.</p> <p>Town Streets – all been resealed apart from Two streets in the industrial area, Alderstone and Hill.</p> <p>Tip Td, sealed to reduce maintenance costs.</p> <p>Merolia Rd sealed to Mt Weld from Racecourse.</p> <p>Racecourse Rd - sealed.</p> <p>GCR 0.00 to 12klm – resealed to preserve seal</p> <p>Intersections – various - asphalt to prevent damage to the surface.</p> <p>Sturt Pea – widened and resealed</p> <p>Sullivan Rd – widen and resealed.</p> <p>The strategy based on risk and asset management, is to firstly upgrade the bypass from Beria Rd to the cemetery, Bandy- seal as far as the \$ take the council</p> <p>Old Laverton Rd – seal to the Mt Margaret turnoff and as far as the \$ take the council.</p> <p>If the council continues to attract the level of grant applications from RRG and mining contributions, then the Old Laverton Rd will continue in the sealing frame along with Bandy Rd.</p> <p>Future – Merolia Rd with mining companies contributing for the upgrade.</p> <p>Mt Weld – Mining contributions</p>

				Windich creek – awaiting confirmation from mining contributions.
	3120110	RRG MRWA	\$2,493,606.00	RRG funds for Bandya and Mt Weld Rd
	3120113	ROADC - Roads to Recovery Grant	\$3,705,533.00	Roads to recovery funding and utilising the balance of the 5-year funding cycle on Old Laverton Rd and Bandya Rd.
	4120111	Building Capital	\$95,000.00	Completion of Depot building
	4120141	ROADC	\$1,945,104.00	Reseal Mt Weld Rd, possible change to the Bypass reconstruction.
	4120165	ROADC - Gravel; Other Grant Funding	\$3,955,553.00	Commonwealth and State funds for the Mt Margaret - Old Laverton Rd
	4120152	ROADC – RRG	\$3,520,866.00	Bandya Rd – seal. Admin is working with Regis to secure further assistance in the gravel sheeting to allow additional sealing length.
		Lake Wells Rd	\$0.00	The works around the bends on lake wells Rd will be undertaken under maintenance using council staff.
	3120210	ROADM - Direct Road Grant (MRWA)	\$354,503.00	A decrease of \$26,000.00 from previous year
		Grant MRWA	\$2,000,000.00	Additional funding from MRWA on the GCR
	3120130	ROADM - Other Grants - Flood Damage	\$1,700,000.00	\$700,000.00 is a claim for 24/25 FY and the claim has not been assessed. The \$1,000,000.00 is an indicative figure for the flood claim from March 24 and is matched with expenditure under 2120201.
	2120212	ROADM - Road Maintenance; Gravel	\$1,963,191.00	Maintenance grading – wages for three operators and possible outsourcing
		PLANT - Plant & Equipment; Capital		Complete review of all plant usage to be tied into the Long-Term Financial Plan and the Workforce Plan

	4120330	Rubbish Compactor	\$175,000.00	Nett cost and seeking input from a shared arrangement with Leonora.
	4120410	AERO - Building; Capital	\$811,418.00	Carried forward funding to complete the airport, concrete and shed over facilities.
ECONOMIC DEV				The issue of economic development and there are a number of issues in play, the GB is part of the application, and marketing the town is also identified to market a commodity with little attraction. The council is building the infrastructure to allow a better marketing model and it will need to be adjusted across all areas of application.
	4130310	HERITAGE - Building; Capital	\$70,000.00	Completion of the Old Police Station including air conditioning, power etc and any other issue
	4130410	GREAT BEYOND - Building; Capital Gardens	\$50,000.00	Planting of grass at the rear entrance. The balance of any infrastructure should be held in abeyance and not allow over capitalisation and best utilise existing assets such as the town hall.

Once adopted by Council, the Budget will be provided to the Department of Local Government, Sport and Cultural Industries as is required by the *Local Government Act 1995*.

Included in this year's recommendations is the approval to go to tender for 7 items which requires the council approval. The tender specifications will be worked out with staff and other parties prior to going to tender so we get the specifications right for good asset management.

To complete the budget process for the 2025/2026 financial year, there are several formal decisions required, and these are detailed in the officer recommendations.



## RESOLUTION 1

## COUNCIL DECISION

MOVED: Cr R Wedge      SECONDED: Cr M Pedder

That Council, by absolute majority.

1. In accordance with the Department of Local Government, Sport and Cultural Industries “*Rating Policy – Differential General Rates*” and “*Rating Policy – Minimum Payments Guidelines*”, adopts the 2025/2026 Rates “Objects and Reasons” for the 2025/2026 financial year Pursuant to section 6.32 of the *Local Government Act 1995*, imposes the following differential and minimum rates for the year ended 30 June 2026:

	Rate in \$	Minimum
<b>Gross Rental Values</b>		
• Town Site	13.8118¢	\$385
• Mine Site	11.0714¢	\$385
<b>Unimproved Value</b>		
• Pastoral	11.6467¢	\$385
• Mining	22.0000¢	\$385
• Mining (shared tenements)	22.0000¢	\$193

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr S Weldon, Cr B Conway-Cox, Cr M Pedder, Cr P Ovans**

## RESOLUTION 2

## COUNCIL DECISION

MOVED: Cr R Wedge      SECONDED: Cr M Pedder

**That Council by absolute majority.**

- 1. In accordance with Section 6.45(1)(b) of the *Local Government Act 1995*, offer the following options for the payment of rates:**
  - **Option 1 – Payment in full by a single instalment by the due date of 1 October 2025.**
- 2. Option 2 – Payment in four equal instalments as follows:**
  - ✓ **First instalment due by 1 October 2025**
  - ✓ **Second instalment due by 3 December 2025**
  - ✓ **Third instalment due by 4 February 2026**
  - ✓ **Fourth instalment due by 8 April 2026**
- 3. In accordance with Section 6.45(3), (FM Reg. 68) of the *Local Government Act 1995*, impose a 5.5% interest rate, to apply to the second, third and fourth instalments.**
- 4. In accordance with Section 6.45(3), (FM Reg. 67) of the *Local Government Act 1995*, impose an administration fee of \$5.00 to the second, third and fourth instalments.**
- 5. In accordance with Section 6.51(1), (FM Reg. 70) of the *Local Government Act 1995*, impose a late payment penalty interest rate of 11% on rates that have not been paid by the due date and where instalment option 2 has not been taken up.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr S Weldon, Cr B Conway-Cox, Cr M Pedder, Cr P Ovans**

## RESOLUTION 3

## COUNCIL DECISION

MOVED: Cr R Wedge      SECONDED: Cr M Pedder

**That Council by absolute majority in accordance with Section 6.16 of the *Local Government Act 1995*, adopts the Schedule of Fees and Charges as presented in the Budget for the year ending 30 June 2026 as contained in attachment OMC210825.7.3.B.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr S Weldon, Cr B Conway-Cox, Cr M Pedder, Cr P Ovans**

**RESOLUTION 4**

**COUNCIL DECISION**

MOVED: Cr R Wedge      SECONDED: Cr M Pedder

**That Council by absolute majority in accordance with section 6.2 of the *Local Government Act 1995*, adopts the Annual Budget for the year ended 30 June 2026, as contained in attachment OMC210825.7.3.C.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr S Weldon, Cr B Conway-Cox, Cr M Pedder, Cr P Ovans**

**RESOLUTION 5**

**COUNCIL DECISION**

MOVED: Cr R Wedge      SECONDED: Cr M Pedder

**That Council, in accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, adopt a percentage of plus or minus 10%, and \$10,000 to be used for the reporting of variances of actual expenditure and revenue to budgeted expenditure and revenue in the monthly Financial Management Report (FMR) for the 2025/2026 financial year.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr S Weldon, Cr B Conway-Cox, Cr M Pedder, Cr P Ovans**

**RESOLUTION 6**

**COUNCIL DECISION**

**MOVED:** Cr R Wedge      **SECONDED:** Cr M Pedder

**That the Council authorise the Chief Executive Officer in accordance with Section 3.57 of the Local Government Act 1995 to tender for the following:**

- ✓ **Purchase of Rubbish Compactor in liasion with the Shire of Leonora**
- ✓ **Bandya Road – Gravel Resheeting and Sealing**
- ✓ **Old Laverton Road – Gravel Re-sheeting and Sealing**
- ✓ **Upgrade of Bypass Road from Beria Road to the Laverton Cemetery**
- ✓ **Design and Construct NIAA Facility**
- ✓ **Design and construct of accommodation units within the Laverton townsite**
- ✓ **Upgrade of the Laverton townsite playground facility**
- ✓ **Provision of maintenance grading**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr S Weldon, Cr B Conway-Cox, Cr M Pedder, Cr P Ovans**

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Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget	2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Expense	Revenue	Expense		
<b>GENERAL PURPOSE FUNDING - RATES</b>										
<b>OPERATING EXPENDITURE</b>										
	2030100 RATES - Employee Costs - Wages; Salaries; Superannuation		81,009			145,508			75,845	
	2030104 RATES - Employee Costs - Training & Development; Conferences		3,000			2,000			0	
	2030112 RATES - Valuation Expenses		12,000			10,000			10,762	
	2030113 RATES - Title/Company Searches		1,000			2,000			0	
	2030114 RATES - Debt Collection Expenses		0			10,000			0	
	2030115 RATES - Printing & Stationery		1,500			1,500			56	
	2030116 RATES - Postage & Freight		1,000			1,000			532	
	2030118 RATES - Write Off		25,000			10,000			2,477	
	2030140 RATES - Advertising & Promotion		1,000			1,000			444	
	2030185 RATES - Legal Expenses		15,000			15,000			8,473	
	2030198 RATES - Staff Housing Costs Allocated		45,208			52,797			23,407	
	2030199 RATES - Administration Allocated		229,070			225,275			199,320	
			414,787			476,080			321,315	
<b>OPERATING REVENUE</b>										
	3030120 RATES - Instalment Admin Fee Received	4,500				3,000			4,145	
	3030121 RATES - Account Enquiry Charges	1,000				500			1,109	
	3030122 RATES - Reimbursement of Debt Collection Costs	10,000				10,000			12,001	
	3030130 RATES - Rates Levied - Synergy	8,302,931				7,881,699			7,837,157	
	3030138 RATES - Discount on Rates Levied	0				(394,085)			(336,188)	
	3030145 RATES - Penalty Interest Received	20,000				40,000			24,376	
	3030146 RATES - Instalment Interest Received	10,000				15,000			8,909	
	3030148 RATES - ESL Interest Received	1,000				500			904	
		8,349,431				7,556,614			7,552,413	
<b>TOTAL General Purpose Funding - Rates -</b>		<b>8,349,431</b>	<b>414,787</b>			<b>7,556,614</b>	<b>476,080</b>		<b>321,315</b>	
<b>TOTAL General Purpose Funding - Rates</b>		<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>		<b>0</b>	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026											
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense		
<b>GENERAL PURPOSE FUNDING - OTHER</b>											
<b>OPERATING EXPENDITURE</b>											
2030211	GENPUR - Bank Fees & Charges		10,000			1,000				7,430	
2030218	GENPUR - Write Off - General Debtors		500			1,000				0	
2030298	GENPUR - Staff Housing Costs Allocated		27,124			31,678				14,044	
2030299	GENPUR - Administration Allocated		139,054			136,750				121,133	
			176,679			170,428				142,607	
<b>OPERATING REVENUE</b>											
3030210	GENPUR - Financial Assistance Grant - General	1,162,867		274,788				1,649,139			
3030211	GENPUR - Financial Assistance Grant - Roads	625,163		114,486				823,982			
3030212	GENPUR - Financial Assistance Grant - RAAR	104,867		41,666				83,334			
3030245	GENPUR - Interest Earned - Reserve Funds	523,426		388,502				523,426			
3030246	GENPUR - Interest Earned - Municipal Funds	240,000		425,000				316,608			
		2,656,323		1,244,442				3,396,490			
	<b>TOTAL General Purpose Funding - Other</b>	<b>2,656,323</b>	<b>176,679</b>	<b>1,244,442</b>	<b>170,428</b>	<b>170,428</b>	<b>3,396,490</b>	<b>142,607</b>			
<b>GENERAL PURPOSE FUNDING - OTHER</b>											
<b>CAPITAL EXPENDITURE</b>											
4030281	GENPUR - To Reserves		523,426							4,260,797	
										4,260,797	
	<b>TOTAL General Purpose Funding - Other</b>	<b>0</b>	<b>523,426</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,260,797</b>		
	<b>TOTAL GENERAL PURPOSE FUNDING</b>	<b>11,005,754</b>	<b>1,114,892</b>	<b>8,801,056</b>	<b>646,508</b>	<b>10,948,903</b>	<b>4,724,718</b>				

	Shire of Laverton - Annual Budget For The Period Ending 30 June 2026									
GL / Job	Description	2025/2026		Budget	2024/2025		Budget	2024/2025		Variance - Comment
		Revenue	Expense		Revenue	Expense		Revenue	Expense	
<b><u>GOVERNANCE - MEMBERS OF COUNCIL</u></b>										
<b><u>OPERATING EXPENDITURE</u></b>										
2040111	MEMBERS - President's Allowance		41,388			39,998			41,857	
2040112	MEMBERS - Deputy President's Allowance		10,347			10,000			10,000	
2040113	MEMBERS - Sitting Fees		128,338			123,977			121,911	
2040114	MEMBERS - Communications Allowance		10,500			10,500			10,091	
2040115	MEMBERS - Superannuation		21,609			0			0	
2040116	MEMBERS - Election Expenses		37,000			0			0	
2040117	MEMBERS - Training		25,000			11,500			12,267	
2040118	MEMBERS - Travel Expenses		25,000			25,000			8,939	
2040119	MEMBERS - Conference Expenses		30,000			40,000			29,491	
2040129	MEMBERS - Donations to Community Groups		450,000			100,000			2,000	
2040141	MEMBERS - Subscriptions & Publications		115,000			68,000			89,362	
2040152	MEMBERS - Consultants		330,000			3,000			9,061	
2040187	MEMBERS - Other Expenses		66,000			80,000			56,443	
2040188	MEMBERS - Chambers Operating Expenses		4,500			2,500			2,105	
2040189	MEMBERS - Chambers Building Maintenance		5,000			0			7,734	
BM052	BM052 Council Chambers Building Maintenance		0	5,000		0			0	
2040192	MEMBERS - Depreciation - Members		285			283			280	
2040198	MEMBERS - Staff Housing Costs Allocated		58,771			68,638			30,430	
2040199	MEMBERS - Administration Allocated		387,172			380,757			337,015	
			1,745,911			964,153			768,986	
<b><u>OPERATING REVENUE</u></b>										
						0			0	
TOTAL Governance - Members of Council		0	1,745,911		0	964,153		0	768,986	
<b><u>GOVERNANCE - MEMBERS OF COUNCIL</u></b>										
<b><u>CAPITAL EXPENDITURE</u></b>										
4040120	MEMBERS - Furniture and Fittings; Capital		140,000			75,000			20,119	
FF24004	FF24004 Historical Plaques			100,000						
FF052	Chambers Furniture			40,000						
			140,000			75,000			20,119	
TOTAL Governance - Members of Council		0	140,000		0	75,000		0	20,119	
TOTAL GOVERNANCE		0	1,885,911		0	1,039,153		0	789,105	



Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		Budget		2024/2025		Actuals		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense			
	<b><u>LAW, ORDER &amp; PUBLIC SAFETY - FIRE PREVENTION</u></b>									
	<b><u>OPERATING EXPENDITURE</u></b>									
	2050112 FIRE - Fire Prevention/Burning/Control				25,000				0	
	W348 W348 Fire Prevention; Hazard Burning; Fire Control			25,000						
	2050130 FIRE - Insurance				2,000		2,000		0	
	2050187 FIRE - Other Expenditure				1,000		1,000		0	
	W356 Fire Prevention; Assistance to DFES									
	2050198 FIRE - Staff Housing Costs Allocated				22,603		26,398		11,703	
	2050199 FIRE - Administration Allocated				111,263		109,420		96,868	
					161,866		138,818		108,571	
	<b><u>OPERATING REVENUE</u></b>									
	3050100 FIRE - Contributions & Donations			500		500	385			
	3050135 FIRE - Other Income			500		2,000	0			
				1,000		2,500	385			
	<b>TOTAL LOPS - Fire Prevention</b>			<b>1,000</b>	<b>161,866</b>	<b>2,500</b>	<b>138,818</b>	<b>385</b>	<b>108,571</b>	
	<b><u>LAW, ORDER &amp; PUBLIC SAFETY - ANIMAL CONTROL</u></b>									
	<b><u>OPERATING EXPENDITURE</u></b>									
	2050212 ANIMAL - Animal Control Expenses				63,027		55,000		49,781	
	W341 Murdoch Vet microchipping & consult services			13,000	0		0		0	
	W349 Animal Control; Contract Ranger			40,000	0		0		0	
	W350 Animal Control; Shire Staff			2,000	0		0		0	
	W370 Animal Control; Dog Exercise Area Maintenance			5,527	0		0		0	
	Insurance wages and materials			2,500						
	2050287 ANIMAL - Other Expenditure				1,000		1,000		67	
	2050289 ANIMAL - Pound Maintenance/Operations				7,000		1,000		357	
	W327 Dog Pound			7,000	0		0		0	
	2050292 ANIMAL - Depreciation				1,969		3,013		1,936	
	2050298 ANIMAL - Staff Housing Costs Allocated				4,520		5,279		2,340	
	2050299 ANIMAL - Administration Allocated				40,414		39,745		35,242	
					117,930		105,037		89,723	
	<b><u>OPERATING REVENUE</u></b>									
	3050221 ANIMAL - Animal Registration Fees			1,000		1,200		2,265		
				1,000		1,200		2,265		
	<b>TOTAL LOPS - Animal Control</b>			<b>1,000</b>	<b>117,930</b>	<b>1,200</b>	<b>105,037</b>	<b>2,265</b>	<b>89,723</b>	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026											
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense		
<b><u>LAW, ORDER &amp; PUBLIC SAFETY - OTHER</u></b>											
<b><u>OPERATING EXPENDITURE</u></b>											
2050311	OLOPS - CCTV Maintenance		30,000			10,000				0	
2050312	OLOPS - CCTV Other Expenses		329			1,000				337	
2050313	OLOPS - Solar Lighting Maintenance		5,000			30,000				0	
2050314	OLOPS - Crime Prevention Strategies		5,000			5,000				0	
2050392	OLOPS - Depreciation		19,805			14,941				19,645	
2050398	OLOPS - Staff Housing Costs Allocated		4,520			5,279				2,340	
2050399	OLOPS - Administration Allocated		35,220			34,636				30,620	
			99,873			100,856				52,942	
<b><u>OPERATING REVENUE</u></b>											
3050312	OLOPS - Grants	0		0		0			0		
				0		0			0		
<b>TOTAL LOPS - Other</b>		<b>0</b>	<b>99,873</b>	<b>0</b>	<b>100,856</b>	<b>0</b>	<b>52,942</b>	<b>0</b>	<b>52,942</b>		
<b><u>CAPITAL EXPENDITURE</u></b>											
4050380	OLOPS - Infrastructure Other		230,000			130,000				5,750	
IO406	Solar Lighting - Upgrades										
IO401	CCTV Infrastructure										
<b>TOTAL LOPS - Other</b>		<b>0</b>	<b>230,000</b>	<b>0</b>	<b>130,000</b>	<b>0</b>	<b>130,000</b>	<b>0</b>	<b>5,750</b>		
<b>TOTAL LAW ORDER &amp; PUBLIC SAFETY</b>		<b>2,000</b>	<b>609,670</b>	<b>3,700</b>	<b>474,711</b>	<b>2,650</b>	<b>256,986</b>				

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026											
GL / Job	Description	2025/2026		Budget		2024/2025		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense				
<b>HEALTH - PREVENTATIVE</b>											
<b>OPERATING EXPENDITURE</b>											
2070211	PREVENT - Contract EHO		30,000		10,000				10,862		
2070212	PREVENT - Analytical Expenses		500		500				0		
2070240	PREVENT - Advertising & Promotion		0		500				0		
2070287	PREVENT - Other Expenses		500		1,000				0		
2070298	PREVENT - Staff Housing Costs Allocated		4,520		5,279				2,340		
2070299	PREVENT - Administration Allocated		30,028		29,530				26,191		
			65,547		46,809				39,393		
<b>OPERATING REVENUE</b>											
3070220	PREVENT - Fees & Charges	0						0			
		0				0		0			
<b>TOTAL Health - Preventative</b>		<b>0</b>	<b>65,547</b>	<b>0</b>	<b>46,809</b>	<b>0</b>		<b>0</b>	<b>39,393</b>		
<b>HEALTH - OTHER</b>											
<b>OPERATING EXPENDITURE</b>											
2070310	OTHHEALTH - Motor Vehicle Expenses		10,000		2,500				8,249		
2070311	OTHHEALTH - Medical Practice Subsidy		290,853		277,003				263,375		
2070318	OTHHEALTH - Gratuity Payments; Nurses		20,000		30,000				8,000		
2070387	OTHHEALTH - Other Expenses		2,000		4,500				1,764		
2070388	OTHHEALTH - Building Operations		15,434		13,000				12,351		
2070389	OTHHEALTH - Building Maintenance		15,000		8,000				1,988		
2070392	OTHHEALTH - Depreciation		7,247		7,209				7,125		
2070398	OTHHEALTH - Staff Housing Costs Allocated		4,520		5,279				2,340		
			365,054		347,491				305,193		
<b>OPERATING REVENUE</b>											
3070335	OTHHEALTH - Other Income	1,500			500			1,723			
		1,500			500			1,723			
<b>TOTAL Health - Other</b>		<b>1,500</b>	<b>365,054</b>	<b>500</b>	<b>347,491</b>	<b>1,723</b>		<b>1,723</b>	<b>305,193</b>		
<b>TOTAL HEALTH</b>		<b>1,500</b>	<b>430,601</b>	<b>500</b>	<b>394,300</b>	<b>1,723</b>		<b>1,723</b>	<b>344,586</b>		

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026											
GL / Job	Description	2025/2026		Budget		2024/2025		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense				
<b>EDUCATION &amp; WELFARE - YOUTH</b>											
<b>OPERATING EXPENDITURE</b>											
2080100	YOUTH - Employee Costs - Wages; Salaries; Superannuation		0		143,590		67,484				
2080102	YOUTH - Employee Costs - Allowances; WC & FBT		0		3,000		0				
2080104	YOUTH - Employee Costs - Training & Development; Conferences		0		2,000		0				
2080106	YOUTH - Employee Costs - Other		0		1,000		600				
2080110	YOUTH - Motor Vehicle Expenses		0		5,000		1,677				
2080112	YOUTH - Youth Services		0		1,000		0				
2080115	YOUTH - Printing & Stationery		0		1,000		646				
2080140	YOUTH - Advertising & Promotion		0		1,000		0				
2080152	YOUTH - Consultants		185,000		5,000		50,000				
2080186	YOUTH - Expensed Minor Asset Purchases		0		1,000		0				
2080187	YOUTH - Other Expenses		9,000		30,000		56,491				
YOU010	Youth - Other Expenses General		0		0		0				
2080188	YOUTH - Building Operating Expenses		20,079		52,000		10,079				
BO028	Laverton Crèche (Hall) - Operating		0		0		0				
BO032	BO032 - Building Operating - Youth Office		0		0		0				
BO036	BO036 - Building Operating - Youth Centre		0		0		0				
2080189	YOUTH - Building Maintenance		51,800		62,000		47,046				
BM036	BM036 - Building Maintenance - Youth Centre		0		0		0				
2080190	YOUTH - Garden & Grounds Maintenance		9,000		15,000		8,458				
W353	Youth Centre - Garden & Grounds Maintenance		0		0		0				
2080192	YOUTH - Depreciation		8,646		9,319		8,501				
2080198	YOUTH - Staff Housing Costs Allocated		4,520		5,279		2,340				
2080199	YOUTH - Administration Allocated		24,835		24,424		21,569				
			312,880		361,611		274,890				
<b>OPERATING REVENUE</b>											
3080110	YOUTH - Grant Funding	145,000		139,678		146,491					
3080100	YOUTH - Contributions & Donations	500		500		0					
		145,500		140,178		146,491					
<b>TOTAL Education &amp; Welfare - Youth</b>											
		145,500	312,880	140,178	361,611	146,491	274,890				

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Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		2024/2025		Actuals		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
	OPERATING REVENUE									
		0		0		0				
	TOTAL Education & Welfare - Community Development	0	582,639	0	360,510	0	84,515			
	EDUCATION & WELFARE - COMMUNITY DEVELOPMENT									
	CAPITAL EXPENDITURE									
			0		0		0			
	CAPITAL REVENUE									
	5080481 COM DEV - Transfer From Reserves	0		250,000		0				
		0		250,000		0				
	TOTAL Education & Welfare - Community Development	0	0	250,000	0	0	0			
	EDUCATION & WELFARE - OTHER COMMUNITY DEVELOPMENT									
	OPERATING EXPENDITURE									
	2080588 Old School Building - Building Operating Expenses		20,000		0		0			
	2080590 Old School Building - Garden & Grounds Maintenance		40,000		36,000		29,331			
			60,000		36,000		29,331			
	OPERATING REVENUE									
	3080535 Other Income	0		0		103				
		0		0		103				
	TOTAL Education & Welfare - Other Community Development	0	60,000	0	36,000	103	29,331			
	TOTAL EDUCATION & WELFARE	145,500	986,019	390,178	1,126,733	146,594	667,944			

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget	2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Expense	Revenue	Expense		
<b>HOUSING - STAFF HOUSING</b>										
<b>OPERATING EXPENDITURE</b>										
2090170	STF HOUSE - Loan Interest Repayments									
	Loan 82: DCEO Housing		3,595							
2090187	STF HOUSE - Other Expenses									
2090188	STF HOUSE - Staff Housing Building Operations		40,000			175,000			(7,991)	
			210,747			184,000			130,911	
BO009	Building Operations; 11 Boomerang Street		0			0			0	
BO010	Building Operations; 10 Lancefield Street		0			0			0	
BO011	Building Operations; 2 Shirley Avenue		0			0			0	
BO013	Building Operations; 3 Mikado Way		0			0			0	
BO016	Building Operations; 6 Craiggie Street		0			0			0	
BO017	Building Operations; 8A Craiggie Street		0			0			0	
BO019	Building Operations; 2 Boomerang Street		0			0			0	
BO020	Building Operations; 14 Boomerang Street		0			0			0	
BO021	Building Operations; 8 Leahy Close		0			0			0	
BO022	Building Operations; 1 Mikado Way		0			0			0	
BO023	Building Operations; 8B Craiggie Street		0			0			0	
BO024	Building Operations; 5 Lancefield Street		0			0			0	
BO054	Building Operations; Unit 1; 5 Burt Street		0			0			0	
BO055	Building Operations; Unit 2; 5 Burt Street		0			0			0	
BO056	Building Operations; Unit 3; 5 Burt Street		0			0			0	
BO057	Building Operations; Unit 4; 5 Burt Street		0			0			0	
BO058	Building Operations; Unit 5; 5 Burt Street		0			0			0	
BO059	Building Operations; Unit 6; 5 Burt Street		0			0			0	
BO060	Building Operations; Unit 7; 5 Burt Street		0			0			0	
BO062	Building Operations; Common Area; 5 Burt Street		0			0			0	
BO063	Building Operations; Vacant Lots		0			0			0	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
2090189	STF HOUSE - Staff Housing Building Maintenance		122,000		120,000				36,160	
BM010	Building Maintenance; 10 Lancefield Street		0		0				0	
BM009	Building Maintenance; 11 Boomerang Street		0		0				0	
BM011	Building Maintenance; 2 Shirley Avenue		0		0				0	
BM013	Building Maintenance; 3 Mikado Way		0		0				0	
BM016	Building Maintenance; 6 Craigglie Street		0		0				0	
BM017	Building Maintenance; 8A Craigglie Street		0		0				0	
BM019	Building Maintenance; 2 Boomerang Street		0		0				0	
BM020	Building Maintenance; 14 Boomerang Street		0		0				0	
BM021	Building Maintenance; 8 Leahy Close		0		0				0	
BM022	Building Maintenance; 1 Mikado Way		0		0				0	
BM023	Building Maintenance; 8B Craigglie Street		0		0				0	
BM024	Building Maintenance; 5 Lancefield Street		0		0				0	
BM054	Building Maintenance; Unit 1; 5 Burt Street		0		0				0	
BM055	Building Maintenance; Unit 2; 5 Burt Street		0		0				0	
BM056	Building Maintenance; Unit 3; 5 Burt Street		0		0				0	
BM057	Building Maintenance; Unit 4; 5 Burt Street		0		0				0	
BM058	Building Maintenance; Unit 5; 5 Burt Street		0		0				0	
BM059	Building Maintenance; Unit 6; 5 Burt Street		0		0				0	
BM060	Building Maintenance; Unit 7; 5 Burt Street		0		0				0	
BM062	Building Maintenance; Common Area; 5 Burt Street		0		0				0	
2090191	STF HOUSE - Loss on Disposal of Assets		0		0				1,620	
2090192	STF HOUSE - Depreciation		53,404		46,316				55,060	
2090198	STF HOUSE - Staff Housing Costs Recovered		(454,521)		(530,827)				(235,335)	
2090199	STF HOUSE - Administration Allocated		24,835		24,424				21,569	
			61		22,424				6,655	
	OPERATING REVENUE									
3090101	STF HOUSE - Staff Rental Reimbursements	5,000		5,000				4,263		
3090135	STF HOUSE - Other Income; Rental Income	12,000		15,000				13,056		
		17,000		20,000				17,319		
	TOTAL Staff Housing	17,000	61	20,000	22,424	17,319	6,655			



Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		Budget		2024/2025		Budget		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense			
CAPITAL EXPENDITURE										
4090110	STF HOUSE - Building; Capital									
BC334	Purchase Properties		4,250,000				1,850,000		2,042,392	
BC333	New Short Stay Accommodation Units									
4090182	STF HOUSE - Loan Principal Repayments		26,456				25,669		25,669	
	Loan 82; DCEO Housing									
			4,276,456				1,875,669		2,068,062	
CAPITAL REVENUE										
5090155	HOUSE - New Loan Borrowings	0								
CAPITAL REVENUE										
5090150	STF HOUSE - Proceeds on Disposal of Assets				0			8,380		
5090151	STF HOUSE - Realisation on Disposal of Assets				0			(8,380)		
					0			0		
TOTAL Staff Housing		0	4,276,456	0	1,875,669	0	1,875,669	0	2,068,062	
HOUSING - OTHER HOUSING										
OPERATING EXPENDITURE										
2090288	OTHER HOUSE - Building Operations		66,789				9,000		11,792	
BO012	BO012 14 Eristoun Street; Historic Police Complex; Operations		0				0		0	
BO025	BO025 1-13 Augusta Street; Operations		0				0		0	
2090289	OTHER HOUSE - Building Maintenance		5,000				4,000		0	
BM012	BM012 Eristoun Street; Historic Police Complex; Maintenance		0				0		0	
BM025	BM025 1-13 Augusta Street; Operations		0				0		0	
2090292	OTHER HOUSE - Depreciation		2,560				7,209		2,517	
2090298	OTHER HOUSE - Staff Housing Costs Allocated		4,520				5,279		2,340	
2090299	OTHER HOUSE - Administration Allocated		35,222				34,638		30,620	
			114,091				60,127		47,270	
OPERATING REVENUE										
3090235	OTHER HOUSE - Other Income; Housing Rental	158,400		0				12,017		
		158,400		0				12,017		
TOTAL Other Housing		158,400	114,091	0	60,127	12,017	47,270			
TOTAL HOUSING		175,400	4,390,608	20,000	1,958,219	29,337	2,121,987			

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		Budget		2024/2025		Budget		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense			
<b>COMMUNITY AMMINITIES - SANITATION</b>										
<b>OPERATING EXPENDITURE</b>										
2100111	SANITATION - Waste Collection		46,500							
W342	W342 Domestic Waste Collection		0					42,250	47,904	
2100112	SANITATION - Waste Collection; Mount Margaret		23,082					0	0	
W343	W343 Waste Collection; Mount Margaret							24,600	21,643	
2100113	SANITATION - Litter Control		0					0	0	
W347	W347 Litter Control		100,500					117,500	90,987	
			0					0	0	
2100114	SANITATION - Commercial/Industrial Collection		184,500					98,000	101,637	
W344	W344 Commercial/Industrial Waste Collection		0					0	0	
W345	W345 Quarantine Bin; Great Central Road							0	0	
2100117	SANITATION - General Tip Maintenance		265,219					318,762	397,591	
W318	W318 Laverton Waste Facility		0					0	0	
2100118	SANITATION - Household Verge Collection		2,000					2,000	231	
W346	W346 Household Verge Collection		0					0	0	
2100187	SANITATION - Other Expenses		4,000					10,000	3,362	
2100192	SANITATION - Depreciation		33,548					29,211	32,984	
2100498	SANITATION - Staff Housing Costs Allocated		25,475					5,279	2,340	
2100199	SANITATION - Administration Allocated		24,835					24,424	21,569	
			709,659					672,026	720,248	
<b>OPERATING REVENUE</b>										
3100100	SANITATION - Domestic Refuse Collection Charges	80,206				80,000			80,086	
3100101	SANITATION - Domestic Services; Mount Margaret Rubbish Collection	25,447				24,000			24,640	
3100120	SANITATION - Commercial Collection Charge	44,745				23,000			44,744	
3100125	SANITATION - Fees & Charges	40,000				40,000			237,473	
		190,398				167,000			387,050	
<b>TOTAL Community Amenities - Sanitation</b>										
		190,398	709,659			167,000	672,026		387,050	720,248
<b>COMMUNITY AMENITIES - TOWN PLANNING &amp; REGIONAL DEVELOPMENT</b>										
<b>OPERATING EXPENDITURE</b>										
2100252	PLANNING - Consultants		25,000					5,000	1,388	
2100299	PLANNING - Administration Allocated		35,222					34,638	30,620	
			60,222					39,638	32,008	
<b>OPERATING REVENUE</b>										
3100220	PLANNING - Fees & Charges									
		500				500			0	
		500				500			0	
<b>TOTAL Town Planning</b>										
		500	60,222			500	39,638		0	32,008

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Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		2024/2025		Actuals		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
	<b>RECREATION &amp; CULTURE - PUBLIC HALLS</b>									
	<b>OPERATING EXPENDITURE</b>									
	2110187 HALLS - Other Expenses		2,000		5,000		0			
	2110188 HALLS - Town Halls & Public Building Operations		29,178		24,850		32,176			
	BO029 Town Hall; Utilities; Cleaning; Insurance		0		0		0			
	BO030 1-13 Augusta Street; Utilities; Cleaning; Insurance		0		0		0			
	2110189 HALLS - Town Halls & Public Building Maintenance		7,000		16,850		8,758			
	BM029 Town Hall; Minor Building Maintenance		0		0		0			
	BM030 1-13 Augusta Street; Minor Building Maintenance		0		0		0			
	2110192 HALLS - Depreciation		61,036		57,097		60,032			
	2110198 HALLS - Staff Housing Costs Allocated		4,520		5,279		2,340			
	2110199 HALLS - Administration Allocated		25,475		25,053		22,147			
			129,208		134,129		125,453			
	<b>OPERATING REVENUE</b>									
	3110120 HALLS - Town Hall Hire	1,200		0		1,164				
	3110135 HALLS - Other Income	0		0		26,363				
		1,200		0		27,526				
	<b>TOTAL Other Recreation &amp; Culture - Public Halls</b>	<b>1,200</b>	<b>129,208</b>	<b>0</b>	<b>134,129</b>	<b>27,526</b>	<b>125,453</b>			
	<b>RECREATION &amp; CULTURE - PUBLIC HALLS</b>									
	<b>CAPITAL EXPENDITURE</b>									
	4110110 HALLS - Building; Capital				0		12,770			
	BC029 BC029 Laverton Community Hub; Stage 1C; Town Hall; Youth Facilities				0		12,770			
	<b>TOTAL PUBLIC HALLS</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>12,770</b>			

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
	<b>RECREATION &amp; CULTURE - SWIMMING &amp; BEACHES</b>									
	<b>OPERATING EXPENDITURE</b>									
	2110200 SWIM - Employee Costs - Wages; Salaries; Superannuation		248,449		133,368		143,223			
	2110202 SWIM - Employee Costs - Allowances; WC & FBT		0		24,673		15,613			
	2110204 SWIM - Employee Costs - Training & Development; Conferences		5,000		5,000		1,498			
	2110206 SWIM - Employee Costs - Other		3,000		2,000		5,319			
	2110265 SWIM - Grounds Maintenance/Operations		1,000		1,000		0			
	2110270 SWIM - Loan Interest Repayments		7,624		7,724		10,160			
	Loan 83; Interest		0		0		0			
	2110287 SWIM - Other Expenses		6,000		500		330			
	2110288 SWIM - Building Operations		203,772		102,850		169,610			
	BO048 BO048 - Utilities; Cleaning; Insurance; Chemicals		0		0		0			
	BO026 BO026 - Aquatic Facilities - Operating		0		0		0			
	2110289 SWIM - Building Maintenance		20,000		45,000		17,780			
	BM048 BM048 - Minor Building Maintenance		0		0		0			
	BM026 BM026 - Aquatic Facilities - Maintenance		0		0		0			
	2110291 SWIM - Loss on Disposal of Assets		0		0		0			
	2110292 SWIM - Depreciation		154,049		141,623		151,459			
	2110298 SWIM - Staff Housing Costs Allocated		4,520		5,279		2,340			
	2110299 SWIM - Administration Allocated		12,453		12,247		10,784			
			665,867		481,264		528,116			
	<b>OPERATING REVENUE</b>									
	3110220 SWIM - Admissions	9,000		10,000		9,861				
	3110235 SWIM - Other Income	2,000		1,000		2,344				
		11,000		11,000		12,205				
	<b>TOTAL SWIMMING AREAS &amp; BEACHES</b>	<b>11,000</b>	<b>665,867</b>	<b>11,000</b>	<b>481,264</b>	<b>12,205</b>	<b>528,116</b>			
	<b>RECREATION &amp; CULTURE - SWIMMING &amp; BEACHES</b>									
	<b>CAPITAL EXPENDITURE</b>									
	4110282 SWIM - Loan Principal Repayments		58,202		56,472		56,472			
	Loan 83; Principal		0		0		0			
			58,202		56,472		56,472			
	<b>TOTAL SWIMMING AREAS &amp; BEACHES</b>		<b>58,202</b>	<b>0</b>	<b>56,472</b>	<b>0</b>	<b>56,472</b>	<b>0</b>	<b>56,472</b>	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
	<b>RECREATION &amp; CULTURE - TV &amp; RADIO REBROADCASTING</b>									
	OPERATING EXPENDITURE									
	2110365 TV RADIO - Re-Broadcasting Maintenance/Operations		5,000				5,000		0	
	2110388 TV RADIO - Other TV RADIO Facilities Building Operations		15,299				27,350		11,207	
	BO051 TV/Radio Rebroadcasting Facilities; Operating		0				0		0	
	2110389 TV RADIO - Other TV RADIO Facilities Building Maintenance		26,000				55,000		38,246	
	BM051 TV/Radio Rebroadcasting Facilities; Maintenance		0				0		0	
	2110392 TV RADIO - Depreciation		9,232				8,924		9,077	
	2110398 TV RADIO - Staff Housing Costs Allocated		4,520				5,279		2,340	
	2110399 TV RADIO - Administration Allocated		12,453				12,247		10,784	
			72,504				113,800		71,655	
	<b>TOTAL TV &amp; Radio Rebroadcasting</b>	<b>0</b>	<b>72,504</b>	<b>0</b>	<b>113,800</b>	<b>0</b>	<b>113,800</b>	<b>0</b>	<b>71,655</b>	
	<b>RECREATION &amp; CULTURE - LIBRARIES</b>									
	OPERATING EXPENDITURE									
	2110400 LIBRARIES - Employee Costs - Wages; Salaries; Superannuation		0				44,793		16,765	
	2110411 LIBRARIES - Subscriptions		500				500		0	
	2110487 LIBRARIES - Other Expenses		1,000				1,000		0	
	2110488 LIBRARIES - Library Building Operations		13,000				15,000		3,870	
	BO049 Library; Operating		0				0		0	
	2110489 LIBRARIES - Library Building Maintenance		0				0		647	
	BM049 Library Maintenance		0				0		0	
	2110492 LIBRARIES - Depreciation		478				476		470	
	2110498 LIBRARIES - Staff Housing Costs Allocated		4,520				5,279		2,340	
	2110499 LIBRARIES - Administration Allocated		12,725				12,514		11,170	
			32,223				79,562		35,262	
	OPERATING REVENUE									
	3110410 LIBRARIES - Grant - Regional Library Services	10,000				0		0		
		10,000				0		0		
	<b>TOTAL Libraries</b>	<b>10,000</b>	<b>32,223</b>	<b>0</b>	<b>79,562</b>	<b>0</b>	<b>79,562</b>	<b>0</b>	<b>35,262</b>	

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Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		2024/2025		Actuals		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
2110586	REC OTHER - Expensed Minor Asset Purchases		0		1,000		709			
2110588	REC OTHER - Other Rec Facilities Building Operations		15,370		13,000		13,459			
2110589	REC OTHER - Other Rec Facilities Building Maintenance		2,000		5,000		431			
BM046	Community Gymnasium Maintenance		0		0		0			
2110592	REC OTHER - Depreciation - Other Recreation		71,618		46,037		75,912			
2110798	REC OTHER - Staff Housing Costs Allocated		0		16,829		2,340			
2110599	REC OTHER - Administration Allocated		17,112		5,279		14,829			
			617,796		727,645		0		630,402	
OPERATING REVENUE										
3110500	REC OTHER - Contributions & Donations	0		40,000		91,443				Shared use of oval reimbursement from Dept of Ed
3110510	REC OTHER - Grants; Other	0		0		0				
3110520	REC OTHER - Fees & Charges	3,000		1,000		3,261				
3110535	REC OTHER - Other Income	300		0		304				
3110953	REC OTHER - Capital Grants; Other			209,000		209,319				
		3,300		250,000		0		304,328	0	
TOTAL REC OTHER		3,300	617,796	250,000	727,645	304,328	630,402			
RECREATION & CULTURE - OTHER										
CAPITAL EXPENDITURE										
4110510	REC OTHER - Building: Capital				2,075,000		89,090			
4110520	REC OTHER - Furniture & Fittings: Capital				0		0			
4110580	REC OTHER - Infrastructure Other		2,375,000		920,000		703,194			
BC24001	NIAA									
IO900	Sturt Pea Bore									
IO902	Race Course new pump									
IO501	Townsite beautification									
IO505	Water tower									
			2,375,000		2,995,000		0		792,285	
TOTAL REC OTHER		0	2,375,000	0	2,995,000	0	792,285			
TOTAL RECREATION & CULTURE		25,500	3,950,799	261,000	4,587,872	344,059	2,252,415			



Shire of Laverton - Annual Budget For The Period Ending 30 June 2026											
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense		
<b><u>TRANSPORT - CONSTRUCTION</u></b>											
<b><u>OPERATING INCOME</u></b>											
3120110	ROADC - Regional Road Group Grants (MRWA)	2,493,606		900,000				979,265			
3120111	ROADC - Roads to Recovery Grant	3,705,533		645,764				645,764			
3120117	ROADC - Other Grants - Remote Access Roads	104,867		0				0			
<b>TOTAL TRANSPORT; CONSTRUCTION; OPERATING</b>		<b>6,304,006</b>	<b>0</b>	<b>1,545,764</b>	<b>0</b>	<b>1,625,029</b>	<b>0</b>				
<b><u>TRANSPORT - CONSTRUCTION</u></b>											
<b><u>CAPITAL EXPENDITURE</u></b>											
4120110	ROADC - Building; Capital		95,000			485,000				474,728	
BC211	Works Depot Building Upgrade		0			0				0	
4120141	ROADC - Sealed; Council Funded		1,945,104			1,445,764				1,415,827	
RC006	Mt Weld Road		0			0				0	
4120142	ROADC - Gravel; Council Funded		0			422,450				18,800	
4120148	ROADC - Gravel; Roads to Recovery Funded		3,705,533			0				0	
RTR070	Old Laverton Road - Resheet / Seal		0			0				0	
4120152	ROADC - Gravel; Regional Road Group Funded		3,520,866			1,350,000				1,367,492	
RRG2001	Bandy Road		0			0				0	
4120165	ROADC - Gravel; Other Grant Funding		250,000			300,000				208,364	
RAR070A	Old Laverton Road (Raar)		0			0				0	
			9,516,503			4,003,214				3,485,211	
<b><u>CAPITAL REVENUE</u></b>											
5120181	ROADC - Transfers From Reserve	175,000				422,450					
		175,000				422,450					
<b>TOTAL Transport - Construction</b>		<b>175,000</b>	<b>9,516,503</b>	<b>422,450</b>	<b>4,003,214</b>	<b>422,450</b>		<b>422,450</b>		<b>3,485,211</b>	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026											
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense		
	<b>TRANSPORT - MAINTENANCE</b>										
	<b>OPERATING EXPENDITURE</b>										
	2120201 ROADM - Gravel; Flood Damage		1,000,000			1,361,403				1,407,535	
	RFD21087 Great Central Road Flood Damage		0			0				0	
	2120211 ROADM - Road Maintenance; Sealed		92,000			40,000				76,303	
	M1001 Budget Control Account		0			0				0	
	2120212 ROADM - Road Maintenance; Gravel		1,963,191			1,173,193				955,726	
	M1002 Budget Control Account		0			0				0	
	2120213 ROADM - Road Maintenance; Formed		25,000			19,500				2,245	
	M1003 Budget Control Account		25,000			0				0	
	2120214 ROADM - Footpath Maintenance		6,000			7,950				221	
	W335 W335 Wongatha Path		0			0				0	
	2120215 ROADM - Drainage Works		0			0				0	
	2120216 ROADM - Street Trees & Watering		130,000			53,750				140,187	
	W324 W324 Street Tree Maint - Purchase of Plants - Fruit Median Strips		0			0				0	
	2120217 ROADM - Maintenance; Town Streets		83,848			88,250				99,978	
	W328 W328 Beria Road Information Bay		51,000			0				0	
	W325 Verge Maintenance		32,848			0				0	
	2120218 ROADM - Signage - Roadworks & Safety Signage		25,000			15,000				1,820	
	W355 Road Signage - Roadworks & Safety Signage		0			0				0	
	2120234 ROADM - Street Lighting		35,000			52,000				40,585	
	2120265 ROADM - Road Maintenance/Operations		26,000			25,000				43,005	
	W329 Depot Facility; Site		19,000			0				0	
	W330 Depot Wash Down Facility		7,000			0				0	
	2120286 ROADM - Workshop/Depot Expensed Equipment		0			0				0	
	2120288 ROADM - Depot Building Operations		53,000			95,500				44,729	
	BO002 BO002 Depot Workshop		27,000			0				0	
	BO003 BO003 Depot Machinery Shed		7,000			0				0	
	BO004 BO004 Depot Foreman's Office		12,000			0				0	
	BO005 BO005 Depot Vehicle Garage		7,000			0				0	
	2120289 ROADM - Depot Building Maintenance		24,000			34,500				4,405	
	BM002 BM002 Depot Workshop		7,000			0				0	
	BM003 BM003 Depot Machinery Shed		8,000			0				0	
	BM004 BM004 Depot Foreman's Office		1,500			0				0	
	BM005 BM005 Depot Vehicle Garage		500			0				0	
	BM338 BM338 Depot Facility; Fence/Gate		7,000			0				0	
	2120391 PLANT - Loss on Disposal of Assets		0			0				8,712	
	2120292 ROADM - Depreciation - Roads, Bridges & Depots		1,488,081			1,327,241				1,461,595	
	2120298 ROADM - Staff Housing Costs Allocated		4,520			5,279				2,340	
	2120299 ROADM - Administration Allocated		17,112			16,829				14,829	
			4,972,752			4,315,395				4,304,214	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget		Actuals		Variance - Comment
		Revenue	Expense	Revenue	Expense	Expense	Expense	Revenue	Expense	
OPERATING INCOME										
3120201	ROADM - Road Contribution Income									
	Regis Mines - Contribution as per Agreement	1,000,000		0				61,200	0	
3120210	ROADM - Direct Road Grant (MRWA)	2,354,503		380,099				380,099		
3120119	ROAD C - Grants RAAR	955,533		83,333				83,333		
3120130	ROADM - Other Grants - Flood Damage	1,700,000		2,261,248				2,261,249		
	Great Central Road - 2021 Flood	0		0				0		
3120235	ROADM - Other Income	0		0				25,942		
		6,010,036		2,724,680				2,811,823		
TOTAL Transport - Maintenance										
		6,010,036	4,972,752	2,724,680	2,953,992	2,811,823	4,304,214			
TRANSPORT - ROAD PLANT PURCHASES										
CAPITAL EXPENDITURE										
4120330	PLANT - Plant & Equipment; Capital		250,000						10,400	
PE715	Rubbish Truck		0				0		0	
			250,000				342,340		10,400	
CAPITAL REVENUE										
5120350	PLANT - Proceeds on Disposal of Assets	75,000		0				0		
P385	Rubbish Truck	0		0				0		
		75,000		0				0		
TOTAL Transport - Road Plant Purchases										
		75,000	250,000	0	342,340	0	10,400	0	10,400	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
	<b>TRANSPORT - AERODROMES</b>									
	<b>OPERATING EXPENDITURE</b>									
	2120400 AERO - Employee Costs - Wages; Salaries; Superannuation		173,093				3,185		157,649	
	2120401 AERO - Employee Costs - Superannuation		32,279				40,720		27,056	
	2120404 AERO - Employee Costs - Training & Development; Conferences		5,000				5,000		228	
	2120406 AERO - Employee Costs - Other		5,000				2,000		2,036	
	2120441 AERO - Subscriptions & Memberships		3,000				3,000		2,700	
	2120452 AERO - Consultants		135,000				5,000		0	
	2120458 AERO - Collection Costs; Landing Fees		100,000				40,000		49,916	
	2120460 AERO - Refuelling Facility		105,000				60,000		172,267	
	2120465 AERO - Airstrip & Grounds Maintenance/Operations		181,000				45,000		124,946	
	W320 W320 Airport						0		0	
	W339 W339 Airport Runway						0		0	
	W340 W340 Airport Fuel Facilities						0		0	
	2120484 AERO - Audit Fees						0		0	
	2120485 Airport Legal Expenses		5,000				5,000		985	
	2120486 AERO - Expensed Minor Asset Purchases						0		0	
	2120487 AERO - Other Expenses		25,000				10,000		6,216	
	2120488 AERO - Building Operations		80,960				46,000		36,759	
	BO039 BO039 Airport Terminal Building						0		0	
	BO040 BO040 Airport Toilet Facilities						0		0	
	2120489 AERO - Building Maintenance		6,000				19,000		1,424	
	BM039 BM039 Airport Terminal Building						0		0	
	BM040 BM040 Airport Toilet Facilities						0		0	
	2120492 AERO - Depreciation		280,938				157,164		278,857	
	2120498 AERO - Staff Housing Costs Allocated		4,520				5,279		2,340	
	2120499 AERO - Administration Allocated		17,112				16,829		14,829	
			1,158,902				463,177		887,739	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026											
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense		
OPERATING REVENUE											
3120410 AERO - Grants		250,000		1,246,607				601,819			
3120420 AERO - Airport Landing Fees & Charges		800,000		750,000				853,452			
3120430 AERO - Sale of Aviation Fuel		150,000		75,000				192,127			
3120435 AERO - Other Income		0		500				300			
		1,200,000		2,072,107				1,647,698			
TOTAL Transport - Aerodromes											
		1,200,000	1,158,902	2,072,107	463,177			1,647,698	887,739		
TRANSPORT - AERODROMES											
CAPITAL EXPENDITURE											
4120480 AERO - Infrastructure Other			0				1,169,265		1,165,227		
4120410 AERO - Building			811,418				1,986,126		1,304,794		
IO923 2024 terminal building	811,418		0				0		0		
			811,418				3,155,391		2,470,021		
TOTAL Transport - Aerodromes											
		0	811,418	0	3,155,391	0	2,470,021	0	2,470,021		
TRANSPORT - TRAFFIC CONTROL (VEHICLE LICENSING)											
OPERATING EXPENDITURE											
2120500 LICENSING - Employee Costs - Wages; Salaries; Superannuation			46,915				89,405		86,945		
2120504 LICENSING - Employee Costs - Training & Development			1,000				2,000		2,082		
2120598 LICENSING - Staff Housing Costs Allocated			4,520				5,279		2,340		
2120599 LICENSING - Administration Allocated			17,112				16,829		23,880		
			69,547				113,513		115,248		
OPERATING REVENUE											
3120501 LICENSING - Reimbursements		500		1,000				0			
3120502 LICENSING - Transport Licensing Commission		5,000		5,000				5,433			
3120535 LICENSING - Other Income Relating to Licensing		0		0				205			
		5,500		6,000				5,637			
TOTAL Transport - Licensing											
		5,500	69,547	6,000	113,513			5,637	115,248		
TOTAL TRANSPORT											
		13,769,542	16,779,122	6,771,001	12,393,030			6,512,636	11,272,833		

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
	<b><u>ECONOMIC SERVICES - ECONOMIC DEVELOPMENT</u></b>									
	<b><u>OPERATING EXPENDITURE</u></b>									
	2130140 ECON DEV - Advertising & Promotions		1,000		500		0			
	2130188 ECON DEV - Building Operations		10,201		18,750		6,047			
	BO035 BO035 Centrelink Building; Operations		0		0		0			
	2130189 ECON DEV - Building Maintenance		110,000		15,750		37,282			
	BM035 BM035 Centrelink Building; Maintenance		0		0		0			
	2130192 ECON DEV - Depreciation		45,849		48,751		45,078			
	2130198 ECON DEV - Staff Housing Costs Allocated		4,520		5,279		2,340			
	2130199 ECON DEV - Administration Allocated		56,186		55,255		48,915			
			227,755		144,285		139,663			
	<b><u>OPERATING REVENUE</u></b>									
	3130145 ECON DEV - Other Income	45,000		45,000		45,916				
		45,000		45,000		45,916				
	<b>TOTAL Economic Services - Economic Development</b>	<b>45,000</b>	<b>227,755</b>	<b>45,000</b>	<b>144,285</b>	<b>45,916</b>	<b>139,663</b>			

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Variance - Comment
		Revenue	Expense	Revenue	Expense	Expense	Revenue	Expense		
<b><u>ECONOMIC SERVICES - TOURISM &amp; AREA PROMOTION</u></b>										
<b><u>OPERATING EXPENDITURE</u></b>										
2130204	TOURISM - Employee Costs - Training & Development; Conferences		1,000		0				100	
2130215	TOURISM - Printing & Stationery		1,000		500				1,593	
2130216	TOURISM - Postage & Freight		50		0				86	
2130240	TOURISM - Advertising & Area Promotion		5,000		12,000				7,106	
2130241	TOURISM - Subscriptions & Memberships		37,000		30,000				34,456	
2130242	TOURISM - Festivals & Events		60,000		20,000				18,217	
	Laverton Celebrations		0		0				0	
V600	Anzac Day		0		0				0	
V601	Australia Day		0		0				0	
V602	Christmas Street Party		0		0				0	
V603	Clean Up Australia Day		0		0				0	
V604	Laverfest		0		0				0	
V606	Laverton Races		0		0				0	
V607	NAIDOC Week		0		0				0	
V608	Remembrance Day		0		0				0	
V609	Other Festivals & Events		0		0				0	
2130252	TOURISM - Consultants		0		0				0	
2130286	TOURISM - Expensed Minor Asset Purchases		1,000		500				0	
2130288	TOURISM - Sundry Maintenance/Operations		0		0				0	
2130287	TOURISM - Other Expenses		0		0				0	
2130298	TOURISM - Staff Housing Costs Allocated		9,041		10,559				4,681	
2130299	TOURISM - Administration Allocated		62,382		61,349				54,308	
			176,473		134,908				120,546	
<b><u>OPERATING REVENUE</u></b>										
3130201	TOURISM - Reimbursements	0		0				1,182		
		0		0				1,182		
<b>TOTAL Economic Services - Tourism &amp; Area Promotion</b>		<b>0</b>	<b>176,473</b>	<b>0</b>	<b>134,908</b>	<b>0</b>	<b>134,908</b>	<b>1,182</b>	<b>120,546</b>	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026													
GL / Job	Description	2025/2026		Budget		2024/2025		Budget		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense				
<b>ECONOMIC SERVICES - HERITAGE DEVELOPMENT &amp; MAINTENANCE</b>													
<b>OPERATING EXPENDITURE</b>													
2130300	HERITAGE - Employee Costs - Wages; Salaries; Superannuation				17,298								
2130352	HERITAGE - Consultants				0				17,280			17,792	
2130365	HERITAGE - Maintenance/Operations				5,000				7,000			3,960	
W331	W331 Windarra Heritage Trail				0				0			0	
W332	W332 Golden Quest Discovery Trail				0				0			0	
W333	W333 History Walk				0				0			0	
2130386	HERITAGE - Expensed Minor Asset Purchases				1,000				500			0	
2130388	HERITAGE - Building Operations				15,995				18,000			6,352	
BO044	BO044 Old Police Complex				0				0			0	
BO041	BO041 Old Court House (currently Men's Shed)				0				0			0	
BO042	BO042 Mt Morgan Municipal Chambers				0				0			0	
BO045	Old Gaoi; Museum; 14 Erlstoun Street - Operating				0				0			0	
2130389	HERITAGE - Building Maintenance				7,000				6,500			2,006	
BM044	BM044 Old Police Complex				0				0			0	
BM041	BM041 Old Court House (currently Men's Shed)				0				0			0	
BM045	Old Gaoi; Museum; 14 Erlstoun Street - Maintenance				0				0			0	
2130392	HERITAGE - Depreciation				53,578				31,213			52,805	
2130398	HERITAGE - Staff Housing Costs Allocated				4,520				5,279			2,340	
2130399	HERITAGE - Administration Allocated				17,112				16,829			14,829	
					121,503				102,601			100,083	
<b>OPERATING REVENUE</b>													
3130335	HERITAGE - Other Income			0				30,000				0	
				0				30,000				0	
<b>TOTAL HERITAGE &amp; DEVELOPMENT; OPERATING</b>													
				0	121,503			30,000	102,601	0		100,083	
<b>ECONOMIC SERVICES - HERITAGE DEVELOPMENT &amp; MAINTENANCE</b>													
<b>CAPITAL EXPENDITURE</b>													
4130310	HERITAGE - Building; Capital				70,000				70,000			89,569	
BC044	BC044 Old Police Station; Restoration Works;			70,000	0			0	0			0	
<b>CAPITAL REVENUE</b>													
					70,000				70,000			89,569	
				0				0				0	
<b>TOTAL HERITAGE &amp; DEVELOPMENT; CAPITAL</b>													
				0	70,000			0	70,000	0		89,569	



Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
	<b><u>ECONOMIC SERVICES - THE GREAT BEYOND VISITOR CENTRE</u></b>									
	<b><u>OPERATING EXPENDITURE</u></b>									
	2130400 GREAT BEYOND - Employee Costs - Wages; Salaries; Superannuation		486,511		371,759		371,759		375,740	
	2130404 GREAT BEYOND - Employee Costs - Training & Development; Conferences		2,000		1,000		1,000		0	
	2130406 GREAT BEYOND - Employee Costs - Other		2,000		3,000		3,000		0	
	2130415 GREAT BEYOND - Printing & Stationery		4,000		4,000		4,000		4,006	
	2130422 GREAT BEYOND - Security		500		500		500		0	
	2130439 GREAT BEYOND - Voucher Redemption		(1,000)		500		500		(2,606)	
	2130440 GREAT BEYOND - Advertising & Promotion		4,000		4,000		4,000		1,745	
	2130441 GREAT BEYOND - Subscriptions & Memberships		1,500		500		500		607	
	2130470 GREAT BEYOND - Loan Interest Repayments		14,005		9,282		9,282		18,000	
	Loan 84 - GBVC Expansion		0		0		0		0	
	2130485 GREAT BEYOND - Expensed Minor Asset Purchases		500		500		500		49	
	2130486 GREAT BEYOND - Cafe Consumables		80,000		80,000		80,000		88,021	
	2130487 GREAT BEYOND - Other Expenses		7,500		52,000		52,000		46,570	
	2130488 GREAT BEYOND - Building Operations		53,524		67,750		67,750		68,211	
	BO006 BO006 Visitor Centre & Exhibition Hall		0		0		0		0	
	BO007 BO007 Great Beyond Toilets		0		0		0		0	
	2130489 GREAT BEYOND - Building Maintenance		10,000		12,000		12,000		18,648	
	BM006 Visitor Centre & Exhibition Hall		0		0		0		0	
	2130492 GREAT BEYOND - Depreciation		60,365		92,306		92,306		59,350	
	2130498 GREAT BEYOND - Staff Housing Costs Allocated		15,991		18,675		18,675		8,279	
	2130499 GREAT BEYOND - Administration Allocated		17,112		16,829		16,829		14,829	
			828,508		734,601		734,601		701,449	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026											
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense		
OPERATING REVENUE											
3130420	GREAT BEYOND - Fees & Charges	4,000		4,000				4,220			
3130435	GREAT BEYOND - Other Income	500		500				13,332			
3130437	GREAT BEYOND - Cafe Sales - GST Inc.	140,000		120,000				146,734			
3130438	GREAT BEYOND - Cafe Sales - GST Free	6,000		6,000				3,821			
3130439	GREAT BEYOND - Merchandise Sales	63,000		65,000				58,666			
3130440	GREAT BEYOND - Merchandise Sales GST Free	2,000		2,000				860			
3130441	GREAT BEYOND - Gold Rush Tours	10,000		10,000				13,553			
3130443	GREAT BEYOND - Voucher Sales	1,000		500				1,314			
		226,500		208,000				242,499			
TOTAL Economic Services - Great Beyond		226,500	828,508	208,000	734,601	242,499	701,449				
ECONOMIC SERVICES - THE GREAT BEYOND VISITOR CENTRE											
CAPITAL EXPENDITURE											
4130410	GREAT BEYOND - Building: Capital		54,520			50,000			0		
BC006	Great Beyond Expansion		0			0			0		
4130420	GREAT BEYOND - Furniture & Fittings: Capital		40,000			9,000			0		
FF24002	New TV for Museum		0			0			0		
4130462	GREAT BEYOND - Loan Principal Repayments		129,933			128,491			128,491		
	Loan 84 - GBVC Expansion		0			0			0		
			224,453			187,491			128,491		
CAPITAL REVENUE											
		0				0			0		
TOTAL Economic Services - Great Beyond		0	224,453	0	187,491	0	128,491	0	128,491		

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget	2024/2025		Actuals	Variance - Comment
		Revenue	Expense		Revenue	Expense	Revenue	Expense		
<b><u>ECONOMIC SERVICES - COMMUNITY RESOURCE CENTRE</u></b>										
<b><u>OPERATING EXPENDITURE</u></b>										
2130500	CRC - Employee Costs - Wages; Salaries; Superannuation		173,352			98,413			66,780	
2130502	CRC - Employee Costs - Allowances; WC & FBT		0			3,000			2,082	
2130504	CRC - Employee Costs - Training & Development; Conferences		2,000			3,000			90	
2130506	CRC - Employee Costs - Other		1,000			1,200			611	
2130515	CRC - Printing & Stationery		15,000			15,000			15,407	
2130521	CRC - Information Technology		0			1,500			0	
2130540	CRC - Advertising & Promotion		1,000			1,000			0	
2130541	CRC - Subscriptions & Memberships		3,000			1,000			3,025	
2130586	CRC - Expensed Minor Asset Purchases		1,000			1,000			0	
2130587	CRC - Other Expenses		14,000			12,200			6,792	
CRC001	Mining Sponsorship Expenses		0			0			0	
CRC002	Christmas Lights Expenses		0			0			0	
CRC005	SLO3 - Community Activities & Initiatives		0			0			0	
CRC006	SLO2 - Business & Economic Workshops & Initiatives		0			0			0	
CRC007	Seniors Morning Tea		0			0			0	
CRC008	Better Beginnings Program		0			0			0	
CRC009	NAIDOC - CRC Contribution		0			0			0	
CRC010	CRC - Other Expenses General		0			0			0	
2130588	CRC - Building Operations		32,524			35,500			10,158	
BO071	New CRC - Utilities; Cleaning; Insurance		0			0			0	
2130589	CRC - Building Maintenance		0			2,500			9,936	
BM071	CRC - Building Maintenance		0			0			0	
BM061	BM061 Minor Building Maintenance		0			0			0	
2130598	CRC - Staff Housing Costs Allocated		0			5,279			2,340	
2130599	CRC - Administration Allocated		0			16,829			14,829	
			242,876			197,421			132,050	

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026											
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense		
<b>OPERATING REVENUE</b>											
3130500	CRC - Contributions & Donations	1,000		2,000				0			
3130510	CRC - Grants	137,000		136,000				97,684			
3130520	CRC - Fees & Charges	0		0				64			
3130535	CRC - Other Income	7,000		550				7,095			
		145,000		138,550				104,843			
<b>TOTAL Economic Services - Community Resource Centre</b>											
		145,000	242,876	138,550	197,421	104,843	132,050				
<b>ECONOMIC SERVICES - BUILDING SERVICES</b>											
<b>OPERATING EXPENDITURE</b>											
2130642	BUILDING - Contract Building Services		30,000			10,000		9,682			
2130652	BUILDING - Consultants		0			0		0			
2130699	BUILDING - Administration Allocated		0			0		0			
			30,000			10,000		9,682			
<b>OPERATING REVENUE</b>											
3130602	BUILDING - Commission - BSL & BCITF	6,000		50				47			
3130619	BUILDING - Building License Fees	0		5,000				9,056			
		6,000		5,050				9,103			
<b>TOTAL Economic Services - Building Services</b>											
		6,000	30,000	5,050	10,000	9,103	9,682				



**Shire of Laverton - Annual Budget  
For The Period Ending 30 June 2026**

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026												
GL / Job	Description	2025/2026		2024/2025		Budget		2024/2025		Actuals		Variance - Comment
		Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	Revenue	Expense	
OPERATING REVENUE												
3140201	PWOH - Other Reimbursements											
		1,000				5,000				0		
		1,000	0			5,000	0		0	0		
TOTAL Other Property & Services - Public Works Overheads		1,000	0			5,000	0		0	336		
OTHER PROPERTY & SERVICES - PLANT OPERATION COSTS												
OPERATING EXPENDITURE												
2140300	POC - Internal Plant Repairs - Wages & O/Head		0					217,150		187,490		
2140311	POC - External Parts & Repairs		210,000					232,000		178,817		
2140312	POC - Fuels & Oils		140,000					225,000		150,543		
2140313	POC - Tyres & Tubes		15,000					25,000		6,231		
2140314	POC - Contract Mechanic		200,000					0		0		
2140316	POC - Licences/Registrations		10,000					8,000		9,780		
2140317	POC - Insurance		52,243					41,070		45,433		
2140318	POC - Expendable Tools/Consumables		0					10,000		11,309		
2140386	POC - Expenses Minor Asset Purchases		0					5,000		0		
2140392	POC - Depreciation		46,061					2,722		0		
2140394	POC - LESS Plant Operation Costs Allocated to Works		(673,304)					(765,942)		(572,601)		
			0					0		17,002		
OPERATING REVENUE												
3140301	POC - Reimbursements	20,000				30,000				51,582	0	
3140310	POC - Fuel Tax Credits Grant Scheme	30,000				30,000				35,131	0	
		50,000				60,000	0		86,713	0		
TOTAL Other Property & Services - Plant Operating Costs		50,000	0			60,000	0		86,713	17,002		

**Shire of Laverton - Annual Budget  
For The Period Ending 30 June 2026**



[illegible]

Shire of Laverton - Annual Budget For The Period Ending 30 June 2026										
GL / Job	Description	2025/2026		2024/2025		Budget	2024/2025		Actuals	Variance - Comment
		Revenue	Expense	Revenue	Expense		Revenue	Expense		
<b><u>OTHER PROPERTY &amp; SERVICES - SALARIES &amp; WAGES</u></b>										
<b><u>OPERATING EXPENDITURE</u></b>										
	2140500 SAL - Gross Salary & Wages		5,180,747							
	2140501 SAL - Less Salaries & Wages Allocated		(5,180,747)					4,966,929	3,042,618	
	2140503 SAL - Workers Compensation Expense		0					(4,966,929)	(3,042,618)	
			0					20,000	1,830	
			0					20,000	1,830	
<b><u>OPERATING REVENUE</u></b>										
	3140501 SAL - Reimbursement - Workers Compensation	0		0			1,664			
		0		0			1,664			
<b>TOTAL Other Property &amp; Services - Salaries &amp; Wages</b>										
		0	0	0	0	20,000	1,664	1,830		
<b><u>OTHER PROPERTY &amp; SERVICES - MATERIALS/STORES</u></b>										
<b><u>OPERATING EXPENDITURE</u></b>										
	2140700 Stock on Hand - 1 July		0					0		
	2140701 Stock/Fuel Purchases		150,000					200,000	174,497	
	2140702 Stock/Fuel issued/allocated		(150,000)					(200,000)	(133,769)	
			0					0	40,727	
<b><u>OPERATING REVENUE</u></b>										
		0								
				0			0			
<b>TOTAL Other Property &amp; Services - Materials/Stores</b>										
		0	0	0	0	0	0	40,727		
<b>TOTAL OTHER PROPERTY &amp; SERVICES</b>										
		61,000	37,632	73,500	(47,892)		480,540	143,992		
Grand Total		74,892,864	127,582,943	26,186,469	28,298,533		46,480,913	31,355,822		

**SHIRE OF LAVERTON  
RESERVES SUMMARY  
ANNUAL BUDGET  
FOR THE PERIOD ENDED 30 JUNE 2026**

NAME	Opening Balance	Interest	Transfers to	Transfers from	Closing Balance
Long service Leave Reserve	\$ 518,100.00	\$ 26,065.00			\$ 544,165.00
Airport Reserve	\$ 602,263.00	\$ 30,298.00			\$ 632,561.00
Plant & Equipment Reserve	\$ 1,055,256.00	\$ 53,087.00		175,000.00	\$ 933,343.00
Infrastructure Reserve	\$ 2,026,269.00	\$ 101,936.00			\$ 2,128,205.00
Council Building Reserve	\$ 4,725,260.00	\$ 237,716.00			\$ 4,962,976.00
Community Projects Reserve	\$ 1,477,402.00	\$ 74,324.00			\$ 1,551,726.00
	<b>\$ 10,404,550.00</b>	<b>\$ 523,426.00</b>	<b>\$ -</b>	<b>\$ 175,000.00</b>	<b>\$ 10,752,976.00</b>

Loan	Opening Balance 01 July 25	New borrowings	Principal Payment	Interest Payment & Guarantee Fee	Closing Balance 30 June 26	Principal Account	Interest Account
<b>Housing</b>							
Loan 82 DCEO house	96,194		(26,456)	(3,595)	69,738	4090182	2090170
<b>Recreation and Culture</b>							
Loan 83 Community Hub	211,627		(58,202)	(7,624)	153,425	4110282	2110270
<b>Economic Services</b>							
Loan 84 GT Beyond Expansion	732,918		(129,933)	(14,005)	602,985	4130482	2130470

1,040,739	0	(214,591)	(25,225)	826,148
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SHIRE OF LAVERTON 2025/2026 BUDGET - Asset Acquisitions (Detailed) ASSET CLASSIFICATION															
Job / A/C	ASSET PURCHASE DESCRIPTION	Property, Plant & Equipment						Infrastructure			Funding				
		Budget Amount	Land	Buildings	Plant & Equip	Furn & Equip	Roads / Footpaths / Reserves	Airport	Other	Muni	Reserve	Loan	Sale of Asset	Grants/ Contrib	
IO402 IO401	LAW ORDER AND PUBLIC SAFETY														
	Solar Lighting - Upgrades	100,000							100,000						
	CCTV Infrastructure	130,000							130,000						
	Total Law Order and Public Safety	230,000							230,000						
FF24004	GOVERNANCE														
	Historical Plaques	140,000				140,000									
	Total Governance	140,000	-	-	-	140,000	-	-	140,000		-	-	-	-	
IO314	COMMUNITY AMENITIES														
	Cemetary Improvements (FLCAG)	60,000					60,000								
	Total Community Amenities	60,000	-	-	-	-	60,000	-			-	-	-	-	
	EDUCATION AND WELFARE														
	Training Centre	292,000		292,000											
	Total Governance	292,000	-	292,000	-	-	-	-	292,000		-	-	-	-	
BC334 BC333	HOUSING														
	Purchase of vacant land and homes - strategic planning day	250,000							250,000						
	Accommodation units two bedroom and singles (mixture)	4,000,000		4,000,000					4,000,000						
	Total Housing	4,250,000	-	4,000,000	-	-	-	-	250,000		-	-	-	-	
BC301 IO902	RECREATION & CULTURE														
	NIAA short stay	1,500,000		1,500,000								1,500,000			
	Bore Sturt Pea	150,000			150,000							150,000			
IO900 IO503 IO501	Bore Race Course - new pump	25,000			25,000							25,000			
	Water Tower - Make good the asset, lighting	100,000							100,000						
	Laverton Townsite Beautification - playground	600,000			600,000							600,000			
	Total Recreation and Culture	2,375,000	-	1,500,000	775,000	-	-	-	100,000		-	-	-	-	
TSR2111 RTR070 RTR070 RAR070A	TRANSPORT														
	Streets and Roads Construction:														
	Mt Weld Road Reseal RRG funds	1,945,104					1,945,104					648,368		1,296,736	
RTR070 RAR070A	Old Laverton Road (R2R) - Gravel Resheeting/sealing part of 5 year program	3,000,000					3,000,000							3,000,000	
	Old Laverton Road (R2R) - Gravel Resheeting/sealing	705,533					705,533							705,533	
	Old Laverton Road (RAAR) - Gravel Resheeting/sealing	250,000										250,000		250,000	
RRG2001 RRG2001 BC211	Bandyra Rd Gravel Resheeting and seal R2R	725,561					725,561					598,435		725,561	
	Works Depot Building	2,795,305		95,000			2,795,305					95,000		2,196,870	
	Sub Total	9,516,503	-	95,000	-	-	9,421,503	-	-		-	1,341,803	-	8,174,700	
PE715	Road Plant Purchases														
	Purchase New Rubbish Collection - Possible share with Leonora	250,000			250,000							175,000			
	Sub Total	250,000	-	-	250,000	-	-	-			-	175,000		-	
IO923	Airport														
	Completion of Airport terminal CFWD 24/25	811,418		811,418								811,418			
	Sub Total	811,418	-	811,418	-	-	-	-			-			-	
	Total Transport	10,577,921	-	906,418	250,000	-	9,421,503	-	-		-	3,670,024		8,174,700	
	ECONOMIC SERVICES														
	Total Economic Services	-	-	-	-	-	-	-	-		-	-		-	
	GRAND TOTAL	17,924,921		6,698,418	1,025,000	140,000	9,481,503	-	580,000	9,675,221	-	-	75,000	8,174,700	

## 2025-2026 SCHEDULE OF FEES & CHARGES

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<b>GOVERNANCE</b>			
All Photocopying to be carried out at the Community Resource Centre			
<b>Rates Payment Arrangements</b>			
Rates payment arrangement – administration fee	6.00	N/A	6.00
<b>Rates Enquiries (AS INSTRUCTED BY LANDGATE, THEY WILL ATTEND TO THESE MATTERS</b> (Landgate undertake the enquiries on behalf of council, charge the customer and remit funds to the council once transaction complete)			
Account enquiries incl. reprint of rate notice (per assessment)	15.00	N/A	15.00
Account enquiries incl. Orders & Requisitions (per assessment)	100.00	N/A	100.00
Copy of Rate Book	200.00	N/A	200.00
Extract of Rate Book (per page) located by Council Staff	15.00	N/A	15.00
Special Series Licence Plates			
Special Series Licence Plates (Shire of Laverton Emblem) plus fee set and paid directly to Department of Transport	260.00	26.00	286.00

## LAW, ORDER AND PUBLIC SAFETY

### Impounding and Other Fees – Dogs (as set by *Dog Local Law*)

For the seizure or impounding of a dog	42.00	4.20	46.20
For the transporting of a seized dog back to owner	50.00	5.00	55.00
For the sustenance and maintenance of a dog in the pound (per day or part thereof)	22.50	2.25	24.75
For the destruction of a dog	50.00	5.00	55.00
Kennel licence fee per year or part thereof	200.00	N/A	200.00
Dog trap bond (refundable)	50.00	N/A	50.00
Dog trap hire	10.00	1.00	11.00
Dog Surrender Fee	100.00	10.00	110.00
Surrender Fee – Litter of Puppies	100.00	10.00	110.00

### Dog Registration (Set by *Dog Regulations 2013*)

Registration fees unless a concessional rate applies -			
Unsterilised or dangerous dog for 1 Year	50.00	N/A	50.00
Unsterilised dog for 3 Years	120.00	N/A	120.00
Sterilised dog for 1 Year	20.00	N/A	20.00
Sterilised dog for 3 Years	42.50	N/A	42.50
Sterilised dog for lifetime	100.00	N/A	100.00
Unsterilised dog for lifetime	250.00	N/A	250.00
Concessions -			
Pensioner's rate – 50% of above fees			
Working dog – 25% of above fees			
Registration after 31 May in every year – 50% of 1 Year fee			



<b>Impounding and Other Fees – Cats</b> (as set by <i>Cat Local Law</i> )			
For the seizure or impounding of a cat	42.00	4.20	46.20
For the transporting of a seized cat back to owner	50.00	5.00	55.00
For the sustenance and maintenance of a cat in the Cat Management Facility (per day or part thereof)	22.50	2.25	24.75
For the destruction of a cat	50.00	5.00	55.00
Cat trap bond (refundable)	50.00	N/A	50.00
Cat trap hire	10.00	1.00	11.00
<b>Cat Registration</b> (Set by <i>Cat Regulations 2012</i> )			
Registration 1 Year	20.00	N/A	20.00
Registration after May 31 (6 months or less)	10.00	N/A	10.00
Registration 3 Years	42.50	N/A	42.50
Registration - Lifetime	100.00	N/A	100.00
Breeding cat application fee	100.00	N/A	100.00

<b>EDUCATION AND WELFARE</b>			
<b>Community Bus Hire</b>			
All hire of the Community Bus must be approved by the CEO prior to payment of fees.			
Cash deposit/bond	200.00	N/A	200.00
Standard per kilometre fee no matter which roads are travelled on.	1.73	0.17	1.90
<b>NOTES:</b> The bus is only covered for hire to Community Groups under the Shire of Laverton insurance agreement. Any hire outside these parameters will require the hirer to produce evidence of carrying their own insurance cover to the satisfaction of the Chief Executive Officer.  In the case of a motor vehicle accident where the hirer is proven to be negligent, the hirer is responsible for the first \$1,000 (plus GST) arising out of an insurance claim to cover Council's excess. In all other circumstances, Council will cover the excess.			

<b>COMMUNITY AMENITIES</b>			
<b>Sanitation Charges</b>			
<b>Domestic – per bin per service</b>	<b>238.00</b>	<b>N/A</b>	<b>238.00</b>
<b>Commercial – per bin per service x 2</b>	<b>476.00</b>	<b>N/A</b>	<b>476.00</b>

Domestic Collection Service to Mount Margaret (based on 9.64 per weekly collection per bin per annum with a travelling component added being for fuel, wear and tear, wages) – Subject to annual Perth CPI Increase during budget deliberations. CPI increase set at 6.8%– figures from Differential rates – objects and reasons.	<b>621.40</b>	<b>N/A</b>	<b>621.40</b>
<b>Rubbish Bins</b>			
<b>Sale of rubbish bins</b>	<b>126.00</b>	<b>12.60</b>	<b>138.60</b>

<b>Sewerage</b> (Set by Health (Treatment of Sewage & Disposal of Effluent & Liquid Waste) Regulations 1974) – Schedule 1			
<b>Local Government application fee</b>	<b>118.00</b>	<b>N/A</b>	<b>118.00</b>
<b>Health Department of WA application fee</b>			
a) with a Local Government Report	<b>102.00</b>	<b>N/A</b>	<b>102.00</b>
b) without a Local Government Report	<b>110.00</b>	<b>N/A</b>	<b>110.00</b>
<b>Local Government Report fee (This fee is set by Council)</b>	<b>110.00</b>	<b>N/A</b>	<b>110.00</b>
<b>Fee for the grant of a permit to use an apparatus</b>	<b>118.00</b>	<b>N/A</b>	<b>118.00</b>
<b>NOTE: All fees (except for the Health Department of WA application fee) should be made payable to the Shire of Laverton.</b>			

<b>Liquid Waste Disposal</b>			
<b>Liquid waste - disposal from other than Laverton town site (per litre)</b>	<b>0.20</b>	<b>N/A</b>	<b>0.20</b>

<b>Waste Disposal Fees</b>			
<b>Per truck load (10m<sup>3</sup>) deposited at refuse site*</b>	<b>420.00</b>	<b>42.00</b>	<b>462.00</b>
<b>Asbestos (per tonne)</b>	<b>420.00</b>	<b>42.00</b>	<b>462.00</b>
<b>Car Tyres – Without Rims</b>	<b>9.09</b>	<b>0.91</b>	<b>10.00</b>
<b>4 x 4 Tyres – Without Rims</b>	<b>13.63</b>	<b>1.37</b>	<b>15.00</b>
<b>Truck Tyres – Without Rims</b>	<b>27.27</b>	<b>2.73</b>	<b>30.00</b>
<b>Tyre Rims – All sizes</b>	<b>9.09</b>	<b>0.91</b>	<b>10.00</b>
<i>*For Clean Fill, this will be collected at no charge as council is able to utilise this within its tip operations.</i>			

<b>Food Businesses</b> (Fee sanctioned by s.110(4)(b) of the <i>Food Act 2008</i> )			
<b>Registration of a new food business</b>	<b>290.00</b>	<b>N/A</b>	<b>290.00</b>
<b>Notification of Conduct of a food business</b>	<b>0</b>	<b>N/A</b>	<b>0</b>
<b>Annual fee includes 1 inspection, &amp; related reports as required of a food premises</b>	<b>170.00</b>	<b>N/A</b>	<b>170.00</b>
<b>Request for inspection/advice/reports or additional inspections (per hr. After 1st hour in 15min increments of \$37.50)</b>	<b>150.00</b>	<b>N/A</b>	<b>150.00</b>

<b>Town Planning (per application)</b> (In accordance with <i>Planning and Development Regulations 2009</i> )			
<b>a) development is not more than \$50,000</b>	<b>147.00</b>	<b>N/A</b>	<b>147.00</b>
<b>b) development is more than \$50,000 but not more than \$500,000)</b>	<b>0.32% of estimated cost of development</b>		
<b>c) development is more than \$500,000 but not more than \$2.5 million</b>	<b>1,700 + 0.257% for every \$1 in excess of \$500,000</b>		
<b>d) development is more than \$2.5 million but not more than \$5 million</b>	<b>7,161 + 0.206% for every \$1 in excess of \$2.5M</b>		
<b>e) development is more than \$5 million but not more than \$21.5 million</b>	<b>12,633 + 0.123% for every \$1 in excess of \$5M</b>		
<b>f) development is more than \$21.5 million</b>	<b>34,196.00</b>	<b>N/A</b>	<b>34,196.00</b>

<b>Subdivision Clearance</b>			
<b>a) not more than 5 lots</b>	<b>73.00</b>	<b>N/A</b>	<b>73.00</b>
<b>b) more than 5 lots but not more than 195 lots</b>	<b>\$73 per lot for the first 5 lots and then \$35 per lot</b>		

<b>Home Occupation</b>			
a) initial fee AND: if the home occupation has commenced, an additional amount of \$444 by way of penalty	222.00	N/A	222.00
b) renewal fee AND: if the approval to be renewed has expired, an additional amount of \$146 by way of penalty	73.00	N/A	73.00
Application for change of use/continuation of a non-conforming use (where development is not occurring) AND: if the change of use or the alteration or extension or change of the non-conforming use has commenced, an additional amount of \$590 by way of penalty	295.00	N/A	295.00
Issue of zoning certificate	73.00	N/A	73.00
Replying to a property settlement questionnaire	73.00	N/A	73.00
Issue of written planning advice	73.00	N/A	73.00
Scheme amendments	<i>As per Part 7 Division 2, Planning and Development Regulations 2009</i>		
Plan's assessment	<i>As per Part 7 Division 2, Planning and Development Regulations 2009</i>		
Strata Title - Preliminary determination (As set by <i>Strata Titles General Regulations 1996</i> )	115.00	N/A	115.00

<b>Cemetery Charges</b> (Any revised fee or charge will come into effect 14 days after notice has been published in the Government Gazette (Cemeteries Act 1986 (s.53)) On application for an "Order for Burial" the following fees shall be payable in advance:			
<b>Grave Preparation and Burial Fee</b>			
Reservation Fee (Plot) – nonrefundable	150.00	N/A	150.00
Grant of Right of Burial (25 years from date of application)	850.00	N/A	850.00
Standard interment (Preparation through contractors)	At Cost	At Cost	At Cost
Standard Interment - Infant/stillborn burial	At Cost	At Cost	At Cost
<b>2<sup>nd</sup> Interment in Existing Grave</b>			
Standard interment	At Cost	At Cost	At Cost
Standard interment - Infant/stillborn burial	At Cost	At Cost	At Cost
For each interment without due notice	231.00	23.10	254.10
For copy of "Grant of Right of Burial"	25.00	N/A	25.00
Re-opening grave for exhumation	525.00	52.50	577.50
Re-interment in new grave after exhumation	1,500.00	150.00	1,650.00
<b>Miscellaneous</b>			
For permission to erect a headstone or monument	65.00	N/A	65.00
For permission to erect a brick grave	65.00	N/A	65.00
For permission to erect a vault	65.00	N/A	65.00
For permission to erect a nameplate	35.00	N/A	35.00
For permission to enclose with kerbing	35.00	N/A	35.00
Undertaker's Annual License Fee or single event	200.00	N/A	200.00
<b>Interment in the Columbarium Wall (Niche)</b>			
Reservation Fee – Single or double – nonrefundable	120.00	N/A	120.00
Placement in Niche wall, single or double – includes permit and installation of plaque but excludes the cost of the plaque	500.00	50.00	550.00
Single – Bronze Plaque – to be ordered from Arrow Bronze	At Cost + 20%	At Cost + 20%	At Cost + 20%
Double – Bronze Plaque - to be ordered from Arrow Bronze	At Cost + 20%	At Cost + 20%	At Cost + 20%
Conical vase as per policy – to be ordered from Arrow Bronze	At Cost + 20%	At Cost + 20%	At Cost + 20%

RECREATION AND CULTURE			
Laverton Hall			
<b>Bonds</b>			
Key bond	50.00	N/A	50.00
Playgroup bond	200.00	N/A	200.00
General bond	100.00	N/A	100.00
Cleaning bond	100.00	N/A	100.00
Alcohol bond	200.00	N/A	200.00
Bonds will be forfeited for: (a) Loss of keys (b) Loss of or damage to Shire property (c) Contravention of the Conditions of Hire			
<b>ADDITIONAL COSTS:</b> The hirer agrees to fully reimburse the Shire for all costs relating to damage or loss to Shire property resulting from their use.			
<b>Main Hall</b>			
General hirer	150.00	15.00	165.00
Charge events	210.00	21.00	231.00
Sporting events	50.00	5.00	55.00
Hourly hire (or part thereof) (Aerobics, dancing etc.)	10.00	1.00	11.00
Setting up and cleaning (per day or part thereof)	300.00	30.00	330.00
Hire of Cutlery, glasses, tablecloths, etc. (replacement at cost and taken from bond)	150.00	15.00	165.00
Playgroup – Hire of the area for parties etc (price per event plus cleaning bond of \$100.00)	60.00	6.00	66.00

<b>Kitchen</b>			
General hirer	80.00	8.00	88.00
Charge events	80.00	8.00	88.00
Sporting events	80.00	8.00	88.00
Setting up and cleaning (per day or part thereof)	80.00	8.00	88.00
<b>Furniture &amp; Equipment</b> Note - no equipment is to be removed from the Hall			
<b>Special Functions</b> (at discretion of the CEO)			
Silk screening/Hall ceiling set up costs	300.00	30.00	330.00

Community Gymnasium (Includes key allocation)			
Annual fee per Member*	159.09	15.91	175.00
Replacement Key (lost or stolen)	25.00	2.50	27.50
Key Bond (included in above fees)			

Oval Hire			
Non-profit events - Hire is free	No Charge	No Charge	No Charge
Other events per day or part thereof	60.00	6.00	66.00
Bonds (all events) one day/one event	500.00	N/A	500.00
Bonds (all events) more than one day	1,000.00	N/A	1,000.00
<b>Care: Agreement with the Education Department for the use of the Oval, school has precedent during school days and other scheduled events</b>			

Trading in a Public Place			
Annual fee	104.55	N/A	115.00
Fee – One-off event	58.00	N/A	58.00
(Note: Any Food Outlets trading in a public place will also need to comply with the requirements of the <i>Food Act 2008</i> )			

Library Charges Administration will be working with regular users and offering digital and activity options.			
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<b>Swimming Pool</b>			
<b>Pool Entry Fees</b>			
Adult per entry	2.73	0.27	3.00
Child (5 to 17 years) per entry Increase to \$2.00	1.82	0.18	2.00
Spectator (non-swimmers) Adult	0.91	0.09	1.00
Spectator (non-swimmers) Child with parents to accompany children	0.91	0.09	1.00
Child under five with responsible adult	2.73	0.27	3.00
Australia Day includes BBQ	No Charge	No Charge	No Charge
<b>Season Tickets</b>			
Adult per entry \$80.00 round figures up	109.09	10.91	120.00
Child (5 to 17 years)	72.72	7.28	80.00
Family (2 adults & 2 children)	290.90	29.10	320.00
<b>Monthly Tickets – Itinerant Residents Only</b>			
Any individual person	40.00	4.00	44.00
<b>Exclusive Hire (Alcohol Prohibited)</b>			
Daytime – per hour or part thereof	82.50	8.25	90.75
Night-time – per hour or part thereof	110.00	11.00	121.00
<b>Early Morning Swimmers</b> Can only be used from 6.00am to 7.00am. Subject to approval of Pool Manager and entry fees to be charged	2.73	0.27	3.00
Swimming lessons Per person involved 10 lessons @ \$20.00 per lesson. Bronze medallion courses \$200.00 full course and \$100.00 per re qual per person Education department lessons managers hourly rate including admin hours for the school.	200.00	N/A	200.00



TRANSPORT			
Laverton Airport - Airport Landing Fees			
Per Landing			
Any aircraft – Single visit per 1,000kg per landing and departure (Minimum charge \$21.00)	19.09	1.91	21.00
Any aircraft – Commercial per passenger in and out (This does not include transit passengers)	19.09	1.91	21.00
Annual Fee – Private aircraft based at Laverton Airport	500.00	50.00	550.00
Fuel Delivery Charge			
Shire Registered Operators – additional to cost price of fuel into aircraft – per litre	0.25	0.02	0.27
Non-Registered Shire Operators – payment to be made in advance	0.30	0.03	0.33
Callouts – public holidays and outside normal working hours	165.00	16.50	181.50
Crossovers			
Crossovers	Subsidy of 50% of actual cost for first crossing		

<b>ECONOMIC SERVICES</b>			
<b>Community Resource Centre</b>			
<b>Computer Facilities &amp; Consumables</b>			
<b>Membership</b>			
Adult per month (maximum of 10 hours usage)	25.00	2.50	27.50
Student/Pensioner per month (maximum of 10 hours usage)	20.00	2.00	22.00
<b>Computer &amp; Internet Access – Non-Member Use</b>			
• 15 Minutes	3.64	0.36	4.00
• 30 Minutes	4.55	0.45	5.00
• Per Hour	5.45	0.55	6.00
<b>Printing and Photocopying</b>			
Black & White printing A4	0.27	0.03	0.30
Double sided black & white A4	0.45	0.05	0.50
Colour printing A4	0.64	0.06	0.70
Double sided coloured A4	1.00	0.10	1.10
Coloured paper A4	0.64	0.06	0.70
Printing A1	8.00	0.80	8.80
Printing A0	12.00	1.20	13.20
Black & white printing A3	0.45	0.05	0.50
Double sided black & white A3	0.64	0.06	0.70
Colour A3	1.00	0.10	1.10
Double sided colour A3	1.50	0.15	1.65
Banner printing	30.00	3.00	33.00
Laminating A4	2.00	0.20	2.20
Laminating A3	4.00	0.40	4.40
Laminating 42cm x 60cm	6.00	0.60	6.60
Laminating 58cm x 78cm	8.00	0.80	8.80
Laminating 79cm x 100cm	10.00	1.00	11.00
Document binding (does not include photocopying costs) /hr	40.00	4.00	44.00
Document covers and combs	At Cost + 20%	At Cost + 20%	At Cost + 20%
Desktop Publishing per hour (pro rata for each 15 mins)	60.00	6.00	66.00
Design Services (adverts, brochures etc) per hour (pro rata for each 15 mins)	60.00	6.00	66.00
Scanning A4 - per page	0.55	0.05	0.55

<b>Video Conference Room</b>			
Hire of room per hour	10.00	1.00	11.00
Hire of room per day	50.00	5.00	55.00
Hire of equipment per hour	10.00	1.00	11.00
Hire of equipment per day (per item)	50.00	5.00	55.00
Hire of equipment bond	50.00	N/A	50.00
Video conference linkup (plus costs involved with linkup)	30.00	3.00	33.00
<b>Publication &amp; Advertising Costs (Sturt Pea)</b>			
Full page (Black & White)	25.00	2.50	27.50
Half page (Black & White)	13.00	1.30	14.30
Full page (Colour)	40.00	4.00	44.00
Half page (Colour)	22.00	2.20	24.20
Classifieds	No Charge	No Charge	No Charge
Volunteer/Sporting Notices	No Charge	No Charge	No Charge
'Sturt Pea' Postage	3.00	.30	3.30

<b>Great Beyond Explorers' Hall of Fame (including Horizons Café)</b>			
<b>Entrance Fees (to Cinema and Displays)</b>			
Adult per entry	9.09	0.91	10.00
Concession per entry	7.27	0.73	8.00
Group discount (10 or more) per entry	7.27	0.73	8.00
Children (5 to 17 years) per entry	4.55	0.45	5.00
Children (under 5 years) with responsible adult	No Charge	No Charge	No Charge
Family (2 adults/2 children) per entry	22.73	2.27	25.00
Laverton resident (permanent) annual pass	18.18	1.82	20.00
<b>Merchandise</b> Charges to be set by CEO based on wholesale purchase price plus accepted industry mark-up.			
<b>Horizons Café</b> Charges to be set by CEO based on wholesale purchase price plus accepted industry mark-up.			

<b>Historic Police Complex</b>			
Admission fee per person per entry	4.55	0.45	5.00

Entrance Fees to Cinema and Displays and Historic Police Complex			
Adult per entry	11.82	1.18	13.00
Concession per entry	10.00	1.00	11.00
Group discount (10 or more) per entry	10.00	1.00	11.00
Children (5 to 17 years) per entry	7.27	0.73	8.00
Children (under 5 years) with responsible adult	No Charge	No Charge	No Charge
Family (2 adults/2 children) per entry	25.45	2.55	28.00
Laverton resident (permanent) annual pass	20.91	2.09	23.00

Other Fees and Charges			
Facility hire bond	250.00	N/A	250.00
Cleaning bond	150.00	N/A	150.00
Hire of venue for functions (includes staff time) as approved by DCEO	As quoted	As Quoted	As Quoted
Hire of venue for functions outside normal opening hours (includes staff time) as approved by DCEO	As quoted	As quoted	As quoted

Building Application Fees (as set by the <i>Building Regulations 2012</i> ) – Schedule 2		Please note that the Fees fixed under the Building Regulations 2012 are not within the Councils control and are subject to change.	
Miscellaneous			
Demolition Performance Bond – site clean-up	500.00	N/A	500.00
Swimming Pool Building License (per license)	97.70	N/A	97.70
Swimming Pool (4 Year Inspection Fee) (as per regulation 53(2))	57.45	N/A	57.45
Building Services Levy (\$61.65 up to \$45,000 then 0.137% of the value of the work)	61.65	N/A	61.65
Building Services Levy – for unauthorized building work (\$123.30 up to \$45,000 then 0.274% of the value of the work)	123.30	N/A	123.30
Construction Training Fund Training Levy The rate of the levy is 0.2% of the total contract price (inclusive of GST) or \$200 in every \$100,000 worth of project value. Refer to bcif.org	0.2% of value if cost is over \$20,000		

<b>Division 1 — Applications for building permits, demolition permits.</b>	
<b>1. Certified application for a building permit (s. 16(l)) — (a) for building work for a Class 1 or Class 10 building or incidental structure</b>	<b>0.19% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$110.00</b>
<b>(b) for building work for a Class 2 to Class 9 building or incidental structure</b>	<b>0.09% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$110.00</b>
<b>2. Uncertified application for a building permit (s. 16(l))</b>	<b>0.32% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$110.00</b>
<b>3. Application for a demolition permit (s. 16(l)) — (a) for demolition work in respect of a Class 1 or Class 10 building or incidental structure</b>	<b>\$110.00</b>
<b>(b) for demolition work in respect of a Class 2 to Class 9 building</b>	<b>\$110.00 for each storey of the building</b>
<b>Division 2 — Application for occupancy permits, building approval certificates</b>	
<b>1. Application for an occupancy permit for a completed building (s. 46)</b>	<b>\$110.00</b>
<b>2. Application for an occupancy permit for an incomplete building (s. 47)</b>	<b>\$110.00</b>
<b>3. Application for modification of an occupancy permit for additional use of a building on a temporary basis (s. 48)</b>	<b>\$110.00</b>
<b>4. Application for a replacement occupancy permit for permanent change of the building's use or classification (s. 49)</b>	<b>\$110.00</b>
<b>6. Application for an occupancy permit for a building in respect of which unauthorised work has been done (s. 51(2))</b>	<b>0.18% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than \$110.00</b>
<b>7. Application for a building approval certificate for a building or an incidental structure in respect of which unauthorised work has been done (s. 51(3))</b>	<b>0.38% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than \$110.00</b>
<b>8. Application to replace an occupancy permit for an existing building (s. 52(1))</b>	<b>\$110.00</b>
<b>9. Application for a building approval certificate for an existing building or an incidental structure where unauthorised work has not been done (s. 52(2))</b>	<b>\$110.00</b>
<b>10. Application to extend the time during which an occupancy permit or building approval certificate has effect (s. 65(3)(a))</b>	<b>\$110.00</b>

OTHER PROPERTY SERVICES			
Private Works Hire Rates (Per hour unless specified)			
Machine			
Grader 200Kw	320.00	32.00	352.00
Grader 200Kw - Remote with Camp	390.00	39.00	429.00
Prime Mover - Single Side Tipping Trailer	363.00	36.30	399.30
Prime Mover - Two Side Tipping Trailers	433.40	43.34	475.74
Prime Mover - 30,000 Litre Water Tanker	534.40	53.44	587.84
Prime Mover - Tri Axle Low Loader	373.40	37.34	410.74
8 Tonne End Tipper	281.60	28.16	309.76
Front End Loader - 3m <sup>3</sup> Bucket	240.00	24.00	264.00
Backhoe Loader	313.60	31.36	344.96
Backhoe Loader with Rock Breaker	393.60	39.36	432.96
Road Roller - 20 Tonne	268.40	26.84	295.24
Flat Drum Vibratory Roller - 12 Tonne	448.40	44.84	493.24
Tractor and Grid Roller	318.40	31.84	350.24
Skid Steer Loader	229.60	22.96	252.56
Skid Steer Loader with Bucket Broom	308.40	30.84	339.24
Toro Ride on Mower	248.40	24.84	273.24
John Deere Tractor - Front Loader	289.60	28.96	318.56
Caravan Hire 4 Berth (per week or part thereof)	750.00	75.00	825.00
Caravan Hire 2 Berth (per week or part thereof)	375.00	37.50	412.50
John Deere Tractor - Front Loader (with Slasher)	380.20	38.02	418.22
John Deere Tractor - Front Loader (with Sweeper)	380.20	38.02	418.22
John Deere Tractor - Front Loader (with Boom Spray)	380.20	38.02	418.22
Workshop Support Vehicle (per km)	1.20	0.12	1.32
One Tonne Utility Vehicle (per km)	1.20	0.12	1.32
Community BBQ Hire per day or any period	50.00	5.00	55.00
Community BBQ Bond	100.00	N/A	100.00
Toilet Hire (per single unit) including pump out per day	198.00	19.80	217.80
Removal of Car Bodies with approval after completing application form	300.00	30.00	330.00
<b>NOTES:</b> <ul style="list-style-type: none"> <li>- Plant hire rates are for normal operating hours only (7am – 4pm) hire. All other items are only hired out at the discretion of the CEO, Manager Works &amp; Services and/or the DCEO.</li> <li>- All Plant rates include labour and are charged per hour (no dry hire due to Insurance Implications).</li> <li>- Machine hire is time ex Depot until return to Depot.</li> <li>- The Council does not wish to compete with private industry and the hire of council equipment will be dependent on the Councils work program.</li> </ul>			

**SHIRE OF LAVERTON**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**  
**LOCAL GOVERNMENT ACT 1995**  
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**SHIRE'S VISION**

The Shire will endeavour to provide community services and facilities to meet the needs of members of the community and enable them to enjoy a pleasant and healthy way of life.

**SHIRE OF LAVERTON**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 30 JUNE 2026**

	NOTE	2025/26 Budget	2024/25 Actual	2024/25 Budget
<b>Revenue</b>		\$	\$	\$
Rates	2(a)	8,302,931	7,838,312	7,487,614
Grants, subsidies and contributions	10	6,239,900	5,595,363	2,398,217
Fees and charges	14	1,411,998	1,878,299	1,188,725
Interest revenue	11(a)	794,426	874,223	694,002
Other revenue	11(b)	1,249,333	472,877	280,075
		17,998,588	16,659,074	12,048,633
<b>Expenses</b>				
Employee costs		(5,629,854)	(3,693,209)	(5,202,970)
Materials and contracts		(5,723,834)	(3,821,835)	(6,183,496)
Utility charges		(522,100)	(393,829)	(573,000)
Depreciation	6	(2,583,205)	(2,504,230)	(2,117,952)
Finance costs	11(d)	(25,224)	(29,512)	(20,517)
Insurance		(238,644)	(205,149)	(97,905)
Other expenditure		0	(819,551)	0
		(14,722,861)	(11,467,315)	(14,195,840)
		3,275,727	5,191,759	(2,147,207)
Capital grants, subsidies and contributions	10	7,554,006	2,519,500	4,547,154
Loss on asset disposals		0	(85,350)	0
		7,554,006	2,434,150	4,547,154
<b>Net result for the period</b>		<b>10,829,733</b>	<b>7,625,909</b>	<b>2,399,947</b>
<b>Other comprehensive income</b>				
<i>Items that will not be reclassified subsequently to profit or loss</i>				
<b>Total other comprehensive income for the period</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>Total comprehensive income for the period</b>		<b>10,829,733</b>	<b>7,625,909</b>	<b>2,399,947</b>

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



**SHIRE OF LAVERTON**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**CASH FLOWS FROM OPERATING ACTIVITIES**

**Receipts**

	NOTE	2025/26 Budget	2024/25 Actual	2024/25 Budget
		\$	\$	\$
Rates		8,302,931	5,970,810	7,848,076
Grants, subsidies and contributions		6,239,900	5,281,143	3,317,142
Fees and charges		1,411,998	1,878,299	1,188,725
Interest revenue		794,426	874,223	694,002
Goods and services tax received		115,303	592,136	684,648
Other revenue		1,249,333	406,518	280,075
		18,113,891	15,003,129	14,012,668

**Payments**

Employee costs		(5,629,854)	(3,626,208)	(5,252,970)
Materials and contracts		(5,723,834)	(4,407,873)	(6,183,496)
Utility charges		(522,100)	(393,829)	(573,000)
Finance costs		(25,224)	(29,512)	(20,517)
Insurance		(238,644)	(205,149)	(97,905)
Goods and services tax paid		(115,303)	(562,949)	(684,648)
Other expenditure		0	(819,551)	0
		(12,254,959)	(10,045,071)	(12,812,536)

**Net cash provided by (used in) operating activities** 4 5,858,932 4,958,058 1,200,132

**CASH FLOWS FROM INVESTING ACTIVITIES**

Payments for purchase of property, plant & equipment	5(a)	(7,863,418)	(4,098,133)	(6,966,987)
Payments for construction of infrastructure	5(b)	(10,061,503)	(5,402,783)	(8,076,353)
Capital grants, subsidies and contributions		7,554,006	2,519,497	3,175,154
Proceeds from sale of property, plant and equipment	5(a)	75,000	8,380	0
<b>Net cash provided by (used in) investing activities</b>		(10,295,915)	(6,973,039)	(11,868,186)

**CASH FLOWS FROM FINANCING ACTIVITIES**

Repayment of borrowings	7(a)	(214,591)	(210,633)	(210,633)
<b>Net cash provided by (used in) financing activities</b>		(214,591)	(210,633)	(210,633)

**Net increase (decrease) in cash held**

Cash at beginning of year		15,927,976	18,153,590	17,934,368
<b>Cash and cash equivalents at the end of the year</b>	4	<b>11,276,402</b>	<b>15,927,976</b>	<b>7,055,681</b>

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

**SHIRE OF LAVERTON**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**OPERATING ACTIVITIES**

**Revenue from operating activities**

General rates

Grants, subsidies and contributions

Fees and charges

Interest revenue

Other revenue

**Expenditure from operating activities**

Employee costs

Materials and contracts

Utility charges

Depreciation

Finance costs

Insurance

Other expenditure

Loss on asset disposals

Non-cash amounts excluded from operating activities

**Amount attributable to operating activities**

**INVESTING ACTIVITIES**

**Inflows from investing activities**

Capital grants, subsidies and contributions

Proceeds from disposal of assets

**Outflows from investing activities**

Payments for property, plant and equipment

Payments for construction of infrastructure

**Amount attributable to investing activities**

**FINANCING ACTIVITIES**

**Inflows from financing activities**

Transfers from reserve accounts

**Outflows from financing activities**

Repayment of borrowings

Transfers to reserve accounts

**Amount attributable to financing activities**

**MOVEMENT IN SURPLUS OR DEFICIT**

**Surplus or deficit at the start of the financial year**

Amount attributable to operating activities

Amount attributable to investing activities

Amount attributable to financing activities

**Surplus or deficit at the end of the financial year**

		2025/26	2024/25	2024/25
	NOTE	Budget	Actual	Budget
		\$	\$	\$
2(a)		8,302,931	7,838,312	7,487,614
10		6,239,900	5,595,363	2,398,217
14		1,411,998	1,878,299	1,188,725
11(a)		794,426	874,223	694,002
11(b)		1,249,333	472,877	280,075
		17,998,588	16,659,074	12,048,633
		(5,629,854)	(3,693,209)	(5,202,970)
		(5,723,834)	(3,821,835)	(6,183,496)
		(522,100)	(393,829)	(573,000)
6		(2,583,205)	(2,504,230)	(2,117,952)
11(d)		(25,224)	(29,512)	(20,517)
		(238,644)	(205,149)	(97,905)
		0	(819,551)	0
5		0	(85,350)	0
		(14,722,861)	(11,552,665)	(14,195,840)
3(b)		2,583,205	2,589,580	2,117,952
		<b>5,858,932</b>	<b>7,695,989</b>	<b>(29,255)</b>
10		7,554,006	2,519,500	4,547,154
5		75,000	8,380	0
		7,629,006	2,527,880	4,547,154
5(a)		(7,863,418)	(4,098,133)	(6,966,987)
5(b)		(10,061,503)	(5,402,783)	(8,076,353)
		(17,924,921)	(9,500,916)	(15,043,340)
		<b>(10,295,915)</b>	<b>(6,973,036)</b>	<b>(10,496,186)</b>
8(a)		175,000	422,450	422,450
		175,000	422,450	422,450
7(a)		(214,591)	(210,633)	(210,633)
8(a)		(523,426)	(4,260,797)	(388,502)
		(738,017)	(4,471,430)	(599,135)
		<b>(563,017)</b>	<b>(4,048,980)</b>	<b>(176,685)</b>
3		5,000,000	8,326,027	10,702,126
		5,858,932	7,695,989	(29,255)
		(10,295,915)	(6,973,036)	(10,496,186)
		(563,017)	(4,048,980)	(176,685)
3		<b>0</b>	<b>5,000,000</b>	<b>0</b>

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

**SHIRE OF LAVERTON**  
**FOR THE YEAR ENDED 30 JUNE 2026**  
**INDEX OF NOTES TO THE BUDGET**

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## 1(a) BASIS OF PREPARATION

The annual budget of the Shire of Jerramungup which is a Class 4 local government is a forward looking document and has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

### Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the annual budget be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from *AASB 16 Leases* which would have required the Shire to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this annual budget have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the annual budget has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

### The local government reporting entity

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this annual budget.

All monies held in the Trust Fund are excluded from the financial statements.  
#VALUE!

### 2024/25 actual balances

Balances shown in this budget as 2024/25 Actual are estimates as forecast at the time of preparation of the annual budget and are subject to final adjustments.

### Budget comparative figures

Unless otherwise stated, the budget comparative figures shown in the budget relate to the original budget estimate for the relevant item of disclosure.

### Comparative figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

### Rounding off figures

All figures shown in this statement are rounded to the nearest dollar.

### Statement of Cashflows

Investing and financing transactions that do not require the use of cash or cash equivalents shall be excluded from a statement of cash flows. Such transactions shall be disclosed elsewhere in the financial statements in a way that provides all the relevant information about these investing and financing activities.

### Initial application of accounting standards

During the budget year, the below revised Australian Accounting Standards and Interpretations are expected to be compiled, become mandatory and be applicable to its operations.

- AASB 2020-1 Amendments to Australian Accounting Standards
  - Classification of Liabilities as Current or Non-current
- AASB 2022-5 Amendments to Australian Accounting Standards
  - Lease Liability in a Sale and Leaseback
- AASB 2022-6 Amendments to Australian Accounting Standards
  - Non-current Liabilities with Covenants
- AASB 2023-1 Amendments to Australian Accounting Standards
  - Supplier Finance Arrangements
- AASB 2023-3 Amendments to Australian Accounting Standards
  - Disclosure of Non-current Liabilities with Covenants: Tier 2
- AASB 2024-1 Amendments to Australian Accounting Standards
  - Supplier Finance Arrangements: Tier 2 Disclosures

It is not expected these standards will have an impact on the annual budget.

- AASB 2022-10 Amendments to Australian Accounting Standards
  - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities, became mandatory during the budget year. Amendments to AASB 13 Fair Value Measurement impacts the future determination of fair value when revaluing assets using the cost approach. Timing of future revaluations is defined by regulation 17A of *Local Government (Financial Management) Regulations 1996*. Impacts of this pronouncement are yet to be quantified and are dependent on the timing of future revaluations of asset classes. No material impact is expected in relation to the 2025-26 statutory budget.

### New accounting standards for application in future years

The following new accounting standards will have application to local government in future years:

- AASB 2014-10 Amendments to Australian Accounting Standards
  - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
- AASB 2024-4b Amendments to Australian Accounting Standards
  - Effective Date of Amendments to AASB 10 and AASB 128 [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]
- AASB 2022-9 Amendments to Australian Accounting Standards
  - Insurance Contracts in the Public Sector
- AASB 2023-5 Amendments to Australian Accounting Standards
  - Lack of Exchangeability
- AASB 18 (FP) Presentation and Disclosure in Financial Statements
  - (Appendix D) [for for-profit entities]
- AASB 18 (NFP/super) Presentation and Disclosure in Financial Statements
  - (Appendix D) [for not-for-profit and superannuation entities]
- AASB 2024-2 Amendments to Australian Accounting Standards
  - Classification and Measurement of Financial Instruments
- AASB 2024-3 Amendments to Australian Accounting Standards
  - Standards – Annual Improvements Volume 11

It is not expected these standards will have an impact on the annual budget.

### Critical accounting estimates and judgements

The preparation of the annual budget in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Expected credit losses on financial assets
- Assets held for sale
- Impairment losses of non-financial assets
- Investment property
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Measurement of provisions

## 1(b) KEY TERMS AND DEFINITIONS - NATURE OR TYPE

### REVENUES

#### RATES

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

#### GRANTS, SUBSIDIES AND CONTRIBUTIONS

All amounts received as grants, subsidies and contributions that are not capital grants.

#### CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

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

#### REVENUE FROM CONTRACTS WITH CUSTOMERS

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

#### FEES AND CHARGES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees.

Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

#### SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995*. Regulation 54 of the *Local Government (Financial Management) Regulations 1996* identifies the charges which can be raised. These are television and radio broadcasting, underground electricity and neighbourhood surveillance services and water.

Exclude rubbish removal charges which should not be classified as a service charge. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

#### INTEREST EARNINGS

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

#### OTHER REVENUE / INCOME

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

#### PROFIT ON ASSET DISPOSAL

Gain on the disposal of assets including gains on the disposal of long-term investments.

### EXPENSES

#### EMPLOYEE COSTS

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

Note AASB 119 *Employee Benefits* provides a definition of employee benefits which should be considered.

#### MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses (such as telephone and internet charges), advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc.

Local governments may wish to disclose more detail such as contract services, consultancy, information technology and rental or lease expenditures.

#### UTILITIES (GAS, ELECTRICITY, WATER)

Expenditures made to the respective agencies for the provision of power, gas or water.

Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

#### INSURANCE

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

#### LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets.

#### DEPRECIATION ON NON-CURRENT ASSETS

Depreciation and amortisation expenses raised on all classes of assets.

#### FINANCE COSTS

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

#### OTHER EXPENDITURE

Statutory fees, taxes, provision for bad debts, member's fees or levies including DFES levy and State taxes. Donations and subsidies made to community groups.

## 2. RATES AND SERVICE CHARGES

### (a) Rating Information

Rate Description	Basis of valuation	Rate in	Number of properties	Rateable value	2025/26 Budgeted rate revenue	2025/26 Budgeted interim rates	2025/26 Budgeted back rates	2025/26 Budgeted total revenue	2024/25 Actual total revenue	2024/25 Budget total revenue
		\$		\$	\$	\$	\$	\$	\$	\$
<b>(i) General rates</b>										
Townsite	Gross rental valuation	0.138118	170	2,921,026	403,446			403,446	404,938	400,747
Mining & Catering	Gross rental valuation	0.110714	14	13,122,500	1,452,844			1,452,844	1,452,844	1,452,844
Miscellaneous	Gross rental valuation	0.138118	2	14,919	2,061			2,061	2,060	2,061
Pastoral	Unimproved valuation	0.116467	15	512,594	59,700			59,700	59,454	59,454
Mining Tenements	Unimproved valuation	0.220000	756	26,754,386	5,885,965			5,885,965	5,445,540	5,501,518
Shared Tenements	Unimproved valuation	0.220000	48	1,754,130	385,909			385,909	357,390	350,143
<b>Total general rates</b>			1,005	45,079,555	8,189,925	0	0	8,189,925	7,722,226	7,766,768
<b>(ii) Minimum payment</b>		<b>Minimum</b>								
		\$								
Townsite	Gross rental valuation	385	66	16,236	25,410			25,410	22,330	22,330
Mining & Catering	Gross rental valuation	385	1	20	385			385	385	385
Miscellaneous	Gross rental valuation				0			0	1,155	0
Pastoral	Unimproved valuation	385	3	3,000	1,155			1,155	1,155	1,155
Mining Tenements	Unimproved valuation	385	215	237,567	82,775			82,775	87,780	87,780
Shared Tenements	Unimproved valuation	193	17	4,284	3,281			3,281	3,281	3,281
<b>Total minimum payments</b>			302	261,107	113,006	0	0	113,006	116,086	114,931
<b>Total general rates and minimum payments</b>			1,307	45,340,662	8,302,931	0	0	8,302,931	7,838,312	7,881,699
					8,302,931	0	0	8,302,931	7,838,312	7,881,699
Discounts (Refer note 2(f))								0	(336,188)	(394,085)
Waivers or Concessions (Refer note 2(g))								0	0	0
<b>Total rates</b>					8,302,931	0	0	8,302,931	7,502,124	7,487,614

The Shire did not raise specified area rates for the year ended 30th June 2026.

All rateable properties within the district used predominately for non-rural purposes are rated according to their Gross Rental Valuation (GRV), all other properties are rated according to their Unimproved Valuation (UV).

The general rates detailed for the 2025/26 financial year have been determined by Council on the basis of raising the revenue required to meet the estimated deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than general rates and also considering the extent of any increase in rating over the level adopted in the previous year.

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

**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**2. RATES AND SERVICE CHARGES (CONTINUED)**

**(b) Interest Charges and Instalments - Rates and Service Charges**

The following instalment options are available to ratepayers for the payment of rates and service charges.

**Option 1 (Full Payment)**

Payment in full, including any arrears by 1 October 2025.

**Option 2 (Four Instalments)**

In accordance with section 6.46 of the *Local Government Act 1995*, offers an option of four equal instalments. All arrears to be paid by the due date of 1 October 2025.

Instalment options	Date due	Instalment plan admin charge	Instalment plan interest rate	Unpaid rates interest rates
		\$	%	%
<b>Option one</b>				
Single full payment	01-October-2025	Nil	0.0%	11.00%
<b>Option two</b>				
First instalment	01-October-2025	Nil	0.0%	11.00%
Second instalment	03-December-2025	5	5.5%	11.00%
Third instalment	04-February-2026	5	5.5%	11.00%
Fourth instalment	08-April-2026	5	5.5%	11.00%

	2025/26 Budget revenue	2024/25 Actual revenue	2024/25 Budget revenue
	\$	\$	\$
Instalment plan admin charge revenue	4,500	4,145	3,000
Instalment plan interest earned	11,000	9,813	15,000
Unpaid rates and service charge interest earned	20,000	24,376	40,500
	35,500	38,334	58,500



**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**2. RATES AND SERVICE CHARGES (CONTINUED)**

**(c) Objectives and Reasons for Differential Rating**

To provide equity in the rating of properties across the Shire the following rate categories have been determined for the implementation of differential rating.

**Differential general rate**

Description	Characteristics	Objects	Reasons
<b>Pastoral leases (UV) (11.6467 cents in the \$ and \$385 minimum)</b>			
This classification applies to all pastoral leases within the Shire. Commencing from around 2005 the State Government instigated a plan to review all pastoral leases throughout the State and revalue their rents. However the resultant rent had a direct correlation to the calculation of the unimproved value for rating purposes and would have resulted in very significant rate increases. The solution to this dilemma was to drop the rate in the dollar to achieve relativity to earlier rating regimes, subject to annual increases as part of ongoing rating needs. Council is satisfied that this approach achieves an equitable basis of differentiation to that of mining lease rating, recognising the relatively low profitability from pastoral operations, the management and remote area population benefits from the existence of those pastoral properties.			
<b>Mining leases (UV) (22.0000 cents in the \$ and \$385 minimum)</b>			
This classification covers mining leases in the rural area except for several mine sites with substantial accommodation villages and processing plants and which are rates on gross rental values. Council is satisfied that mining lease interests are making an equitable contribution to the Shire's rating effort and that the rate in the dollar is well within the context of the rate in the dollar being applied by all other local governments in the North Eastern Goldfields.			
<b>Townsite (GRV) (13.8118 cents in the \$ and \$385 minimum)</b>			
This classification applies to the Laverton town site and covers land zoned as Residential, Commercial, Community, Industrial, Mining Tenement, Special Residential and Vacant. Council is satisfied that the basis of rating as set down in section 6.8(2)(b) of the Local Government Act 1995 is appropriate for Laverton town site and that GRVs generally form a proper and equitable basis for differentiation amongst these properties.			
<b>Mining (GRV) (11.0714 cents in the \$ and \$385 minimum)</b>			
This classification currently applies to mining accommodation and processing plants for the following establishments:			
<ul style="list-style-type: none"> <li>- Murrin Murrin (assessment 4756 &amp; assessment 4757)</li> <li>- Granny Smith (assessment 3008 &amp; assessment 4057)</li> <li>- Sunrise Dam (assessment 4627 &amp; assessment 4628)</li> <li>- Moolart Well (assessment 10256 &amp; assessment 10257)</li> <li>- Brightstar (assessment 10258, assessment 10259 &amp; assessment 10260)</li> <li>- Garden Well (assessment 10261 &amp; assessment 10262) etc.</li> <li>- Gruyere (assessment 11157)</li> </ul>			
Council acknowledges and is satisfied that whilst each of these mining camps is some distance from Laverton, the gross rental value provided by the Valuer General provides sufficient acknowledgement of the mine sites location relative to the Shire facilities and amenities. Due to the large valuations associated with these mining establishments a lower GRV has been applied so as not to place an unfair burden on the mining companies.			

**(d) Differential Minimum Payment**

Council has established a uniform minimum rate across the district. Pursuant to section 6.47 of the *Local Government Act 1995* Council has agreed where a mining tenement crosses the Shire's boundary with a neighbouring Shire, only to claim 50% of the minimum rate should it apply, regardless of the portion of the mining tenement in this municipality. This policy only applies to prospecting, mining or exploration licences which are subject to minimum rates.



2. RATES AND SERVICE CHARGES (CONTINUED)

(e) Specified Area Rate  
The Shire did not raise specified area rates for the year ended 30 June 2026

(e) Service Charges  
The Shire did not raise service charges for the year ended 30th June 2026.

(f) Early payment discounts  
The Shire will not allow any early payment discount for the year ended 30 June 2026.

Rate, fee or charge to which discount is granted	Type	Discount %	Discount (\$)	2025/26 Budget	2024/25 Actual	2024/25 Budget	Circumstances in which discount is granted
		%	\$	\$	\$	\$	
Council rates	Rate	5.00%		0	336,188	394,085	All current rates and arrears paid in full by the due date.
				0	336,188	394,085	

(g) Waivers or concessions  
The Shire does not anticipate any waivers or concessions for the year ended 30th June 2026.

**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**3. NET CURRENT ASSETS**

**(a) Composition of estimated net current assets**

**Current assets**

Cash and cash equivalents  
Receivables  
Inventories

**Less: current liabilities**

Trade and other payables  
Contract liabilities  
Long term borrowings  
Employee provisions  
Other provisions

**Net current assets**

**Less: Total adjustments to net current assets**

**Net current assets used in the Statement of Financial Activity**

Note	2025/26 Budget 30 June 2026	2024/25 Actual 30 June 2025	2024/25 Budget 30 June 2025
	\$	\$	\$
4	11,276,402	15,927,976	7,055,681
	2,261,760	2,261,760	852,806
	114,629	114,629	110,000
	13,652,791	18,304,365	8,018,487
	(717,765)	(781,217)	(38,000)
	(1,500,000)	(1,500,000)	0
7	0	(214,591)	(210,633)
	(455,745)	(455,745)	(336,000)
	(183,592)	(183,592)	(84,000)
	(2,857,102)	(3,135,145)	(668,633)
	10,795,689	15,169,220	7,349,854
3(c)	(10,795,689)	(10,169,220)	(7,349,854)
	0	5,000,000	0

**EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)**

**Items excluded from calculation of budgeted deficiency**

When calculating the budget deficiency for the purpose of Section 6.2 (2)(c) of the *Local Government Act 1995* the following amounts have been excluded as provided by *Local Government (Financial Management) Regulation 32* which will not fund the budgeted expenditure.

**(b) Non-cash amounts excluded from operating activities**

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

**Adjustments to operating activities**

Add: Loss on asset disposals  
Add: Depreciation

**Non cash amounts excluded from operating activities**

Note	2025/26 Budget 30 June 2026	2024/25 Actual 29 June 2025	2024/25 Budget 29 June 2025
	\$	\$	\$
5	0	85,350	0
6	2,583,205	2,504,230	2,117,952
	2,583,205	2,589,580	2,117,952

**(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.

**Adjustments to net current assets**

Less: Cash - reserve accounts  
- Rates receivable  
- Current portion of borrowings  
- Current portion of employee benefit provisions held in reserve

**Total adjustments to net current assets**

8	(11,276,402)	(10,927,976)	(7,055,681)
	(89,517)	0	(924,806)
	0	214,591	210,633
	570,230	544,165	420,000
	(10,795,689)	(10,169,220)	(7,349,854)

### 3(d) NET CURRENT ASSETS (CONTINUED)

#### MATERIAL ACCOUNTING POLICIES

##### CURRENT AND NON-CURRENT CLASSIFICATION

The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Shire's operational cycle. In the case of liabilities where the Shire does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the Shire's intentions to release for sale.

##### TRADE AND OTHER PAYABLES

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the financial year that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

##### PREPAID RATES

Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the Shire recognises revenue for the prepaid rates that have not been refunded.

##### INVENTORIES

###### General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

###### Superannuation

The Shire contributes to a number of superannuation funds on behalf of employees. All funds to which the Shire contributes are defined contribution plans.

##### LAND HELD FOR RESALE

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Land held for resale is classified as current except where it is held as non-current based on the Shire's intentions to release for sale.

##### GOODS AND SERVICES TAX (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

##### CONTRACT LIABILITIES

Contract liabilities represent the Shire's obligation to transfer goods or services to a customer for which the Shire has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

##### TRADE AND OTHER RECEIVABLES

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for grants, contributions, reimbursements, and goods sold and services performed in the ordinary course of business.

Trade and other receivables are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components, when they are recognised at fair value.

Trade receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

The Shire applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

##### PROVISIONS

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

##### EMPLOYEE BENEFITS

###### Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the determination of the net current asset position. The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the determination of the net current asset position.

###### Other long-term employee benefits

Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

#### 4. RECONCILIATION OF CASH

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Estimated cash at the end of the reporting period is as follows:

	Note	2025/26 Budget	2024/25 Actual	2024/25 Budget
Cash at bank and on hand		\$ 0	\$ 5,000,000	\$ 7,055,681
Term deposits		11,276,402	10,927,976	0
<b>Total cash and cash equivalents</b>		11,276,402	15,927,976	7,055,681
Held as				
- Unrestricted cash and cash equivalents	3(a)	0	5,000,000	0
- Restricted cash and cash equivalents	3(a)	11,276,402	10,927,976	7,055,681
		11,276,402	15,927,976	7,055,681
<b>Restrictions</b>				
The following classes of assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:				
- Cash and cash equivalents		11,276,402	10,927,976	7,055,681
- Restricted financial assets at amortised cost - term deposits	3(a)	0	0	0
		11,276,402	10,927,976	7,055,681
The assets are restricted as a result of the specified purposes associated with the liabilities below:				
Financially backed reserves	8	11,276,402	10,927,976	7,055,681
Bank overdraft		0	0	
Unspent borrowings	7(c)	0	0	
Unspent capital grants, subsidies and contribution liabilities		0	0	
		11,276,402	10,927,976	7,055,681
<b>Reconciliation of net cash provided by operating activities to net result</b>				
<b>Net result</b>		10,829,733	7,625,909	2,399,947
Depreciation	6	2,583,205	2,504,230	2,117,952
(Profit)/loss on sale of asset	5	0	85,350	0
Adjustments to fair value of financial assets at fair value through profit and loss		0	0	
Reversal of prior year loss on revaluation of assets		0	0	
Loss on revaluation of non current assets		0	0	0
Share of profit or (loss) of associates accounted for using the equity method		0	0	0
(Increase)/decrease in receivables		0	(1,647,729)	1,279,387
(Increase)/decrease in contract assets		0	0	0
(Increase)/decrease in inventories		0	0	0
(Increase)/decrease in other assets		0	0	0
Increase/(decrease) in payables		0	(519,037)	(50,000)
Increase/(decrease) in contract liabilities		0	(504,806)	
Increase/(decrease) in unspent capital grants		0	0	(1,372,000)
Increase/(decrease) in other provision		0	(66,362)	
Increase/(decrease) in employee provisions		0	0	
Capital grants, subsidies and contributions		(7,554,006)	(2,519,497)	(3,175,154)
<b>Net cash from operating activities</b>		5,858,932	4,958,058	1,200,132

#### MATERIAL ACCOUNTING POLICES

##### CASH AND CASH EQUIVALENTS

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

Bank overdrafts are shown as short term borrowings in current liabilities in Note 3 - Net Current Assets.

##### FINANCIAL ASSETS AT AMORTISED COST

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

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

5. FIXED ASSETS

The following assets are budgeted to be acquired and/or disposed of during the year.

	2025/26 Budget Additions	2025/26 Budget Disposals - Net Book Value	2025/26 Budget Disposals - Sale Proceeds	2025/26 Budget Disposals - Profit or Loss	2024/25 Actual Additions	2024/25 Disposals - Net Book Value	2024/25 Actual Disposals - Sale Proceeds	2024/25 Actual Disposals - Profit or Loss	2024/25 Budget Additions	2024/25 Budget Disposals - Net Book Value	2024/25 Budget Disposals - Sale Proceeds	2024/25 Budget Disposals - Profit or Loss
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>(a) Property, Plant and Equipment</b>												
Buildings	6,698,418			0	4,043,371	10,000	8,380	(1,620)	5,757,987	0	0	0
Furniture and equipment	140,000			0	44,362	0	0	0	0	0	0	0
Plant and equipment	1,025,000	75,000	75,000	0	10,400	83,730	0	(83,730)	1,209,000	0	0	0
<b>Total</b>	<b>7,863,418</b>	<b>75,000</b>	<b>75,000</b>	<b>0</b>	<b>4,098,133</b>	<b>93,730</b>	<b>8,380</b>	<b>(85,350)</b>	<b>6,966,987</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>(b) Infrastructure</b>												
Infrastructure - roads	9,481,503			0	3,528,611	0	0	0	2,668,214	0	0	0
Other infrastructure - other	580,000			0	1,874,172	0	0	0	5,408,139	0	0	0
<b>Total</b>	<b>10,061,503</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,402,783</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,076,353</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>17,924,921</b>	<b>75,000</b>	<b>75,000</b>	<b>0</b>	<b>9,500,916</b>	<b>93,730</b>	<b>8,380</b>	<b>(85,350)</b>	<b>15,043,340</b>	<b>0</b>	<b>0</b>	<b>0</b>

**MATERIAL ACCOUNTING POLICIES**

**RECOGNITION OF ASSETS**

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with Financial Management Regulation 17A (5). These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

**GAINS AND LOSSES ON DISPOSAL**

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in profit or loss in the period which they arise.

**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**6. DEPRECIATION**

**By Class**

Buildings
Furniture and equipment
Plant and equipment
Infrastructure - roads
Other infrastructure - parks & ovals

**By Program**

Governance
General purpose funding
Law, order, public safety
Health
Education and welfare
Housing
Community amenities
Recreation and culture
Transport
Economic services
Other property and services

2025/26 Budget	2024/25 Actual	2024/25 Budget
\$	\$	\$
424,646	360,473	304,870
26,276	35,611	30,118
547,761	529,366	447,711
1,053,258	1,125,803	952,148
531,264	452,977	383,105
2,583,205	2,504,230	2,117,952
285	280	283
	0	0
21,773	21,580	17,954
7,247	7,125	7,209
30,756	30,239	12,979
55,964	57,577	53,525
71,677	69,923	48,941
296,412	296,951	254,157
1,769,019	1,740,452	1,484,405
159,792	157,233	172,270
170,280	122,870	66,229
2,583,205	2,504,230	2,117,952

**MATERIAL ACCOUNTING POLICIES**

**DEPRECIATION**

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Major depreciation periods used for each class of depreciable asset are:

Buildings	30 Years
Furniture and equipment	4 to 10 Years
Plant and equipment	5 to 15 Years
Infrastructure - roads	40 to 80 Years
Other infrastructure - footpaths & cyclewa	20 to 50 Years
Other infrastructure - parks & ovals	10 to 75 Years

7. BORROWINGS

(a) Borrowing repayments

Movement in borrowings and interest between the beginning and the end of the current financial year.

Purpose	Loan Number	Institution	Interest Rate	Budget Principal 1 July 2025	2025/26 Budget New Loans	2025/26 Budget Principal Repayments	Budget Principal outstanding 30 June 2026	2025/26 Budget Interest Repayments	Actual Principal 1 July 2024	2024/25 Actual New Loans	2024/25 Actual Principal Repayments	Actual Principal outstanding 29 June 2025	2024/25 Actual Interest Repayments	Budget Principal 1 July 2024	2024/25 Budget New Loans	2024/25 Budget Principal Repayments	Budget Principal outstanding 29 June 2025	2024/25 Budget Interest Repayments
				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Housing																		
DCEO house	82	WATC	3.04%	96,194		(26,456)	69,738	(3,595)	121,864		(25,670)	96,194	(4,425)	121,864		(25,670)	96,194	(3,512)
Recreation and Culture																		
Community hub	83	WATC	3.04%	211,628		(58,202)	153,426	(7,624)	268,100		(56,472)	211,628	(9,639)	268,099		(56,472)	211,627	(7,724)
Economic Services																		
GB Visitor Centre	84	WATC	1.12%	732,917		(129,933)	602,984	(14,005)	861,408		(128,491)	732,917	(15,448)	861,409		(128,491)	732,918	(9,281)
				1,040,739	0	(214,591)	826,148	(25,224)	1,251,372	0	(210,633)	1,040,739	(29,512)	1,251,372	0	(210,633)	1,040,739	(20,517)
				1,040,739	0	(214,591)	826,148	(25,224)	1,251,372	0	(210,633)	1,040,739	(29,512)	1,251,372	0	(210,633)	1,040,739	(20,517)

All borrowing repayments will be financed by general purpose revenue.

## 7. BORROWINGS

### (b) New borrowings - 2025/26

The Shire does not intend to undertake any new borrowings for the year ended 30 June 2026

### (c) Unspent borrowings

The Shire had no unspent borrowing funds as at 30 June 2025 nor is it expected to have unspent borrowing funds as at 30th June 2026.

### (d) Credit Facilities

**Undrawn borrowing facilities  
credit standby arrangements**  
Credit card limit  
Credit card balance at balance date  
**Total amount of credit unused**

**Loan facilities**  
Loan facilities in use at balance date

2025/26 Budget	2024/25 Actual	2024/25 Budget
\$	\$	\$
35,000	35,000	35,000
0	0	0
35,000	35,000	35,000
826,148	1,040,739	1,040,739

## MATERIAL ACCOUNTING POLICIES

### BORROWING COSTS

The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy due to the unobservable inputs, including own credit risk.



**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**8. RESERVE ACCOUNTS**

**(a) Reserve Accounts - Movement**

	2025/26 Budget Opening Balance	2025/26 Budget Transfer to	2025/26 Budget Transfer (from)	2025/26 Budget Closing Balance	2024/25 Actual Opening Balance	2024/25 Actual Transfer to	2024/25 Actual Transfer (from)	2024/25 Actual Closing Balance	2024/25 Budget Opening Balance	2024/25 Budget Transfer to	2024/25 Budget Transfer (from)	2024/25 Budget Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Restricted by council</b>												
(a) Leave reserve	544,165	26,065		570,230	480,730	63,435		544,165	480,729	26,340		507,069
(b) Laverton airport reserve	632,561	30,298		662,859	102,263	530,298		632,561	102,263	28,749		131,012
(c) Plant reserve	1,108,343	53,087	(175,000)	986,430	1,055,256	53,087		1,108,343	1,055,256	57,809		1,113,065
(d) Infrastructure (roads, floodways etc) reserve	2,128,205	101,936		2,230,141	1,948,719	601,936	(422,450)	2,128,205	1,526,269	83,645		1,609,914
(e) Asset development reserve	4,962,976	237,716		5,200,692	2,225,259	2,737,717		4,962,976	2,225,260	121,951		2,347,211
(f) Lake Wells Road reserve	0			0	0	0		0	422,450	0	(422,450)	0
(g) Community projects reserve	1,551,726	74,324		1,626,050	1,277,402	274,324		1,551,726	1,277,402	70,008		1,347,410
	10,927,976	523,426	(175,000)	11,276,402	7,089,629	4,260,797	(422,450)	10,927,976	7,089,629	388,502	(422,450)	7,055,681
	10,927,976	523,426	(175,000)	11,276,402	7,089,629	4,260,797	(422,450)	10,927,976	7,089,629	388,502	(422,450)	7,055,681

**(b) Reserve Accounts - Purposes**

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

Reserve name	Anticipated date of use	Purpose of the reserve
(a) Leave reserve	Ongoing	to fund annual, RDO and long service requirements
(b) Laverton airport reserve	Ongoing	to be used for the upkeep and major upgrade works to the Laverton Airport
(c) Plant reserve	Ongoing	to be used for the purchase of major plant
(d) Infrastructure (roads, floodways etc) reserve	Ongoing	to be used for the upkeep and major improvements/re-sealing programs for the roads within Laverton
(e) Asset development reserve	Ongoing	to be used to maintain and construct buildings owned by the Shire of Laverton
(f) Lake Wells Road reserve	Ongoing	to be used to fund roadworks - maintenance, renewal & construction along and adjacent to Lake Wells Road
(g) Community projects reserve	Ongoing	to be used to fund community projects throughout the Shire of Laverton as designated by Council.

## 9. REVENUE RECOGNITION

### MATERIAL ACCOUNTING POLICIES

Recognition of revenue from contracts with customers is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/Warranties	Determination of transaction price	Allocating transaction price	Measuring obligations for returns	Timing of Revenue recognition
Grant contracts with customers	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Set by mutual agreement with the customer	Based on the progress of works to match performance obligations	Returns limited to repayment of transaction price of terms breached	Output method based on project milestones and/or completion date matched to performance obligations as inputs are shared
Licences/ Registrations/ Approvals	Building, planning, development and animal management, having the same nature as a licence regardless of naming.	Single point in time	Full payment prior to issue	None	Set by State legislation or limited by legislation to the cost of provision	Based on timing of issue of the associated rights	No refunds	On payment and issue of the licence, registration or approval
Waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	Adopted by council annually	Based on timing of entry to facility	Not applicable	On entry to facility
Fees and charges for other goods and services	Cemetery services, library fees, reinstatements and private works	Single point in time	Payment in full in advance	None	Adopted by council annually	Applied fully based on timing of provision	Not applicable	Output method based on provision of service or completion of works
Sale of stock	Aviation fuel, kiosk and visitor centre stock	Single point in time	In full in advance, on 15 day credit	Refund for faulty goods	Adopted by council annually, set by mutual agreement	Applied fully based on timing of provision	Returns limited to repayment of transaction price	Output method based on goods

**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**10. PROGRAM INFORMATION**

**(a) Key Terms and Definitions - Reporting Programs**

In order to discharge its responsibilities to the community, Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the Shire's Community Vision, and for each of its broad activities/programs.

**OBJECTIVE**

**ACTIVITIES**

**Governance**

Administration and operation facilities and services to matters of Council.

Other costs that relate to the tasks of assisting members and ratepayers on matters which do not concern specific council services.

**General purpose funding**

Rates, general purpose government grants and interest revenue.

**Law, order, public safety**

Supervision of various laws, fire prevention, emergency services and animal control.

**Health**

Food control, maintenance of child health clinics and health administration and the retention of a full time doctor in Laverton.

**Education and welfare**

Maintenance of pre-school facilities, day care centre, donations to school and assistance to welfare groups and the Youth Development Program.

**Housing**

Provision of staff housing as well as private housing for the retention of professional staff in Laverton.

**Community amenities**

Rubbish collection services, operation of rubbish tip site, noise control, administration of town planning, operation of cemeteries and maintenance of public conveniences.

**Recreation and culture**

Provision of public halls, swimming pool, recreational facilities, various reserves, operation of library together with television and radio re-broadcasting facilities.

**Transport**

Construction and maintenance of roads, drainage, footpaths, parking facilities, traffic signs, street cleaning and operation of Laverton airport.

**Economic services**

Community development, tourism and area promotion, heritage development and maintenance, Great Beyond Visitor Centre & Explorers Hall of Fame. Community Resource Centre and building control.

**Other property and services**

Private works, community bus, technical services, administration, plant operations control and miscellaneous services not able to be classified elsewhere.

**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**10 PROGRAM INFORMATION (Continued)**

**(b) Income and expenses**

	2025/26	2024/25	2024/25
	Budget	Actual	Budget
<b>Income excluding grants, subsidies and contributions</b>	\$	\$	\$
General purpose funding	9,112,858	8,724,869	8,195,116
Law, order, public safety	1,500	2,265	3,200
Health	1,500	1,723	500
Education and welfare	500	103	500
Housing	175,400	29,337	100,000
Community amenities	193,898	394,850	170,500
Recreation and culture	15,500	43,297	12,000
Transport	1,911,032	1,077,101	831,500
Economic services	285,500	305,859	288,600
Other property and services	61,000	484,307	48,500
	11,758,688	11,063,711	9,650,416
<b>Grants, subsidies and contributions</b>			
General purpose funding	1,892,897	2,556,455	430,940
Law, order, public safety	500	385	500
Health	0	146,492	0
Education and welfare	145,000	0	139,678
Recreation and culture	10,000	91,443	40,000
Transport	4,054,503	2,702,904	1,649,099
Economic services	137,000	97,684	138,000
	6,239,900	5,595,363	2,398,217
<b>Capital grants, subsidies and contributions</b>			
Recreation and culture	0	209,319	1,720,000
Transport	7,554,006	2,310,181	2,827,154
	7,554,006	2,519,500	4,547,154
<b>Total Income</b>	25,552,594	19,178,574	16,595,787
<b>Expenses</b>			
Governance	(1,745,911)	(768,986)	(1,498,653)
General purpose funding	(591,466)	(795,928)	(646,508)
Law, order, public safety	(379,670)	(251,236)	(499,711)
Health	(430,601)	(342,696)	(434,300)
Education and welfare	(986,019)	(393,055)	(860,121)
Housing	(114,152)	(48,562)	(127,550)
Community amenities	(1,056,497)	(983,274)	(1,060,161)
Recreation and culture	(1,517,597)	(1,390,360)	(1,951,400)
Transport	(6,201,201)	(5,299,979)	(5,524,681)
Economic services	(1,662,116)	(1,170,752)	(1,540,647)
Other property and services	(37,631)	(107,837)	(52,108)
<b>Total expenses</b>	(14,722,861)	(11,552,665)	(14,195,840)
<b>Net result for the period</b>	10,829,733	7,625,909	2,399,947

## 11. OTHER INFORMATION

### The net result includes as revenues

#### (a) Interest earnings

	2025/26 Budget	2024/25 Actual	2024/25 Budget
	\$	\$	\$
Investments			
- Reserve accounts	523,426	523,426	250,000
- Other funds	240,000	316,608	388,502
Other interest revenue	31,000	34,189	55,500
	794,426	874,223	694,002

#### (b) Other revenue

Reimbursements and recoveries	1,000	141,419	4,000
Other	1,248,333	331,458	276,075
	1,249,333	472,877	280,075

### The net result includes as expenses

#### (c) Auditors remuneration

Audit services	80,063	90,700	75,000
	80,063	90,700	75,000

#### (d) Interest expenses (finance costs)

Borrowings (refer Note 7(a))	25,224	29,512	20,517
	25,224	29,512	20,517

#### (e) Write offs

General rate	25,000	2,477	10,000
General debtors	500	0	1,000
	25,500	2,477	11,000

#### (f) Low Value lease expenses

Gymnasium equipment	12,000	11,088	11,088
	12,000	11,088	11,088

**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**12. ELECTED MEMBERS REMUNERATION**

	<b>2025/26 Budget</b>	<b>2024/25 Actual</b>	<b>2024/25 Budget</b>
	\$	\$	\$
<b>Cr Patrick Hill</b>			
President's allowance	41,388	39,998	39,998
Meeting attendance fees	18,334	17,711	17,711
Superannuation	4,967	0	0
Annual allowance for ICT expenses	1,500	1,500	1,500
	66,189	59,209	59,209
<b>Cr Shaneane Weldon</b>			
Deputy President's allowance	10,347	10,000	10,000
Meeting attendance fees	18,334	17,711	17,711
Superannuation	3,442	0	0
Annual allowance for ICT expenses	1,500	1,500	1,500
	33,623	29,211	29,211
<b>Cr Rex Weldon</b>			
Meeting attendance fees	18,334	17,711	17,711
Superannuation	2,200	0	0
Annual allowance for ICT expenses	1,500	1,500	1,500
	22,034	19,211	19,211
<b>Cr Robert Wedge</b>			
Meeting attendance fees	18,334	17,711	17,711
Superannuation	2,200	0	0
Annual allowance for ICT expenses	1,500	1,500	1,500
	22,034	19,211	19,211
<b>Cr Paul Ovans</b>			
Meeting attendance fees	18,334	17,711	17,711
Superannuation	2,200	0	0
Annual allowance for ICT expenses	1,500	1,500	1,500
	22,034	19,211	19,211
<b>Cr Mark Pedder</b>			
Meeting attendance fees	18,334	17,711	17,711
Superannuation	2,200	0	0
Annual allowance for ICT expenses	1,500	1,500	1,500
	22,034	19,211	19,211
<b>Cr Brandon Conway-Cox</b>			
Meeting attendance fees	18,334	16,235	17,711
Superannuation	2,200	0	0
Annual allowance for ICT expenses	1,500	1,375	1,500
	22,034	17,610	19,211
<b>Total Elected Member Remuneration</b>	209,982	182,874	184,475
President's allowance	41,388	39,998	39,998
Deputy President's allowance	10,347	10,000	10,000
Meeting attendance fees	128,338	122,501	123,977
Superannuation	19,409	0	0
Annual allowance for ICT expenses	10,500	10,375	10,500
	209,982	182,874	184,475

**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**13. TRUST FUNDS**

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

<b>Detail</b>	<b>Balance 30 June 2025</b>	<b>Estimated amounts received</b>	<b>Estimated amounts paid</b>	<b>Estimated balance 30 June 2026</b>
	\$	\$	\$	\$
Department of Transport	0	103,000	(103,000)	0
	0	103,000	(103,000)	0

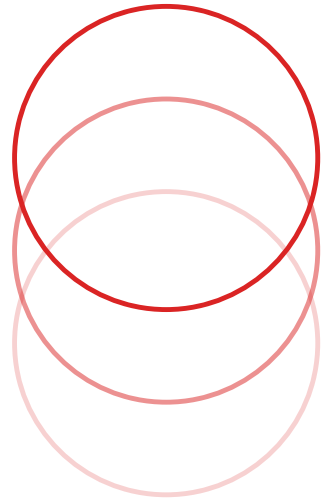
**SHIRE OF LAVERTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2026**

**14. FEES AND CHARGES**

	<b>2025/26 Budget</b>	<b>2024/25 Actual</b>	<b>2024/25 Budget</b>
	\$	\$	\$
<b>By Program:</b>			
General purpose funding	5,500	5,254	3,500
Law, order, public safety	1,500	2,265	3,200
Education and welfare	500	0	500
Housing	170,400	25,074	95,000
Community amenities	193,898	394,850	170,500
Recreation and culture	13,200	14,564	12,000
Transport	955,500	1,040,552	826,000
Economic services	67,500	44,147	70,025
Other property and services	4,000	351,593	8,000
	<b>1,411,998</b>	<b>1,878,299</b>	<b>1,188,725</b>

The subsequent pages detail the fees and charges proposed to be imposed by the local government.





# 2025-2026 ANNUAL BUDGET





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## BUDGET INTRODUCTION FOR 2025-2026

I am pleased to present to you the Shire's 2025/2026 Budget, which marks the start of yet another exciting period for Laverton and the continuation of projects for the community.

The Council has demonstrated commitment to the community through the budget process and the Community Strategic Plan has been a major driver of the budget plans. In this year's budget, the Council continues the theme from last year to beautify the town. It is planned to improve the visual aesthetics along the main street as well as at strategic locations around town through the planting of vegetation. It is also envisaged to undertake significant upgrades to the recreation precinct around the oval with an upgraded playground for all ages and disabled access equipment, a new toilet facility, a walking track and exercise stations in place.

The Councils committed to work with all members of the community and especially Aboriginal and Torres Strait Islanders who live within the area, as well as the transient population who travel through Laverton to ensure that services at a state and local government level are provided.

The council is also determined to turn its attention to the rural road networks and work with the mining companies to determine the needs and to meet and maintain the councils' assets in a positive manner. The strategy is to use asset management to strengthen the council's financial position and utilize funds on selected roads and not ad-hoc.

The Shire's regular approach of preparing a balanced budget is again a hall mark for this year's budget. Funding to achieve a balanced budget across both operating and capital expenditure comes from a variety of sources including grants, reserve fund monies and of course Council rates.

The Council has been mindful of keeping rates to a manageable level, however, council is still continuing to face increased costs through wage increases (tied to CPI), streetlights, power consumption, fuel prices rising, and general inflationary pressure. Even so Council has decided to have no increase this year to the rate in the dollar or minimum rates.

There has been no increase to the rate in the dollar \$ or minimums for all categories within the differential rates. This has been offset by the removal of the 5% Early Payment Discount and the decision was made after considering the Shire of Laverton Long Term Financial Plan, current economic conditions and retaining the differential rate structure in respect to rate revenue.

2025-2026 Financial Year					
Pastoral Leases UV Rate in \$	Mining Leases UV Rate in \$	Townsite GRV Rate in \$	Mining GRV Rate in \$	UV Minimum \$	GRV Minimum \$
11.6467¢	22.0000¢	13.8118¢	11.0714¢	385	385
2024-2025 Financial Year					
Pastoral Leases UV Rate in \$	Mining Leases UV Rate in \$	Townsite GRV Rate in \$	Mining GRV Rate in \$	UV Minimum \$	GRV Minimum \$
11.6467¢	22.0000¢	13.8118¢	11.0714¢	385	385
10% Increase	10% Increase	10% Increase	10% Increase	10% Increase	10% Increase

The council has retained the penalty interest on outstanding rates at 11%. The council is mindful of the capacity of people to meet the rate payments as the council meets its obligations through strategic planning for the community.

The rubbish collection service fee remains unchanged at \$238 per service, which covers the weekly collection costs but not the overall management of the waste disposal facility.

The waste disposal facility is undergoing a change with the council controlling the entry and opening times to the tip as many opportunities are lost in the correct collection of fees and charges. Please note that these are not centered around local ratepayers but industries who have a free for all now. The tip will be managed to ensure the correct disposal of rubbish including asbestos.

The Laverton Hospital has now started construction, and I look forward to seeing the changes as the building construction continues during 2025/2026.

Lobbying of both the State and Federal Government regarding the Outback Highway will continue. Delays due to native title have continued to hamper the sealing of this road but Council will continue to press the point.

The following are notable features of the 2025/2026 budget, and some are a continuation from previous years:

### **Airport**

- Completion of the new terminal building \$ 811,418

### **Laverton Townsite Beautification**

- Continuation of the project including oval playground \$ 600,000
- New bore on Sturt Pea and replacement of pump at the racecourse. \$ 175,000

### **Cemetery**

- The cemetery will continue to receive funding and the FLCAG will again address and expand upon the works undertaken over the last six years. \$ 60,000
- Outback Grave Markers will continue to undertake investigations and record these grave sites to preserve the history of the cemeteries throughout the shire. \$ 20,000

### **Medical Services**

- Continuation of 5-year agreement per annum \$ 293,000

### **Housing/Accommodation/Buildings**

- 1 and 2 bedroom accommodation units \$4,000,000
- NIAA facility \$1,500,000
- Purchase of vacant land and homes \$ 250,000
- Training Centre \$ 292,000

### **Plant and Equipment**

- Purchase new rubbish truck in partnership with Shire of Leonora \$ 250,000

### Law and Order

- |                                     |            |
|-------------------------------------|------------|
| ▪ Extension to the CCTV network     | \$ 130,000 |
| ▪ Street and security light upgrade | \$ 100,000 |

### Road Projects

- |   |             |
|---|-------------|
| ▪ Mount Weld Road reseal                      | \$1,945,104 |
| ▪ Gravel re-sheeting/seal - Old Laverton Road | \$3,955,533 |
| ▪ Gravel re-sheeting/seal - Bandy Road        | \$3,700,866 |

### Tourism

- |  |            |
|--|------------|
| ▪ Historical plaque installation         | \$ 100,000 |
| ▪ Water tower stabilisation and lighting | \$ 100,000 |

The council has established a defined way of collaborating with the community and has added a mission statement confirming these values. The key value being to “Put the community first”





The adopted budget by its very nature is a lengthy and complex document which can be difficult to follow due to Council's very wide and diverse range of responsibilities. Hopefully, the above commentary will enable you to gain a better understanding of Council's plans for 2025/2026.

The council continues to review its Community Strategic Plan, and I would welcome your contact should there be any matters which you would like to see the council addressor include in future planning as it is your strategic plan.

In conclusion, I would like to acknowledge the efforts of my fellow Council members who have contributed towards the formulation of the budget and to thank the CEO and his team for their involvement and compilation of the budget document.

Overall, I commend the 2025/2026 budget to all and look forward to the projects, programs, facilities, and services detailed within it being delivered to the ratepayers and residents of the Shire of Laverton.

Copies of the adopted budget are available at the Shire Office and Library. The CEO and his staff will be pleased to assist if you have any questions.

**CR Patrick Hill**  
**SHIRE PRESIDENT**  
**31 July 2025**





# Key Highlights

The following are some of the key highlights in the 2025/2026 Budget for the Shire of Laverton.

## Airport

Council continues to improve the infrastructure at the Laverton Airport. The budget allows \$500,000 for the completion of the Airport Terminal building, which is a carry forward item as the works were not finalised during 2024-25.



## Medical Services

Council continues to provide significant financial support to secure a doctor for the Laverton Community. The cost to Council to support the medical services in the Budget is approximately \$300,000.

The new Laverton Hospital will provide modern emergency and contemporary multidisciplinary ambulatory care facilities and outpatient services, including community health, mental health, drug and alcohol services, specialist facilities for visiting clinicians and space for the on-site private GP Clinic.



Proposed schematic of the Hospital sourced from WACHS

## Capital Equipment

The council has allocated \$250,000 for the purchase of a new rubbish truck in partnership with the Shire of Leonora with a shared services contract to be considered for the weekly service to both shires being provided by one of the Councils.



## Roads

Road infrastructure continues to consume a substantial portion of the Council's budget. Notable works planned are:

- Mt Weld Road - Reseal - \$1,945,104
- Gravel Resheet/Seal - Old Laverton Road - \$3,955,533
- Bandyia Road - Gravel Resheeting and Seal - \$3,700,866
- General Road Maintenance - \$1,963,191

## Other Infrastructure

- Town beautification including playground upgrade , upgrade of water supplies to the town Oval and watering all areas to be green and inviting - \$600,000
- Continued improvements to street lighting and CCTV - \$330,000
- NIAA, Indigenous facility - \$1,500,000 for use by people within Laverton and beyond.
- The Council will also be working with the community to clean up all land within the townsite boundary and on the outskirts of town. The aim is to ensure that the town is attractive to residents in the first instance and people coming through Laverton.
- Rubbish Tip, is receiving attention to secure the longevity of the tip site and this will come with shorter hours for collection of appropriate fees.

Hours of operation:

Wednesday 8.00am to 1.00pm  
Friday 8.00am to 1.00pm  
Saturday 8.00am to 1.00pm  
Sunday 10.00am to 4.00pm

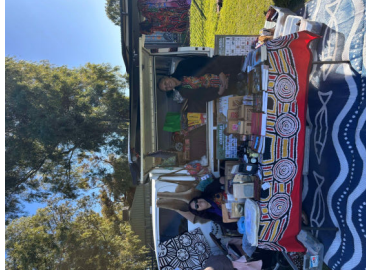
## Buildings

Council has allocated \$4,000,000 for the construction of 1 and 2 bedroom short stay accommodation units within the Laverton townsite.



## Festivals / Events

Festivals and events continue to play an important role to the Community with Laverfest, Australia Day, Anzac Day, Remembrance day, NAIDOC week and the Laverton Races being supported financially by Council.



## Rates

As with previous years' budgets, Council rates involves Elected Members in discussion regarding raising rates and the implications and impact of the Council's decision.

Council has approved rate income of \$8,302,931 in the 2025/2026 budget with a NIL % increase in the rate in dollar for all rating categories, including the minimums and have removed the 5% early payment discount.

The impact on ratepayers will vary significantly, depending upon any changes to their valuation base by the Valuer General. Staff are willing and able to assist with any questions on this matter.

Several of the projects within this year's Budget will continue Council's long-term goal of building capacity within the local community.

The major projects for the year will include \$811,418 for the completion of the airport terminal building which is a carry forward project from 2024-25 and \$1,500,000 for the construction of the NIAA short stay emergency accommodation in town.

Council is also looking to bolster short stay accommodation by installing 1 and 2 bedroom units with \$4,000,000 budgeted for the construction of these units within the townsite.

The town beatification works will be continuing with a further \$600,000 being provided. This includes the upgrades to the playground at the sports oval and the installation of a bore on Sturt Pea Drive.

The mining companies play a pivotal part within our community and the Council is working with the companies so that they can continue with their operations and being unimpeded from infrastructure concerns.

The Councils financial position continues to strengthen as we look to meet the needs of the community well into the future. Council continues to maintain a strong reserve balance which will enable further infrastructure to be developed over the coming years, and secure the long term prosperity of the shire.

I would like to thank the Councillors who have approved the budget. Every effort has been made to ensure that a cross section of views have been considered with the aim of providing suitable infrastructure and essential services for all ratepayers.

My thanks are also extended to the staff in compiling the 2025/26 Budget document and look forward to the delivery of the projects and services planned for the year.

In closing, I would welcome your contact with Councillors and/or the CEO to discuss any part of the budget.

The full Budget document is very comprehensive in its nature and can be complex to navigate. Assistance is available should you wish to know more detail within the Budget or you can review the document at the Administration Office or the Library.

**Patrick Hill**  
**Shire President**



## Contact Us

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<https://www.laverton.wa.gov.au/>





## 2025-2026 Rates – “Objects and Reasons”

The objective for all Council’s rates is to meet the shortfall between planned expenditures and expected revenues to achieve a balanced budget.

### Rate Increase for 2025-2026

For 2025-2026, Council has indicated its intention to pursue a general approach of NIL % increase to all rating categories including minimums which will remain at \$385 per assessment. This will be offset by removing the Early Payment Discount of 5% which would have amounted to \$415,146.55 leaving an increase to rates of \$ 50,627.45 which would not be enough to cover the increases to expenses and capital projects.

This strategy resulted in the following impacts to the various rates in the dollar:

Rating		Rate in dollar 24-25	Proposed rate in dollar 25-26	Proposed Increase
GRV	Town site	13.8118	13.8118	Nil %
	Mining	11.0714	11.0714	Nil %
UV	Pastoral	11.6467	11.6467	Nil %
	Mining	22.0000	22.0000	Nil %
Minimums		\$385.00 per assessment	\$385.00 per assessment	Nil %

The minimum rate has not been increased and remains at \$385.00 per assessment.

The rate income in 2025-2026 will not see an increase in the rate in the dollar but may see an increase due to any changes in property valuations. These changes are expected to be minimal, and current modelling shows a budgeted overall rate yield of \$8,902,931 which is an increase of \$465,774 from last year actuals. With the removal of the 5% rate reduction for early payment (which would have been \$415,146.55) which will in affect give Council an increase of rate revenue of 5.94% `

The result depends on several inputs including the following:

- The number of properties
- Valuation amendments (to both GRV & UV)
- Revaluations (to both GRV & UV)

- The number of minimums
- The rate in the dollar across the various differential categories
- The amount of the minimum rate.

The scope of the mining sector's contribution to the Shire's rating effort, is quite apparent. This is evidenced by the remarkable statistic that 89.39% of the Shire's rate income for 2025-26 will derive from the GRV and UV mining rate imposts.

### **Basis of Rates**

The Basis for calculating property rates are the gross rental values (GRV) and unimproved values (UV) provided for individual properties by Landgate's Property and Valuations section. A property's GRV represents the amount of the gross annual rental the land might obtain if it is let on a tenancy from year to year. A property's UV means the amount the land may reasonably be expected to obtain if it was sold, assuming no improvements to the land had been made.

### **Updated Valuations**

Updated unimproved values for rural properties and mining tenements are provided every year and on a monthly basis. Updated gross rental values for residential, commercial, light industrial and several mine site properties are carried out every four to five years. A revaluation of GRV properties was carried out in the 2022-2023 year and the rate in the \$ may need to be adjusted if the valuations move to any extent.

### **OBJECTS and REASONS for DIFFERENTIAL RATING**

#### ***Local Government Act 1995 - Section 6.33***

#### ***Local Government (Financial Management) Regulations 1996 - Regulation 56(4)***

Council has adopted differential rating to spread the rates burden equitably and at the same time maintain rating based on land zoning and land use. Council has the following classifications:

#### **Pastoral Leases (UV)      (11.6467 cents in the \$ - \$385 minimum)**

This classification applies to all pastoral leases within the Shire. Commencing from around 2005 the State Government instigated a plan to review all pastoral leases throughout the State and revalue their rents. However, the resultant rent had a direct correlation to the calculation of the unimproved value for rating purposes and would have resulted in very significant rate increases. The solution to this dilemma was to drop the rate in the dollar to achieve relativity to earlier rating regimes, subject to annual increases as part of ongoing rating needs. Council is satisfied that this approach achieves an equitable basis of differentiation to that of mining lease rating, recognising the relatively low profitability from pastoral operations, the land management and remote area population benefits from the existence of these pastoral operations.

#### **Mining Leases (UV)      (22.0000 cents in the \$ - \$385 minimum)**

This classification covers mining leases in the rural area except for several mine sites with substantial accommodation villages and processing plants and which are rated on gross rental values. Council is satisfied that mining lease interests are making an equitable contribution to the Shire's rating effort and that the rate in the

dollar is well within the context of the rate in the dollar being applied by all other local governments in the North-eastern Goldfields.

**Townsite (GRV)** (13.8118 cents in the \$ - \$385 minimum)

This classification applies to the Laverton town site and covers land zoned as Residential, Commercial, Community, Industrial, Mining Tenement, Special Residential and Vacant. Council is satisfied that the basis of rating as set down in section 6.28(2)(b) of the Local Government Act 1995 is appropriate for Laverton town site and that GRV's generally form a proper and equitable basis for differentiation amongst these properties.

**Mining (GRV)** (11.0714 cents in the \$ - \$385 minimum)

This classification currently applies to mining accommodation and processing plants for the following establishments:

- Murrin Murrin (assessment 4756 & assessment 4757)
- Granny Smith (assessment 3008 & assessment 4057)
- Sunrise Dam (assessment 4627 & assessment 4628)
- Moolart Well (assessment 10256 & assessment 10257)
- Brightstar (assessment 10258, assessment 10259 & assessment 10260)
- Garden Well (assessment 10261 & assessment 10262) etc.
- Gruyere (assessment A11157)
- Mt Morgans (assessment A11158), etc.

Council acknowledges and is satisfied that whilst each of these mining camps is some distance from Laverton, the gross rental value provided by the Valuer-General provides sufficient acknowledgement of the mine sites location relative to the Shire facilities and amenities. Due to the large valuations associated with these mining establishments a lower GRV has been applied so as not to place an unfair burden on the mining companies.

### **Minimum Rating**

Council has established a uniform minimum rate across the district. Pursuant to section 6.47 of the *Local Government Act 1995* Council has agreed where a mining tenement crosses the Shire's Boundary with a neighbouring Shire, only to claim 50% of the minimum rate should it apply, regardless of the portion of the mining tenement in this municipality. This policy only applies to prospecting, mining or exploration licences which are subject to minimum rates.

### **Summary**

The following table shows the rating information proposed for the 2025-2026 financial year. The valuations from 2024-25 (including adjusted valuations throughout the 2024-25 year) have been used to calculate the figures and these will be adjusted accordingly depending on any revaluations throughout the year leading up to the adoption of the budget.

RATE TYPE				
Differential General Rate	Rate in \$	Number of Properties	Rateable Value \$	2025-26 Budgeted Rate Revenue \$
<b>GRV</b>				
Townsite	13.8118	172	2,935,945	405,507
Mining	11.0714	14	13,122,500	1,452,844
<b>UV</b>				
Pastoral	11.6467	15	512,594	59,700
Mining (inc. shared)	22.0000	804	28,508,516	6,271,874
<b>Sub-Totals</b>		1,005	45,079,555	8,189,925
Minimum Rates	Minimum \$	Number of Properties	Rateable Value \$	2025-26 Budgeted Rate Revenue \$
<b>GRV</b>				
Townsite	385	66	16,236	25,410
Mining	385	1	20	385
<b>UV</b>				
Pastoral	385	3	3,000	1,155
Mining	385	215	237,567	82,775
Mining Shared	193	17	4,284	3,281
<b>Sub-Totals</b>		302		113,006
<b>TOTALS</b>		1,307		8,302,931

In closing, the increases have a twofold purpose. 1. To keep abreast of rising costs which are evident through the CPI movements in wages and the cost of materials. 2. Is to ensure the Council can continue to progress with the major infrastructure and road projects scheduled for 2025-26 including, but not limited to

- Town Beautification Works including housing
- Continuation of Road works
- Old Battery site (tourism)
- Development of Tourist Events

Please contact Phil Marshall, Councils Chief Executive Officer, should you have any questions regarding the differential rating on the objects and reasons.

The following Business Plan figures have been taken from the Draft Long Term Financial Plan and at this time they have been attached to the Community Strategic Plan (CSP) (Old) pending development of the new CSP.

<b>Statement of Comprehensive Income</b>					
	25/26	26/27	27/28	28/29	29/30
Rates	8,302,931	8,718,078	9,153,981	9,611,680	10,092,265
Operating Grants, subsidies,& contributions	6,239,900	6,427,097	6,619,910	6,818,507	7,023,062
Fees & Charges	1,411,998	1,454,358	1,497,989	1,542,928	1,589,216
Interest Earnings	794,426	818,259	842,807	868,091	894,133
Other Revenue	1,249,333	1,274,320	1,299,806	1,325,802	1,352,318
<b>Total Revenue</b>	<b>17,998,588</b>	<b>18,692,111</b>	<b>19,414,493</b>	<b>20,167,009</b>	<b>20,950,995</b>
Employee Costs	- 5,629,854	- 4,200,000	- 4,242,000	- 4,284,420	- 4,327,264
Materials & Contracts	- 5,723,834	- 4,654,000	- 4,840,160	- 5,033,766	- 5,235,117
Utilities	- 522,100	- 537,763	- 553,896	- 570,513	- 587,628
Depreciation	- 2,583,205	- 2,634,869	- 2,687,566	- 2,741,318	- 2,796,144
Interest Expense	- 25,224	- 15,832	- 10,782	- 7,617	- 3,362
Insurance	- 238,644	- 248,190	- 258,117	- 268,442	- 279,180
Other Expenditure	-	-	-	-	-
<b>Total Expenditure</b>	<b>- 14,722,861</b>	<b>- 12,290,654</b>	<b>-12,592,522</b>	<b>- 12,906,076</b>	<b>- 13,228,695</b>
<b>SubTotal</b>	<b>3,275,727</b>	<b>6,401,457</b>	<b>6,821,971</b>	<b>7,260,933</b>	<b>7,722,300</b>
Fair Value Adjustments					
Non-Operating grants, subsidies & Contributions	7,554,006	2,569,890	2,621,288	2,673,714	2,727,188
Profit on Asset Disposals					
Loss on Asset Disposals					
<b>SubTotal</b>	<b>7,554,006</b>	<b>2,569,890</b>	<b>2,621,288</b>	<b>2,673,714</b>	<b>2,727,188</b>
<b>NET RESULT</b>	<b>10,829,733</b>	<b>8,971,347</b>	<b>9,443,259</b>	<b>9,934,646</b>	<b>10,449,487</b>
Other comprehensive Income					
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>10,829,733</b>	<b>8,971,347</b>	<b>9,443,259</b>	<b>9,934,646</b>	<b>10,449,487</b>

For the Councils interest below is an extract from the Statement of Financial Activity.

Statement of Financial Activity					
	25/26	26/27	27/28	28/29	29/30
	Budget	Budget	Budget	Budget	Budget
Rates	8,302,931	8,718,078	9,153,981	9,611,680	10,092,265
Operating Grants, subsidies, & contributions	6,239,900	6,427,097	6,619,910	6,818,507	7,023,062
Fees & Charges	1,411,998	1,454,358	1,497,989	1,542,928	1,589,216
Interest Earnings	794,426	818,259	842,807	868,091	894,133
Other Revenue	1,249,333	1,274,320	1,299,806	1,325,802	1,352,318
<b>Total Revenue</b>	<b>17,998,588</b>	<b>18,692,111</b>	<b>19,414,493</b>	<b>20,167,009</b>	<b>20,950,995</b>
Employee Costs	- 5,629,854	- 4,200,000	- 4,242,000	- 4,284,420	- 4,327,264
Materials & Contracts	- 5,723,834	- 5,952,787	- 6,190,899	- 6,438,535	- 6,696,076
Utilities	- 522,100	- 537,763	- 553,896	- 570,513	- 587,628
Depreciation	- 2,583,205	- 2,634,869	- 2,687,566	- 2,741,318	- 2,796,144
Interest Expense	- 25,224	- 15,832	- 10,782	- 7,617	- 4,510
Insurance	- 238,644	- 248,190	- 258,117	- 268,442	- 279,180
Other Expenditure	-	-	-	-	-
<b>Total Expenditure</b>	<b>- 14,722,861</b>	<b>- 13,589,441</b>	<b>- 13,943,261</b>	<b>- 14,310,844</b>	<b>- 14,690,802</b>
<b>Non Cash excluded from operations</b>	<b>2,583,205</b>	<b>2,634,869</b>	<b>2,687,566</b>	<b>2,741,318</b>	<b>2,796,144</b>
<b>Net cash provided by operating activities</b>	<b>5,858,932</b>	<b>7,737,539</b>	<b>8,158,799</b>	<b>8,597,482</b>	<b>9,056,337</b>
<b>Investing Activities</b>					
Non-Operating grants, subsidies & Contributions	7,554,006	2,569,890	2,621,288	2,673,714	2,727,188
Proceeds from Asset Disposals	75,000				
	7,629,006	2,569,890	2,621,288	2,673,714	2,727,188
Payments for property, plant and equipment	- 7,863,418	- 2,670,000	- 2,723,400	- 2,777,868	- 2,833,425
Payments for construction of infrastructure	- 10,061,503	- 4,909,731	- 5,007,926	- 5,108,084	- 5,210,246
	- 17,924,921	- 7,579,731	- 7,731,326	- 7,885,952	- 8,043,671
Amounts attributable to investing activities	<b>- 10,295,915</b>	<b>- 5,009,841</b>	<b>- 5,110,038</b>	<b>- 5,212,239</b>	<b>- 5,316,483</b>
<b>Financing Activities</b>					
Proceeds from new borrowings					
Transfers from reserve accounts	175,000				
	175,000	-	-	-	-
Repayment of borrowings	- 214,591	- 223,532	- 181,099	- 136,626	- 64,786
Transfers to reserve accounts	- 523,426				
	- 738,017	- 223,532	- 181,099	- 136,626	- 64,786
Amount attributable to financing activities	<b>- 563,017</b>	<b>- 223,532</b>	<b>- 181,099</b>	<b>- 136,626</b>	<b>- 64,786</b>
<b>Movement in Surplus</b>					
Surplus at start of year	5,000,000	-	2,504,166	5,371,828	8,620,445
Amount attributable to operating activities	5,858,932	7,737,539	8,158,799	8,597,482	9,056,337
Amount attributable to investing activities	- 10,295,915	- 5,009,841	- 5,110,038	- 5,212,239	- 5,316,483
Amount attributable to financing activities	- 563,017	- 223,532	- 181,099	- 136,626	- 64,786
Surplus or deficit at the end of the year	<b>-</b>	<b>2,504,166</b>	<b>5,371,828</b>	<b>8,620,445</b>	<b>12,295,512</b>

The CEO and DCEO are happy to expand on any matter. Please understand this information is “best guess” at the time of printing the document and will be constantly under review.



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<b>7.4</b>	<b>RFT01-2024/2025 WINDICH CREEK FLOODWAY UPGRADE</b>
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<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 July 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Phil Marshall, Chief Executive Officer
<b>RESPONSIBLE OFFICER</b>	Phil Marshall, Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	15 May 2025 and 19 June 2025.

#### **MATTER FOR CONSIDERATION BY THE COUNCIL**

Council at its Ordinary Meeting of Council, 15 May 2025, and the 19 June 2025 resolved “that the report lay on the table”. Council needs to consider details of the tender submissions received for Tender RFT01-2024/2025 Windich Creek Floodway Upgrade and make recommendations regarding awarding the contract.

As the funding has not been forthcoming from the two mining companies, the Council it is recommended to the Council to not accept any tenders in accordance with section 3.57. D 18 (5) where it states, “The Local Government may decline to accept any tender.”

#### **ATTACHMENTS**

Nil attachments to this report

#### **BACKGROUND**

Tender RFT01-2024/2025 – Windich Creek Floodway Upgrade, was advertised in the West Australian on Saturday 8 February 2025. The tender closed 27 February 2025 and was publicly opened immediately after the closing time

#### **STATUTORY IMPLICATIONS –**

##### **Local Government Act 1995**

##### ***Local Government Act 1995***

- Section 2.7(2) – Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.
- Section 3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.
- Section 6.11 - (1) Subject to subsection (5), where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose.

- (2) Subject to subsection (3), before a local government — (a) changes\* the purpose of a reserve account; or (b) uses\* the money in a reserve account for another purpose, it must give one month's local public notice of the proposed change of purpose or proposed use.  
\* Absolute majority required.
- (3) A local government is not required to give local public notice under subsection (2) — (a) where the change of purpose or of proposed use of money has been disclosed in the annual budget of the local government for that financial year; or (b) in such other circumstances as are prescribed.
- (4) A change of purpose of, or use of money in, a reserve account is to be disclosed in the annual financial report for the year in which the change occurs.
- (5) Regulations may prescribe the circumstances and the manner in which a local government may set aside money for use for a purpose in a future financial year without the requirement to establish and maintain a reserve account. 6.12. Power to defer, grant discounts, waive or write off debt

### **3.57 Tenders for providing goods or services**

- (1) A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services
- (2) Regulations may make provision about tenders. Local Government (Functions and General) Regulations 1996 11. When tenders must be publicly invited (1A) In this regulation –
  - (1) Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$250 000 unless sub regulation (2) states otherwise.
  - (2) Tenders do not have to be publicly invited according to the requirements of this Division if
    - (a) the supply of goods and services is to be obtained from expenditure authorised in an emergency under section 6.8 (1) of the Act, or
    - (b) the supply of goods and services is associated with a state of emergency,
    - (c) the supply of goods or services is to be obtained through the WALGA Preferred Supplier Program, or
    - (d) within the last 6 months –
      - (i) the local government has, according to the requirements of this Division, publicly invited tenders for the supply or services but no tender was submitted that met the tender specifications or satisfied the value for money assessment; or
      - (ii) or the local government has, under regulation 21(1), sought expressions of interest with respect to the supply of the goods or services but no person was, as a result, listed as an acceptable tenderer; or
    - (d) the contract is to be entered into by auction after being expressly authorised by a resolution of the council of the local government; or
    - (e) the goods or services are to be supplied by or obtained through the government of the State or the Commonwealth or any of its agencies, or by a local government or a regional local government; or
  - (ea) the goods or services are to be supplied —

- (i) in respect of an area of land that has been incorporated in a district as a result of an order made under section 2.1 of the Act changing the boundaries of the district; and
- (ii) by a person who, on the commencement of the order referred to in subparagraph (i), has a contract to supply the same kind of goods or services to the local government referred to in that subparagraph.

#### **d.18 Rejecting and accepting tenders**

- (1) A tender is required to be rejected unless it is submitted at a place, and within the time, specified in the invitation for tenders.
- (2) A tender that is submitted at a place, and within the time, specified in the invitation for tenders but that fails to comply with any other requirement specified in the invitation may be rejected without considering the merits of the tender.
- (3) If, under regulation 23(4), the CEO has prepared a list of acceptable tenderers for the supply of goods or services, a tender submitted by a person who is not listed as an acceptable tenderer is to be rejected.
- (4) Tenders that have not been rejected under subregulation (1), (2), or (3) are to be assessed by the local government by means of a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept and it is to decide which of them (if any) it thinks it would be most advantageous to the local government to accept.
- (4a) To assist the local government in deciding which tender would be the most advantageous to it to accept, a tenderer may be requested to clarify the information provided in the tender.
- (5) The local government may decline to accept any tender.
- (6) If a local government has accepted a tender but acceptance of the tender does not create a contract and within 6 months of the day on which the tender was accepted the local government and the successful tenderer agree not to enter into a contract in relation to the tender, the local government may accept from the other tenders the tender which it thinks it would be most advantageous to the local government to accept.
- (7) If a local government has accepted a tender and acceptance of the tender creates a contract and within 6 months of the day on which the tender was accepted the local government and the successful tenderer agree to terminate the contract, the local government may accept from the other tenders the tender which it thinks it would be most advantageous to the local government to accept.

*[Regulation 18 amended: Gazette 29 June 2001 p. 3131-2; 18 Sep 2015 p.3807]*

#### **e.19 Tenderers to be notified of outcome**

The CEO is to give each tenderer notice in writing containing particulars of the successful tender or advising that no tenders was accepted.

### **18. When local public notice not required for change of use of money in reserve account (Act s. 6.11(3)(b))**

A local government is not required to give local public notice of a proposed change of use of money in a reserve account —

(a) where the money is to be used to meet expenditure authorised by the mayor or president under section 6.8(1)(c); or

(b) where the total amount to be so used does not exceed \$5 000 in a financial year; or

(c) where each of the following conditions is satisfied —

(i) a decision to change the use of the money is made while there is in force a state of emergency declaration applying to the district, or part of the district, of the local government;

(ii) the local government considers that the change of use is required to address a need arising from the hazard, or from the impact or consequences of the hazard, to which the state of emergency declaration relates;

(iii) the decision and the reasons for it are recorded in the minutes of the meeting at which the decision is made.

### **STRATEGIC PLAN IMPLICATIONS –**

Outcome 3.1: Safe and efficient transport network

3.1.2 Maintain and improve road network.

3.1.2.1 Maintain and improve road network (town and rural) in accordance with asset management plans.

3.1.2.2 Maintain plant and equipment in accordance with asset management plans.

### **POLICY IMPLICATIONS**

Policy 2.28 Purchasing applies. 3.4 Procurement of \$250,000 or above The 'Public Request for Tender (RFT) Process' must be used, unless the WALGA Preferred Supplier Program is utilised which is the case here.

### **FINANCIAL IMPLICATIONS**

There are no financial implications to this report as the tender is recommended not to proceed.

The CEO formally requested consideration of 50% contribution respectively from both Lynas Rare Earths and Sunrise Dam. Contributions were discussed at an informal meeting attended by both companies and Granny Smith in council chambers March 2025.

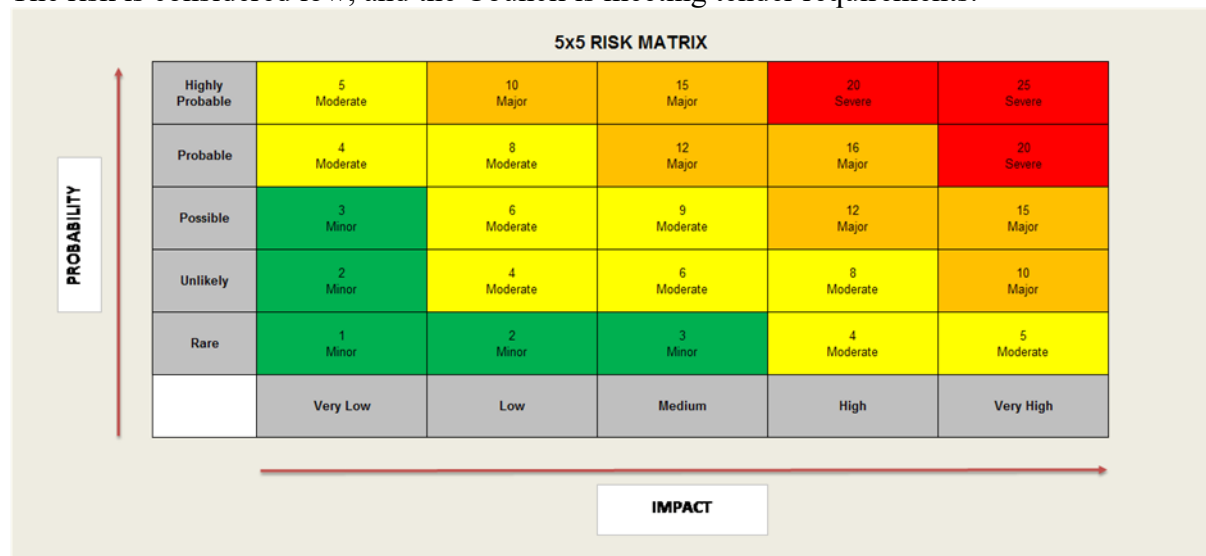
<b>Tender</b>	<b>928,113.54</b>
<b>Contributions</b>	
<b>Lynas</b>	<b>464,056.77</b>
<b>Sunrise</b>	<b>464,056.77</b>

Sunrise have indicated that they will consider in future budget deliberations and Lynas will reconsider when the market changes.

As the funds are not available, the Council has no interest in delivering the project unless funding is secured. The two mining companies are the major users of the Mt Weld Road and must shoulder the responsibility for the road and share equal cost contributions. The Council has considered its position by ensuring that the design is undertaken to proceed to tender at that time.

## RISK MANAGEMENT

The risk is considered low, and the Council is meeting tender requirements.



## CONSULTATION

Nil

## COMMENT

The Council has been considerate to lay the previous reports and recommendation on the table to secure the funding before proceeding. This is prudent management.

As the two mining companies are not in a position to fund the upgraded crossing at Windich Creek, it is only appropriate that the Council advises that all tenderers that the council declines all tenderers submitted based upon the failure to secure funding. Furthermore, the council will re-tender the project when the appropriate funding is received from the mining companies to undertake the project. It must be stated, that the Windich creek will suffer even through minor rain events and the council will endeavour to rectify any damage in an expedient fashion, however, this may take time and the safety and risk management of the floodway will be the councils prime concern and the floodway may be closed longer than expected.

Therefore, to meet the requirements of the Local Government Act, all tenderers will be declined.

## RESOLUTION

## COUNCIL DECISION

MOVED: Cr R Weldon      SECONDED: Cr Paul Ovans

**That Council decline to accept any tenderers submitted for the Tender RFT 2024/2025 Windich Creek Floodway upgrade and that the CEO advise all tenderers in accordance with Section 3.57 D 18 (5) of the Local Government Act 1995.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovans**

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**7.5 PROPOSED DATE CHANGE FOR 18 SEPTEMBER 2025 ORDINARY MEETING OF COUNCIL**

<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Tamara Hill, Executive Assistant
<b>RESPONSIBLE OFFICER</b>	Phil Marshall, Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Meeting schedule was considered at the 17 October 2024 Council meeting.

**MATTER FOR CONSIDERATION BY THE COUNCIL**

That Council determine the date for the 18 September 2025 meeting of the Council due to the Outback Highway AGM, scheduled 16<sup>th</sup> & 17<sup>th</sup> September and WALGA Convention, scheduled for 22<sup>nd</sup> to 24<sup>th</sup> September 2025.

**ATTACHMENTS**

No applicable to this report

**BACKGROUND**

Council has been operating with meetings scheduled for the 3<sup>rd</sup> Thursday of every month and it is recommended that this continues unchanged. The Council adopted the schedule of meetings as follows.

Meeting dates based on the third Thursday of each month except for December as indicated	Issues/Events
January 2025	Traditionally no meeting and a Special meeting can be called if the business is of such an urgent nature
20 February 2025	
20 March 2025	
17 April 2025	
15 May 2025	
19 June 2025	
17 July 2025	Budget adoption and the Council is well prepared for budget adoption on this date
21 August 2025	Adjustment may be required for Diggers and dealers in Kalgoorlie when dates are known
18 September 2025	Adjustment may be required when the WALGA Conference dates are known
16 October 2025	

20 November 2025	
4 December 2025	To coincide with the annual Christmas New Year Break.

## STATUTORY IMPLICATIONS

### *Local Government Act 1995*

#### **1.3. Content and intent**

- (2) *This Act is intended to result in —*
- (a) *better decision-making by local governments; and*
  - (b) *greater community participation in the decisions and affairs of local governments; and*
  - (c) *greater accountability of local governments to their communities; and*
  - (d) *more efficient and effective local government.*
- (3) *In carrying out its functions a local government is to use its best endeavours to meet the needs of current and future generations through an integration of environmental protection, social advancement, and economic prosperity.*

#### **2.7. Role of council**

- (1) *The council —*
- (a) *governs the local government's affairs; and*
  - (b) *is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
- (a) *oversee the allocation of the local government's finances and resources; and*
  - (b) *determine the local government's policies.*

<b>a. 5.3. Ordinary and special council meetings</b>
--

- (1) *A council is to hold ordinary meetings and may hold special meetings.*
- (2) *Ordinary meetings are to be held not more than 3 months apart.*
- (3) *If a council fails to meet as required by subsection (2) the CEO is to notify the Minister of that failure.*

<b>b. 5.4. Calling council meetings</b>
---

*An ordinary or a special meeting of a council is to be held —*

- (a) *if called for by either —*
- (i) *the mayor or president; or*
  - (ii) *at least  $\frac{1}{3}$  of the councillors,*



- in a notice to the CEO setting out the date and purpose of the proposed meeting;  
or*
- (b) if so decided by the council.*

### **5.25. Regulations about council and committee meetings and committees**

*(1) (g) the giving of public notice of the date and agenda for council or committee meetings*  
**Local Government (Administration) Regulations 1996 refers**  
**12. Publication of meeting details (Act s. 5.25(1)(g))**

*(1) In this regulation —*

*meeting details, for a meeting, means the date and time when, and the place where, the meeting is to be held.*

*(2) The CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held —*

*(a) ordinary council meetings;*

*(b) committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.*

*(3) Any change to the meeting details for a meeting referred to in sub regulation (2) must be published on the local government's official website as soon as practicable after the change is made.*

*(4) If a local government decides that a special meeting of the council is to be open to members of the public, the CEO must publish the meeting details for the meeting and the purpose of the meeting on the local government's official website as soon as practicable after the decision is made.*

### **STRATEGIC PLAN IMPLICATIONS**

Civic Leadership Objective - A financially strong and knowledgeable Shire, leading an empowered community

### **POLICY IMPLICATIONS**

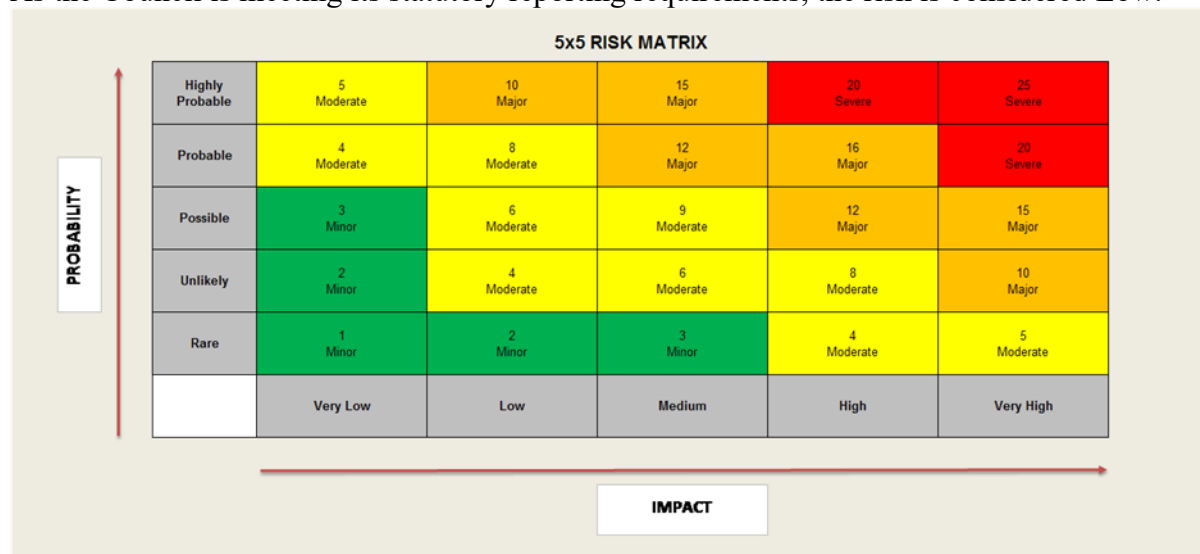
Council has no policies in respect to this matter.

### **FINANCIAL IMPLICATIONS**

There are no Financial Implications to this report.

## RISK MANAGEMENT

As the Council is meeting its statutory reporting requirements, the risk is considered Low.



## CONSULTATION

Not applicable

## COMMENT

The recommendation is to move the Council meeting to the 30 September 2025.

## RESOLUTION

## COUNCIL DECISION

MOVED: Cr R Weldon      SECONDED: Cr B Conway-Cox

**That Council determines the September 2025 Ordinary Meeting of Council for the Shire of Laverton is to be held at the Council Chambers in Laverton commencing at 5.00pm on the 30 September 2025 and advertise the date change on the Councils website.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovans**

6:03pm Cr Patrick Hill declared a Closely Associated Persons Interest in item 7.6 and left the meeting

**RESOLUTION**

**COUNCIL DECISION**

MOVED: Cr M Pedder      SECONDED: Cr P Ovans

**As the Chair declared a Closely Associated Persons Interest in item 7.6, Cr Rex Weldon assume the chair**

**CARRIED 6/0**

**For: Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon,  
Cr P Ovans**

**7.6      CROWN LAND ENQUIRY PERTH MINT SITE – COX STREET  
            LAVERTON**

<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Phil Marshall, Chief Executive Officer
<b>RESPONSIBLE OFFICER</b>	Phil Marshall, Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Not Applicable

**MATTER FOR CONSIDERATION BY THE COUNCIL**

Request the Department of Planning, Lands and Heritage to determine if the disused Laverton battery site, currently vested to the Perth Mint located at Cox Street Laverton, can have management rights vested to the Shire of Laverton for the purpose of outdoor museum, walking trail and passive recreation area.

**ATTACHMENTS**

Nil to this report

**BACKGROUND**

## STATUTORY IMPLICATIONS -

### *Local Government Act 1995*

Section 2.7(2) – Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.

Section 3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

## STRATEGIC PLAN IMPLICATIONS –

### POLICY IMPLICATIONS

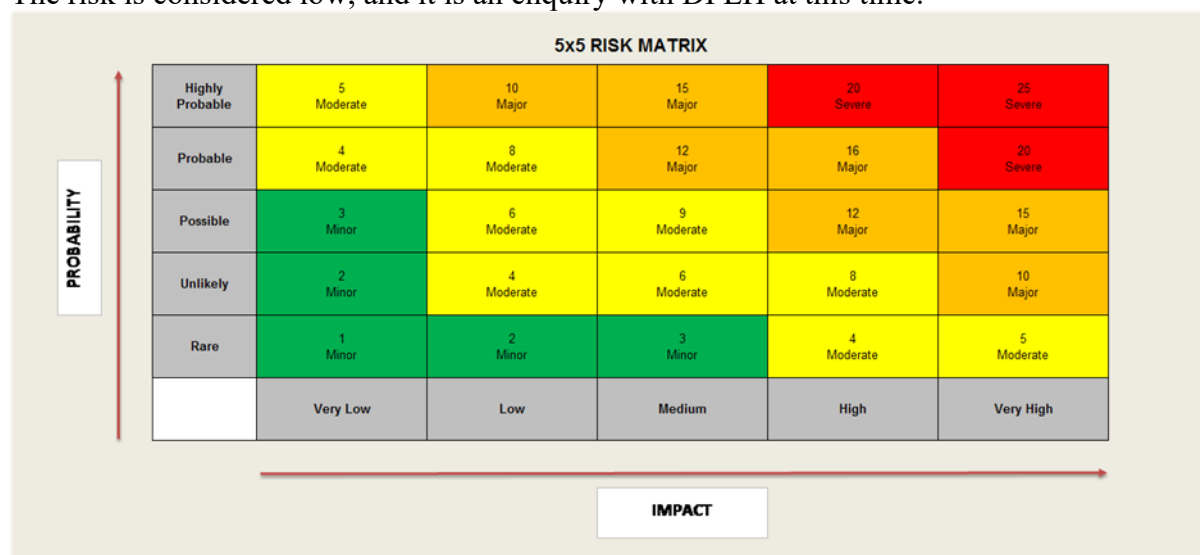
Council has no policies in respect to this matter.

### FINANCIAL IMPLICATIONS

The lodgement of the Crown Land Enquiry will not have any financial implications for the Shire. Development of the site will be considered in future budgets once the vesting is completed. The council has been allocating funds to the Community reserve Fund with approx. \$1,500,000 at the 30 June 2026 for this type of project

### RISK MANAGEMENT

The risk is considered low, and it is an enquiry with DPLH at this time.



### CONSULTATION

Perth Mint

### COMMENT

That Council authorises the Chief Executive Officer to undertake the necessary administrative processes to apply to the Department of Planning, Lands and Heritage to request the disused

Perth Mint site at Cox Street Laverton, be vested to the Shire of Laverton subject to the Perth Mint undertaking and completing its remedial works. The remedial works are currently underway and then the earthworks will be continued with.

The crown land enquiry form was recommended by the Perth Mint following a recent video conference to keep the momentum going forward.

**RESOLUTION**

**COUNCIL DECISION**

**MOVED:** Cr M Pedder **SECONDED:** Cr B Conway-Cox

**That Council authorises the Chief Executive Officer to undertake the necessary administrative processes to apply to the Department of Planning, Lands and Heritage to request the disused Perth Mint site at Cox Street Laverton, be vested to the Shire of Laverton for the purpose of outdoor museum, walking trail and passive recreation area subject to the Perth Mint undertaking and completing its remedial works.**

**CARRIED 6/0**

**For: Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon,  
Cr P Ovans**

6:05pm Cr Patrick Hill returned to the meeting and assumed the chair.

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**7.7 ACCOUNTS PAID AS OF 31 JULY 2025**

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<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Natasha Fuamatu, Senior Finance Officer
<b>RESPONSIBLE OFFICER</b>	Jackie Hawkins, Deputy Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Not Applicable

**MATTER FOR CONSIDERATION BY THE COUNCIL**

The presentation and list of accounts paid in July 2025 in accordance with Council Delegation 21.

**ATTACHMENTS**

OMC210825.7.7.A                      Accounts Paid Lising

**BACKGROUND**

In accordance with Delegation 21, the Chief Executive Officer has approved the accounts listed in attachment OMC210825.7.7A for payment in July 2025.

**STATUTORY IMPLICATIONS**

***Local Government (Financial Management) Regulations 1996***

Reg. 34(2)(c) –            Each statement of financial activity is to be accompanied by documents containing such other supporting information as is considered relevant by the local government.

**STRATEGIC PLAN IMPLICATIONS**

Leadership Objective: Responsible financial management and governance, leading an empowered community.

4.2.2 Comply with statutory and legislative requirements.

4.2.2.1 Seek a high level of legislative compliance in organisational practices and effective internal controls.

**POLICY IMPLICATIONS**

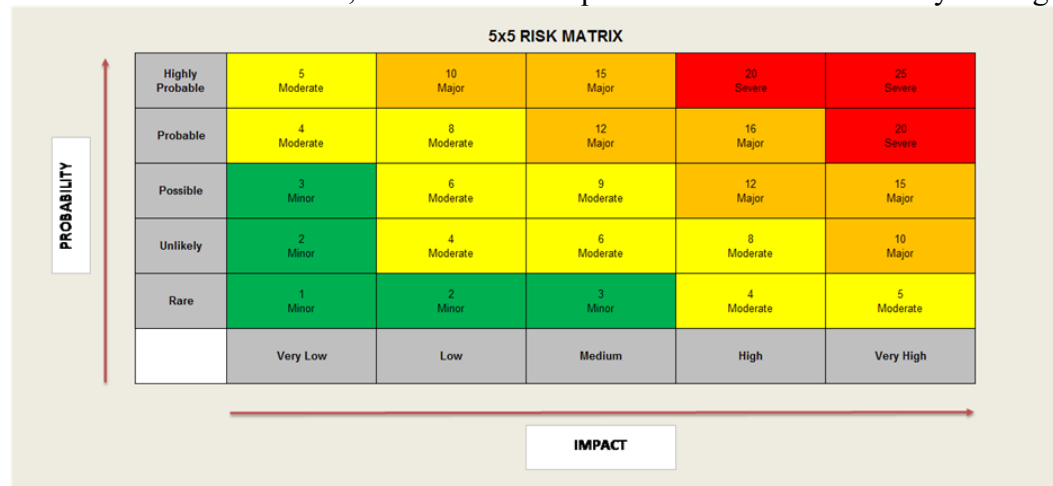
Council has no policies in respect to this matter.

## FINANCIAL IMPLICATIONS

The recommendation of this report has no financial implications for Council.

## RISK MANAGEMENT

The risk is considered low, and meets the requirements of the community Strategic Plan.



## CONSULTATION

Deputy Chief Executive Officer

## COMMENT

This report continues to provide information for all accounts paid by the Council during the month of July 2025.

Payment for Council's credit card transactions for July 2025 were processed in August. The July credit card statements will therefore be presented at the Ordinary Meeting of Council in September.

## RESOLUTION

## COUNCIL DECISION

MOVED: Cr M Pedder SECONDED: Cr B Conway-Cox

**That Council confirms the list of payments for the month of July 2025 made under Delegation 21 as per attachment OMC210825.7.7.A totalling \$1,331,001.98 and summarised as follows:**

<b>Direct Debit Payments – Municipal</b>	<b>01/07/2025 to 31/07/2025</b>	<b>\$172,366.58</b>
<b>EFT Payments – Municipal</b>	<b>EFT9564 – EFT9643</b>	<b>\$957,019.65</b>
<b>Credit card Payments</b>		<b>0</b>
<b>Direct Debit Payments - Trust</b>	<b>01/07/2025 to 31/07/2025</b>	<b>\$3,615.75</b>
<b>Total Payments</b>		<b>\$1,331,001.98</b>

**CARRIED 7/0**



**SHIRE OF LAVERTON**  
**ACCOUNTS PAID LISTING**  
**FOR THE PERIOD ENDING 31 JULY 2025**

**DIRECT DEBIT**

<b>EFT</b>	<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
DD6575.1	01/07/2025	National Australia Bank (NAB)	EFTPOS fees pool June 2025	25.00
DD6577.1	01/07/2025	National Australia Bank (NAB)	EFTPOS fees DOT June 2025	54.85
DD6579.1	01/07/2025	National Australia Bank (NAB)	EFTPOS fees Admin June 2025	115.11
DD6581.1	01/07/2025	National Australia Bank (NAB)	EFTPOS fees GBVC June 2025	296.44
DD6597.1	08/07/2025	The Trustee For Aware Super T/as Aware Super	Superannuation contributions	7,567.24
DD6597.2	08/07/2025	AUSTRALIAN SUPER	Superannuation contributions	3,216.41
DD6597.3	08/07/2025	HOST PLUS SUPERANNUATION FUND	Superannuation contributions	402.66
DD6597.4	08/07/2025	Hawkins Super	Superannuation contributions	1,600.00
DD6597.5	08/07/2025	Australian Retirement Trust (Prev. Sunsuper)	Superannuation contributions	2,375.80
DD6597.6	08/07/2025	HESTA Super Fund	Superannuation contributions	59.04
DD6597.7	08/07/2025	AMP Super - Signature Super (the Trustee For AMP Super Fund)	Superannuation contributions	197.68
	08/07/2025		Scheduled payroll	61,996.79
DD6602.1	22/07/2025	The Trustee For Aware Super T/as Aware Super	Superannuation contributions	11,279.23
DD6602.2	22/07/2025	AUSTRALIAN SUPER	Superannuation contributions	3,550.52
DD6602.3	22/07/2025	HOST PLUS SUPERANNUATION FUND	Superannuation contributions	375.02
DD6602.4	22/07/2025	Hawkins Super	Superannuation contributions	2,265.44
DD6602.5	22/07/2025	Australian Retirement Trust (Prev. Sunsuper)	Superannuation contributions	2,198.49
DD6602.6	22/07/2025	HESTA Super Fund	Superannuation contributions	94.67
DD6602.7	22/07/2025	AMP Super - Signature Super (the Trustee For AMP Super Fund)	Superannuation contributions	73.51
	22/07/2025		Scheduled payroll	71,757.73
DD6611.1	28/07/2025	Water Corporation	Water use charges from 20/05/2025 to 11/07/2025; Council properties	1,286.68
DD6612.1	28/07/2025	Telstra	Mobile phone charges	539.99
DD6629.1	29/07/2025	National Australia Bank (NAB)	NAB Connect fee	47.24
DD6633.1	01/07/2025	Yves Lindecker	Meal allowance - Y Lindecker	500.00
DD6635.1	31/07/2025	National Australia Bank (NAB)	Account keeping fees & EFTPOS fees July 2025	491.04
			<b>TOTAL DIRECT DEBIT</b>	<b>172,366.58</b>

**SHIRE OF LAVERTON**  
**ACCOUNTS PAID LISTING**  
**FOR THE PERIOD ENDING 31 JULY 2025**

**EFT TRANSACTIONS**

<b>EFT</b>	<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
EFT9564	17/07/2025	Yves Lindecker	Travel expenses from Mingenew - Laverton - Mingenew	410.33
EFT9565	17/07/2025	Mandy Wynne	Monthly statements compilation for May 2025	1,464.21
EFT9566	17/07/2025	Peter Kerp	Reimbursement for mobile phone charges from 20/05/2025 to 19/07/2025	150.00
EFT9567	17/07/2025	Stephen Deering	Reimbursement for fuel travelling to drop off bus for repairs and for keys cut for Unit 4, 5 Burt Street	156.58
EFT9568	17/07/2025	Ina Edwardson	Reimbursement for fuel travelling to 'Elders Abuse Presentation' in Leonora	99.00
EFT9569	17/07/2025	Sanchez Wa Pty Ltd T/as Woodlands Building Company	Repairs to kitchen ceiling @ town hall - includes travel and accommodation	4,887.30
EFT9570	17/07/2025	Paupiyala Tjarutja Aboriginal Corporation	Fuel for maintenance grader and fuel camp - 1,200 L @ \$2.18 per litre	3,165.36
EFT9571	17/07/2025	Waalitj Foundation	Refund for hall hire deposit; Customer INV-2383	150.00
EFT9572	17/07/2025	Australia Post	Postage charges	28.36
EFT9573	17/07/2025	Bunnings Group Limited	Miscellaneous items for 8 Leahy Cl - incl. powerboard, plugs for sinks, lead extensions and data cable	165.20
EFT9574	17/07/2025	Canine Control	Ranger services 01 July 2025	2,420.00
EFT9575	17/07/2025	Team Global Express Pty Ltd (TGE) (Formerly Toll Transport)	Freight charges	1,658.76
EFT9576	17/07/2025	Desert Sands Cartage Contractors	Gravel resheeting @ Bandy Road from 09/06 to 24/06	171,782.63
EFT9577	17/07/2025	Eagle Petroleum (WA) Pty Ltd	Purchase of diesel, 15,000 L @ \$1.5698 per litre	25,901.70
EFT9578	17/07/2025	Eastgold Dairy Distributors - DO NOT USE	Great beyond cafe consumables	512.00
EFT9579	17/07/2025	Bidfood	Great beyond cafe consumables	346.72
EFT9580	17/07/2025	Horizon Power - EFT	Electricity usage charges - Streetlights 01/06/2025 to 30/06/2025	3,329.49
EFT9581	17/07/2025	Landgate	Mining temenements roll - M2025/04 from 15/03/2025 to 02/04/2025	90.50
EFT9582	17/07/2025	Meleods Lawyers Pty Ltd	Rates debt recovery - 4 Boomerang Street	355.08
EFT9583	17/07/2025	Office National	Stationery - Department allocated	236.19
EFT9584	17/07/2025	Outback Highway Development Council (OHDC)	OHDC inc Membership 2025/26 - Alliance of Councils	33,000.00
EFT9585	17/07/2025	IPFD Food Services Pty Ltd	Great beyond cafe consumables	1,909.70
EFT9586	17/07/2025	Pier Street Medical Pty Ltd	Quarterly MSR - Dr Surgery - QTR 1 01/07/2025 to 30/09/2025	72,568.92
EFT9587	17/07/2025	Stark Aviation Pty Ltd t/as Flying Fuels	Water detecting capsules for airport fuel tank plus freight and handling	253.50
EFT9588	17/07/2025	WML Consultants Pty Ltd	Tender support for road works	14,973.75
EFT9589	17/07/2025	BOC Limited	Monthly gas bottle charges	129.47
EFT9590	17/07/2025	Department Of Mines, Industry Regulation & Safety/Building Commission (BSL) (DMIRS)	Forwarding on of BSL collectionn for 2025-01	402.97

SHIRE OF LAVERTON ACCOUNTS PAID LISTING FOR THE PERIOD ENDING 31 JULY 2025						
EFT9591	17/07/2025	Building and Construction Industry Training Board (BCITF)(CTF)	Forwarding of CTF Levy collected on BP 2025/01			587.32
EFT9592	17/07/2025	Goldfields Voluntary Regional Organisation of Councils (GVROC)	GVROC Subscriptions 2025/26			38,500.00
EFT9593	17/07/2025	Australasian Performing Right Association Limited (APRA) T/A OneMusic Australia	Council music rural - license fee to play music @ hall from 01/07/2025 to 30/06/2026			387.64
EFT9594	17/07/2025	Alu Glass	Supply & install channel to lock side of security screen door for 8B Craiggie			330.00
EFT9595	17/07/2025	Phil Marshall	Reimbursement for mobile contract up to 03/07/2025			70.00
EFT9596	17/07/2025	Market Creations	Council connect annual fee SSL (Wildcard) year subscription 2025/26			14,971.00
EFT9597	17/07/2025	Fitzgerald Strategies	Annual subscription fee for comprehensive IR & HR Services 2025/26			5,006.40
EFT9598	17/07/2025	Department of Human Services (DHS)	Payroll deductions			196.48
EFT9599	17/07/2025	Officeworks	Stationery for CRC			287.84
EFT9600	17/07/2025	Nomad Plumbing Pty Ltd	Replace shower base @ Unit 7, 5 Burt Street			7,210.25
EFT9601	17/07/2025	Shire of Mount Magnet	Health & building reports & travel; 01/06, 09/06-11/06, 16/06, 20/06-21/06			4,158.00
EFT9602	17/07/2025	Laverton Supermarket (S L Satya Pty Ltd t/as)	Batteries for airport and lightbulbs for depot building			221.65
EFT9603	17/07/2025	East Gold Distributors (Vision Array Pty Ltd)	Great beyond cafe consumables			511.25
EFT9605	28/07/2025	Rex & Shaneane Weldon	Reimbursement request for meals, accommodation and taxi fees for Canberra trip			1,291.30
EFT9606	28/07/2025	Aquatic Services WA	Renew balance tank chemcoat protective coating - high pressure clean and drain balance tank plus apply coats plus off season maintenance			87,828.32
EFT9607	28/07/2025	BOC Limited	Monthly gas bottle charges 29/05/2025 to 27/06/2025			125.29
EFT9608	28/07/2025	Department of Human Services (DHS)	Payroll deductions			196.48
EFT9609	28/07/2025	StrataGreen (Strata Corporation Pty Ltd t/as)	Trees, tree guard, hardwood stalkes include freight			7,911.75
EFT9610	28/07/2025	Ricoh Australia Pty Ltd	Print cartridge black - DOT			191.40
EFT9611	28/07/2025	Water Corporation	Buildernet application - 1 Hawks Place, Laverton 6440			1,830.68
EFT9612	28/07/2025	Telstra	Landline phone charges to 01 Jul 2025			2,576.60
EFT9613	01/07/2025	Credit Card Purchases - CEO	Credit card usage 29/05/2025 - 27/06/2025			16,797.92
EFT9614	01/07/2025	Credit Card Purchases - MWS	Credit card usage 29/05/2025 - 27/06/2025			2,958.64
EFT9615	01/07/2025	Credit Card Purchases - DCEO	Credit card usage 29/05/2025 - 27/06/2025			3,246.41
EFT9616	15/07/2025	3E Advantage Pty Ltd	Printer usage June 2025			4,142.25
EFT9617	14/07/2025	AirBP	15999 L Jet A1 @ 1.75854 p/l ex GST			31,571.25
EFT9618	23/07/2025	WESTERN AUSTRALIA TREASURY CORPORATION (WATC)	Guarantee fee on loans			3,880.41
EFT9619	25/07/2025	Mountsville Pty Ltd T/a Easifleet Management	Novated lease agreement N Fuamatu 1/12			1,644.59
EFT9620	31/07/2025	Ait Specialists	Preparation of fuel tax credits for BAS			483.12

SHIRE OF LAVERTON ACCOUNTS PAID LISTING FOR THE PERIOD ENDING 31 JULY 2025						
EFT9621	31/07/2025	LGIS WA (JLT Insurance Broking)		Salary continuance 25/26		6,300.98
EFT9622	31/07/2025	Laverton LPS Pty Ltd		Deliveries GBVC & depot		352.00
EFT9623	31/07/2025	Laverton LPO		Phone for ARO		160.00
EFT9624	31/07/2025	Desert Sands Cartage Contractors		Grave digging		2,068.53
EFT9625	31/07/2025	Elite Gym Hire (Our Panda Pty Ltd ATF Our Panda Trust t/as)		Gym equipment rental		1,128.33
EFT9626	31/07/2025	LGISWA		EAP service for 33 employees - 2025-26		2,454.10
EFT9627	31/07/2025	Pier Street Medical Pty Ltd		Pre employment medical		206.00
EFT9628	31/07/2025	PsiTech Pty Ltd		Agreement managed IT service August 2025		9,645.90
EFT9629	31/07/2025	Satellite Television & Radio Australia (STRA)		Annual site inspection and remote monitoring 25/26 per remote management agreement		8,250.00
EFT9630	31/07/2025	The Workers Shop		Staff uniforms		1,495.00
EFT9631	31/07/2025	Winc Australia Pty Ltd		Standing order for stationery items for Admin - 2025/26		762.34
EFT9632	31/07/2025	Alu Glass		Repairs to top glass panel of front sliding door at GBVC		3,150.00
EFT9633	31/07/2025	Phil Marshall		Reimbursement - used private credit card		200.14
EFT9634	31/07/2025	Officeworks		Standing order for cleaning supplies		1,144.96
EFT9635	31/07/2025	Modular WA (Modularis Pty Ltd t/as)		New building depot		138,339.00
EFT9636	31/07/2025	Laverton Supermarket (S L Satya Pty Ltd t/as)		Standing order for morning tea refreshments for Council meeting & Admin 2025/26		359.19
EFT9637	31/07/2025	Ricoh Australia Pty Ltd		Printer Cartridge for CRC Licensing Printer x 2		191.40
EFT9638	31/07/2025	LGISWA		Consolidate insurance policies - 2025/26		188,396.77
EFT9641	31/07/2025	Credit Card Purchases - CEO		Credit card usage 28/06/2025 - 29/07/2025		8,551.50
EFT9642	31/07/2025	Credit Card Purchases - MWS		Credit card usage 28/06/2025 - 29/07/2025		1,842.11
EFT9643	31/07/2025	Credit Card Purchases - DCEO		Credit card usage 28/06/2025 - 29/07/2025		2,359.44
					<b>TOTAL EFT</b>	<b>957,019.65</b>

SHIRE OF LAVERTON ACCOUNTS PAID LISTING FOR THE PERIOD ENDING 31 JULY 2025				
TRUST EFT TRANSACTIONS				
EFT	DATE	NAME	DESCRIPTION	AMOUNT
DD6648.1	01/07/2025	Department of Transport (DOT)	DOT TAKINGS 27/06	361.00
DD6650.1	03/07/2025	Department of Transport (DOT)	DOT TAKINGS 01/07	306.10
DD6652.1	04/07/2025	Department of Transport (DOT)	DOT TAKINGS 02/07	16.65
DD6654.1	08/07/2025	Department of Transport (DOT)	DOT TAKINGS 04/07	979.05
DD6656.1	09/07/2025	Department of Transport (DOT)	DOT TAKINGS 07/07	213.25
DD6658.1	11/07/2025	Department of Transport (DOT)	DOT TAKINGS 09/07	32.00
DD6660.1	14/07/2025	Department of Transport (DOT)	DOT TAKINGS 10/07	84.00
DD6662.1	15/07/2025	Department of Transport (DOT)	DOT TAKINGS 11/07	42.90
DD6664.1	18/07/2025	Department of Transport (DOT)	DOT TAKINGS 16/07	168.00
DD6666.1	21/07/2025	Department of Transport (DOT)	DOT TAKINGS 17/07	65.60
DD6674.1	22/07/2025	Department of Transport (DOT)	DOT TAKINGS 18/07	980.10
DD6668.1	24/07/2025	Department of Transport (DOT)	DOT TAKINGS 22/07	29.90
DD6670.1	25/07/2025	Department of Transport (DOT)	DOT TAKINGS 23/07	225.50
DD6672.1	30/07/2025	Department of Transport (DOT)	DOT TAKINGS 28/07	111.70
TOTAL TRUST EFT				3,615.75
TOTAL PAYMENTS				1,133,001.98

6:07pm Cr Patrick Hill declared an Indirect Financial Interest in item 7.8 and left the meeting.

## RESOLUTION

## COUNCIL DECISION

MOVED: Cr B Conway-Cox SECONDED: Cr M Pedder

As the Chair declared an Indirect Financial Interest in item 7.8, Cr Rob Wedge assume the chair

**CARRIED 6/0**

**For: Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon,  
Cr P Ovans**

### **7.8 PROPOSED TENURE UNDER THE LAA FOR MISCELLANEOUS LICENCE L38/2 UNDER THE MINING ACT – PART RESERVE 6884 – PART LOT 350 ON DP 72971**

<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Phil Marshall, Chief Executive Officer
<b>RESPONSIBLE OFFICER</b>	Phil Marshall, Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Not Applicable

## MATTER FOR CONSIDERATION BY THE COUNCIL

### ATTACHMENTS

OMC210825.7.8.A	Map showing mining tenure L38/2 and existing access road from Sturt Pea
OMC210825.7.8.B	Map showing Council reserve R6884

### BACKGROUND

The following letter has been received on the 29<sup>th</sup> July 2025. *“As discussed, following a Notice of Forfeiture application issued for this property last year, due to late payment of lease rental (2 days), and the subsequent request for proof of mining activity on the property, these applications were subsequently withdrawn by the Warden's Court in*

*Leonora following a recommendation by DEMIRS. We were advised to pursue a change in the land tenure status to prevent this problem from reoccurring.*

*Mr Byron Headley has occupied the property for over 20 years and has paid Pastoral Rates to the Shire during that time. The property has never been used for mining and was originally a Water Right for a Market Garden since 1905. I understand that there was a period of several years when the Shire stopped sending Rates Notices to Mr Headley, and it was not until Mr Headly himself asked the Shire about the Rates that the assessment notices were issued again. In addition to this, he has also paid Lease Rental to DEMIRS and has also had to complete Mining Rehabilitation Fund returns for the property since DEMIRS changed the Water Right to a Miscellaneous Licence.*

*We are now seeking to pursue having the lease changed to freehold as discussed in the accompanying documentation and seek Council's support for this and for a right of way across E38/3052. This access road has been in place for many years."*

The DPLH has written to the proponent as follows.

*'To progress this proposal, could you please advise how you intent (sic) to access Mining tenement L38/22? We note that the access is likely from the north vis sturt Pea Drive. If this is the case, the access leg would also need to be converted to freehold and incorporated into L38/2 tenure area.*

*Accordingly, we recommend that you contact the Shire and formally advise them of your intentions to pursue freehold tenure. Once a resolution has been received, the Department will commence the referral process to enable the freehold conversion on the Mining tenement L38/2"*

The two attachments clearly dictate the existing road surface from Sture Pea and this would replicate the property access to the south on attachment 7.8.B

## **STATUTORY IMPLICATIONS -**

### ***Local Government Act 1995***

- Section 2.7(2) – Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.
- Section 3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

## **STRATEGIC PLAN IMPLICATIONS –**

Economic Objective: Prosperous local economy attracting businesses, opportunities, and people

## **POLICY IMPLICATIONS**

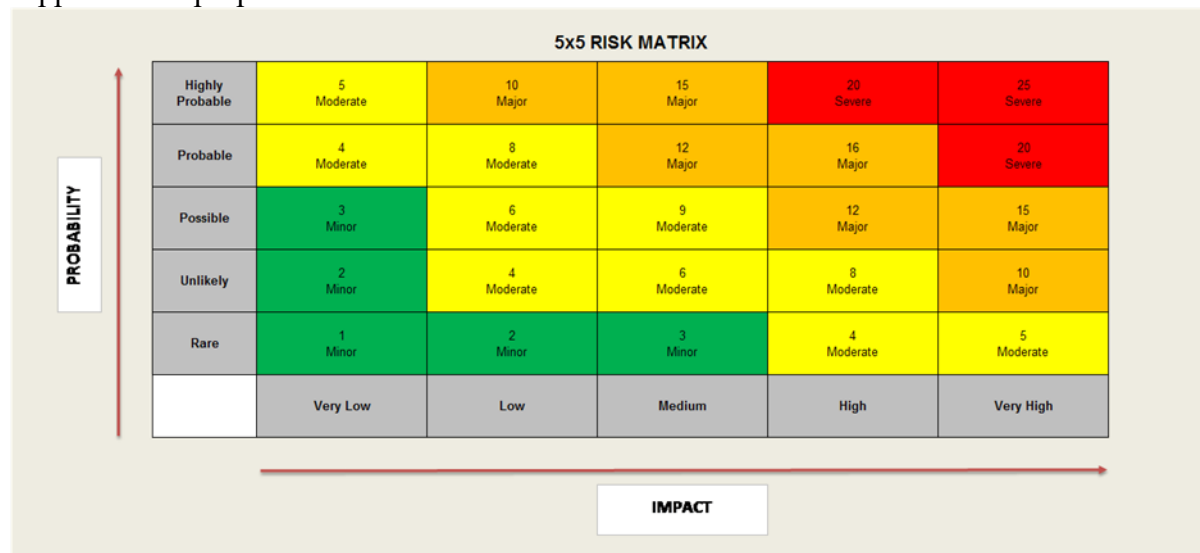
Council has no policies in respect to this matter.

## **FINANCIAL IMPLICATIONS**

The recommendation of this report has no financial implications for Council.

## RISK MANAGEMENT

The risk is considered low, as there are no implications, for the council apart from providing support to the proponent.



## CONSULTATION

Proponent through Tiffany Farlow

## COMMENT

The way forward is clear to see, it is evident that the property to the south has extended similar access to what is required within this report.

Therefore, the recommendation is to support the process of providing access to mining tenement L38/2 across R6884 and E38/3052.

## RESOLUTION

## COUNCIL DECISION

MOVED: Cr M Pedder      SECONDED: Cr P Ovans

**That the Council advise the proponent and the Department of Planning Lands and Heritage that they support the exercising the area of miscellaneous Licence L38/2 and associated access leg from the managed reserve R8664 (off sturt Pea Drive) to be incorporated into L38/2 to enable the freehold conversion.**

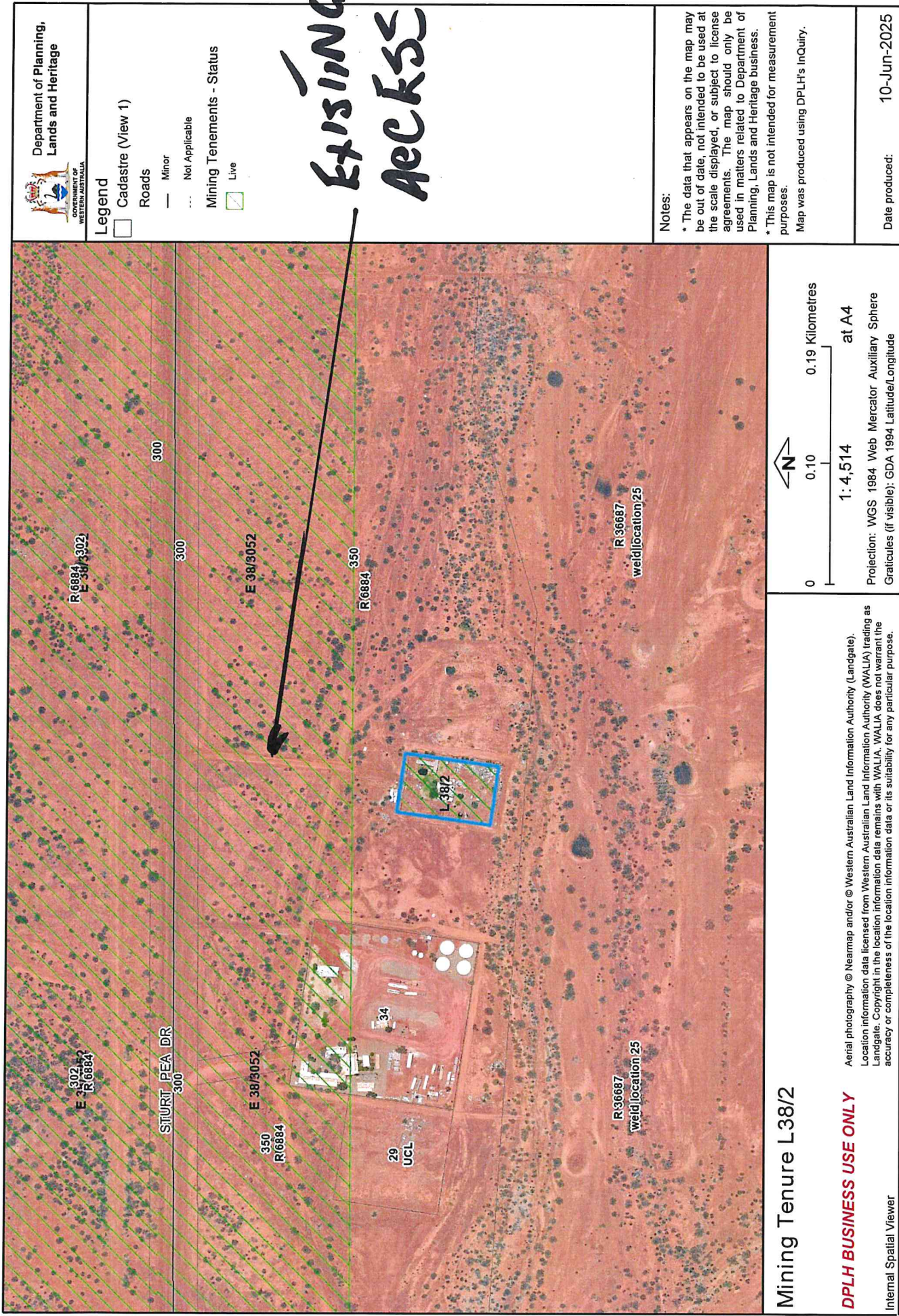
**CARRIED 6/0**

**For: Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon,  
Cr P Ovans**



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1.3 A.



EXISTING  
ACCESS.





## 7.9 BUSH FIRE NOTICE 2025/26

<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Phil Marshall, Chief Executive Officer
<b>RESPONSIBLE OFFICER</b>	Phil Marshall, Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	OMC150824.7.5.A

## MATTER FOR CONSIDERATION BY THE COUNCIL

That the council endorse the bush fire notice to ensure compliance under the Bush Fires Act 1954.

## ATTACHMENTS

OMC210825.7.9.A Bush Fire Notice 2025-26

## BACKGROUND

In preparation for the next fire season, it is now appropriate to consider adoption of the 2025/26 Bush Fire Notice.

Since 2012/13 the Shire has been actively pursuing and enforcing compliance with the Bush Fire Notice and first exercised its power to clear flammable material from non-compliant properties by engaging contractors in 2014/15.

The dates proposed for the restricted and prohibited periods are as follows.

- **Restricted Burning Period** 1 October 2025 – 31 October 2025; and  
1 April 2026 – 30 April 2026
- **Prohibited Burning Period** 1 November 2025 – 31 March 2026

## STATUTORY IMPLICATIONS

***Local Government Act 1995***

Section 2.7(2) – Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.

Section 3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

***Bush Fires Act 1954***

- Section 33 (1) – A local government may give notice in writing to an owner or occupier of land requiring him within a time specified in the notice to–
- (a) Clear upon the land fire-breaks as are specified in the notice; and thereafter to maintain the fire-breaks;
  - (b) To act as and when specified with respect to anything which is upon the land which is likely to be conducive to the outbreak or spread of a bush fire
- Section 33 (2) – A notice in writing may be given to an owner of land by posting it to him at the address kept by the local government for the service of rate notices

**STRATEGIC PLAN IMPLICATIONS**

The recommendation of this report has no strategic implications for Council.

**POLICY IMPLICATIONS**

Policy 03.21 – Provides for debts incurred by property owners for fire prevention to be charged against the land (added to rates) after 3 months.

**FINANCIAL IMPLICATIONS**

There will be some minor costs to publishing and distributing the Bush Fire Notice. These will be covered under typical operational expenditure.

There will be a cost in terms of staff time to inspect properties, administrate the compliance process, and carry out remedial clearing. All costs are recoverable from the owners, and Council has adopted Policy 03.21 to ensure that the costs can ultimately be recovered as unpaid rates if required.

A \$250 fine per incidence on non-compliance is applicable, which may be recovered via the Fines Enforcement Registry if unpaid after 3 months.

The net cost to Council of carrying out the Bush Fire Notice enforcement process is expected to be negligible.

## RISK MANAGEMENT

The risk is considered low, as it meets the requirements of the Bush Fires Act 1954.

5x5 RISK MATRIX

PROBABILITY

Highly Probable	5 Moderate	10 Major	15 Major	20 Severe	25 Severe
Probable	4 Moderate	8 Moderate	12 Major	16 Major	20 Severe
Possible	3 Minor	6 Moderate	9 Moderate	12 Major	15 Major
Unlikely	2 Minor	4 Moderate	6 Moderate	8 Moderate	10 Major
Rare	1 Minor	2 Minor	3 Minor	4 Moderate	5 Moderate
	Very Low	Low	Medium	High	Very High

IMPACT

## CONSULTATION

Nil

## COMMENT

The requirements of the 2025/26 Bush Fire Notice are identical to previous Notices, in that land within the Laverton town site is to be completely cleared of flammable material, including overgrown grass or weeds, building materials or firewood that are not neatly stockpiled, and dead trees. Land outside the town site must have a 3m fire break cleared around its boundaries.

The clearing must be completed by 15 October to ensure properties can be inspected and, if necessary, undergo the enforcement process in preparation for the Prohibited Burning Period beginning 1 November. Clearing must also be maintained for the full duration of the Prohibited Burning Period (until 1 April 2026). This year, it is not about the enforcement, but assisting ratepayers to clean up their land in a timely manner.

The Council will be working with the Fire and Rescue Service to assist with the burning and ratepayers alike.

## RESOLUTION

## COUNCIL DECISION

MOVED: Cr B Conway-Cox SECONDED: Cr M Pedder

### That Council

1. That the Council Adopts the Shire of Laverton 2025/26 Bush Fire Notice under the Bush Fires Act 1954 as shown in attachment OMC210825.7.9.A.

CARRIED 7/0

For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovens

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**BUSH FIRES ACT 1954**  
**2025/26 Bush Fire Notice**  
**SHIRE OF LAVERTON**

**NOTICE TO ALL OWNERS OF LAND SITUATED IN THE SHIRE OF LAVERTON**

TAKE NOTICE that pursuant to section 33(4) of the *Bush Fires Act 1954*, where the owner of land who has received notice fails or neglects to comply with the requisitions of the notice within the time specified, the Shire of Laverton may by its officers and with such servants, workmen and contractors, vehicles and machinery as the officers deem fit, enter upon the land and carry out the requisitions of the notice which have not been complied with and pursuant to section 33(5) of the *Bush Fires Act 1954*, the amount of any costs and expenses incurred may be recovered from you as the owner of the land.

**Owners of land are reminded it is their responsibility to ensure the Bush Fire Notice is complied with and that the requirements of the Bush Fire Notice will be strictly enforced by the Shire.**

**FIRE PREVENTATIVE MEASURES**

Pursuant to the powers contained in section 33 of the *Bush Fires Act 1954*, you are hereby required to:

- a) Clear of flammable material firebreaks not less than 3 metres in width immediately inside all external boundaries of any lot owned by you and situated within the **Shire of Laverton**.
- b) Clear completely of all flammable material (save buildings, structures and fences) any lot owned by you and situated within the **Laverton Town Site**.

Such clearing may be constructed by one or more of the following methods:

SLASHING, PLOUGHING, CULTIVATING, SCARIFYING, RAKING, BURNING, CHEMICAL SPRAYING OR OTHER APPROVED METHOD, and are to be cleared to the satisfaction of an Authorised Officer of the Shire. In addition, you may be required to carry out further works which are considered necessary by an Authorised Officer of the Shire and specified by way of a separate written notice forwarded to the address as shown on the Shire of Laverton rates record for the relevant land.

In some instances, naturally occurring features such as rocky outcrops or natural watercourses and landscaping such as reticulated gardens or driveways may be an acceptable substitute for cleared firebreaks. This option must first be discussed with an Authorised Officer of the Shire and approved by the Shire of Laverton in writing. For the purpose of this notice grass kept at a height of less than 5 centimeters at all times covered by this notice will be deemed not to be flammable material.

All clearing and other alternative arrangements allowed by the preceding parts of this notice **must be established by 15 October 2025** (or within 14 days of you becoming the owner should this occur after that date) and maintained clear of flammable material until 1 April 2026.

**APPLICATION TO VARY THE ABOVE REQUIREMENTS**

If it is considered impracticable for any reason whatsoever to take fire preventative measures or establish other arrangements as required by this notice, you may apply in writing to the Shire of Laverton not later than 1 October 2025 for permission to carry out fire preventative work in alternative positions on the land. If permission is not granted by the Shire you must comply with the requirements of this notice. If the requirements of this notice are carried out by burning, such burning must be in accordance with the relevant provisions of the *Bush Fires Act 1954*.

**THE PENALTY FOR FAILING TO COMPLY** with this notice is a fine of \$250, and a person in default is also liable whether prosecuted or not to pay the costs of performing the work directed by this notice if it is not carried out by the owner prior to the date required by this notice.

The responsibility for ensuring the protection of your property is yours. Proper preparedness for the fire season will enhance the capacity for you, your family and property to survive a fire should one occur. Fire preparedness measures are a defensive method of ensuring survivability from within your property boundary. This may be achieved by a variety of measures which include:

**Cleared firebreaks and driveways:** have the capacity to slow the progress and contain fires as well as provide access for emergency services.

**Hazard reduction:** burning, slashing, mowing and chemical treatment have the capacity to reduce the amount of flammable material on your property. The less fuel available to burn during a fire, the less intense the fire.

**Natural features:** such as rock outcrops usually have little flammable material on them. Natural features may be used in conjunction with other firebreak installation methods, such as linking them with constructed firebreaks and driveways, and as containment zones for hazard reduction burns.

**Reticulation:** Where specialized pastures are established under reticulation, this may, on application, be accepted in lieu of firebreaks provided the pasture is kept green.

**RESTRICTED BURNING PERIOD 1**

**1 OCTOBER TO 31 OCTOBER 2025 (INCLUSIVE)**

Permits to burn are required during this period for hazard reduction burning.

Alternative firebreak applications to be submitted by 1 October 2025.

Firebreaks **must** be installed by 15 October 2025.

**Please note that penalties apply where burning regulations are contravened or permit conditions are not complied with.**

**PROHIBITED BURNING PERIOD**

**1 NOVEMBER 2025 TO 31 MARCH 2026 (INCLUSIVE)**

All burning, including garden refuse is prohibited during this period.

Properties to be maintained clear of flammable material until 1 April 2026.

**RESTRICTED BURNING PERIOD 2**

**1 APRIL TO 30 APRIL 2026 (INCLUSIVE)**

Permits to burn are required during this period for hazard reduction burning.

**Please note that penalties apply where burning regulations are contravened or permit conditions are not complied with.**

Certain climate or weather conditions may cause these periods to be extended or shortened. You must check the press for details or call the Shire Office on **9031 1202** before commencing to burn.

**TO REPORT ALL FIRES RING 000**

Phil Marshall  
Chief Executive Officer



## REGULATORY INFORMATION

### PERMITS

Permits are required to burn bush or grass at any time during the Restricted Burning Period. Permits are available from the Shire of Laverton Administration Office.

### INCINERATORS

Incinerators must not be lit during the Prohibited Burning Period. Incinerators may be lit at other times provided the Fire Danger Rating is not Very High to Catastrophic. Incinerators must be properly constructed and designed to prevent the escape of any sparks or burning material. They must be located in an area at least 2 metres away from any building or fence and from which all flammable material has been removed and kept cleared.

### WELDING/CUTTING APPARATUS

If you are using a welder or operating a power operated abrasive cutting and or grinding disc of any kind, you must have at least one fire extinguisher present and be surrounded by a five metre firebreak.

### INSPECTIONS

An inspection of properties to ensure fire prevention work and hazard removal measures have been carried out will be completed by an authorized officer on or after 15 October 2025.

### GARDEN REFUSE

**During the Prohibited Burning Period**, garden refuse must **not** be burnt at any time.

**During the Restricted Burning Period**, garden refuse may be burnt during the day before 6 pm with a permit, subject to conditions.

Garden refuse may also be burnt without a permit after 6 pm during the Restricted Burning Period provided certain criteria are met. Set out below are legislative requirements from the *Bush Fires Act 1954* and the *Health Act 1911* in relation to burning together with a number of helpful suggestions. The legislative requirements have been prefixed with an asterisk. These as a minimum must be followed:

- \* The pile of refuse does not exceed 1 cubic metre
- \* An area 5 metres wide is cleared around the pile. (Lawn, driveways, paths etc. may be considered as cleared area)
- \* The fire is only lit between 6:00 pm and 11:00 pm
- \* The fire is completely extinguished by midnight
- \* At least 1 person is in attendance at all times. There is a means of extinguishing the fire available at all times ( e.g. garden hose, knapsack spray or fire unit)
- \* The Fire Danger Rating is not Very High to Catastrophic
- \* The smoke from your fire does not cause a nuisance to neighbors and or traffic
- \* Do not burn plastics, other household or commercial waste
- \* Do not burn wet or green piles of material at any time as this will cause excessive smoke.
- Only 1 pile is alight at one time
- You notify your neighbors of your intention to burn

**During periods other than the Restricted or Prohibited Burning Periods**, garden refuse may be burnt. For safety reasons you are encouraged to follow the same requirements stipulated above.

### PENALTIES

Section	Offence	Penalty
33(3)	Failure to comply with bush fire notice	\$250
25	Offences relating to lighting a fire in the open air	\$250
15(2)	Applying to another bush fire control officer for permit where permit already refused	\$250
17(12)	Setting fire to bush during prohibited burning period	\$250
24(D)	Burning garden refuse when fire danger is extreme or very high	\$250
24(G)	Burning garden refuse contrary to Ministerial or local government prohibition or restriction	\$250
24B(3)(a)	Failure to produce permit to burn	\$100

Other penalties may apply as specified in the *Bush Fires (Infringements) Regulations 1978*. Major offences may result in court action with penalties ranging from \$2,000 to \$250,000 and/or imprisonment.

## GENERAL INFORMATION

### KEEPING YOUR HOME SAFE FROM FIRE

There are a number of ways you can keep your home safe from fire –

- Install smoke detectors in your home
- Clear vegetation away from the walls of your home
- Clear all rubbish and inflammable materials from around your home and create a circle of safety free from flammable material (save buildings, structures and fences)
- Store all firewood, timber, petrol etc well away from your home
- Prior to summer, clean all leaves and debris from your gutters
- Don't have flammable trees, such as conifers, near buildings
- Trim all branches that overhang the house, power lines and those that are close to windows and glass doors
- Fit wire insect screens or shutters to windows and glass doors

<b>7.10</b>	<b>RFQ01-2025/2026 CONSTRUCTION OLD LAVERTON ROAD SLK6.40 TO SLK22.00</b>
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<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Peter Kerp, Manager Works and Services
<b>RESPONSIBLE OFFICER</b>	Phil Marshall, Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Not Applicable

### **MATTER FOR CONSIDERATION BY THE COUNCIL**

To provide Council with details of the Quote submissions received for Western Australian Local Government Association (WALGA) Quote RFQ01-2025/2026-Construction Old Laverton Road SLK6.40 to SLK22.00, document the results of the Quotation assessment and make recommendations regarding award of the contract

### **ATTACHMENTS**

OMC210825.7.10.A                      CONFIDENTIAL Tender Evaluation & Recommendation Report

### **BACKGROUND**

WALGA Quote RFQ01-2025/2026 – Construction Old Laverton Road SLK6.40 to SLK22.00 was advertised via the WALGA E-Quote System on Thursday 17 July 2025. The Quote closed at 4.00pm Monday 4 August 2025 and was opened immediately after the closing time. The WALGA E-Quote System was used on the Preferred Supplier Program PSP009-015 Roads, Infrastructure and Depot Services (Road Building, Minor and Major Works) Category, and three (3) pre-qualified suppliers were invited to submit responses to the Request. RFQ01-2025/2026 was also forwarded to one (1) supplier, who is not listed on the WALGA panel to provide an opportunity to consider lodging a submission. This company has had previous experience undertaking similar projects in the Shire of Laverton over the past twelve (12) months

### **STATUTORY IMPLICATIONS –**

#### ***Local Government Act 1995***

- Section 2.7(2) – Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.
- Section 3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

### **3.57 Tenders for providing goods or services**

- (1) A local government is required to invite tenders before it enters into a contract of a

prescribed kind under which another person is to supply goods or services

(2) Regulations may make provision about tenders.

## **Local Government (Functions and General) Regulations 1996**

### **11. When tenders have to be publicly invited**

(1A) In this regulation –

**state of emergency declaration** has the meaning given in the Emergency Management Act 2005 section 3.

(1) Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$250 000 unless subregulation (2) states otherwise.

(2) Tenders do not have to be publicly invited according to the requirements of this Division if –

- (a) the supply of the goods or services is to be obtained from expenditure authorised in an emergency under section 6.8(1)(c) of the Act; or
- (b) the supply of the goods or services is associated with a state of emergency or a COVID-19 declaration; or
- (c) the supply of the goods or services is to be obtained through the WALGA Preferred Supplier Program; or

[(ba) deleted]

(c) within the last 6 months –

(i) the local government has, according to the requirements of this Division, publicly invited tenders for the supply of the goods or services but no tender was submitted that met the tender specifications or satisfied the value for money assessment; or

(ii) or the local government has, under regulation 21(1), sought expressions of interest with respect to the supply of the goods or services but no person was, as a result, listed as an acceptable tenderer; or

(d) the contract is to be entered into by auction after being expressly authorised by a resolution of the council of the local government; or

(e) the goods or services are to be supplied by or obtained through the government of the State or the Commonwealth or any of its agencies, or by a local government or a regional local government; or

(ea) the goods or services are to be supplied –

(iii) in respect of an area of land that has been incorporated in a district as a result of an order made under section 2.1 of the Act changing the boundaries of the district; and

(iv) by a person who, on the commencement of the order referred to in subparagraph (i), has a contract to supply the same kind of goods or services to the local government referred to in that subparagraph.

#### **d.18 Rejecting and accepting tenders**

- (1) A tender is required to be rejected unless it is submitted at a place, and within the time, specified in the invitation for tenders.
- (2) A tender that is submitted at a place, and within the time, specified in the invitation for tenders but that fails to comply with any other requirement specified in the invitation may be rejected without considering the merits of the tender.
- (3) If, under regulation 23(4), the CEO has prepared a list of acceptable tenderers for the supply of goods or services, a tender submitted by a person who is not listed as an acceptable tenderer is to be rejected.
- (4) Tenders that have not been rejected under subregulation (1), (2), or (3) are to be assessed by the local government by means of a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept and it is to decide which of them (if any) it thinks it would be most advantageous to the local government to accept.
- (4a) To assist the local government in deciding which tender would be the most advantageous to it to accept, a tenderer may be requested to clarify the information provided in the tender.
- (5) The local government may decline to accept any tender.
- (6) If a local government has accepted a tender but acceptance of the tender does not create a contract and within 6 months of the day on which the tender was accepted the local government and the successful tenderer agree not to enter into a contract in relation to the tender, the local government may accept from the other tenders the tender which it thinks it would be most advantageous to the local government to accept.
- (7) If a local government has accepted a tender and acceptance of the tender creates a contract and within 6 months of the day on which the tender was accepted the local government and the successful tenderer agree to terminate the contract, the local government may accept from the other tenders the tender which it thinks it would be most advantageous to the local government to accept.

*[Regulation 18 amended: Gazette 29 June 2001 p. 3131-2; 18 Sep 2015 p.3807]*

#### **e.19 Tenderers to be notified of outcome**

The CEO is to give each tenderer notice in writing containing particulars of the successful tender or advising that no tenders was accepted.

### **STRATEGIC PLAN IMPLICATIONS**

Outcome 3.1: Safe and efficient transport network

3.1.2 Maintain and improve road network.

3.1.2.1 Maintain and improve road network (town and rural) in accordance with asset management plans.

3.1.2.2 Maintain plant and equipment in accordance with asset management plans.

## POLICY IMPLICATIONS

Policy 2.28 Purchasing applies.

3.4 Procurement of \$250,000 or above

The '*Public Request for Tender (RFT) Process*' must be used, unless the WALGA Preferred Supplier Program is utilised which is the case here.

## FINANCIAL IMPLICATIONS

A total budget \$3,955,533 has been allocated for the reconstruction of Old Laverton Road SLK6.40 to SLK22.00 including the application of a sprayed crumb rubber bitumen seal over the same length.

The recommended tenderer for the reconstruction works is a Lump Sum Price of \$1,131,578.80 and the recommended tenderer for the sprayed seal works is the Alternative Tender with a Lump Sum Price of \$1,543,950.00, totally \$2,675,528.00

To push, screen and condition the gravel required for sheeting Old Laverton Rd prior to application of prime, double-coat spray seal is approximately an additional \$360,000.00.00

The balance available is to reconstruct from Old Laverton Road T-junction to the Mt Maragret community, approximately 10kms distance. Council officers have written to the Local Government Grants Commission to determine whether there is any supplementary funds to assist with the reconstruction. The aim is to lay a double-coat spray seal application into the community. Council officers have also informed the LG Grants Commission that the internal roads are in very poor condition and future funds should be allocated to bring them to a serviceable condition,

## RISK MANAGEMENT

The risk is considered low, as the Council has followed the tender requirements of the Local Government Act 1995 and the Local Government (Functions and General) Regulations.1996.

5x5 RISK MATRIX						
PROBABILITY	Highly Probable	5 Moderate	10 Major	15 Major	20 Severe	25 Severe
	Probable	4 Moderate	8 Moderate	12 Major	16 Major	20 Severe
	Possible	3 Minor	6 Moderate	9 Moderate	12 Major	15 Major
	Unlikely	2 Minor	4 Moderate	6 Moderate	8 Moderate	10 Major
	Rare	1 Minor	2 Minor	3 Minor	4 Moderate	5 Moderate
		Very Low	Low	Medium	High	Very High
IMPACT						

## CONSULTATION

Nil –

## COMMENT

One (1) response was received via the Vendor Panel from the three companies who were invited and one (1) response received by a local supplier familiar with this type of work in remote areas by the Deadline.

A total of two (2) submissions were received by the Deadline. Two (2) Respondents declined to respond

<b>Respondent</b>
Desert Sands Cartage Contractors
Monarch Civil Ventures

The scope of works calls for the construction for Old Laverton Road SLK6.40 to SLK22.00 to final trim stage prior to application of a primer coat / single 14mm chip seal by a bitumen spray seal contractor

Evaluation of the Tender, in accordance with the advertised Tender assessment criteria, produced the following weighted scores

<b>RESPONDENT</b>	<b>LEVEL OF SERVICE</b>	<b>UNDERSTANDING OF CONTRACT REQUIREMENTS</b>	<b>PRICE CONSIDERATIONS</b>	<b>TOTAL SCORE</b>
	<b>30 Pts</b>	<b>30 Pts</b>	<b>40 Pts</b>	<b>100 Pts</b>
DESERT SANDS CARTAGE CONTRACTORS	26.5	15.5	22.0	<b>64.0</b>
MONARCH CIVIL VENTURES	26.5	26.8	40.0	<b>93.3</b>

Respondents were required to supply information addressing level of service, demonstrated relevant industry experience, available resources, qualified personnel, experience in working in remote areas, and understanding of the requirements of the request.

The submission from Desert Sands failed to address certain requirements of the tender in the following areas:

- Details of the personnel and their experience
- Details of the methodology to undertake the works
- GANNT chart detailing of major components of the works to complete the works within the specified timeframe

Overall, the submission received by Monarch Civil Ventures is considered the best value to the Shire of Laverton and therefore recommended as the preferred tenderer.

It should be noted that though the reconstruction works are a Lump Sum Price, there will be variations for rework caused by passing vehicles damaging the pavement prior to application of a primer-seal. There is no room to construct a temporary detour track to keep vehicles off the formed road pavement during the construction phase prior to application of the spray seal as this will involve the loss of native vegetation to accommodate the detour track and its ongoing maintenance over the duration of road construction. There would be considerable time delay in undertaking a Flora Survey and lodging the application to the Environmental Regulatory Authority for a Native Vegetation Clearing Permit.

**RESOLUTION**

**COUNCIL DECISION**

**MOVED:** Cr R Wedge **SECONDED:** Cr P Ovans

**That Council accepts the Lump Sum Price of \$1,131,578.80 ex GST submitted by Monarch Civil Ventures for Quote RFQ01-2025/2026 – Construction Old Laverton Road SLK6.40 to SLK22.00 in accordance with the quotation document shown as OMC210825.7.10.A and the Local Government Act 1995 Section 3.57 and the Local Government (Functions and General) Regulations 1996, Section 18**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovans**

<b>7.11</b>	<b>RFQ01-2025/2026 CONSTRUCTION OLD LAVERTON ROAD SLK6.40 TO SLK22.00</b>
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<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Peter Kerp, Manager Works and Services
<b>RESPONSIBLE OFFICER</b>	Phil Marshall, Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Not Applicable

### **MATTER FOR CONSIDERATION BY THE COUNCIL**

To provide Council with details of the quote submissions received for Western Australian Local Government Association (WALGA) Quote RFQ02-2025/2026-Supply and Laying S45R Crumb Rubber Sprayed Bituminous Road Surfacing Old Laverton Road SLK6.20 to SLK22.00, document the results of the Quotation assessment and make recommendations regarding award of the contract

### **ATTACHMENTS**

OMC210825.7.11.A                      CONFIDENTIAL Tender Evaluation & Recommendation Report

### **BACKGROUND**

WALGA Quote RFQ02-2025/2026 Supply and Laying S45R Crumb Rubber Sprayed Bituminous Road Surfacing Old Laverton Road SLK6.40 to SLK22.00 was advertised via the WALGA E-Quote System on Thursday 17 July 2025. The Quote closed at 4.00pm Monday 4 August 2025 and was opened immediately after the closing time.

The WALGA E-Quote System was used on the Preferred Supplier Program PSP009-006 Roads, Infrastructure and Depot Services (Bitumen & Sprayed Bituminous Road Surfacing) Category, and five (5) pre-qualified suppliers were invited to submit responses to the Request.

### **STATUTORY IMPLICATIONS –**

#### ***Local Government Act 1995***

Section 2.7(2) – Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.

Section 3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

### **3.57 Tenders for providing goods or services**

(1) A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services

(2) Regulations may make provision about tenders.



---

## Local Government (Functions and General) Regulations 1996

### 11. When tenders have to be publicly invited

(1A) In this regulation –

**state of emergency declaration** has the meaning given in the Emergency Management Act 2005 section 3.

- (3) Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$250 000 unless subregulation (2) states otherwise.
- (4) Tenders do not have to be publicly invited according to the requirements of this Division if —
  - (f) the supply of the goods or services is to be obtained from expenditure authorised in an emergency under section 6.8(1)(c) of the Act; or
  - (g) the supply of the goods or services is associated with a state of emergency or a COVID-19 declaration; or
  - (h) the supply of the goods or services is to be obtained through the WALGA Preferred Supplier Program; or

[(ba) deleted]

(c) within the last 6 months —

(i) the local government has, according to the requirements of this Division, publicly invited tenders for the supply of the goods or services but no tender was submitted that met the tender specifications or satisfied the value for money assessment; or

(ii) or the local government has, under regulation 21(1), sought expressions of interest with respect to the supply of the goods or services but no person was, as a result, listed as an acceptable tenderer; or

(i) the contract is to be entered into by auction after being expressly authorised by a resolution of the council of the local government; or

(j) the goods or services are to be supplied by or obtained through the government of the State or the Commonwealth or any of its agencies, or by a local government or a regional local government; or

(ea) the goods or services are to be supplied —

(v) in respect of an area of land that has been incorporated in a district as a result of an order made under section 2.1 of the Act changing the boundaries of the district; and

(vi) by a person who, on the commencement of the order referred to in subparagraph (i), has a contract to supply the same kind of goods or services to the local government referred to in that subparagraph.

#### **d.18 Rejecting and accepting tenders**

- (1) A tender is required to be rejected unless it is submitted at a place, and within the time, specified in the invitation for tenders.

- (2) A tender that is submitted at a place, and within the time, specified in the invitation for tenders but that fails to comply with any other requirement specified in the invitation may be rejected without considering the merits of the tender.
- (3) If, under regulation 23(4), the CEO has prepared a list of acceptable tenderers for the supply of goods or services, a tender submitted by a person who is not listed as an acceptable tenderer is to be rejected.
- (4) Tenders that have not been rejected under subregulation (1), (2), or (3) are to be assessed by the local government by means of a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept and it is to decide which of them (if any) it thinks it would be most advantageous to the local government to accept.
- (4a) To assist the local government in deciding which tender would be the most advantageous to it to accept, a tenderer may be requested to clarify the information provided in the tender.
- (5) The local government may decline to accept any tender.
- (6) If a local government has accepted a tender but acceptance of the tender does not create a contract and within 6 months of the day on which the tender was accepted the local government and the successful tenderer agree not to enter into a contract in relation to the tender, the local government may accept from the other tenders the tender which it thinks it would be most advantageous to the local government to accept.
- (7) If a local government has accepted a tender and acceptance of the tender creates a contract and within 6 months of the day on which the tender was accepted the local government and the successful tenderer agree to terminate the contract, the local government may accept from the other tenders the tender which it thinks it would be most advantageous to the local government to accept.

[Regulation 18 amended: Gazette 29 June 2001 p. 3131-2; 18 Sep 2015 p.3807]

#### **e.19 Tenderers to be notified of outcome**

The CEO is to give each tenderer notice in writing containing particulars of the successful tender or advising that no tenders was accepted.

### **STRATEGIC PLAN IMPLICATIONS**

Outcome 3.1: Safe and efficient transport network

3.1.2 Maintain and improve road network.

3.1.2.1 Maintain and improve road network (town and rural) in accordance with asset management plans.

3.1.2.2 Maintain plant and equipment in accordance with asset management plans.

### **POLICY IMPLICATIONS**

Policy 2.28 Purchasing applies.

3.4 Procurement of \$250,000 or above

The 'Public Request for Tender (RFT) Process' must be used, unless the WALGA Preferred Supplier Program is utilised which is the case here.

## FINANCIAL IMPLICATIONS

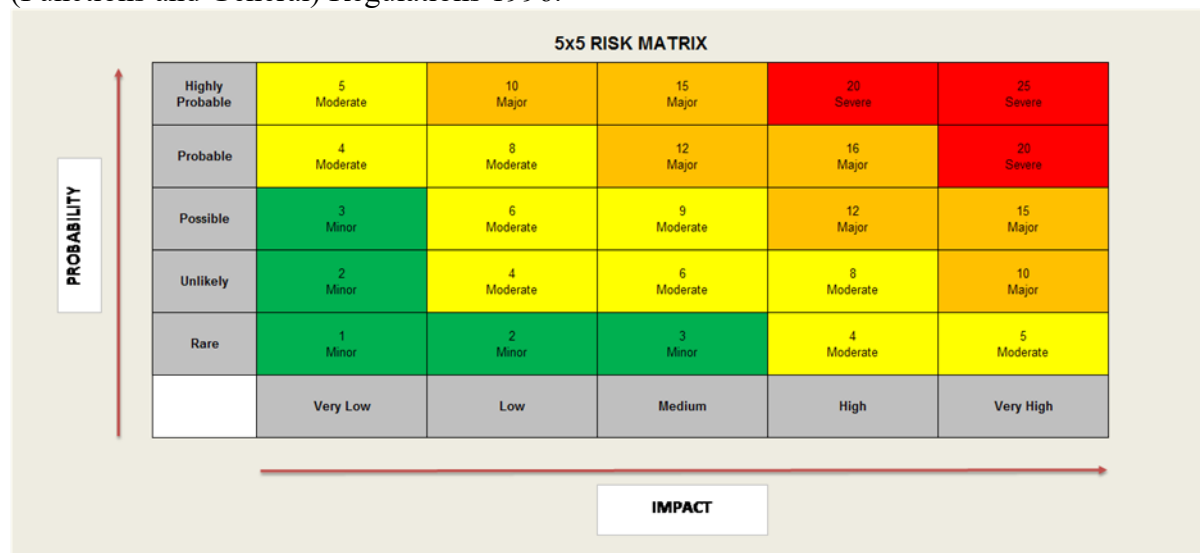
An amount of \$3,955,533 has been allocated for the reconstruction of Old Laverton Road SLK6.40 to SLK22.00 including the application of a sprayed crumb rubber bitumen seal over the same length.

The recommended tenderer for the reconstruction works is a Lump Sum Price of \$1,131,578.80 and the recommended tenderer for the sprayed seal works is the Alternative Tender with a Lump Sum Price of \$1,543,950.00, totally \$2,675,528.00

To push, screen and condition the gravel required for sheeting Old Laverton Rd prior to application of prime, double-coat spray seal is approximately an additional \$360,000.00.00

## RISK MANAGEMENT

The risk is considered low, as the has followed Council has followed the tender requirements of the Local Government Act 1995 and the Local Government and the Local Government (Functions and General) Regulations 1996.



## CONSULTATION

Nil –

## COMMENT

Five (5) responses were received via the Vendor Panel from the five companies who were invited familiar with this type of work in remote areas by the Deadline.

Respondent
Bitutek Pty Ltd
Boral Resources (WA) Ltd
Colas Western Australia Pty Ltd
Downer EDI Works Pty Ltd
Fulton Hogan Industries Pty Ltd

The scope of works calls for the construction for Old Laverton Road SLK6.40 to SLK22.00 to final trim stage prior to application of a primer coat / single 14mm chip seal by a bitumen spray seal contractor.

An Alternative Tender submitted by Colas with the conforming tender of prime coat and a 14mm single coat seal, Colas propose a two-coat seal comprising prime coat followed by a 14mm / 7mm seal application. Second coat seal option is considered very attractive as the application of a second coat seal provides a stronger and more durable waterproof wearing course than a single coat seal.

The Chief Executive Officer and Manager of Works and Services considered a two-coat spray seal application within the one mobilization cost effective and delivers a more durable and strengthened pavement immediately, than waiting one to three years before the application of the second coat seal.

The larger 10mm aggregate is a better option over the smaller 7mm aggregate, and in this instance, the Alternative Tender from Colas was considered comprising prime and two-coat seal an attractive option for the Council to consider.

The Chief Executive Officer and Manager of Works and Services were of the view that to ensure transparency and equity with all five respondents who submitted a conforming tender, be given the opportunity to submit an Alternative Tender comprising prime coat followed by a 14mm / 10mm Crumb Rubber spray seal application.

Evaluation of the tender, in accordance with the advertised tender assessment criteria, produced the following weighted scores

<b>TENDERER</b>	<b>Level of Service</b> <b>40 Pts</b>	<b>Understanding Tender Requirements</b> <b>20 Pts</b>	<b>Price Considerations</b> <b>40 Pts</b>	<b>Total Score</b> <b>100 Pts</b>	<b>Rank</b>
BITUTEK PTY LTD	36	19.0	35.0	90.0	2
BORAL RESOURCES	33	19.0	31.3	83.3	4
FULTON HOGAN	30	17.0	40.0	87.8	3
<b>COLAS WA PTY LTD</b>	<b>36</b>	<b>19.0</b>	<b>36.2</b>	<b>91.2</b>	<b>1</b>
DOWNER EDI WORKS	30	17.0	27.3	74.3	5

Respondents were required to supply information addressing level of service, demonstrated relevant industry experience, available resources, qualified personnel, experience in working in remote areas, and understanding of the requirements of the request.

The tender document Section 1.12 Application Rates stated

*The Contractor shall be responsible for and shall carry out the design for the specified crumb rubber sprayed bituminous surfacing including.*

- *Calculation of application rate(s); and*
- *Determination of aggregate spread rate(s)*

Three of the respondents provided the tendered BAR application rate and the cost to be charged for the additional bitumen product above the tendered rates and is shown in the table below.

	<b>COLAS</b>	<b>BITUTEK</b>	<b>DOWNER EDI</b>	<b>FULTON HOGAN</b>	<b>BORAL RESOURCES</b>
<b>Tendered BAR</b>					
Prime	0.50L/m <sup>2</sup>	0.60L/m <sup>2</sup>	0.60L/m <sup>2</sup>	No Rates	0.60L/m <sup>2</sup>
14mm S45R	1.10L/m <sup>2</sup>	1.20L/m <sup>2</sup>	1.50L/m <sup>2</sup>	Provided	1.20L/m <sup>2</sup>
10mm S45R	1.00L/m <sup>2</sup>	1.20L/m <sup>2</sup>	1.20L/m <sup>2</sup>		1.20L/m <sup>2</sup>
<b>Additional Product Above Tendered Rates</b>					
Prime	\$1.72L/m <sup>2</sup>	\$2.09L/m <sup>2</sup>	No Rates	No Rates	\$1.63L/m <sup>2</sup>
14mm / 10mm	\$1.99L/m <sup>2</sup>	\$1.71L/m <sup>2</sup>	Provided	Provided	\$1.48L/m <sup>2</sup>

The actual spray application rate that is sprayed on the day is impacted by the additional litres of bitumen binder sprayed over the tendered BAR rate and is a flow on increase in cost.

Following consideration of the submissions in accordance with the Quotation Assessment criteria, all submissions demonstrated various levels of experience, capability, capacity, resources and personnel to undertake the work in a remote area. All respondents indicated they could deliver the sealing work by the nominated deadline 28 February 2026 over two mobilisations.

Overall, there was very little separation between the submissions received from Colas and Bitutek, ranked one and two, respectively, as both companies provided competitive pricing for all services, and both companies have undertaken spray seal works in the shire over the past two years.

It is considered that the Bitutek submission offers “best value for money” outcome to Council and is therefore recommended as the preferred tenderer.

## RESOLUTION

## COUNCIL DECISION

MOVED: Cr B Conway-Cox SECONDED: Cr M Pedder

**That Council accepts the lump sum price \$1,543,950.00 ex GST submitted by Bitutek Pty Ltd for RFQ2-2025/2026 – Alternative tender supply and laying hot bitumen crumb rubber sprayed seal (comprising prime, 14mm / 10mm) Old Laverton Road SLK6.20 to SLK22.00 in accordance with the quote documentation shown as OMC210823.7.11.A and the Local Government Act 1995 Section 3.57 and the Local Government (Functions and General) Regulations 1996, Section 18.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon,  
Cr P Ovans**

<b>7.12</b>	<b>LATE ITEM – GOVERNMENT REGIONAL OFFICER HOUSING (GROH) RESIDENTIAL TENANCY AGREEMENT FOR 1 HAWKS PLACE, 4 DUKETON STREET, 2 DUKETON STREET</b>
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<b>REPORT TO WHICH MEETING/COMMITTEE</b>	Ordinary Meeting of the Council, 21 August 2025
<b>DISCLOSURE OF INTEREST</b>	The author has no financial interest in the matter presented to the Council
<b>OWNER/APPLICANT</b>	Not Applicable
<b>AUTHOR</b>	Phil Marshall, Chief Executive Officer
<b>RESPONSIBLE OFFICER</b>	Phil Marshall, Chief Executive Officer
<b>PREVIOUS MEETING REFERENCE IF APPLICABLE</b>	Not Applicable

### **MATTER FOR CONSIDERATION BY THE COUNCIL**

To finalise the lease agreements for the 3 properties for the next 10 years from 11<sup>th</sup> September 2025 to 10<sup>th</sup> September 2035.

### **ATTACHMENTS**

OMC210825.7.12.A	Lease Agreement 1 Hawks Place, Laverton
OMC210825.7.12.B	Lease Agreement 4 Duketon Street, Laverton
OMC210825.7.12.C	Lease Agreement 2 Duketon Street, Laverton

### **BACKGROUND**

The Council in the 2024/2025 budget authorised the building of three (3) GROH properties.

### **STATUTORY IMPLICATIONS -**

#### ***Local Government Act 1995***

- Section 2.7(2) – Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies.
- Section 3.1 – Provides that the general function of the local government is to provide for the good government of persons in its district.

### **STRATEGIC PLAN IMPLICATIONS –**

Nil strategic issues

### **POLICY IMPLICATIONS**

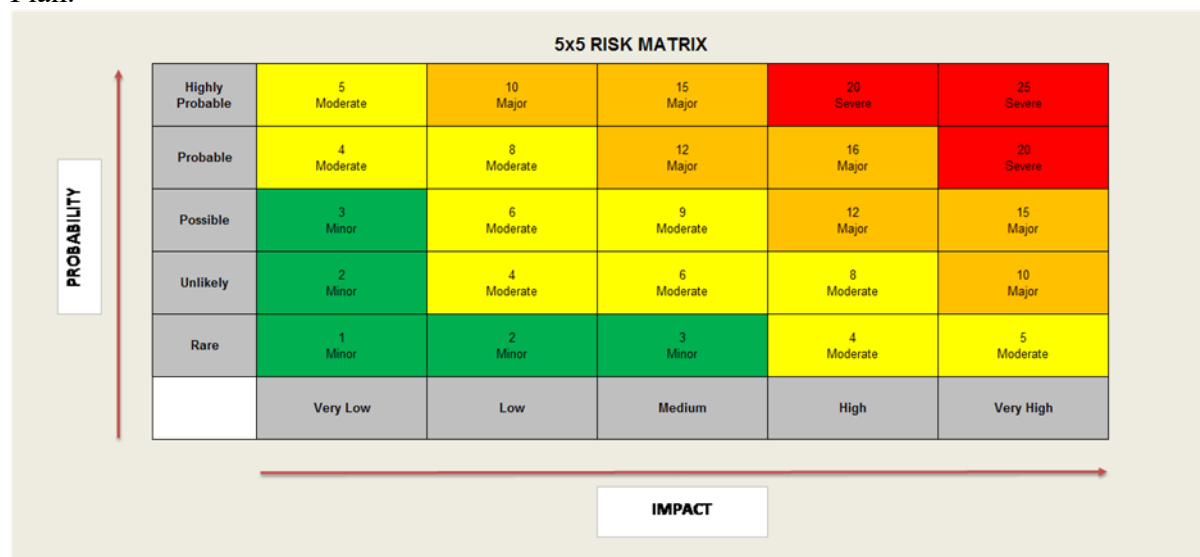
Council has no policies in respect to this matter.

### **FINANCIAL IMPLICATIONS**

The recommendation of this report has no financial implications for Council. However, the Council will receive approx \$189,540 per annum and CPI for the next 10 years.

## RISK MANAGEMENT

The risk is considered low, and it certainly meets the requirements of the community Strategic Plan.



## CONSULTATION

GROH

## COMMENT

The aim is to ensure everything is in place to commence the lease agreements on the 11<sup>th</sup> September 2025 hence this report being a late item. The Chief Executive Office will be speaking with Council Lawyers to ensure the agreements do not hinder the Council in any form and the recommendation allows the Chief Executive Officer to sign and finalise the agreements on the 11<sup>th</sup> September 2025.

## RESOLUTION

## COUNCIL DECISION

MOVED: Cr M Pedder SECONDED: Cr R Wedge

**That Council authorise the Chief Executive Officer to sign the GROH residency tendency agreements for 1 Hawks Place, 4 Duketon Street and 2 Duketon Street, covering the period from 11<sup>th</sup> September 2025 to 10<sup>th</sup> September 2035.**

**CARRIED 7/0**

**For: Cr P Hill, Cr R Wedge, Cr R Weldon, Cr B Conway-Cox, Cr M Pedder, Cr S Weldon, Cr P Ovens**



Government of Western Australia  
Department of Housing and Works

## GROH RESIDENTIAL TENANCY AGREEMENT

### between the Housing Authority and Lessor(s)

**WARNING:** By virtue of regulations 5AB(b) and 7F of the Residential Tenancies Regulations 1989, sections 27A and 82 of the Residential Tenancies Act 1987 do not apply to this agreement. As a result, this agreement is not required to be in the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987. Additionally, Parts A and B of this agreement differ in some respects from the approved form and Part C of this agreement contains additional terms not found in the approved form.

### **PART A**

This agreement is made between:

#### **Lessor(s):**

Name: Shire of Laverton  
Address: PO Box 42, Laverton, WA, 6440  
Email: ceo@laverton.wa.gov.au  
Telephone: 08 9031 1202

and

#### **Tenant:**

Name: The Housing Authority (acting through the Government Regional Officer Housing (GROH) program)  
Address: 5 Newman Court, Fremantle, Western Australia, 6160  
Email: kalgoorlie.housing@dohw.wa.gov.au  
Telephone: 08 6277 5233

#### **Lessor's property manager:**

Name: N/A  
Address: N/A  
Email: N/A  
Telephone: N/A

### **Giving of notices and information by electronic means**

Indicate below for each of the following persons whether the person agrees to notices and information being given by email or facsimile under the *Electronic Transactions Act 2011*.

<b>Lessor(s):</b>	<b>Email:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Facsimile:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Tenant:</b>	<b>Email:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Facsimile:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Lessor's property manager:</b>	<b>Email:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Facsimile:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Note:** If you agree to receive rent remittance notices by email, paper copies of the same will not be issued.

### **TERM OF AGREEMENT**

This residential tenancy agreement is

- ☒ **Fixed** – starting on **11 September 2025** and ending on **10 September 2035**.  
☐ **Periodic** – starting on Enter start date.

**Note:** The start date for the agreement should not be a date prior to the date on which the tenant is entitled to enter into occupation of the premises.

### **RESIDENTIAL PREMISES**

The residential premises are: **1 Hawks Place, Laverton, WA, 6430**.

And Includes N/A.

**Note:** Include items such as a parking space or furniture provided, or any exclusions such as sheds.



**MAXIMUM NUMBER OF OCCUPANTS**

No more than N/A persons may ordinarily live at the premises at any one time.

**RENT**

The rent is \$ 1208 per week, payable at least one week in advance starting on **11 September 2025**.

The method by which the rent must be paid is – **Direct Deposit** into the following account (or any other account nominated in writing by the lessor):

**BSB number:** 086-712.  
**Account number:** 528501460.  
**Account name:** Shire of Laverton.  
**Payment reference:** Housing Authority

**SECURITY BOND**

A security bond of \$ 4832 and a pet bond of \$260 must be paid by the tenant on signing this agreement.

Bond Held \$ N/A

***Note:** Unless the rent for the premises exceeds \$1,200 per week, the security bond must not exceed the sum of 4 weeks' rent plus a pet bond not exceeding \$260 (if a pet is permitted to be kept at the premises). The pet bond is to be used to meet costs of fumigation of the premises.*

**RENT INCREASE**

**WARNING:** This section differs from the section "Rent Increase" in the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987.

Rent will be reviewed at the times and in the manner set out in clause 70 of Part C. Any rent increase can take effect no sooner than 12 months after the commencement of this tenancy or the date of the last rent increase. At least 60 days' prior notice of the rent increase is required.

**WATER SERVICES**

Is scheme water connected to the premises? Yes ☒ No ☐

***Note:** If the property is not connected to scheme water, the tenant may have to purchase water at their own expense.*

**WATER USAGE COSTS (SCHEME WATER)**

The tenant is required to pay 100% of water consumption costs.

**PERMISSION TO CONTACT THE WATER SERVICES PROVIDER**

Does the tenant have the lessor's permission to contact the water services provider for the premises to access accounts for water consumption at the premises and to communicate with the water services provider in relation to concessions available to the tenant or supply faults at the premises? Yes ☒ No ☐

**ELECTRICITY, GAS AND OTHER UTILITIES**

Indicate for the utilities below whether or not the premises are separately metered:

**Electricity:** Yes ☒ No ☐ **Gas:** Yes ☒ No ☐ **Water:** Yes ☒ No ☐ **Other:** N/A. Yes ☐ No ☐ N/A ☒

Where the premises are **separately** metered to measure consumption of a specific utility, the tenant must pay for the connection and consumption costs as per the relevant account for the premises.

Where the premises are **not separately** metered to measure the consumption of a specific utility, the tenant must pay the consumption costs for that utility which will be calculated as follows:

<input type="checkbox"/>	<b>Electricity</b>	N/A
<input type="checkbox"/>	<b>Gas</b>	N/A
<input type="checkbox"/>	<b>Water</b>	N/A
<input type="checkbox"/>	<b>Other</b>	N/A

**STRATA BY-LAWS**

Strata by-laws Are Not applicable to the residential premises.

A copy of the by-laws is attached: Yes ☐ No ☐ N/A ☒

**SCHEME BY-LAWS FOR A COMMUNITY TITLES SCHEME**

Belongs, community titles scheme, scheme by-laws, tier 2 scheme and tier 3 scheme have the meanings given in the *Community Titles Act 2018* section 3(1).

Scheme by-laws for a community titles scheme Are Not applicable to the residential premises.

A copy of the scheme by-laws is attached: Yes ☐ No ☐ N/A ☒

If scheme by-laws for a community titles scheme are applicable to the residential premises, and the premises is in a tier 2 scheme or a tier 3 scheme, the scheme by-laws to be attached must include the scheme by-laws for a community titles scheme to which that tier 2 scheme or tier 3 scheme belongs.

**PETS**

The pets listed may be kept at the premises:

All types and breeds (excluding a dangerous dog within the meaning of the Dog Act 1976)	Number: N/A
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The following conditions apply to the keeping of pets at the premises:	
Cleaning, maintenance or fumigation:	All carpets must be professionally cleaned immediately prior to the expiration of this tenancy. Immediately prior to the expiration of this tenancy, the tenant must have the premises fumigated by a professional fumigation service. Immediately prior to the expiration of the tenancy, the tenant must repair any damage to the premises caused by the pet.
Other conditions:	N/A

Note: A tenant must have the consent of the lessor to keep a pet at the premises. A lessor can only refuse consent in certain circumstances. Any conditions on the keeping of a pet must be reasonable. Consent is not required to keep an assistance animal.

**RIGHT OF TENANT TO ASSIGN OR SUB-LET**

The tenant may assign the tenant's interest under this agreement or sub-let the premises.

**RIGHT OF TENANT TO MAKE MODIFICATIONS**

The tenant may make:

- furniture safety modifications to prevent injury to a child or person with a disability;
- modifications to prevent entry in circumstances of family violence;
- modifications to support a person with a disability; or
- minor modifications

in accordance with Part B, clauses 33 and 34 (below).

Other modifications (See Part B, clause 35):

The tenant may make the following modifications to the premises without the lessor's consent [please specify]:
N/A

The tenant may make other modifications to the premises with the consent of the lessor.

**PROPERTY CONDITION REPORTS**

A property condition report detailing the condition of the premises must be completed by or on behalf of the lessor and 2 copies provided to the tenant within 7 days of the tenant moving into the premises.

If the tenant disagrees with any information contained in the property condition report, the tenant must note his or her disagreement on a copy of the property condition report and return this to the lessor or property manager within 7 days of receipt of the property condition report from the lessor. If the tenant does not give a copy of the property condition report back

to the lessor, the tenant is taken to accept the property condition report as a true and accurate description of the condition of the premises.

A final property condition report must be completed by or on behalf of the lessor and provided to the tenant as soon as practicable but in any event within 14 days of the termination of the tenancy. The tenant must be given a reasonable opportunity to be present at the final inspection.

## **PART B**

### **TERMS APPLICABLE TO THIS TENANCY AGREEMENT**

**WARNING:** By virtue of regulations 5AB(b) and 7F of the Residential Tenancies Regulations 1989, sections 27A and 82 of the Residential Tenancies Act 1987 do not apply to this agreement. As a result, this agreement is not required to be in the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987. This Part B of this agreement differs in some respects from the approved form.

The Residential Tenancies Act 1987 and the Residential Tenancies Regulations 1989 apply to this agreement (to the extent the tenant has not contracted out of those provisions by virtue of clause 43 below). Both the lessor and the tenant must comply with these laws (to the extent applicable). Some of the rights and obligations in that legislation are outlined below.

#### **RIGHT TO OCCUPY THE PREMISES**

- 1 The tenant has the right to exclusive occupation and quiet enjoyment of the residential premises during the tenancy. The residential premises include the additional items but do not include the exclusions noted under "RESIDENTIAL PREMISES" in Part A.

#### **COPY OF AGREEMENT**

- 2 The lessor or the property manager must give the tenant:
  - 2.1 a copy of this agreement when this agreement is signed by the tenant; and
  - 2.2 a copy of this agreement signed by both the lessor or the property manager and the tenant within 14 days after it has been signed and delivered by the tenant.

#### **RENT**

- 3 The tenant must pay rent on time, or the lessor may issue a notice of termination and, if the rent is still not paid in full, the lessor may take action through the court to evict the tenant.
- 4 The tenant must not withhold rent because the tenant is of the view that the lessor is in breach of the agreement.
- 5 The lessor or property manager must not:
  - 5.1 require the tenant to pay more than 2 weeks rent in advance; or
  - 5.2 require the tenant to pay rent by post-dated cheque; or
  - 5.3 use rent paid by the tenant for the purpose of any amount payable by the tenant other than rent or
  - 5.4 require the tenant to pay any monetary amount other than rent, security bond and pet bond.
- 6 The lessor or property manager must give a rent receipt to the tenant within 3 days of the rent being paid unless the rent is paid into an authorised bank or credit union account nominated by the lessor.
- 7 A tenancy agreement cannot contain a provision for a penalty, damages or extra payment if the tenant fails to keep to the agreement or breaches any law. If an agreement allows a reduced rent or a rebate, refund or other benefit if the tenant does not breach the agreement, the tenant is entitled to the reduction, rebate, refund or other benefit in any event.
- 8 **Warning:** It is an offence for a tenant to fail or refuse to pay any rent due under a residential tenancy agreement with the intention that the amount of such rent be recovered by the lessor from the tenant's security bond.

#### **PAYMENT OF COUNCIL RATES, LAND TAX, WATER AND OTHER CHARGES**

- 9 The lessor must pay all rates, taxes or charges imposed in respect of the premises under the *Local Government Act 1995*, the *Land Tax Act 2002* or any written law under which a rate, tax or charge is imposed for water supply or sewerage services under the *Water Agencies (Powers) Act 1984* (other than a charge for water consumed).
- 10 The lessor is responsible for any of the following contributions in respect of the premises:
  - 10.1 contributions (as defined in the *Strata Titles Act 1985* section 3(1)) imposed on the owner of the premises under the *Strata Titles Act 1985* section 100;



- 10.2 contributions (as defined in the *Community Titles Act 2018* section 3(1)) determined by a community corporation as the amount it requires from the owner of the premises (as a member of the community corporation) under the *Community Titles Act 2018* section 88.

### **PUBLIC UTILITY SERVICES**

- 11 Public utility services have the meaning given in the *Land Administration Act 1997* and refers to services such as gas, electricity and water.
- 12 If the premises are not separately metered to measure the tenant's consumption of a public utility service at the premises and the tenant is expected to pay for his or her consumption of the public utility service, the lessor and the tenant must agree in writing an alternative method of calculating the charge to be paid by the tenant for the consumption of that public utility service.
- 13 The tenant must not be required to pay a charge in relation to a public utility service provided to the premises unless the charge is calculated by reference to the tenant's actual consumption of the public utility service at the premises and the tenant is given written notice of the charge.
- 14 If the premises are separately metered, the notice of the charge must specify:
- 14.1 the relevant meter reading or readings; and
  - 14.2 the charge per metered unit; and
  - 14.3 the amount of GST payable in respect of the provision of the public utility service to the residential premises.
- 15 If the premises are not separately metered, the notice of the charge must specify:
- 15.1 The calculations as per the agreed method; and
  - 15.2 The amount of GST payable in respect of the provision of the public utility service to the residential premises.

### **POSSESSION OF THE PREMISES**

- 16 The lessor must:
- 16.1 give the tenant vacant possession of the premises on the day on which the tenant is entitled to enter into occupation of the premises under the agreement; and
  - 16.2 take all reasonable steps to ensure that, at the time of signing this agreement, there is no legal reason why the tenant cannot occupy the premises as a residence for the term of this agreement.

### **TENANT'S RIGHT TO QUIET ENJOYMENT**

- 17 The tenant is entitled to quiet enjoyment of the premises without interruption by the lessor or any person claiming by, through or under the lessor or having superior title to that of the lessor.
- 18 The lessor or the property manager will not interfere with, or cause or permit any interference with, the reasonable peace, comfort or privacy of the tenant in the use of the premises. The lessor or the property manager must also take all reasonable steps to ensure that the lessor's other neighbouring tenants do not interfere with the reasonable peace, comfort or privacy of the tenant in the use of the premises.

### **USE OF THE PREMISES BY TENANT**

- 19 The tenant must:
- 19.1 use the premises as a place of residence; and
  - 19.2 not use or allow the premises to be used for any illegal purpose and
  - 19.3 not cause or permit a nuisance; and
  - 19.4 not intentionally or negligently cause or permit damage to the residential premises; and
  - 19.5 advise the lessor or property manager as soon as practicable if any damage occurs; and
  - 19.6 keep the premises in a reasonable state of cleanliness; and
  - 19.7 not cause or allow to be caused injury to the lessor, property manager or any person lawfully on adjacent premises; and
  - 19.8 not allow anyone who is lawfully at the premises to breach the terms of this agreement.
- 20 The tenant is responsible for the conduct or omission of any person lawfully on the premises that results in a breach of the agreement.

### **LESSOR'S GENERAL OBLIGATIONS FOR RESIDENTIAL PREMISES**

- 21 In this clause, **premises** includes fixtures and chattels provided with the premises but does not include:
- 21.1 any fixture or chattel disclosed by the lessor to the tenant as not functioning before the agreement was entered into;
  - 21.2 any other fixture or chattel that the tenant could not reasonably have expected to be functioning at the time the agreement was entered into.
- 21A The lessor must:
- 21A.1 provide vacant possession of the premises and in a reasonable state of cleanliness and repair; and
  - 21A.2 maintain and repair the premises in a timely manner; and
  - 21A.3 comply with all laws affecting the premises including building, health and safety laws.

**URGENT REPAIRS**

- 22 **Urgent repairs** are defined by the *Residential Tenancies Act 1987* and fall into 2 categories: repairs that are necessary for the supply or restoration of an essential service and other urgent repairs.
- 23 Essential services are listed in the *Residential Tenancies Regulations 1989* as electricity, gas, a functioning refrigerator (if one is provided with the premises), waste water management treatment and water (including the supply of hot water). Arrangements for repairs that are necessary to supply or restore an essential service must be made with a suitable repairer within 24 hours. Other urgent repairs are those that are not an essential service, but may nevertheless cause damage to the premises, injure a person or cause undue hardship or inconvenience to the tenant. Arrangements for these repairs must be made within 48 hours.
- 24 In every tenancy, if the need for urgent repair arises other than as a result of a breach of the agreement by the tenant:
- 24.1 the tenant is to notify the lessor or the property manager of the need for urgent repairs as soon as practicable, and
- 24.2 the lessor is to ensure that the repairs are carried out by a suitable repairer as soon as practicable after that notification; and
- 24.3 if, within 24 hours (in the case of repairs for the supply or restoration of essential services) or 48 hours (in the case of other urgent repairs), the lessor or property manager cannot be contacted, or, having notified the lessor or property manager of the need for the repairs, the lessor fails to ensure that the repairs will be carried out by a suitable repairer as soon as practicable after that notification, the tenant may arrange for the repairs to be carried out by a suitable repairer to the minimum extent necessary to effect those repairs; and
- 24.4 if a tenant arranges for repairs to be carried out under clause 24.3, the lessor must, as soon as practicable after the repairs are carried out, reimburse the tenant for any reasonable expense incurred by the tenant in arranging for those repairs to be carried out and paying for those repairs.

**LESSOR'S ACCESS TO THE PREMISES**

- 25 The lessor, property manager or person acting on behalf of the lessor, can only enter the premises in the following circumstances:
- 25.1 in any case of emergency;
- 25.2 to conduct up to 4 routine inspections in a 12-month period after giving the tenant at least 7 days, but not more than 14 days', written notice;
- 25.3 where the agreement allows the rent to be collected at the premises where rent is payable not more frequently than once every week;
- 25.4 to inspect and secure the premises if there are reasonable grounds to believe that the premises have been abandoned and the tenant has not responded to a notice from the lessor;
- 25.5 carrying out or inspecting necessary repairs to or maintenance of the premises, at any reasonable time, after giving the tenant not less than 72 hours' notice in writing before the proposed entry;
- 25.6 showing the premises to prospective tenants, at any reasonable time and on a reasonable number of occasions during the period of 21 days preceding the termination of the agreement, after giving the tenant reasonable notice in writing;
- 25.7 showing the premises to prospective purchasers, at any reasonable time and on a reasonable number of occasions, after giving the tenant reasonable notice in writing;
- 25.8 if the tenant agrees at, or immediately before, the time of entry;
- 25.9 in accordance with the *Residential Tenancies Act 1987* section 46(6A) and (6B).
- 26 There are directions within the *Residential Tenancies Act 1987* which guide tenants, lessors and property managers on appropriate behaviour in relation to gaining or granting access to the premises. The following summary may assist.

**REASONABLE TIME**

- 27 **Reasonable time** means:
- 27.1 between 8.00 am and 6.00 pm on a weekday; or
- 27.2 between 9.00 am and 5.00 pm on a Saturday; or
- 27.3 at any other time agreed between the lessor and each tenant.

**REQUIREMENT TO NEGOTIATE A DAY AND TIME FOR A PROPOSED ENTRY BY THE LESSOR**

- 28 If it would unduly inconvenience the tenant for the lessor or property manager to enter the premises as specified in a notice of an intention to enter premises on a particular day, the lessor or property manager must make a reasonable attempt to negotiate a day and time that does not unduly inconvenience the tenant



### REQUIREMENT TO GIVE TENANT NOTICE OF PROPOSED ENTRY

- 29 Where the lessor or property manager gives a tenant notice of an intention to enter premises on a particular day, the notice must specify the day and whether it will be before or after 12.00 pm.

### TENANT ENTITLED TO BE PRESENT

- 30 The tenant is entitled to be on the premises during the entry by the lessor, the property manager or any other person acting on behalf of the lessor.

### ENTRY MUST BE REASONABLE AND NO LONGER THAN NECESSARY

- 31 The lessor or property manager exercising a right of entry:
- 31.1 must do so in a reasonable manner; and
  - 31.2 must not, without the tenant's consent, stay or permit others to stay on the premises longer than is necessary to achieve the purpose of the entry.

### LESSOR'S OBLIGATION TO COMPENSATE TENANT IF DAMAGE TO TENANT'S GOODS

- 32 If the lessor or property manager (or any person accompanying the lessor or property manager) causes damage to the tenant's goods when exercising a right of entry, the lessor is obliged to compensate the tenant.

### MODIFICATIONS TO THE PREMISES

- 33 The tenant is permitted to make modifications or changes to the premises as follows:
- 33.1 Security modifications to prevent family violence – The tenant may make prescribed modifications necessary to prevent a person from entering premises in circumstances of family violence, including, installing security alarms and cameras; locks, screens and shutters on windows; security screens on doors; exterior lights; locks on gates; and pruning of shrubs and trees to improve visibility. The tenant must give the lessor written notice of their intention to make one or more of these prescribed modifications but does not need the lessor's consent. Work must be carried out by a suitable tradesperson. The tenant must provide a copy of the invoice for the work to the lessor within 14 days of the work being carried out.
  - 33.2 Furniture safety modifications – The tenant may, with the lessor's consent, attach furniture to a wall for the purpose of ensuring the safety of a child or person with a disability. The tenant must ask the lessor for consent to attach the furniture and the lessor must respond within 14 days. The lessor may only refuse consent in limited circumstances, including where the modification would disturb asbestos, the property is heritage listed or scheme by-laws do not permit the furniture to be secured. If the lessor does not respond within 14 days, consent is automatically granted.
  - 33.3 Minor modifications – The tenant may, with the lessor's consent, make a minor modification to the premises. The tenant must ask the lessor for consent to make a minor modification and the lessor must respond within 14 days. The lessor can only refuse consent in limited circumstances, including where the modification would disturb asbestos, the property is heritage listed or where a written law or scheme by-law prevents the modification. If the lessor wants to refuse for another reason, they must get the approval of the Commissioner for Consumer Protection. If the lessor does not respond within 14 days, consent is automatically granted.  
**Note:** A list of minor modifications is set out in the regulations and is available on the Consumer Protection website.
- 34 The lessor cannot refuse consent to a modification needed to allow a person with a disability to access or use the premises if refusal would be unlawful under the *Equal Opportunity Act 1984* (WA) or the *Disability Discrimination Act 1992* (Cth).
- 35 For modifications not dealt with in clause 33 and 34 ("other modifications"):
- 35.1 If Part A lists other modifications that the tenant is allowed to make, the tenant may make those modifications after giving the lessor notice of the tenant's intention to make the modifications.
  - 35.2 If Part A allows the tenant to make other modifications with the lessor's consent, the tenant may ask the lessor for consent to make the modification and the lessor must respond within 28 days. The lessor must not unreasonably refuse consent and may impose reasonable conditions on the consent. If the lessor does not respond within 28 days, consent is automatically granted.
- 36 Tenant responsibilities in relation to modifications:
- 36.1 The tenant is responsible for the costs of making a modification and for maintenance of the modification.
  - 36.2 Modifications must be made taking into account the age and character of the property and in some cases must be carried out by a qualified tradesperson.
  - 36.3 At the end of the tenancy, the tenant must remove the modification and restore the premises, unless otherwise agreed with the lessor.
- 37 Lessor modifications – If the lessor wants to make a modification to the premises, the lessor must ask the tenant for consent and the tenant must respond within 28 days. The tenant cannot unreasonably refuse consent and may impose

conditions, including a condition about when the lessor can enter the premises to carry out work. If the tenant does not respond within 28 days, consent is automatically granted.

**Note:** Further information about modifications, forms, timeframes and the Commissioner application process is available on the Consumer Protection website at [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting)

## LOCKS AND SECURITY DEVICES

- 38 The prescribed means of securing the premises are specified in the *Residential Tenancies Regulations 1989*. In every tenancy:
- 38.1 the lessor must provide and maintain such means to ensure the premises are reasonably secure as prescribed in the regulations; and
  - 38.2 any lock or security device at the premises must not be altered, removed or added by a lessor or tenant without the consent of the other or except in accordance with clause 38.4; and
  - 38.3 the lessor or the tenant must not unreasonably withhold the consent referred to in clause 38.2; and
  - 38.4 a tenant may alter or add any lock or other means of securing the residential premises in accordance the *Residential Tenancies Act 1987* section 45(2)(a), and the tenant and lessor must comply with section 45(2)(b) and (c) in relation to copies of keys to altered or added locks or other means of securing the residential premises.

## PETS

- 39 The tenant may keep a pet at the premises with the consent of the lessor. The tenant must ask the lessor for consent to keep the pet and the lessor must respond within 14 days. The lessor can only refuse consent in limited circumstances, including where a written law, local law or scheme by-law does not permit the pet. If the lessor wants to refuse for another reason, they must get the approval of the Commissioner for Consumer Protection. The lessor may impose reasonable conditions on consent to keep a pet, some conditions require the approval of the Commissioner for Consumer Protection. If the lessor does not respond within 14 days or apply to the Commissioner for Consumer Protection (if required) the lessor is taken to have approved the request for the pet.
- 40 The tenant is responsible for any nuisance or damage caused by the pet.
- 41 A tenant may keep an assistance animal at the premises without the consent of the lessor.
- Note:** Further information about pets, relevant forms, timeframes and the Commissioner application process is available on the Consumer Protection website at [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting)

## TRANSFER OF TENANCY OR SUB-LETTING BY TENANT

**WARNING:** This section differs from clause 42 of Part B of the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the *Residential Tenancies Act 1987*.

- 42 The tenant may assign his or her interest and/or sub-let the premises without being required to obtain the lessor's consent.

## CONTRACTING OUT

**WARNING:** This section differs from clause 43 of Part B of the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the *Residential Tenancies Act 1987*. *S.82 of the Residential Tenancies Act 1987 provides that any agreement or arrangement that is inconsistent with a provision of the Residential Tenancies Act 1987 or purports to exclude, modify or restrict the operation of the Residential Tenancies Act 1987 is, to that extent void and of no effect. However, Regulation 7F of the Residential Tenancies Regulations 1989 provides that s.82 of the Residential Tenancies Act 1987 does not apply to a residential tenancy agreement to which the Housing Authority is a party, where the agreement provides that the tenant may sublet the premises and where the agreement is entered into by the Housing Authority on the basis that the premises will be sub-let. This agreement is an agreement of the type referred to in Regulation 7F and, accordingly, s.82 of the Residential Tenancies Act 1987 does not apply to this agreement.*

- 43 The tenant, pursuant to Regulation 7F of the *Residential Tenancies Regulations 1989*, expressly contracts out of each and every provision of the *Residential Tenancies Act 1987* that is inconsistent with an express or implied provision of this agreement and the parties hereby agree that all such provisions (to the extent of such inconsistency) are hereby excluded from this agreement.

## ENDING THE RESIDENTIAL TENANCY AGREEMENT

- 44 This residential tenancy agreement can only be terminated in certain circumstances.
- 45 The tenant agrees, when this agreement ends, to give vacant possession of the premises to the lessor. Before giving vacant possession to the lessor, the tenant must:



## OFFICIAL

- 45.1 remove all the tenant's goods from the residential premises; and
  - 45.2 leave the residential premises as closely as possible in the same condition, fair wear and tear excepted, as at the commencement of the tenancy; and
  - 45.3 return to the lessor all keys, and other opening devices or similar devices, provided by the lessor.
- 46 The tenant may be liable for losses incurred by the lessor if the above requirements are not met.

### ENDING A FIXED-TERM AGREEMENT

- 47 If this agreement is a fixed-term agreement it may be ended:
- 47.1 by agreement in writing between the lessor and the tenant; or
  - 47.2 if either the lessor or tenant does not want to renew the agreement, by giving written notice of termination. The notice must be given to the other party at least 30 days prior to the date on which vacant possession of the premises is to be delivered to the lessor. The notice may be given at any time up until the end of the fixed term but cannot take effect until the term ends.

### ENDING A PERIODIC AGREEMENT

- 48 If this agreement is a periodic agreement, it may be ended:
- 48.1 by agreement in writing between the lessor and the tenant; or
  - 48.2 by either the lessor or the tenant by giving written notice of termination to the other party. The notice may be given at any time. The lessor must give at least 60 days' notice and the tenant must give at least 21 days' notice.

### ENDING A TENANT'S INTEREST IN A RESIDENTIAL TENANCY AGREEMENT BECAUSE OF FAMILY VIOLENCE.

- 49 A tenant's interest in a residential tenancy agreement may be ended:
- 49.1 by the tenant under the *Residential Tenancies Act 1987* section 60(1)(ba) if the tenant or dependant of the tenant is, during the tenancy period, likely to be subjected or exposed to family violence; or
  - 49.2 by the tenant under the *Residential Tenancies Act 1987* section 60(1)(bb) if the tenant receives a copy of a notice of a termination referred to in paragraph 49.1 from another tenant; or
  - 49.3 by a court under the *Residential Tenancies Act 1987* section 60(1)(bc) if a family violence order is in force against the tenant to protect another tenant or if the court is satisfied that the tenant has committed family violence against another tenant or their dependant during the tenancy period.

### OTHER GROUNDS FOR ENDING AGREEMENT

**WARNING: This section differs from clause 50 of Part B of the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987.**

- 50 The *Residential Tenancies Act 1987* also authorises the lessor and tenant to end this agreement on other grounds. The grounds for the lessor include breach of this agreement by the tenant, where the agreement is frustrated (eg where the premises are destroyed or become uninhabitable) and hardship. The grounds for the tenant include breach of this agreement by the lessor, where the agreement is frustrated (eg where the premises are destroyed or become uninhabitable) and hardship.
- 51 For more information, refer to the *Residential Tenancies Act 1987* or contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 304 054 or visit [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting).
- 52 Warning: It is an offence for any person to obtain possession of the residential premises without an order of the Magistrates Court if the tenant does not willingly move out (a termination notice issued by the lessor or property manager is not a court order). The court may order fines and compensation to be paid for such an offence.
- 53 Warning: It is an offence for a tenant to fail to provide the lessor with a forwarding address when vacating the premises.

### SECURITY BOND

- 54 The security bond is held by the Bond Administrator.
- 55 The lessor agrees that if the lessor or the property manager applies to the Bond Administrator for all or part of the security bond to be released to the lessor, the lessor or property manager will provide the tenant with evidence to support the amount that the lessor is claiming.
- 56 The Bond Administrator can only release the security bond when it receives either:
- 56.1 a Joint Application for Disposal of Security Bond form signed by all the parties to the tenancy agreement; or
  - 56.2 an order of the court.
- 57 If the parties cannot agree on how the security bond is to be dispersed, either party can apply to the Magistrates Court to have the dispute decided.
- 58 **Warning:** It is an offence for a lessor or a property manager to require a tenant to sign a Joint Application for Disposal of Security Bond form unless the residential tenancy agreement has terminated, the rent to be paid under the tenancy



agreement is decreased or a pet is no longer kept at the premises, and the amount of the security bond to be paid to the tenant or lessor is stipulated on the form.

## TENANCY DATABASES

- 59 A lessor or property manager can only list a person on a residential tenancy database if:
- 59.1 the person is a named tenant on the residential tenancy agreement; and
  - 59.2 the residential tenancy agreement has been terminated; and
  - 59.3 the person owes the lessor a debt that is greater than the security bond or a court has made an order terminating the tenancy agreement.

## NOTICES

- 60 A notice under this agreement must be given:
- 60.1 in the prescribed form; or
  - 60.2 if there is no prescribed form but there is an approved form — in the approved form; or
  - 60.3 if there is no prescribed form or approved form — in writing.
- 61 A notice from the tenant to the lessor may be given to the property manager or the lessor's agent.
- 62 A notice under this agreement may be given to a person:
- 62.1 by giving it to the person directly; or
  - 62.2 if an address for service for the person is given in the agreement — by posting it to the address for service; or
  - 62.3 if the person has agreed under Part A to the electronic service of notices — by sending the notice to the email address or facsimile number given in Part A.
- 63 A person may withdraw his or her consent to a notice being given to the person by email or facsimile by giving a notice to that effect to each other party to the agreement.

## ADVICE, COMPLAINTS AND DISPUTES

### DEPARTMENT OF ENERGY, MINES, INDUSTRY REGULATION AND SAFETY

- 64 The *Residential Tenancies Act 1987* allows the Commissioner for Consumer Protection to give advice to parties to a residential tenancy agreement, to look into complaints and, wherever possible, help to settle them. The Department of Energy, Mines, Industry Regulation and Safety may be contacted by telephone on 1300 304 054 or by visiting one of the Department's offices.
- 65 The tenant should generally approach the lessor or property manager to solve any problem before approaching the Department of Energy, Mines, Industry Regulation and Safety. The Department's role is one of mediation and conciliation. Except for disputes about the keeping of pets and making minor modifications the Commissioner cannot issue orders or make determinations in respect of disputes.

### IF A DISPUTE CANNOT BE RESOLVED

- 66 For most disputes about keeping a pet or making a minor modification, the Commissioner may make a decision to resolve the dispute.
- Note:** Information about the Commissioner's dispute resolution process is available on the Consumer Protection website at [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting).
- 67 For other matters, if a dispute arises between the lessor and the tenant and the dispute cannot be resolved, either party may apply to the Magistrates Court to have the dispute decided by the court. The court can make a range of orders, including:
- 67.1 restraining any action in breach of the agreement; and
  - 67.2 requiring a party to the agreement to perform a certain action under the agreement; and
  - 67.3 order the payment of any amount owing under the agreement; and
  - 67.4 order the payment of compensation for loss or injury.

**PART C****IMPORTANT INFORMATION**

Additional terms may be included in this agreement if:

- (a) both the lessor and tenant agree to the terms; and
- (b) they do not conflict with the *Residential Tenancies Act 1987*, *Residential Tenancies Regulations 1989*, or any other law (subject in all respects to clause 43); and
- (c) they do not breach the provisions about unfair contract terms in the Fair-Trading Act 2010; and
- (d) they do not conflict with the standard terms of this agreement in Part A.

Additional terms are not required by the *Residential Tenancies Act 1987*; however, once the parties sign this agreement, the additional terms are binding upon the parties unless the term is found to be unlawful.

***Some of these terms may differ to the provisions of the Residential Tenancies Act 1987 and Residential Tenancies Regulations 1989 because regulation of 7F of the Residential Tenancies Regulations 1989 permits the tenant to contract out of the provisions of the Residential Tenancies Act 1987.***

**ADDITIONAL TERMS****68 DEFINITIONS**

In Part C of this agreement:

- (a) **"Act"** means the *Residential Tenancies Act 1987*;
- (b) **"Fair Market Rent"** means the market rent currently being paid for a commensurate property in a similar location to the residential premises determined as follows:
  - (i) having regard to the current rents of comparable premises in the vicinity of the residential premises;
  - (ii) having regard to the terms of this agreement;
  - (iii) assuming the lessor is a willing but not anxious landlord, and the tenant is a willing but not anxious tenant and that the tenant is being offered the residential premises with vacant possession;
  - (iv) taking no account of any value attaching to goodwill created by the tenant's occupation of the residential premises; and
  - (v) having regard to all other relevant valuation principles.
- (c) **"GEH Act"** means the *Government Employees' Housing Act 1964*;
- (d) **"Rent Review Dates"** means the dates specified in item 1 of the Schedule to this Part C.
- (e) **"Valuer"** means a registered valuer who is a full member of the Western Australian Division of the Australian Institute of Valuers and Land Economists (Inc.) and who is qualified as a valuer of premises similar to the residential premises.

**69 USE OF PREMISES**

- (a) The lessor acknowledges and agrees that the tenant will be using the residential premises for the provision of rental accommodation under the GEH Act.
- (b) Further to Part A "TRANSFER OF TENANCY OR SUB-LETTING BY TENANT" the tenant may sub-let the residential premises and the tenant enters into this agreement on the basis that it will be subletting the residential premises. The lessor acknowledges and agrees that the tenant does not need to obtain the lessor's consent to any sub-letting or assignment.
- (c) The lessor must not at any time initiate any contact whatsoever with any person to whom the tenant sublets the residential premises (or any part or parts thereof) unless such contact is necessary for the lessor to undertake his, her or their obligations under this agreement including, without limitation, carrying out repairs pursuant to clause 24 in Part B and undertaking routine property inspections.

**70 REVIEW OF RENT**

**Note:** The comments contained in this box are intended to assist the parties to understand clause 70. The comments do not form an operative part of this agreement.

Clause 70(a) – (m) sets out the process for the review of market rent. It provides (among other things) that prior to the review date either party can propose a new rent which the other party can either accept or dispute. If the parties cannot agree, a valuer will determine the new rent.



Unless clause 70(k) applies, the new rent is payable from the review date. However, if the parties have not determined the new rent by the review date the current rent will be continue to be paid until the new rent is determined. Once the new rent is determined there will be an adjustment for any difference between the rent which was paid from the review date and the new rent which should have been paid from the review date (such that any overpayment is repaid, and any underpayment is paid). The new rent will continue to apply and be payable thereafter.

- (a) On each Rent Review Date, the rent, which is payable under this agreement shall, subject to clauses 70(b), (g), (j) and (k) be reviewed with effect from that Rent Review Date to the next Rent Review Date by agreement between the lessor and the tenant or, failing agreement, the rent is to be the Fair Market Rent of the residential premises to be determined in the manner set out in clauses 70(b) to 70(k) inclusive.
- (b) Not more than 60 days prior to each Rent Review Date either the lessor or the tenant ("the Initiating Party") may give to the other ("the Recipient Party") a notice in writing ("the Proposed Rent Notice") stating the rent the Initiating Party proposes should be payable from that Rent Review Date ("the Proposed Rent"). If neither the lessor nor the tenant serves on the other a Proposed rent Notice on a date which is prior to the Rent Review Date, then neither the lessor nor the tenant shall have the right to give a Proposed rent Notice and this clause 70 shall cease to apply in respect of that Rent Review Date and the rent from that Rent Review Date until the next Rent Review Date will be the same as the rent for the 12 months prior to that Rent Review Date.
- (c) If the Recipient Party disagrees with the Proposed Rent, the Recipient party is entitled to give the Initiating Party a notice in writing objecting to it (a "Dispute Notice") within 30 days after the date the Initiating Party gives the Proposed Rent Notice.
- (d) If the Recipient Party does not give the Initiating Party a Dispute Notice within the time period specified in clause 70(c) (time being of the essence) the Recipient Party is to be taken to have agreed to the Proposed Rent.
- (e) If the Recipient party gives the Initiating Party a Dispute Notice within the time specified in clause 70(c) and the parties cannot successfully negotiate and agree the rent which is to be payable from the Market Rent Review Date, then the Fair Market Rent of the residential premises is to be determined by a Valuer (acting as an expert and not as an arbitrator) jointly appointed by the lessor and the tenant or, failing agreement, in the manner specified in clause 70(f).
- (f) If the lessor and the tenant do not agree on the Valuer to be appointed under clause 70(e) above within 14 days after the Dispute Notice is given, the Fair Market Rent of the residential premises is to be determined by a Valuer (acting as an expert and not an arbitrator) appointed by the President of the Australian Property Institute (Inc) at the request of either the lessor or the tenant.
- (g) If no Valuer has been appointed by agreement or under clause 70(f) within 60 days after the Rent Review Date, this clause 70 shall cease to apply in respect of that Rent Review Date and the rent from that Rent Review Date until the next Rent Review Date will be the same as the rent for the 12 months prior to that Rent Review Date.
- (h) Any determination of the Fair Market Rent of the residential premises by a Valuer is conclusive and binds the lessor and the tenant.
- (i) The lessor and the tenant shall each be liable for the payment of one half of the charges of any Valuer appointed under this clause and if either the lessor or tenant pay the full cost of such valuation, they will be immediately entitled to recover half of the charges of the Valuer from the non-contributing party as a debt owed.
- (j) Until the annual rent from a Rent Review Date is agreed or determined under this clause ("the New Rent"), the tenant shall pay to the lessor a rental equivalent to the rent payable immediately prior to the Rent Review Date. Subject to clause 70(k), the New Rent shall apply from, and including, the Rent Review Date.
- (k) If the New Rent is:
  - (i) more than the rent payable immediately prior to the Rent Review Date then any further sum required to be paid by the tenant shall be paid in full to the lessor immediately that sum is known; or
  - (ii) less than the rent payable immediately prior to the Rent Review Date then any sum required to be paid by the lessor shall be paid in full to the tenant immediately that sum is known.
- (l) For the avoidance of any doubt, the amount referred to in clause 70(k) above is a debt owed and can be recovered immediately.
- (m) In this clause 70, if a day on or by which an obligation must be performed falls on a Saturday or Sunday or public holiday in Western Australia, then the parties agree that the day by which that obligation must be performed will be the first business day immediately following that particular Saturday, Sunday or public holiday.

## 71 PUBLIC UTILITY SERVICES

- (a) Notwithstanding anything to the contrary in Part A, "Electricity, Gas and other Utilities" or clauses 11 to 15 of Part B of this agreement the lessor covenants and agrees that he, she or they will be solely responsible for the payment of all rentals, hire, service and/or maintenance fees and charges associated with the supply of gas to the Premises.
- (b) In consideration of the tenant paying the consumption charges for gas consumed on the Premises the tenant may, by notice(s) in writing given to the lessor at any time or times, direct the lessor to utilise an LPG gas retailer nominated by the tenant to supply gas bottles and/or gas to the Premises, and the Lessor must comply with each direction given under this clause.

- (i) Within one (1) calendar month of receipt of that direction; and
- (ii) Until the expiration of this agreement or until a new direction is given by the tenant, whichever occurs first.
- (c) For the avoidance of doubt, nothing in clause 71(b) limits the lessor's obligations under clause 71(a) or exposes the tenant to any liability to any nominated LPG gas retailer(s), or to the lessor in connection with any liability the lessor may have to any nominated LPG gas retailer(s).
- (d) Without limiting clause 71(e) if the lessor receives any accounts for public utility services consumed at the residential premises which are payable by the tenant pursuant to this agreement ("Accounts"), it must provide them to the tenant on a timely basis. Notwithstanding anything to the contrary in Part A, "Electricity, Gas and other Utilities" or clauses 11 to 15 of Part B, if the lessor fails to provide to the tenant any Account within 30 days of the date of that Account, the tenant shall not be liable to pay for the public utility service consumption charges in that Account.
- (e) Subject to clause 71(j), the lessor authorises the tenant to arrange (if it so desires) and without being under any obligation to do so) with the appropriate public utility service providers to directly receive all Accounts.
- (f) The lessor covenants and agrees that he, she or they will be solely responsible for the payment of any water or excess water charges associated with or arising out of any water consumed, used or supplied on or at the residential premises as a consequence of any lavatory, toilet, sink, drain, main, reticulation or any other plumbing facility leaking or otherwise being damaged or faulty. The tenant, acting responsibly, shall determine (and its determination shall be binding on the lessor) the proportion of any charges in an account for water usage attributable to such leak, damage or fault, where appropriate, based upon a comparison by the tenant of the quantity of water previously consumed at the residential premises during the term of this agreement where no such leak, fault or damage existed ("the Determined Amount"). The tenant shall not be required to pay to the relevant public utility service provider directly or to reimburse to the lessor the Determined Amount. However, if the tenant does pay the Determined Amount directly to the relevant public utility service provider, the lessor must reimburse to the tenant the Determined Amount on demand. If the tenant has received from the relevant public utility service provider directly an account for water usage which includes a Determined Amount, the tenant shall provide a copy of such account to the lessor.
- (g) Notwithstanding clause 71(f) above, the lessor will not be required to pay to the public utility service provider or reimburse to the tenant the Determined Amount if the damage or fault which has caused the lavatory, toilet, sink, drain, main, reticulation or any other plumbing facility to leak is directly attributable to the negligence of the tenant or the negligence of any person to whom the tenant sublets the residential premises (or any part or parts thereof).
- (h) The lessor acknowledges and agrees that the tenant is not responsible, and accepts no liability whatsoever, for any water infringement notices which are issued by the relevant public utility service provider in relation to the premises.
- (i) Without limiting clause 71(h) above, the tenant agrees to:
  - (i) require its sub-tenant to comply with water restrictions prescribed or imposed by Water Corporation (or such other authority) from time to time; and
  - (ii) promptly pass onto its sub-tenant any water infringement notices which are provided to it by the lessor, **BUT** the tenant does not guarantee, nor will it be liable under any circumstances for, the payment of those infringement notices by its sub-tenants.
- (j) If the residential premises contain solar panels and the lessor receives payments and/or benefits from the Government, the national grid and/or any energy suppliers in relation to those solar panels:
  - (i) the tenant is not authorised to directly receive the Account from the energy supplier and agrees that the Account will remain in the name of the lessor;
  - (ii) any rights of the lessor, by agreement with an energy supplier, to receive and retain benefits with respect to feed-in tariffs will remain;
  - (iii) the lessor will provide the Account to the tenant on a timely basis; and
  - (iv) subject to the terms of clause 71(a), including the obligation on the lessor to have provided the Account no later than 30 days of the date of that Account, the tenant will be liable to pay that portion of the Account which relates to electricity consumption either to the energy supplier directly or to the lessor as reimbursement (whichever the lessor directs).

## 72 LINE CONNECTION

- (a) It is a term of this agreement that:
  - (i) at the date on which this agreement starts, the premises have a fixed line connection for the purpose of telephone and internet use (Landline) including at least one outlet which is fully functional: or
  - (ii) if the premises do not have a Landline the lessor will organise for the new connection of a Landline (including at least one outlet) to be completed and operational within 14 days of the date on which this agreement starts.
- (b) If the lessor fails to ensure that the premises have the Landline referred to in clause 72(a) installed within 14 days of the date on which this agreement starts, then:



- (i) the tenant may, without reference to the lessor, arrange for the connection of a Landline including at least one outlet; and
- (ii) the reasonable expense incurred by the tenant in arranging and paying for the connection of a Landline is a debt owed by the lessor to the tenant and is immediately recoverable by the tenant.
- (c) Without limiting clause 72(b)(ii) the tenant may, in its absolute discretion, choose to offset its expense of arranging and paying for the connection of a Landline from the rent payable by it hereunder.

### 73 ASBESTOS AND OTHER HAZARDOUS SUBSTANCES

- (a) The lessor warrants that at the date on which this agreement starts and the tenant is entitled to enter into occupation of the residential premises:
  - (i) no materials containing asbestos exist in or upon the residential premises; or
  - (ii) if asbestos containing material exists in or upon the residential premises, it is in good condition and in a bonded or non-friable form; and
  - (iii) no Legionnaires disease bacteria or any hazardous substance or material exists in or upon the residential premises.
- (b) Without limiting clause 73(a) if:
  - (i) any asbestos containing material which is not in good condition and not in a bonded or non-friable form (**Friable ACM**) is subsequently discovered in or upon the residential premises; and
  - (ii) the presence of the Friable ACM is not attributable to the negligence of the tenant, then:
  - (iii) the lessor must at its own expense promptly and in a safe manner remove and remediate the Friable ACM to the satisfaction of the tenant; and
  - (iv) if the tenant elects to vacate the residential premises until such time as the Friable ACM is removed and remediated and the residential premises are rendered safe, from the time when the tenant vacates the residential premises until the residential premises are again rendered safe, the Rent will abate in accordance with section 69(1) of the *Residential Tenancies Act 1987* as if the residential premises had been rendered wholly damaged or destroyed.
- (c) Without limiting clause 73(a) if any Legionnaires disease bacteria or any other hazardous substance or material which may reasonably present risk to the health or wellbeing of the tenant (together the **Harmful Material**) is at any time discovered in or upon the residential premises and its presence is not attributable to the negligence of the tenant, then:
  - (i) the lessor must at its own expense promptly and in a safe manner remove and eradicate the Harmful Material; and
  - (ii) if the tenant elects to vacate the residential premises until such time as the residential premises are rendered safe, from the time when the tenant vacates the residential premises until the residential premises are again rendered safe, the Rent will abate in accordance with section 69(1) of the *Residential Tenancies Act 1987* as if the residential premises had been rendered wholly damaged or destroyed.
- (d) If the occupation and use of the residential premises by the tenant has been rendered unsafe as a result of the presence of the Friable ACM or the Harmful Material and in the written opinion of an independent expert appointed by the tenant the residential premises are unlikely to be rendered safe within three (3) months from the date of that opinion the lessor agrees that this will be and be deemed:
  - (i) to have rendered the premises uninhabitable and to confer on both the lessor and the tenant a right to give a notice of termination under s.69(1) of the *Residential Tenancies Act 1987*; and also
  - (ii) to be a breach of this agreement, which will, in all of the circumstances then existing, justify termination of this agreement by a competent court on application thereto by the tenant in accordance with s.75 of the *Residential Tenancies Act 1987*,

and provided further that upon termination of this agreement in accordance with this clause 73(d) the tenant shall have no further obligations under this agreement.

### 74 GOVERNMENT HOUSING

- (a) The lessor covenants and agrees that if:
  - (i) he, she or they; or
  - (ii) their spouse, de-facto partner or any other person with whom they cohabit, (collectively "the Owners") is, or at any time during the term of this agreement becomes, a government employee and, in the opinion of the tenant, the Owners may have reasonably resided in the residential premises, the Owners (or either of them) will not be eligible for subsidised government housing in:
    - (iii) the town in which the residential premises are located; or
    - (iv) the area which is within a radius of 50 km of the relevant Owner's place of work, (both areas hereinafter referred to as 'the Area')
- (b) The lessor agrees that if the Owners (or either of them) is, or at any time during the term of this agreement becomes, a government employee and, in the opinion of the tenant, the Owners may have reasonably resided in

the residential premises (assuming it had not been let to the tenant under this agreement), the lessor will be in breach of this agreement if the Owners (or either of them):

- (i) continue to occupy subsidised government housing in the Area; or
  - (ii) make an application to a government department or the tenant for subsidised government housing in the Area; or
  - (iii) commence to occupy subsidised government housing in the Area.
- (c) The lessor acknowledges and agrees that, if he, she or they are in breach of clause 74(b) above, this will be and be deemed to be a breach of this agreement which will, in all of the circumstances then existing, justify termination of this agreement by a competent court on application thereto by the tenant in accordance with s.75 of the Act.

## 75 DAMAGE TO PREMISES AND REPAIRS

- (a) In addition to the lessor's obligations under clauses 22 to 24 inclusive, it is a requirement of this agreement that:
  - (i) arrangements for repairs that are necessary to remove or address a serious safety issue (including without limitation the repair or replacement of defective or non-operational smoke alarms and residual current devices) (hereinafter called "Emergency Repairs") must be made with a suitable repairer within 8 hours of notification to the lessor of the need for those repairs; and
  - (ii) arrangements for repairs which are neither Emergency Repairs or Urgent Repairs (including if any new legislation (including subsidiary legislation) is introduced which requires residential premises (or a class of residential premises within which the premises falls) to meet certain requirements or to have installed within them certain devices (including without limitation, those relating to safety)) ("Routine Repairs"), (irrespective of the timeframe within which such matters are required to be done under any applicable legislative provision, must be made with a suitable repairer within 7 Business Days of notification to the lessor of the need for those repairs.
- (b) The lessor is to ensure that the Emergency Repairs and Routine Repairs are carried out by a suitable repairer as soon as practicable after notification to the lessor of the need for those repairs.
- (c) If within the time frame specified in clause 75(a)(i) arrangements have not been made for a suitable repairer to undertake the Emergency Repairs or those Emergency Repairs have not been completed within 2 Business Days after notification to the lessor of the need for those Emergency Repairs, the tenant may arrange for those Emergency Repairs to be carried out by a suitable repairer.
- (d) If within the time frame specified in clause 75(a)(ii) arrangements have not been made for a suitable repairer to undertake any Routine Repairs or those Routine Repairs have not been completed within 10 Business Days after notification to the lessor of the need for those repairs, and the lessor fails to complete those Routine Repairs within 5 Business Days after receipt of a further notification from the tenant, the tenant may arrange for those Routine Repairs to be carried out by a suitable repairer.
- (e) If the tenant arranges for any repairs to be carried out under clause 75(d), the lessor must, as soon as practicable after the repairs are carried out, reimburse the tenant for any reasonable expense incurred by the tenant in arranging for those repairs to be carried out and paying for those repairs.
- (f) The lessor agrees that any breach by it of its obligations under clauses 22 to 24 inclusive and clauses 75(a) and (b) will be and be deemed to be a breach of this agreement, which will, in all of the circumstances then existing, justify termination of this agreement by a competent court on application thereto by the tenant in accordance with s.75 of the *Residential Tenancies Act 1987*.
- (g) Notwithstanding anything to the contrary in this agreement, under no circumstances shall the tenant be liable to repair any structural damage or defects to, or pay for work of a structural nature at, the residential premises, save and except where the said works are necessary to repair structural damage or defects caused by the negligent or unlawful acts or omissions of the tenant or its sub tenants and the building insurance effected by the lessor is vitiated due to the said acts or omissions of the tenant or its sub tenants.
- (h) The lessor must ensure that all repairs, including any structural damage or defects, are carried out by a suitable repairer.
- (i) If repairs are carried out by a suitable repairer and the lessor is of the view that the tenant is liable under this agreement or the Act for those repairs, then the lessor must provide any invoice or account for those repairs issued by the repairer ("Invoice") to the tenant on a timely basis. Notwithstanding anything to the contrary in this agreement if the lessor fails to provide the Invoice to the tenant within two months of the date of that Invoice, then the lessor will be taken as having accepted liability for the repairs and responsibility for the payment of the Invoice and the tenant shall not be liable to pay the Invoice or pay for any repairs to which the Invoice relates.
- (j) If the lessor is required, in accordance with its obligations under this agreement or the Act (including without limitation under clauses 22 to 24 inclusive, 73 or 75(a) and (b)), to effect any repairs or replacements to or to undertake any maintenance to the residential premises, and the tenant is required to vacate the residential premises in order for such repairs or maintenance to be carried out, then (without limiting any other rights which the tenant may have against the lessor under this agreement or at law), the lessor must pay or reimburse the tenant for all reasonable costs and expenses suffered or incurred or payable by the tenant:



- (i) to re-locate to alternative premises and to relocate back to the residential premises once the repairs and/or maintenance works have been completed;
- (ii) to store or secure any goods or possessions which the tenant is required to remove from the residential premises for the duration of the period during which the tenant is required to vacate the residential premises; and
- (iii) to secure, obtain and occupy alternative accommodation for the duration of the period during which the tenant is required to vacate the residential premises.

## 76 LESSOR'S INSURANCE

- (a) The lessor must insure and keep insured all buildings and improvements now or at any time during the term of this agreement on or comprising the residential premises against loss or damage by all risks against which a prudent owner would ordinarily insure for the full replacement cost.
- (b) The lessor must:
  - (i) effect the insurance referred to in clause 76(a) (the "Insurance") with a reputable and substantial insurer;
  - (ii) prior to the due date for payment, pay all premiums and other costs of such Insurance; and
  - (iii) if requested by the tenant, provide to the tenant copies of the certificates of currency and policies in relation to the Insurance within 7 days of such request being made.
- (c) Unless the lessor determines, acting reasonably, that the residential premises are to be demolished and not rebuilt, all moneys recovered in respect of the Insurance effected under this clause 76 shall be immediately expended by the lessor in repairing rebuilding or reinstating the residential premises or any part thereof so damaged or destroyed and, the lessor must make up any deficiency out of the lessor's own funds.

## 77 ADDITIONAL INSPECTIONS AND CERTIFICATES

- 77.1 In addition to the initial and final property condition reports which are required to be obtained in accordance with Part A "Property Condition Reports", the lessor (or its managing agent) must additionally inspect the residential premises at least twice a year (in each case, not less than 14 days before and not more than 14 days after each six-monthly anniversary of the starting date of this agreement) throughout the term of this agreement and provide any report in relation to that additional inspection to the tenant within 7 days of the inspection having taken place.
- 77.2 If, as a result of the additional inspection referred to in clause 77.1, if the lessor (or its managing agent) considers that the residential premises are not in a reasonable condition, then the lessor (or its managing agent) will provide written notice of any damage to the premises which has occurred since the date of the last inspection which is not in the nature of fair wear and tear and which is not damage insured against by the lessor or required to be insured against by the lessor.
- 77.3 If the lessor (or its managing agent) gives a notice under clause 77.2, the tenant will promptly rectify any damage referred to in it (which is not in the nature of fair wear and tear and which is not damage insured against by the lessor or required to be insured against by the lessor). However, if the tenant is of the opinion any damage which is referred to in a notice given by the lessor under clause 77.2 is fair wear and tear or damage insured against by the lessor or required to be insured against by the lessor, it shall promptly after receipt of such notice, notify the lessor of its opinion and the parties shall meet to resolve this dispute, failing which either party may make an application to a competent court to have the dispute determined pursuant to section 15(1) of the RTA.
- 77.4 If the lessor or property manager (or any person accompanying the lessor or property manager) causes damage to the goods of the tenant's sub-tenant(s) (or other member of its household) when exercising a right of entry, whether under clause 25 or this clause 77, the lessor is obliged to compensate the subtenant or the householder (as the case may be).
- 77.5 The lessor warrants that, at the date of commencement of this agreement, the premises are fitted with fully functioning electrical safety switches and smoke alarms in compliance with any law applicable at the relevant time. The lessor will, on the yearly anniversary of the starting date of this agreement, provide the tenant and subtenant with a copy of a current electrical safety certificate in connection with all safety switches and smoke alarms installed in the premises (which certificate must include the expiry date(s) of the smoke alarm(s)). If the lessor fails to provide any electrical safety certificate to the tenant and subtenant, the tenant may obtain such certificate (at the cost and expense of the lessor) and offset its costs of doing so from the rent payable.
- 77.6 Without limiting the lessor's obligation in relation to smoke alarms under clause 75(a)(i) and clause 77.5 of this agreement, the lessor agrees that the tenant may undertake its own annual inspection of the smoke alarm installed in the premises and, if the smoke alarm is found to be defective or non-operational at that time of inspection or is found to be of a make or model which does not fall within the nominated list of smoke alarms acceptable to the tenant, the tenant may (at the cost and expense of the lessor) remediate, repair or replace the smoke alarm and offset its costs of doing so from the rent payable.

**78 TERMINATION OF THIS AGREEMENT CONSEQUENT UPON THE LESSOR'S BREACH**

78.1 The tenant may terminate this agreement by 30 days' written notice to the lessor if the lessor has:

- (a) failed to comply with any of its obligations duly and punctually under this agreement and has not rectified that failure within 10 Business Day (or such longer period as the tenant may allow, in its sole and absolute discretion) after receiving notice from the tenant of such failure,

and, if the tenant gives 30 days' written notice of termination, this agreement shall end at 11.59pm on the date which is 30 days after the date of service of the notice on the lessor (**Effective Date**) (and the tenant must vacate and deliver up possession of the premises at or prior to the Effective Date). The tenant may, at its absolute discretion, withdraw any notice of termination given under this clause at any time prior to the Effective Date.

78.2 For the avoidance of doubt, if a notice is given by the tenant under clause 78, this agreement will terminate on the Effective Date without the need for a competent court to make an order terminating this agreement. The right of termination conferred by this clause 78 is in addition to and not in substitution for the rights of termination conferred by the *Residential Tenancies Act 1987*, including without limitation the tenant's right to apply to a competent court for any order terminating this agreement under s.75 of the *Residential Tenancies Act 1987* on the basis that the lessor has breached this agreement (including without limitation where the alleged breach is of clauses 22 to 24 inclusive or clause 75(a) or (b)) and such breach is, in all of the circumstances of the case, such as to justify termination of this agreement.

**79 PESTS**

79.1 The lessor warrants that pest control treatment has been carried out on the premises immediately prior to commencement of the tenancy.

79.2 The lessor shall, at its own cost and expense, be responsible during the term of the tenancy for the eradication of any infestations of rodents, vermin, insects, pests, birds or other pests present in the residential premises unless such infestation is caused by, or directly attributable to the actions of, the tenant or its subtenant.

79.3 Without limiting the lessor's obligations under clause 79.1, and regardless of whether pest infestation in the premises is evident, the lessor agrees to, if so requested by the tenant, carry out an annual pest control treatment in the premises (but only if such premises are situated in the north of the 26<sup>th</sup> parallel of the state of Western Australia).

**80 CONSENT OF MORTGAGEE**

If:

80.1 the residential premises or any part thereof is at the date of this agreement or subsequently becomes subject to a mortgage, charge or other encumbrance; and

80.2 this agreement would otherwise not be binding upon the mortgagee, chargee or encumbrance, the lessor must at its own expense and without delay obtain the unconditional consent in writing to this agreement from the said mortgagee, charge or encumbrance.

**81 REGISTERING OR CAVEATING THIS LEASE**

81.1 If this residential tenancy agreement is registrable under the *Transfer of Land Act 1983* and the tenant in its discretion requires and elects that this residential tenancy agreement be registered, the parties shall do everything necessary to cause this residential tenancy agreement to be prepared or amended so that it is in registrable form, the parties shall execute (or if necessary re-execute) this residential tenancy agreement in registrable form and the lessor shall cause this residential tenancy agreement to be registered without delay.

81.2 Additionally, the lessor acknowledges and agrees that the tenant may lodge a subject to claims caveat to protect the leasehold interest granted to it under this agreement.

**82 TENANT MAY ACT BY AGENT**

Each act or thing which the tenant is required or empowered to do under this agreement may be done by the tenant or the representative, solicitor, agent, contractor or employee of the tenant.

**83 VARIATION OF THIS AGREEMENT**

This agreement may be varied only by written agreement made between the lessor and the tenant.

**84 NOTICES**

For the purposes of s.85 of the Act, the tenant specifies the address in item 2 of the Schedule as the place to where its mail must be directed in order for any notice or other communication to be taken to be properly served on the tenant.



**85 COMMON AREAS**

- 85.1 This clause applies where the residential premises are part of a complex which includes common areas, where:
- (a) "common areas" means those parts of the complex which the tenant and any other occupiers of premises within the complex are entitled to use, including but not limited to any common driveways, passages, landings, stairways, access ways, lifts, gardens, laundries, swimming pool and car parking area; and
  - (b) "complex" means, if the residential premises comprise part only of the land in a certificate of title, the land and buildings thereon of which the premises forms a part.
- 85.2 The lessor grants to the tenant and its visitors the right, to be exercised in common with the lessor and the lessor's other lessees or licensees of the complex (or any part thereof) from time to time and its and each of their officers, employees, agents, contractors, customers, suppliers and invitees, to use the common areas:
- (a) in the case of any passages, landings, stairways, access ways and lifts, for the purpose of gaining ingress to and egress from the residential premises; and
  - (b) in any other case, for the purpose for which they were designed.
- 85.3 For the avoidance of doubt, nothing in this clause 86 intends to limit the application of any strata by laws which may be applicable to the premises. In the event of any inconsistency between strata by laws and this residential tenancy agreement, the strata by laws will prevail.

**86 JOINT AND SEVERAL LIABILITY**

Unless otherwise stated in this agreement, all persons or entities signing this agreement as the lessor shall be held jointly and severally liable for all terms, conditions and obligations of this lease as they relate to the lessor.

**87 BOND HELD ON TRUST**

If the lessor receives an amount of bond from the tenant, the lessor holds the amount of bond on trust for the tenant until the amount of bond is paid to the Bond Administrator in accordance with the *Residential Tenancies Act 1987*.

**88 FLUES AND GUTTERING**

The lessor shall ensure that all flues, guttering (including box gutters and valley channels) at the premises are cleared, cleaned and in satisfactory and working order immediately prior to the commencement of the tenancy and every 12 months thereafter.

**89 SPECIAL CONDITIONS**

- 89.1 The special conditions (if any) in Item 3 of the Schedule apply to this agreement (and to the extent that there is any inconsistency between them and clauses 1 to 88 inclusive of this agreement, the special conditions shall prevail to the extent of that inconsistency.
- 89.2 The lessor must arrange for each of the special conditions to be satisfied within the time period specified in Item 3 of the Schedule. If the lessor fails to satisfy any of the special conditions within the time frame specified then the tenant may itself, without reference to the lessor, arrange for the special condition/s to be satisfied.
- 89.3 If the tenant arranges for the special condition/s to be satisfied, the reasonable expense incurred by the tenant in arranging and paying for the special condition/s to be satisfied will be a debt owed by the lessor to the tenant and be immediately recoverable by the tenant.
- 89.4 The tenant may, in its absolute discretion, offset its expense of arranging and paying for the special condition/s to be satisfied from the rent payable by it hereunder.

## SCHEDULE TO PART C

### ITEM 1: MARKET RENT REVIEW DATE:

The first and each subsequent anniversary of the starting date of this agreement (as specified in Part A, "Term of Agreement") during the term of this agreement.

### ITEM 2: TENANT ADDRESS FOR SERVICE

Documents should be emailed to the tenants nominated email address provided in PART A. Alternatively, documents can be sent by mail to the following address:

Attention: GROH Central  
Housing Authority  
Locked Bag 5000  
FREMANTLE WA 6959

### ITEM 3: SPECIAL CONDITIONS

The Lessor must arrange for each of the following items:


- (a) An electrical compliance certificate (to confirm all hard-wired smoke alarms and safety switches have been installed and are functioning correctly and, for the smoke alarm, includes at a minimum, manufacturer, installation/expiry date and model number) is to be obtained by the lessor at the lease commencement and thereafter on every 12-month anniversary of the date on which the previous electrical compliance certificate was obtained.
- (b) All air-conditioning units at the premises must have been serviced at lease commencement, or within the 12-month period prior to lease commencement, and thereafter on every 12-month anniversary of the date on which the previous service occurred. A copy of the receipt evidencing the first service will be provided to the tenant on lease commencement and receipt for each subsequent service will be provided to the tenant within 14 days of such service.
- (c) Security screens are to be installed on all external doors & windows and to be completed prior to the starting date of this agreement, subject to any extension of that period which is agreed to by the tenant (in its sole and absolute discretion).
- (d) Sensor lights are to be installed to the front and rear of the property and completed prior to the starting date of this agreement, subject to any extension of that period agreed to by the tenant (at the tenant's sole and absolute discretion).
- (e) The installation of reverse cycle air conditioning (with heating and cooling functionality) capable of maintaining comfortable temperatures throughout the entire home – prior to the starting date of this agreement, subject to any extensions of that period, which is agreed to by the tenant (in its sole and absolute discretion).
- (f) The installation of a cyclone rated security screen which meets the minimum requirements of Australian Standard AS 1170.2:2011.
- (g) The installation of a fixed line connection for the purpose of a telephone and internet use (including at least one outlet).
- (h) The Lessor will, at its own cost, landscape the outside areas (front and rear) of the Premises to a reasonable standard, including the planting of lawns (or laying of artificial turf), hedges, shrubs, trees, flowerbeds and any other suitable vegetation. Such landscaping is to be maintained by the Lessor for an initial period sufficient to establish the garden fully and ensure that the reticulation system installed, including but not limited to sprinklers, piping, valves, controls, solenoids, and associated wiring, is adequate for watering gardens and lawns and trees at the Premises and that such reticulation is fully maintained and free of leaks during the tenancy.

THE LESSOR AND TENANT ENTER INTO THIS AGREEMENT AND AGREE TO ALL ITS TERMS.

Signed by the LESSOR/PROPERTY MANAGER

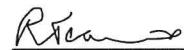
\_\_\_\_\_  
Signature of lessor/property manager Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Signed by the TENANT

\_\_\_\_\_  
Signature of tenant Date: 20 / 08 / 2025

In the presence of:

Rayna Te Amo  
\_\_\_\_\_  
Witness name

\_\_\_\_\_  
Witness signature

For further information about rights and obligations as a lessor or tenant, refer to the Residential Tenancies Act 1987 or contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 30 40 54 or [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting).

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Energy, Mines, Industry Regulation and Safety (1300 30 40 54) for assistance.



Government of Western Australia  
Department of Housing and Works

## GROH RESIDENTIAL TENANCY AGREEMENT

between the Housing Authority and Lessor(s)

**WARNING:** By virtue of regulations 5AB(b) and 7F of the Residential Tenancies Regulations 1989, sections 27A and 82 of the Residential Tenancies Act 1987 do not apply to this agreement. As a result, this agreement is not required to be in the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987. Additionally, Parts A and B of this agreement differ in some respects from the approved form and Part C of this agreement contains additional terms not found in the approved form.

### **PART A**

This agreement is made between:

#### **Lessor(s):**

**Name:** Shire of Laverton  
**Address:** PO Box 42, Laverton, WA, 6440  
**Email:** ceo@laverton.wa.gov.au  
**Telephone:** 08 9031 1202

and

#### **Tenant:**

**Name:** The Housing Authority (acting through the Government Regional Officer Housing (GROH) program)  
**Address:** 5 Newman Court, Fremantle, Western Australia, 6160  
**Email:** kalgoorlie.housing@dohw.wa.gov.au  
**Telephone:** 08 6277 5233

#### **Lessor's property manager:**

**Name:** N/A  
**Address:** N/A  
**Email:** N/A  
**Telephone:** N/A

### **Giving of notices and information by electronic means**

Indicate below for each of the following persons whether the person agrees to notices and information being given by email or facsimile under the *Electronic Transactions Act 2011*.

<b>Lessor(s):</b>	<b>Email:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Facsimile:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Tenant:</b>	<b>Email:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Facsimile:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Lessor's property manager:</b>	<b>Email:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Facsimile:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Note:** If you agree to receive rent remittance notices by email, paper copies of the same will not be issued.

### **TERM OF AGREEMENT**

This residential tenancy agreement is

- ☒ **Fixed** – starting on **11 September 2025** and ending on **10 September 2035**.  
☐ **Periodic** – starting on Enter start date.

**Note:** The start date for the agreement should not be a date prior to the date on which the tenant is entitled to enter into occupation of the premises.

### **RESIDENTIAL PREMISES**

The residential premises are: **4 Duketon Street, Laverton, WA, 6430**.

And Includes N/A.

**Note:** Include items such as a parking space or furniture provided, or any exclusions such as sheds.



## MAXIMUM NUMBER OF OCCUPANTS

No more than N/A persons may ordinarily live at the premises at any one time.

## RENT

The rent is \$ 1217 per week, payable at least one week in advance starting on **11 September 2025**.

The method by which the rent must be paid is – **Direct Deposit** into the following account (or any other account nominated in writing by the lessor):

**BSB number:** 086-712.  
**Account number:** 528501460.  
**Account name:** Shire of Laverton.  
**Payment reference:** Housing Authority

## SECURITY BOND

A security bond of \$ 4868 and a pet bond of \$260 must be paid by the tenant on signing this agreement.

Bond Held \$ N/A

***Note:** Unless the rent for the premises exceeds \$1,200 per week, the security bond must not exceed the sum of 4 weeks' rent plus a pet bond not exceeding \$260 (if a pet is permitted to be kept at the premises). The pet bond is to be used to meet costs of fumigation of the premises.*

## RENT INCREASE

**WARNING:** This section differs from the section "Rent Increase" in the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987.

Rent will be reviewed at the times and in the manner set out in clause 70 of Part C. Any rent increase can take effect no sooner than 12 months after the commencement of this tenancy or the date of the last rent increase. At least 60 days' prior notice of the rent increase is required.

## WATER SERVICES

Is scheme water connected to the premises? Yes ☒ No ☐

***Note:** If the property is not connected to scheme water, the tenant may have to purchase water at their own expense.*

## WATER USAGE COSTS (SCHEME WATER)

The tenant is required to pay 100% of water consumption costs.

## PERMISSION TO CONTACT THE WATER SERVICES PROVIDER

Does the tenant have the lessor's permission to contact the water services provider for the premises to access accounts for water consumption at the premises and to communicate with the water services provider in relation to concessions available to the tenant or supply faults at the premises? Yes ☒ No ☐

## ELECTRICITY, GAS AND OTHER UTILITIES

Indicate for the utilities below whether or not the premises are separately metered:

**Electricity:** Yes ☒ No ☐ **Gas:** Yes ☒ No ☐ **Water:** Yes ☒ No ☐ **Other:** N/A. Yes ☐ No ☐ N/A ☒

Where the premises are **separately** metered to measure consumption of a specific utility, the tenant must pay for the connection and consumption costs as per the relevant account for the premises.

Where the premises are **not separately** metered to measure the consumption of a specific utility, the tenant must pay the consumption costs for that utility which will be calculated as follows:

<input type="checkbox"/>	<b>Electricity</b>	N/A
<input type="checkbox"/>	<b>Gas</b>	N/A
<input type="checkbox"/>	<b>Water</b>	N/A
<input type="checkbox"/>	<b>Other</b>	N/A

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### STRATA BY-LAWS

Strata by-laws Are Not applicable to the residential premises.

A copy of the by-laws is attached: Yes ☐ No ☐ N/A ☒

### SCHEME BY-LAWS FOR A COMMUNITY TITLES SCHEME

Belongs, community titles scheme, scheme by-laws, tier 2 scheme and tier 3 scheme have the meanings given in the *Community Titles Act 2018* section 3(1).

Scheme by-laws for a community titles scheme Are Not applicable to the residential premises.

A copy of the scheme by-laws is attached: Yes ☐ No ☐ N/A ☒

If scheme by-laws for a community titles scheme are applicable to the residential premises, and the premises is in a tier 2 scheme or a tier 3 scheme, the scheme by-laws to be attached must include the scheme by-laws for a community titles scheme to which that tier 2 scheme or tier 3 scheme belongs.

### PETS

The pets listed may be kept at the premises:

All types and breeds (excluding a dangerous dog within the meaning of the Dog Act 1976)	Number: N/A
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The following conditions apply to the keeping of pets at the premises:	
Cleaning, maintenance or fumigation:	All carpets must be professionally cleaned immediately prior to the expiration of this tenancy. Immediately prior to the expiration of this tenancy, the tenant must have the premises fumigated by a professional fumigation service. Immediately prior to the expiration of the tenancy, the tenant must repair any damage to the premises caused by the pet.
Other conditions:	N/A

Note: A tenant must have the consent of the lessor to keep a pet at the premises. A lessor can only refuse consent in certain circumstances. Any conditions on the keeping of a pet must be reasonable. Consent is not required to keep an assistance animal.

### RIGHT OF TENANT TO ASSIGN OR SUB-LET

The tenant may assign the tenant's interest under this agreement or sub-let the premises.

### RIGHT OF TENANT TO MAKE MODIFICATIONS

The tenant may make:

- furniture safety modifications to prevent injury to a child or person with a disability;
- modifications to prevent entry in circumstances of family violence;
- modifications to support a person with a disability; or
- minor modifications

in accordance with Part B, clauses 33 and 34 (below).

Other modifications (See Part B, clause 35):

The tenant may make the following modifications to the premises without the lessor's consent [please specify]:
N/A

The tenant may make other modifications to the premises with the consent of the lessor.

### PROPERTY CONDITION REPORTS

A property condition report detailing the condition of the premises must be completed by or on behalf of the lessor and 2 copies provided to the tenant within 7 days of the tenant moving into the premises.

If the tenant disagrees with any information contained in the property condition report, the tenant must note his or her disagreement on a copy of the property condition report and return this to the lessor or property manager within 7 days of receipt of the property condition report from the lessor. If the tenant does not give a copy of the property condition report back

to the lessor, the tenant is taken to accept the property condition report as a true and accurate description of the condition of the premises.

A final property condition report must be completed by or on behalf of the lessor and provided to the tenant as soon as practicable but in any event within 14 days of the termination of the tenancy. The tenant must be given a reasonable opportunity to be present at the final inspection.

## **PART B**

### **TERMS APPLICABLE TO THIS TENANCY AGREEMENT**

**WARNING:** By virtue of regulations 5AB(b) and 7F of the Residential Tenancies Regulations 1989, sections 27A and 82 of the Residential Tenancies Act 1987 do not apply to this agreement. As a result, this agreement is not required to be in the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987. This Part B of this agreement differs in some respects from the approved form.

The Residential Tenancies Act 1987 and the Residential Tenancies Regulations 1989 apply to this agreement (to the extent the tenant has not contracted out of those provisions by virtue of clause 43 below). Both the lessor and the tenant must comply with these laws (to the extent applicable). Some of the rights and obligations in that legislation are outlined below.

#### **RIGHT TO OCCUPY THE PREMISES**

- 1 The tenant has the right to exclusive occupation and quiet enjoyment of the residential premises during the tenancy. The residential premises include the additional items but do not include the exclusions noted under "RESIDENTIAL PREMISES" in Part A.

#### **COPY OF AGREEMENT**

- 2 The lessor or the property manager must give the tenant:
  - 2.1 a copy of this agreement when this agreement is signed by the tenant; and
  - 2.2 a copy of this agreement signed by both the lessor or the property manager and the tenant within 14 days after it has been signed and delivered by the tenant.

#### **RENT**

- 3 The tenant must pay rent on time, or the lessor may issue a notice of termination and, if the rent is still not paid in full, the lessor may take action through the court to evict the tenant.
- 4 The tenant must not withhold rent because the tenant is of the view that the lessor is in breach of the agreement.
- 5 The lessor or property manager must not:
  - 5.1 require the tenant to pay more than 2 weeks rent in advance; or
  - 5.2 require the tenant to pay rent by post-dated cheque; or
  - 5.3 use rent paid by the tenant for the purpose of any amount payable by the tenant other than rent or
  - 5.4 require the tenant to pay any monetary amount other than rent, security bond and pet bond.
- 6 The lessor or property manager must give a rent receipt to the tenant within 3 days of the rent being paid unless the rent is paid into an authorised bank or credit union account nominated by the lessor.
- 7 A tenancy agreement cannot contain a provision for a penalty, damages or extra payment if the tenant fails to keep to the agreement or breaches any law. If an agreement allows a reduced rent or a rebate, refund or other benefit if the tenant does not breach the agreement, the tenant is entitled to the reduction, rebate, refund or other benefit in any event.
- 8 **Warning:** It is an offence for a tenant to fail or refuse to pay any rent due under a residential tenancy agreement with the intention that the amount of such rent be recovered by the lessor from the tenant's security bond.

#### **PAYMENT OF COUNCIL RATES, LAND TAX, WATER AND OTHER CHARGES**

- 9 The lessor must pay all rates, taxes or charges imposed in respect of the premises under the *Local Government Act 1995*, the *Land Tax Act 2002* or any written law under which a rate, tax or charge is imposed for water supply or sewerage services under the *Water Agencies (Powers) Act 1984* (other than a charge for water consumed).
- 10 The lessor is responsible for any of the following contributions in respect of the premises:
  - 10.1 contributions (as defined in the *Strata Titles Act 1985* section 3(1)) imposed on the owner of the premises under the *Strata Titles Act 1985* section 100;



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- 10.2 contributions (as defined in the *Community Titles Act 2018* section 3(1)) determined by a community corporation as the amount it requires from the owner of the premises (as a member of the community corporation) under the *Community Titles Act 2018* section 88.

### PUBLIC UTILITY SERVICES

- 11 Public utility services have the meaning given in the *Land Administration Act 1997* and refers to services such as gas, electricity and water.
- 12 If the premises are not separately metered to measure the tenant's consumption of a public utility service at the premises and the tenant is expected to pay for his or her consumption of the public utility service, the lessor and the tenant must agree in writing an alternative method of calculating the charge to be paid by the tenant for the consumption of that public utility service.
- 13 The tenant must not be required to pay a charge in relation to a public utility service provided to the premises unless the charge is calculated by reference to the tenant's actual consumption of the public utility service at the premises and the tenant is given written notice of the charge.
- 14 If the premises are separately metered, the notice of the charge must specify:
- 14.1 the relevant meter reading or readings; and
  - 14.2 the charge per metered unit; and
  - 14.3 the amount of GST payable in respect of the provision of the public utility service to the residential premises.
- 15 If the premises are not separately metered, the notice of the charge must specify:
- 15.1 The calculations as per the agreed method; and
  - 15.2 The amount of GST payable in respect of the provision of the public utility service to the residential premises.

### POSSESSION OF THE PREMISES

- 16 The lessor must:
- 16.1 give the tenant vacant possession of the premises on the day on which the tenant is entitled to enter into occupation of the premises under the agreement; and
  - 16.2 take all reasonable steps to ensure that, at the time of signing this agreement, there is no legal reason why the tenant cannot occupy the premises as a residence for the term of this agreement.

### TENANT'S RIGHT TO QUIET ENJOYMENT

- 17 The tenant is entitled to quiet enjoyment of the premises without interruption by the lessor or any person claiming by, through or under the lessor or having superior title to that of the lessor.
- 18 The lessor or the property manager will not interfere with, or cause or permit any interference with, the reasonable peace, comfort or privacy of the tenant in the use of the premises. The lessor or the property manager must also take all reasonable steps to ensure that the lessor's other neighbouring tenants do not interfere with the reasonable peace, comfort or privacy of the tenant in the use of the premises.

### USE OF THE PREMISES BY TENANT

- 19 The tenant must:
- 19.1 use the premises as a place of residence; and
  - 19.2 not use or allow the premises to be used for any illegal purpose and
  - 19.3 not cause or permit a nuisance; and
  - 19.4 not intentionally or negligently cause or permit damage to the residential premises; and
  - 19.5 advise the lessor or property manager as soon as practicable if any damage occurs; and
  - 19.6 keep the premises in a reasonable state of cleanliness; and
  - 19.7 not cause or allow to be caused injury to the lessor, property manager or any person lawfully on adjacent premises; and
  - 19.8 not allow anyone who is lawfully at the premises to breach the terms of this agreement.
- 20 The tenant is responsible for the conduct or omission of any person lawfully on the premises that results in a breach of the agreement.

### LESSOR'S GENERAL OBLIGATIONS FOR RESIDENTIAL PREMISES

- 21 In this clause, **premises** includes fixtures and chattels provided with the premises but does not include:
- 21.1 any fixture or chattel disclosed by the lessor to the tenant as not functioning before the agreement was entered into;
  - 21.2 any other fixture or chattel that the tenant could not reasonably have expected to be functioning at the time the agreement was entered into.
- 21A The lessor must:
- 21A.1 provide vacant possession of the premises and in a reasonable state of cleanliness and repair; and
  - 21A.2 maintain and repair the premises in a timely manner; and
  - 21A.3 comply with all laws affecting the premises including building, health and safety laws.



## URGENT REPAIRS

- 22 **Urgent repairs** are defined by the *Residential Tenancies Act 1987* and fall into 2 categories: repairs that are necessary for the supply or restoration of an essential service and other urgent repairs.
- 23 Essential services are listed in the *Residential Tenancies Regulations 1989* as electricity, gas, a functioning refrigerator (if one is provided with the premises), waste water management treatment and water (including the supply of hot water). Arrangements for repairs that are necessary to supply or restore an essential service must be made with a suitable repairer within 24 hours. Other urgent repairs are those that are not an essential service, but may nevertheless cause damage to the premises, injure a person or cause undue hardship or inconvenience to the tenant. Arrangements for these repairs must be made within 48 hours.
- 24 In every tenancy, if the need for urgent repair arises other than as a result of a breach of the agreement by the tenant:
- 24.1 the tenant is to notify the lessor or the property manager of the need for urgent repairs as soon as practicable, and
  - 24.2 the lessor is to ensure that the repairs are carried out by a suitable repairer as soon as practicable after that notification; and
  - 24.3 if, within 24 hours (in the case of repairs for the supply or restoration of essential services) or 48 hours (in the case of other urgent repairs), the lessor or property manager cannot be contacted, or, having notified the lessor or property manager of the need for the repairs, the lessor fails to ensure that the repairs will be carried out by a suitable repairer as soon as practicable after that notification, the tenant may arrange for the repairs to be carried out by a suitable repairer to the minimum extent necessary to effect those repairs; and
  - 24.4 if a tenant arranges for repairs to be carried out under clause 24.3, the lessor must, as soon as practicable after the repairs are carried out, reimburse the tenant for any reasonable expense incurred by the tenant in arranging for those repairs to be carried out and paying for those repairs.

## LESSOR'S ACCESS TO THE PREMISES

- 25 The lessor, property manager or person acting on behalf of the lessor, can only enter the premises in the following circumstances:
- 25.1 in any case of emergency;
  - 25.2 to conduct up to 4 routine inspections in a 12-month period after giving the tenant at least 7 days, but not more than 14 days', written notice;
  - 25.3 where the agreement allows the rent to be collected at the premises where rent is payable not more frequently than once every week;
  - 25.4 to inspect and secure the premises if there are reasonable grounds to believe that the premises have been abandoned and the tenant has not responded to a notice from the lessor;
  - 25.5 carrying out or inspecting necessary repairs to or maintenance of the premises, at any reasonable time, after giving the tenant not less than 72 hours' notice in writing before the proposed entry;
  - 25.6 showing the premises to prospective tenants, at any reasonable time and on a reasonable number of occasions during the period of 21 days preceding the termination of the agreement, after giving the tenant reasonable notice in writing;
  - 25.7 showing the premises to prospective purchasers, at any reasonable time and on a reasonable number of occasions, after giving the tenant reasonable notice in writing;
  - 25.8 if the tenant agrees at, or immediately before, the time of entry;
  - 25.9 in accordance with the *Residential Tenancies Act 1987* section 46(6A) and (6B).
- 26 There are directions within the *Residential Tenancies Act 1987* which guide tenants, lessors and property managers on appropriate behaviour in relation to gaining or granting access to the premises. The following summary may assist.

## REASONABLE TIME

- 27 **Reasonable time** means:
- 27.1 between 8.00 am and 6.00 pm on a weekday; or
  - 27.2 between 9.00 am and 5.00 pm on a Saturday; or
  - 27.3 at any other time agreed between the lessor and each tenant.

## REQUIREMENT TO NEGOTIATE A DAY AND TIME FOR A PROPOSED ENTRY BY THE LESSOR

- 28 If it would unduly inconvenience the tenant for the lessor or property manager to enter the premises as specified in a notice of an intention to enter premises on a particular day, the lessor or property manager must make a reasonable attempt to negotiate a day and time that does not unduly inconvenience the tenant

#### REQUIREMENT TO GIVE TENANT NOTICE OF PROPOSED ENTRY

- 29 Where the lessor or property manager gives a tenant notice of an intention to enter premises on a particular day, the notice must specify the day and whether it will be before or after 12.00 pm.

#### TENANT ENTITLED TO BE PRESENT

- 30 The tenant is entitled to be on the premises during the entry by the lessor, the property manager or any other person acting on behalf of the lessor.

#### ENTRY MUST BE REASONABLE AND NO LONGER THAN NECESSARY

- 31 The lessor or property manager exercising a right of entry:
- 31.1 must do so in a reasonable manner; and
  - 31.2 must not, without the tenant's consent, stay or permit others to stay on the premises longer than is necessary to achieve the purpose of the entry.

#### LESSOR'S OBLIGATION TO COMPENSATE TENANT IF DAMAGE TO TENANT'S GOODS

- 32 If the lessor or property manager (or any person accompanying the lessor or property manager) causes damage to the tenant's goods when exercising a right of entry, the lessor is obliged to compensate the tenant.

#### MODIFICATIONS TO THE PREMISES

- 33 The tenant is permitted to make modifications or changes to the premises as follows:
- 33.1 Security modifications to prevent family violence – The tenant may make prescribed modifications necessary to prevent a person from entering premises in circumstances of family violence, including, installing security alarms and cameras; locks, screens and shutters on windows; security screens on doors; exterior lights; locks on gates; and pruning of shrubs and trees to improve visibility. The tenant must give the lessor written notice of their intention to make one or more of these prescribed modifications but does not need the lessor's consent. Work must be carried out by a suitable tradesperson. The tenant must provide a copy of the invoice for the work to the lessor within 14 days of the work being carried out.
  - 33.2 Furniture safety modifications – The tenant may, with the lessor's consent, attach furniture to a wall for the purpose of ensuring the safety of a child or person with a disability. The tenant must ask the lessor for consent to attach the furniture and the lessor must respond within 14 days. The lessor may only refuse consent in limited circumstances, including where the modification would disturb asbestos, the property is heritage listed or scheme by-laws do not permit the furniture to be secured. If the lessor does not respond within 14 days, consent is automatically granted.
  - 33.3 Minor modifications – The tenant may, with the lessor's consent, make a minor modification to the premises. The tenant must ask the lessor for consent to make a minor modification and the lessor must respond within 14 days. The lessor can only refuse consent in limited circumstances, including where the modification would disturb asbestos, the property is heritage listed or where a written law or scheme by-law prevents the modification. If the lessor wants to refuse for another reason, they must get the approval of the Commissioner for Consumer Protection. If the lessor does not respond within 14 days, consent is automatically granted.  
**Note:** A list of minor modifications is set out in the regulations and is available on the Consumer Protection website.
- 34 The lessor cannot refuse consent to a modification needed to allow a person with a disability to access or use the premises if refusal would be unlawful under the *Equal Opportunity Act 1984* (WA) or the *Disability Discrimination Act 1992* (Cth).
- 35 For modifications not dealt with in clause 33 and 34 ("other modifications"):
- 35.1 If Part A lists other modifications that the tenant is allowed to make, the tenant may make those modifications after giving the lessor notice of the tenant's intention to make the modifications.
  - 35.2 If Part A allows the tenant to make other modifications with the lessor's consent, the tenant may ask the lessor for consent to make the modification and the lessor must respond within 28 days. The lessor must not unreasonably refuse consent and may impose reasonable conditions on the consent. If the lessor does not respond within 28 days, consent is automatically granted.
- 36 Tenant responsibilities in relation to modifications:
- 36.1 The tenant is responsible for the costs of making a modification and for maintenance of the modification.
  - 36.2 Modifications must be made taking into account the age and character of the property and in some cases must be carried out by a qualified tradesperson.
  - 36.3 At the end of the tenancy, the tenant must remove the modification and restore the premises, unless otherwise agreed with the lessor.
- 37 Lessor modifications – If the lessor wants to make a modification to the premises, the lessor must ask the tenant for consent and the tenant must respond within 28 days. The tenant cannot unreasonably refuse consent and may impose



conditions, including a condition about when the lessor can enter the premises to carry out work. If the tenant does not respond within 28 days, consent is automatically granted.

**Note:** Further information about modifications, forms, timeframes and the Commissioner application process is available on the Consumer Protection website at [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting)

## LOCKS AND SECURITY DEVICES

- 38 The prescribed means of securing the premises are specified in the *Residential Tenancies Regulations 1989*. In every tenancy:
- 38.1 the lessor must provide and maintain such means to ensure the premises are reasonably secure as prescribed in the regulations; and
  - 38.2 any lock or security device at the premises must not be altered, removed or added by a lessor or tenant without the consent of the other or except in accordance with clause 38.4; and
  - 38.3 the lessor or the tenant must not unreasonably withhold the consent referred to in clause 38.2; and
  - 38.4 a tenant may alter or add any lock or other means of securing the residential premises in accordance the *Residential Tenancies Act 1987* section 45(2)(a), and the tenant and lessor must comply with section 45(2)(b) and (c) in relation to copies of keys to altered or added locks or other means of securing the residential premises.

## PETS

- 39 The tenant may keep a pet at the premises with the consent of the lessor. The tenant must ask the lessor for consent to keep the pet and the lessor must respond within 14 days. The lessor can only refuse consent in limited circumstances, including where a written law, local law or scheme by-law does not permit the pet. If the lessor wants to refuse for another reason, they must get the approval of the Commissioner for Consumer Protection. The lessor may impose reasonable conditions on consent to keep a pet, some conditions require the approval of the Commissioner for Consumer Protection. If the lessor does not respond within 14 days or apply to the Commissioner for Consumer Protection (if required) the lessor is taken to have approved the request for the pet.
- 40 The tenant is responsible for any nuisance or damage caused by the pet.
- 41 A tenant may keep an assistance animal at the premises without the consent of the lessor.
- Note:** Further information about pets, relevant forms, timeframes and the Commissioner application process is available on the Consumer Protection website at [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting)

## TRANSFER OF TENANCY OR SUB-LETTING BY TENANT

**WARNING:** This section differs from clause 42 of Part B of the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the *Residential Tenancies Act 1987*.

- 42 The tenant may assign his or her interest and/or sub-let the premises without being required to obtain the lessor's consent.

## CONTRACTING OUT

**WARNING:** This section differs from clause 43 of Part B of the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the *Residential Tenancies Act 1987*. *S.82 of the Residential Tenancies Act 1987 provides that any agreement or arrangement that is inconsistent with a provision of the Residential Tenancies Act 1987 or purports to exclude, modify or restrict the operation of the Residential Tenancies Act 1987 is, to that extent void and of no effect. However, Regulation 7F of the Residential Tenancies Regulations 1989 provides that s.82 of the Residential Tenancies Act 1987 does not apply to a residential tenancy agreement to which the Housing Authority is a party, where the agreement provides that the tenant may sublet the premises and where the agreement is entered into by the Housing Authority on the basis that the premises will be sub-let. This agreement is an agreement of the type referred to in Regulation 7F and, accordingly, s.82 of the Residential Tenancies Act 1987 does not apply to this agreement.*

- 43 The tenant, pursuant to Regulation 7F of the *Residential Tenancies Regulations 1989*, expressly contracts out of each and every provision of the *Residential Tenancies Act 1987* that is inconsistent with an express or implied provision of this agreement and the parties hereby agree that all such provisions (to the extent of such inconsistency) are hereby excluded from this agreement.

## ENDING THE RESIDENTIAL TENANCY AGREEMENT

- 44 This residential tenancy agreement can only be terminated in certain circumstances.
- 45 The tenant agrees, when this agreement ends, to give vacant possession of the premises to the lessor. Before giving vacant possession to the lessor, the tenant must:

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- 45.1 remove all the tenant's goods from the residential premises; and
  - 45.2 leave the residential premises as closely as possible in the same condition, fair wear and tear excepted, as at the commencement of the tenancy; and
  - 45.3 return to the lessor all keys, and other opening devices or similar devices, provided by the lessor.
- 46 The tenant may be liable for losses incurred by the lessor if the above requirements are not met.

### ENDING A FIXED-TERM AGREEMENT

- 47 If this agreement is a fixed-term agreement it may be ended:
- 47.1 by agreement in writing between the lessor and the tenant; or
  - 47.2 if either the lessor or tenant does not want to renew the agreement, by giving written notice of termination. The notice must be given to the other party at least 30 days prior to the date on which vacant possession of the premises is to be delivered to the lessor. The notice may be given at any time up until the end of the fixed term but cannot take effect until the term ends.

### ENDING A PERIODIC AGREEMENT

- 48 If this agreement is a periodic agreement, it may be ended:
- 48.1 by agreement in writing between the lessor and the tenant; or
  - 48.2 by either the lessor or the tenant by giving written notice of termination to the other party. The notice may be given at any time. The lessor must give at least 60 days' notice and the tenant must give at least 21 days' notice.

### ENDING A TENANT'S INTEREST IN A RESIDENTIAL TENANCY AGREEMENT BECAUSE OF FAMILY VIOLENCE.

- 49 A tenant's interest in a residential tenancy agreement may be ended:
- 49.1 by the tenant under the *Residential Tenancies Act 1987* section 60(1)(ba) if the tenant or dependant of the tenant is, during the tenancy period, likely to be subjected or exposed to family violence; or
  - 49.2 by the tenant under the *Residential Tenancies Act 1987* section 60(1)(bb) if the tenant receives a copy of a notice of a termination referred to in paragraph 49.1 from another tenant; or
  - 49.3 by a court under the *Residential Tenancies Act 1987* section 60(1)(bc) if a family violence order is in force against the tenant to protect another tenant or if the court is satisfied that the tenant has committed family violence against another tenant or their dependant during the tenancy period.

### OTHER GROUNDS FOR ENDING AGREEMENT

**WARNING: This section differs from clause 50 of Part B of the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987.**

- 50 The *Residential Tenancies Act 1987* also authorises the lessor and tenant to end this agreement on other grounds. The grounds for the lessor include breach of this agreement by the tenant, where the agreement is frustrated (eg where the premises are destroyed or become uninhabitable) and hardship. The grounds for the tenant include breach of this agreement by the lessor, where the agreement is frustrated (eg where the premises are destroyed or become uninhabitable) and hardship.
- 51 For more information, refer to the *Residential Tenancies Act 1987* or contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 304 054 or visit [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting).
- 52 Warning: It is an offence for any person to obtain possession of the residential premises without an order of the Magistrates Court if the tenant does not willingly move out (a termination notice issued by the lessor or property manager is not a court order). The court may order fines and compensation to be paid for such an offence.
- 53 Warning: It is an offence for a tenant to fail to provide the lessor with a forwarding address when vacating the premises.

### SECURITY BOND

- 54 The security bond is held by the Bond Administrator.
- 55 The lessor agrees that if the lessor or the property manager applies to the Bond Administrator for all or part of the security bond to be released to the lessor, the lessor or property manager will provide the tenant with evidence to support the amount that the lessor is claiming.
- 56 The Bond Administrator can only release the security bond when it receives either:
- 56.1 a Joint Application for Disposal of Security Bond form signed by all the parties to the tenancy agreement; or
  - 56.2 an order of the court.
- 57 If the parties cannot agree on how the security bond is to be dispersed, either party can apply to the Magistrates Court to have the dispute decided.
- 58 **Warning:** It is an offence for a lessor or a property manager to require a tenant to sign a Joint Application for Disposal of Security Bond form unless the residential tenancy agreement has terminated, the rent to be paid under the tenancy



agreement is decreased or a pet is no longer kept at the premises, and the amount of the security bond to be paid to the tenant or lessor is stipulated on the form.

## TENANCY DATABASES

- 59 A lessor or property manager can only list a person on a residential tenancy database if:
- 59.1 the person is a named tenant on the residential tenancy agreement; and
  - 59.2 the residential tenancy agreement has been terminated; and
  - 59.3 the person owes the lessor a debt that is greater than the security bond or a court has made an order terminating the tenancy agreement.

## NOTICES

- 60 A notice under this agreement must be given:
- 60.1 in the prescribed form; or
  - 60.2 if there is no prescribed form but there is an approved form — in the approved form; or
  - 60.3 if there is no prescribed form or approved form — in writing.
- 61 A notice from the tenant to the lessor may be given to the property manager or the lessor's agent.
- 62 A notice under this agreement may be given to a person:
- 62.1 by giving it to the person directly; or
  - 62.2 if an address for service for the person is given in the agreement — by posting it to the address for service; or
  - 62.3 if the person has agreed under Part A to the electronic service of notices — by sending the notice to the email address or facsimile number given in Part A.
- 63 A person may withdraw his or her consent to a notice being given to the person by email or facsimile by giving a notice to that effect to each other party to the agreement.

## ADVICE, COMPLAINTS AND DISPUTES

### DEPARTMENT OF ENERGY, MINES, INDUSTRY REGULATION AND SAFETY

- 64 The *Residential Tenancies Act 1987* allows the Commissioner for Consumer Protection to give advice to parties to a residential tenancy agreement, to look into complaints and, wherever possible, help to settle them. The Department of Energy, Mines, Industry Regulation and Safety may be contacted by telephone on 1300 304 054 or by visiting one of the Department's offices.
- 65 The tenant should generally approach the lessor or property manager to solve any problem before approaching the Department of Energy, Mines, Industry Regulation and Safety. The Department's role is one of mediation and conciliation. Except for disputes about the keeping of pets and making minor modifications the Commissioner cannot issue orders or make determinations in respect of disputes.

### IF A DISPUTE CANNOT BE RESOLVED

- 66 For most disputes about keeping a pet or making a minor modification, the Commissioner may make a decision to resolve the dispute.
- Note:** Information about the Commissioner's dispute resolution process is available on the Consumer Protection website at [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting).
- 67 For other matters, if a dispute arises between the lessor and the tenant and the dispute cannot be resolved, either party may apply to the Magistrates Court to have the dispute decided by the court. The court can make a range of orders, including:
- 67.1 restraining any action in breach of the agreement; and
  - 67.2 requiring a party to the agreement to perform a certain action under the agreement; and
  - 67.3 order the payment of any amount owing under the agreement; and
  - 67.4 order the payment of compensation for loss or injury.

## PART C

### IMPORTANT INFORMATION

Additional terms may be included in this agreement if:

- (a) both the lessor and tenant agree to the terms; and
- (b) they do not conflict with the *Residential Tenancies Act 1987*, *Residential Tenancies Regulations 1989*, or any other law (subject in all respects to clause 43); and
- (c) they do not breach the provisions about unfair contract terms in the Fair-Trading Act 2010; and
- (d) they do not conflict with the standard terms of this agreement in Part A.

Additional terms are not required by the *Residential Tenancies Act 1987*; however, once the parties sign this agreement, the additional terms are binding upon the parties unless the term is found to be unlawful.

***Some of these terms may differ to the provisions of the Residential Tenancies Act 1987 and Residential Tenancies Regulations 1989 because regulation of 7F of the Residential Tenancies Regulations 1989 permits the tenant to contract out of the provisions of the Residential Tenancies Act 1987.***

## ADDITIONAL TERMS

### 68 DEFINITIONS

In Part C of this agreement:

- (a) **"Act"** means the *Residential Tenancies Act 1987*;
- (b) **"Fair Market Rent"** means the market rent currently being paid for a commensurate property in a similar location to the residential premises determined as follows:
  - (i) having regard to the current rents of comparable premises in the vicinity of the residential premises;
  - (ii) having regard to the terms of this agreement;
  - (iii) assuming the lessor is a willing but not anxious landlord, and the tenant is a willing but not anxious tenant and that the tenant is being offered the residential premises with vacant possession;
  - (iv) taking no account of any value attaching to goodwill created by the tenant's occupation of the residential premises; and
  - (v) having regard to all other relevant valuation principles.
- (c) **"GEH Act"** means the *Government Employees' Housing Act 1964*;
- (d) **"Rent Review Dates"** means the dates specified in item 1 of the Schedule to this Part C.
- (e) **"Valuer"** means a registered valuer who is a full member of the Western Australian Division of the Australian Institute of Valuers and Land Economists (Inc.) and who is qualified as a valuer of premises similar to the residential premises.

### 69 USE OF PREMISES

- (a) The lessor acknowledges and agrees that the tenant will be using the residential premises for the provision of rental accommodation under the GEH Act.
- (b) Further to Part A "TRANSFER OF TENANCY OR SUB-LETTING BY TENANT" the tenant may sub-let the residential premises and the tenant enters into this agreement on the basis that it will be subletting the residential premises. The lessor acknowledges and agrees that the tenant does not need to obtain the lessor's consent to any sub-letting or assignment.
- (c) The lessor must not at any time initiate any contact whatsoever with any person to whom the tenant sublets the residential premises (or any part or parts thereof) unless such contact is necessary for the lessor to undertake his, her or their obligations under this agreement including, without limitation, carrying out repairs pursuant to clause 24 in Part B and undertaking routine property inspections.

### 70 REVIEW OF RENT

**Note:** The comments contained in this box are intended to assist the parties to understand clause 70. The comments do not form an operative part of this agreement.

Clause 70(a) – (m) sets out the process for the review of market rent. It provides (among other things) that prior to the review date either party can propose a new rent which the other party can either accept or dispute. If the parties cannot agree, a valuer will determine the new rent.



Unless clause 70(k) applies, the new rent is payable from the review date. However, if the parties have not determined the new rent by the review date the current rent will be continue to be paid until the new rent is determined. Once the new rent is determined there will be an adjustment for any difference between the rent which was paid from the review date and the new rent which should have been paid from the review date (such that any overpayment is repaid, and any underpayment is paid). The new rent will continue to apply and be payable thereafter.

- (a) On each Rent Review Date, the rent, which is payable under this agreement shall, subject to clauses 70(b), (g), (j) and (k) be reviewed with effect from that Rent Review Date to the next Rent Review Date by agreement between the lessor and the tenant or, failing agreement, the rent is to be the Fair Market Rent of the residential premises to be determined in the manner set out in clauses 70(b) to 70(k) inclusive.
- (b) Not more than 60 days prior to each Rent Review Date either the lessor or the tenant ("the Initiating Party") may give to the other ("the Recipient Party") a notice in writing ("the Proposed Rent Notice") stating the rent the Initiating Party proposes should be payable from that Rent Review Date ("the Proposed Rent"). If neither the lessor nor the tenant serves on the other a Proposed rent Notice on a date which is prior to the Rent Review Date, then neither the lessor nor the tenant shall have the right to give a Proposed rent Notice and this clause 70 shall cease to apply in respect of that Rent Review Date and the rent from that Rent Review Date until the next Rent Review Date will be the same as the rent for the 12 months prior to that Rent Review Date.
- (c) If the Recipient Party disagrees with the Proposed Rent, the Recipient party is entitled to give the Initiating Party a notice in writing objecting to it (a "Dispute Notice") within 30 days after the date the Initiating Party gives the Proposed Rent Notice.
- (d) If the Recipient Party does not give the Initiating Party a Dispute Notice within the time period specified in clause 70(c) (time being of the essence) the Recipient Party is to be taken to have agreed to the Proposed Rent.
- (e) If the Recipient party gives the Initiating Party a Dispute Notice within the time specified in clause 70(c) and the parties cannot successfully negotiate and agree the rent which is to be payable from the Market Rent Review Date, then the Fair Market Rent of the residential premises is to be determined by a Valuer (acting as an expert and not as an arbitrator) jointly appointed by the lessor and the tenant or, failing agreement, in the manner specified in clause 70(f).
- (f) If the lessor and the tenant do not agree on the Valuer to be appointed under clause 70(e) above within 14 days after the Dispute Notice is given, the Fair Market Rent of the residential premises is to be determined by a Valuer (acting as an expert and not an arbitrator) appointed by the President of the Australian Property Institute (Inc) at the request of either the lessor or the tenant.
- (g) If no Valuer has been appointed by agreement or under clause 70(f) within 60 days after the Rent Review Date, this clause 70 shall cease to apply in respect of that Rent Review Date and the rent from that Rent Review Date until the next Rent Review Date will be the same as the rent for the 12 months prior to that Rent Review Date.
- (h) Any determination of the Fair Market Rent of the residential premises by a Valuer is conclusive and binds the lessor and the tenant.
- (i) The lessor and the tenant shall each be liable for the payment of one half of the charges of any Valuer appointed under this clause and if either the lessor or tenant pay the full cost of such valuation, they will be immediately entitled to recover half of the charges of the Valuer from the non-contributing party as a debt owed.
- (j) Until the annual rent from a Rent Review Date is agreed or determined under this clause ("the New Rent"), the tenant shall pay to the lessor a rental equivalent to the rent payable immediately prior to the Rent Review Date. Subject to clause 70(k), the New Rent shall apply from, and including, the Rent Review Date.
- (k) If the New Rent is:
  - (i) more than the rent payable immediately prior to the Rent Review Date then any further sum required to be paid by the tenant shall be paid in full to the lessor immediately that sum is known; or
  - (ii) less than the rent payable immediately prior to the Rent Review Date then any sum required to be paid by the lessor shall be paid in full to the tenant immediately that sum is known.
- (l) For the avoidance of any doubt, the amount referred to in clause 70(k) above is a debt owed and can be recovered immediately.
- (m) In this clause 70, if a day on or by which an obligation must be performed falls on a Saturday or Sunday or public holiday in Western Australia, then the parties agree that the day by which that obligation must be performed will be the first business day immediately following that particular Saturday, Sunday or public holiday.

## 71 PUBLIC UTILITY SERVICES

- (a) Notwithstanding anything to the contrary in Part A, "Electricity, Gas and other Utilities" or clauses 11 to 15 of Part B of this agreement the lessor covenants and agrees that he, she or they will be solely responsible for the payment of all rentals, hire, service and/or maintenance fees and charges associated with the supply of gas to the Premises.
- (b) In consideration of the tenant paying the consumption charges for gas consumed on the Premises the tenant may, by notice(s) in writing given to the lessor at any time or times, direct the lessor to utilise an LPG gas retailer nominated by the tenant to supply gas bottles and/or gas to the Premises, and the Lessor must comply with each direction given under this clause.

- (i) Within one (1) calendar month of receipt of that direction; and
- (ii) Until the expiration of this agreement or until a new direction is given by the tenant, whichever occurs first.
- (c) For the avoidance of doubt, nothing in clause 71(b) limits the lessor's obligations under clause 71(a) or exposes the tenant to any liability to any nominated LPG gas retailer(s), or to the lessor in connection with any liability the lessor may have to any nominated LPG gas retailer(s).
- (d) Without limiting clause 71(e) if the lessor receives any accounts for public utility services consumed at the residential premises which are payable by the tenant pursuant to this agreement ("Accounts"), it must provide them to the tenant on a timely basis. Notwithstanding anything to the contrary in Part A, "Electricity, Gas and other Utilities" or clauses 11 to 15 of Part B, if the lessor fails to provide to the tenant any Account within 30 days of the date of that Account, the tenant shall not be liable to pay for the public utility service consumption charges in that Account.
- (e) Subject to clause 71(j), the lessor authorises the tenant to arrange (if it so desires) and without being under any obligation to do so with the appropriate public utility service providers to directly receive all Accounts.
- (f) The lessor covenants and agrees that he, she or they will be solely responsible for the payment of any water or excess water charges associated with or arising out of any water consumed, used or supplied on or at the residential premises as a consequence of any lavatory, toilet, sink, drain, main, reticulation or any other plumbing facility leaking or otherwise being damaged or faulty. The tenant, acting responsibly, shall determine (and its determination shall be binding on the lessor) the proportion of any charges in an account for water usage attributable to such leak, damage or fault, where appropriate, based upon a comparison by the tenant of the quantity of water previously consumed at the residential premises during the term of this agreement where no such leak, fault or damage existed ("the Determined Amount"). The tenant shall not be required to pay to the relevant public utility service provider directly or to reimburse to the lessor the Determined Amount. However, if the tenant does pay the Determined Amount directly to the relevant public utility service provider, the lessor must reimburse to the tenant the Determined Amount on demand. If the tenant has received from the relevant public utility service provider directly an account for water usage which includes a Determined Amount, the tenant shall provide a copy of such account to the lessor.
- (g) Notwithstanding clause 71(f) above, the lessor will not be required to pay to the public utility service provider or reimburse to the tenant the Determined Amount if the damage or fault which has caused the lavatory, toilet, sink, drain, main, reticulation or any other plumbing facility to leak is directly attributable to the negligence of the tenant or the negligence of any person to whom the tenant sublets the residential premises (or any part or parts thereof).
- (h) The lessor acknowledges and agrees that the tenant is not responsible, and accepts no liability whatsoever, for any water infringement notices which are issued by the relevant public utility service provider in relation to the premises.
- (i) Without limiting clause 71(h) above, the tenant agrees to:
  - (i) require its sub-tenant to comply with water restrictions prescribed or imposed by Water Corporation (or such other authority) from time to time; and
  - (ii) promptly pass onto its sub-tenant any water infringement notices which are provided to it by the lessor, **BUT** the tenant does not guarantee, nor will it be liable under any circumstances for, the payment of those infringement notices by its sub-tenants.
- (j) If the residential premises contain solar panels and the lessor receives payments and/or benefits from the Government, the national grid and/or any energy suppliers in relation to those solar panels:
  - (i) the tenant is not authorised to directly receive the Account from the energy supplier and agrees that the Account will remain in the name of the lessor;
  - (ii) any rights of the lessor, by agreement with an energy supplier, to receive and retain benefits with respect to feed-in tariffs will remain;
  - (iii) the lessor will provide the Account to the tenant on a timely basis; and
  - (iv) subject to the terms of clause 71(a), including the obligation on the lessor to have provided the Account no later than 30 days of the date of that Account, the tenant will be liable to pay that portion of the Account which relates to electricity consumption either to the energy supplier directly or to the lessor as reimbursement (whichever the lessor directs).

## 72 LINE CONNECTION

- (a) It is a term of this agreement that:
  - (i) at the date on which this agreement starts, the premises have a fixed line connection for the purpose of telephone and internet use (Landline) including at least one outlet which is fully functional: or
  - (ii) if the premises do not have a Landline the lessor will organise for the new connection of a Landline (including at least one outlet) to be completed and operational within 14 days of the date on which this agreement starts.
- (b) If the lessor fails to ensure that the premises have the Landline referred to in clause 72(a) installed within 14 days of the date on which this agreement starts, then:



- (i) the tenant may, without reference to the lessor, arrange for the connection of a Landline including at least one outlet; and
- (ii) the reasonable expense incurred by the tenant in arranging and paying for the connection of a Landline is a debt owed by the lessor to the tenant and is immediately recoverable by the tenant.
- (c) Without limiting clause 72(b)(ii) the tenant may, in its absolute discretion, choose to offset its expense of arranging and paying for the connection of a Landline from the rent payable by it hereunder.

### 73 ASBESTOS AND OTHER HAZARDOUS SUBSTANCES

- (a) The lessor warrants that at the date on which this agreement starts and the tenant is entitled to enter into occupation of the residential premises:
  - (i) no materials containing asbestos exist in or upon the residential premises; or
  - (ii) if asbestos containing material exists in or upon the residential premises, it is in good condition and in a bonded or non-friable form; and
  - (iii) no Legionnaires disease bacteria or any hazardous substance or material exists in or upon the residential premises.
- (b) Without limiting clause 73(a) if:
  - (i) any asbestos containing material which is not in good condition and not in a bonded or non-friable form (**Friable ACM**) is subsequently discovered in or upon the residential premises; and
  - (ii) the presence of the Friable ACM is not attributable to the negligence of the tenant, then:
  - (iii) the lessor must at its own expense promptly and in a safe manner remove and remediate the Friable ACM to the satisfaction of the tenant; and
  - (iv) if the tenant elects to vacate the residential premises until such time as the Friable ACM is removed and remediated and the residential premises are rendered safe, from the time when the tenant vacates the residential premises until the residential premises are again rendered safe, the Rent will abate in accordance with section 69(1) of the *Residential Tenancies Act 1987* as if the residential premises had been rendered wholly damaged or destroyed.
- (c) Without limiting clause 73(a) if any Legionnaires disease bacteria or any other hazardous substance or material which may reasonably present risk to the health or wellbeing of the tenant (together the **Harmful Material**) is at any time discovered in or upon the residential premises and its presence is not attributable to the negligence of the tenant, then:
  - (i) the lessor must at its own expense promptly and in a safe manner remove and eradicate the Harmful Material; and
  - (ii) if the tenant elects to vacate the residential premises until such time as the residential premises are rendered safe, from the time when the tenant vacates the residential premises until the residential premises are again rendered safe, the Rent will abate in accordance with section 69(1) of the *Residential Tenancies Act 1987* as if the residential premises had been rendered wholly damaged or destroyed.
- (d) If the occupation and use of the residential premises by the tenant has been rendered unsafe as a result of the presence of the Friable ACM or the Harmful Material and in the written opinion of an independent expert appointed by the tenant the residential premises are unlikely to be rendered safe within three (3) months from the date of that opinion the lessor agrees that this will be and be deemed:
  - (i) to have rendered the premises uninhabitable and to confer on both the lessor and the tenant a right to give a notice of termination under s.69(1) of the *Residential Tenancies Act 1987*; and also
  - (ii) to be a breach of this agreement, which will, in all of the circumstances then existing, justify termination of this agreement by a competent court on application thereto by the tenant in accordance with s.75 of the *Residential Tenancies Act 1987*,
 and provided further that upon termination of this agreement in accordance with this clause 73(d) the tenant shall have no further obligations under this agreement.

### 74 GOVERNMENT HOUSING

- (a) The lessor covenants and agrees that if:
  - (i) he, she or they; or
  - (ii) their spouse, de-facto partner or any other person with whom they cohabitate, (collectively "the Owners") is, or at any time during the term of this agreement becomes, a government employee and, in the opinion of the tenant, the Owners may have reasonably resided in the residential premises, the Owners (or either of them) will not be eligible for subsidised government housing in:
    - (iii) the town in which the residential premises are located; or
    - (iv) the area which is within a radius of 50 km of the relevant Owner's place of work, (both areas hereinafter referred to as "the Area")
- (b) The lessor agrees that if the Owners (or either of them) is, or at any time during the term of this agreement becomes, a government employee and, in the opinion of the tenant, the Owners may have reasonably resided in

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the residential premises (assuming it had not been let to the tenant under this agreement), the lessor will be in breach of this agreement if the Owners (or either of them):

- (i) continue to occupy subsidised government housing in the Area; or
  - (ii) make an application to a government department or the tenant for subsidised government housing in the Area; or
  - (iii) commence to occupy subsidised government housing in the Area.
- (c) The lessor acknowledges and agrees that, if he, she or they are in breach of clause 74(b) above, this will be and be deemed to be a breach of this agreement which will, in all of the circumstances then existing, justify termination of this agreement by a competent court on application thereto by the tenant in accordance with s.75 of the Act.

### 75 DAMAGE TO PREMISES AND REPAIRS

- (a) In addition to the lessor's obligations under clauses 22 to 24 inclusive, it is a requirement of this agreement that:
  - (i) arrangements for repairs that are necessary to remove or address a serious safety issue (including without limitation the repair or replacement of defective or non-operational smoke alarms and residual current devices) (hereinafter called "Emergency Repairs") must be made with a suitable repairer within 8 hours of notification to the lessor of the need for those repairs; and
  - (ii) arrangements for repairs which are neither Emergency Repairs or Urgent Repairs (including if any new legislation (including subsidiary legislation) is introduced which requires residential premises (or a class of residential premises within which the premises falls) to meet certain requirements or to have installed within them certain devices (including without limitation, those relating to safety)) ("Routine Repairs"), (irrespective of the timeframe within which such matters are required to be done under any applicable legislative provision, must be made with a suitable repairer within 7 Business Days of notification to the lessor of the need for those repairs.
- (b) The lessor is to ensure that the Emergency Repairs and Routine Repairs are carried out by a suitable repairer as soon as practicable after notification to the lessor of the need for those repairs.
- (c) If within the time frame specified in clause 75(a)(i) arrangements have not been made for a suitable repairer to undertake the Emergency Repairs or those Emergency Repairs have not been completed within 2 Business Days after notification to the lessor of the need for those Emergency Repairs, the tenant may arrange for those Emergency Repairs to be carried out by a suitable repairer.
- (d) If within the time frame specified in clause 75(a)(ii) arrangements have not been made for a suitable repairer to undertake any Routine Repairs or those Routine Repairs have not been completed within 10 Business Days after notification to the lessor of the need for those repairs, and the lessor fails to complete those Routine Repairs within 5 Business Days after receipt of a further notification from the tenant, the tenant may arrange for those Routine Repairs to be carried out by a suitable repairer.
- (e) If the tenant arranges for any repairs to be carried out under clause 75(d), the lessor must, as soon as practicable after the repairs are carried out, reimburse the tenant for any reasonable expense incurred by the tenant in arranging for those repairs to be carried out and paying for those repairs.
- (f) The lessor agrees that any breach by it of its obligations under clauses 22 to 24 inclusive and clauses 75(a) and (b) will be and be deemed to be a breach of this agreement, which will, in all of the circumstances then existing, justify termination of this agreement by a competent court on application thereto by the tenant in accordance with s.75 of the *Residential Tenancies Act 1987*.
- (g) Notwithstanding anything to the contrary in this agreement, under no circumstances shall the tenant be liable to repair any structural damage or defects to, or pay for work of a structural nature at, the residential premises, save and except where the said works are necessary to repair structural damage or defects caused by the negligent or unlawful acts or omissions of the tenant or its sub tenants and the building insurance effected by the lessor is vitiated due to the said acts or omissions of the tenant or its sub tenants.
- (h) The lessor must ensure that all repairs, including any structural damage or defects, are carried out by a suitable repairer.
- (i) If repairs are carried out by a suitable repairer and the lessor is of the view that the tenant is liable under this agreement or the Act for those repairs, then the lessor must provide any invoice or account for those repairs issued by the repairer ("Invoice") to the tenant on a timely basis. Notwithstanding anything to the contrary in this agreement if the lessor fails to provide the Invoice to the tenant within two months of the date of that Invoice, then the lessor will be taken as having accepted liability for the repairs and responsibility for the payment of the Invoice and the tenant shall not be liable to pay the Invoice or pay for any repairs to which the Invoice relates.
- (j) If the lessor is required, in accordance with its obligations under this agreement or the Act (including without limitation under clauses 22 to 24 inclusive, 73 or 75(a) and (b)), to effect any repairs or replacements to or to undertake any maintenance to the residential premises, and the tenant is required to vacate the residential premises in order for such repairs or maintenance to be carried out, then (without limiting any other rights which the tenant may have against the lessor under this agreement or at law), the lessor must pay or reimburse the tenant for all reasonable costs and expenses suffered or incurred or payable by the tenant:



- (i) to re-locate to alternative premises and to relocate back to the residential premises once the repairs and/or maintenance works have been completed;
- (ii) to store or secure any goods or possessions which the tenant is required to remove from the residential premises for the duration of the period during which the tenant is required to vacate the residential premises; and
- (iii) to secure, obtain and occupy alternative accommodation for the duration of the period during which the tenant is required to vacate the residential premises.

## **76 LESSOR'S INSURANCE**

- (a) The lessor must insure and keep insured all buildings and improvements now or at any time during the term of this agreement on or comprising the residential premises against loss or damage by all risks against which a prudent owner would ordinarily insure for the full replacement cost.
- (b) The lessor must:
  - (i) effect the insurance referred to in clause 76(a) (the "Insurance") with a reputable and substantial insurer;
  - (ii) prior to the due date for payment, pay all premiums and other costs of such Insurance; and
  - (iii) if requested by the tenant, provide to the tenant copies of the certificates of currency and policies in relation to the Insurance within 7 days of such request being made.
- (c) Unless the lessor determines, acting reasonably, that the residential premises are to be demolished and not rebuilt, all moneys recovered in respect of the Insurance effected under this clause 76 shall be immediately expended by the lessor in repairing rebuilding or reinstating the residential premises or any part thereof so damaged or destroyed and, the lessor must make up any deficiency out of the lessor's own funds.

## **77 ADDITIONAL INSPECTIONS AND CERTIFICATES**

- 77.1 In addition to the initial and final property condition reports which are required to be obtained in accordance with Part A "Property Condition Reports", the lessor (or its managing agent) must additionally inspect the residential premises at least twice a year (in each case, not less than 14 days before and not more than 14 days after each six-monthly anniversary of the starting date of this agreement) throughout the term of this agreement and provide any report in relation to that additional inspection to the tenant within 7 days of the inspection having taken place.
- 77.2 If, as a result of the additional inspection referred to in clause 77.1, if the lessor (or its managing agent) considers that the residential premises are not in a reasonable condition, then the lessor (or its managing agent) will provide written notice of any damage to the premises which has occurred since the date of the last inspection which is not in the nature of fair wear and tear and which is not damage insured against by the lessor or required to be insured against by the lessor.
- 77.3 If the lessor (or its managing agent) gives a notice under clause 77.2, the tenant will promptly rectify any damage referred to in it (which is not in the nature of fair wear and tear and which is not damage insured against by the lessor or required to be insured against by the lessor). However, if the tenant is of the opinion any damage which is referred to in a notice given by the lessor under clause 77.2 is fair wear and tear or damage insured against by the lessor or required to be insured against by the lessor, it shall promptly after receipt of such notice, notify the lessor of its opinion and the parties shall meet to resolve this dispute, failing which either party may make an application to a competent court to have the dispute determined pursuant to section 15(1) of the RTA.
- 77.4 If the lessor or property manager (or any person accompanying the lessor or property manager) causes damage to the goods of the tenant's sub-tenant(s) (or other member of its household) when exercising a right of entry, whether under clause 25 or this clause 77, the lessor is obliged to compensate the subtenant or the householder (as the case may be).
- 77.5 The lessor warrants that, at the date of commencement of this agreement, the premises are fitted with fully functioning electrical safety switches and smoke alarms in compliance with any law applicable at the relevant time. The lessor will, on the yearly anniversary of the starting date of this agreement, provide the tenant and subtenant with a copy of a current electrical safety certificate in connection with all safety switches and smoke alarms installed in the premises (which certificate must include the expiry date(s) of the smoke alarm(s)). If the lessor fails to provide any electrical safety certificate to the tenant and subtenant, the tenant may obtain such certificate (at the cost and expense of the lessor) and offset its costs of doing so from the rent payable.
- 77.6 Without limiting the lessor's obligation in relation to smoke alarms under clause 75(a)(i) and clause 77.5 of this agreement, the lessor agrees that the tenant may undertake its own annual inspection of the smoke alarm installed in the premises and, if the smoke alarm is found to be defective or non-operational at that time of inspection or is found to be of a make or model which does not fall within the nominated list of smoke alarms acceptable to the tenant, the tenant may (at the cost and expense of the lessor) remediate, repair or replace the smoke alarm and offset its costs of doing so from the rent payable.

**78 TERMINATION OF THIS AGREEMENT CONSEQUENT UPON THE LESSOR'S BREACH**

- 78.1 The tenant may terminate this agreement by 30 days' written notice to the lessor if the lessor has:
- (a) failed to comply with any of its obligations duly and punctually under this agreement and has not rectified that failure within 10 Business Day (or such longer period as the tenant may allow, in its sole and absolute discretion) after receiving notice from the tenant of such failure,
- and, if the tenant gives 30 days' written notice of termination, this agreement shall end at 11.59pm on the date which is 30 days after the date of service of the notice on the lessor (**Effective Date**) (and the tenant must vacate and deliver up possession of the premises at or prior to the Effective Date). The tenant may, at its absolute discretion, withdraw any notice of termination given under this clause at any time prior to the Effective Date.
- 78.2 For the avoidance of doubt, if a notice is given by the tenant under clause 78, this agreement will terminate on the Effective Date without the need for a competent court to make an order terminating this agreement. The right of termination conferred by this clause 78 is in addition to and not in substitution for the rights of termination conferred by the *Residential Tenancies Act 1987*, including without limitation the tenant's right to apply to a competent court for any order terminating this agreement under s.75 of the *Residential Tenancies Act 1987* on the basis that the lessor has breached this agreement (including without limitation where the alleged breach is of clauses 22 to 24 inclusive or clause 75(a) or (b)) and such breach is, in all of the circumstances of the case, such as to justify termination of this agreement.

**79 PESTS**

- 79.1 The lessor warrants that pest control treatment has been carried out on the premises immediately prior to commencement of the tenancy.
- 79.2 The lessor shall, at its own cost and expense, be responsible during the term of the tenancy for the eradication of any infestations of rodents, vermin, insects, pests, birds or other pests present in the residential premises unless such infestation is caused by, or directly attributable to the actions of, the tenant or its subtenant.
- 79.3 Without limiting the lessor's obligations under clause 79.1, and regardless of whether pest infestation in the premises is evident, the lessor agrees to, if so requested by the tenant, carry out an annual pest control treatment in the premises (but only if such premises are situated in the north of the 26<sup>th</sup> parallel of the state of Western Australia).

**80 CONSENT OF MORTGAGEE**

If:

- 80.1 the residential premises or any part thereof is at the date of this agreement or subsequently becomes subject to a mortgage, charge or other encumbrance; and
- 80.2 this agreement would otherwise not be binding upon the mortgagee, chargee or encumbrance,
- the lessor must at its own expense and without delay obtain the unconditional consent in writing to this agreement from the said mortgagee, charge or encumbrance.

**81 REGISTERING OR CAVEATING THIS LEASE**

- 81.1 If this residential tenancy agreement is registrable under the *Transfer of Land Act 1983* and the tenant in its discretion requires and elects that this residential tenancy agreement be registered, the parties shall do everything necessary to cause this residential tenancy agreement to be prepared or amended so that it is in registrable form, the parties shall execute (or if necessary re-execute) this residential tenancy agreement in registrable form and the lessor shall cause this residential tenancy agreement to be registered without delay.
- 81.2 Additionally, the lessor acknowledges and agrees that the tenant may lodge a subject to claims caveat to protect the leasehold interest granted to it under this agreement.

**82 TENANT MAY ACT BY AGENT**

Each act or thing which the tenant is required or empowered to do under this agreement may be done by the tenant or the representative, solicitor, agent, contractor or employee of the tenant.

**83 VARIATION OF THIS AGREEMENT**

This agreement may be varied only by written agreement made between the lessor and the tenant.

**84 NOTICES**

For the purposes of s.85 of the Act, the tenant specifies the address in item 2 of the Schedule as the place to where its mail must be directed in order for any notice or other communication to be taken to be properly served on the tenant.



**85 COMMON AREAS**

- 85.1 This clause applies where the residential premises are part of a complex which includes common areas, where:
- (a) "common areas" means those parts of the complex which the tenant and any other occupiers of premises within the complex are entitled to use, including but not limited to any common driveways, passages, landings, stairways, access ways, lifts, gardens, laundries, swimming pool and car parking area; and
  - (b) "complex" means, if the residential premises comprise part only of the land in a certificate of title, the land and buildings thereon of which the premises forms a part.
- 85.2 The lessor grants to the tenant and its visitors the right, to be exercised in common with the lessor and the lessor's other lessees or licensees of the complex (or any part thereof) from time to time and its and each of their officers, employees, agents, contractors, customers, suppliers and invitees, to use the common areas:
- (a) in the case of any passages, landings, stairways, access ways and lifts, for the purpose of gaining ingress to and egress from the residential premises; and
  - (b) in any other case, for the purpose for which they were designed.
- 85.3 For the avoidance of doubt, nothing in this clause 86 intends to limit the application of any strata by laws which may be applicable to the premises. In the event of any inconsistency between strata by laws and this residential tenancy agreement, the strata by laws will prevail.

**86 JOINT AND SEVERAL LIABILITY**

Unless otherwise stated in this agreement, all persons or entities signing this agreement as the lessor shall be held jointly and severally liable for all terms, conditions and obligations of this lease as they relate to the lessor.

**87 BOND HELD ON TRUST**

If the lessor receives an amount of bond from the tenant, the lessor holds the amount of bond on trust for the tenant until the amount of bond is paid to the Bond Administrator in accordance with the *Residential Tenancies Act 1987*.

**88 FLUES AND GUTTERING**

The lessor shall ensure that all flues, guttering (including box gutters and valley channels) at the premises are cleared, cleaned and in satisfactory and working order immediately prior to the commencement of the tenancy and every 12 months thereafter.

**89 SPECIAL CONDITIONS**

- 89.1 The special conditions (if any) in Item 3 of the Schedule apply to this agreement (and to the extent that there is any inconsistency between them and clauses 1 to 88 inclusive of this agreement, the special conditions shall prevail to the extent of that inconsistency).
- 89.2 The lessor must arrange for each of the special conditions to be satisfied within the time period specified in Item 3 of the Schedule. If the lessor fails to satisfy any of the special conditions within the time frame specified then the tenant may itself, without reference to the lessor, arrange for the special condition/s to be satisfied.
- 89.3 If the tenant arranges for the special condition/s to be satisfied, the reasonable expense incurred by the tenant in arranging and paying for the special condition/s to be satisfied will be a debt owed by the lessor to the tenant and be immediately recoverable by the tenant.
- 89.4 The tenant may, in its absolute discretion, offset its expense of arranging and paying for the special condition/s to be satisfied from the rent payable by it hereunder.

## SCHEDULE TO PART C

### ITEM 1: MARKET RENT REVIEW DATE:

The first and each subsequent anniversary of the starting date of this agreement (as specified in Part A, "Term of Agreement") during the term of this agreement.

### ITEM 2: TENANT ADDRESS FOR SERVICE

Documents should be emailed to the tenants nominated email address provided in PART A. Alternatively, documents can be sent by mail to the following address:

Attention: GROH Central  
Housing Authority  
Locked Bag 5000  
FREMANTLE WA 6959

### ITEM 3: SPECIAL CONDITIONS

The Lessor must arrange for each of the following items:

- (a) An electrical compliance certificate (to confirm all hard-wired smoke alarms and safety switches have been installed and are functioning correctly and, for the smoke alarm, includes at a minimum, manufacturer, installation/expiry date and model number) is to be obtained by the lessor at the lease commencement and thereafter on every 12-month anniversary of the date on which the previous electrical compliance certificate was obtained.
- (b) All air-conditioning units at the premises must have been serviced at lease commencement, or within the 12-month period prior to lease commencement, and thereafter on every 12-month anniversary of the date on which the previous service occurred. A copy of the receipt evidencing the first service will be provided to the tenant on lease commencement and receipt for each subsequent service will be provided to the tenant within 14 days of such service.
- (c) Security screens are to be installed on all external doors & windows and to be completed prior to the starting date of this agreement, subject to any extension of that period which is agreed to by the tenant (in its sole and absolute discretion).
- (d) Sensor lights are to be installed to the front and rear of the property and completed prior to the starting date of this agreement, subject to any extension of that period agreed to by the tenant (at the tenant's sole and absolute discretion).
- (e) The installation of reverse cycle air conditioning (with heating and cooling functionality) capable of maintaining comfortable temperatures throughout the entire home – prior to the starting date of this agreement, subject to any extensions of that period, which is agreed to by the tenant (in its sole and absolute discretion).
- (f) The installation of a cyclone rated security screen which meets the minimum requirements of Australian Standard AS 1170.2:2011.
- (g) The installation of a fixed line connection for the purpose of a telephone and internet use (including at least one outlet).
- (h) The Lessor will, at its own cost, landscape the outside areas (front and rear) of the Premises to a reasonable standard, including the planting of lawns (or laying of artificial turf), hedges, shrubs, trees, flowerbeds and any other suitable vegetation. Such landscaping is to be maintained by the Lessor for an initial period sufficient to establish the garden fully and ensure that the reticulation system installed, including but not limited to sprinklers, piping, valves, controls, solenoids, and associated wiring, is adequate for watering gardens and lawns and trees at the Premises and that such reticulation is fully maintained and free of leaks during the tenancy.

OFFICIAL

THE LESSOR AND TENANT ENTER INTO THIS AGREEMENT AND AGREE TO ALL ITS TERMS.

Signed by the LESSOR/PROPERTY MANAGER

\_\_\_\_\_  
Signature of lessor/property manager Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Signed by the TENANT

  
\_\_\_\_\_  
Signature of tenant Date: 20/08/2025

In the presence of:

Rayna Te Amo  
\_\_\_\_\_  
Witness name

  
\_\_\_\_\_  
Witness signature

For further information about rights and obligations as a lessor or tenant, refer to the Residential Tenancies Act 1987 or contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 30 40 54 or [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting).

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Energy, Mines, Industry Regulation and Safety (1300 30 40 54) for assistance.





Government of Western Australia  
Department of Housing and Works

## GROH RESIDENTIAL TENANCY AGREEMENT

between the Housing Authority and Lessor(s)

**WARNING:** By virtue of regulations 5AB(b) and 7F of the Residential Tenancies Regulations 1989, sections 27A and 82 of the Residential Tenancies Act 1987 do not apply to this agreement. As a result, this agreement is not required to be in the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987. Additionally, Parts A and B of this agreement differ in some respects from the approved form and Part C of this agreement contains additional terms not found in the approved form.

### **PART A**

This agreement is made between:

#### **Lessor(s):**

**Name:** Shire of Laverton  
**Address:** PO Box 42, Laverton, WA, 6440  
**Email:** ceo@laverton.wa.gov.au  
**Telephone:** 08 9031 1202

and

#### **Tenant:**

**Name:** The Housing Authority (acting through the Government Regional Officer Housing (GROH) program)  
**Address:** 5 Newman Court, Fremantle, Western Australia, 6160  
**Email:** kalgoorlie.housing@dohw.wa.gov.au  
**Telephone:** 08 6277 5233

#### **Lessor's property manager:**

**Name:** N/A  
**Address:** N/A  
**Email:** N/A  
**Telephone:** N/A

### **Giving of notices and information by electronic means**

Indicate below for each of the following persons whether the person agrees to notices and information being given by email or facsimile under the *Electronic Transactions Act 2011*.

<b>Lessor(s):</b>	<b>Email:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Facsimile:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Tenant:</b>	<b>Email:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Facsimile:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Lessor's property manager:</b>	<b>Email:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Facsimile:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Note:** If you agree to receive rent remittance notices by email, paper copies of the same will not be issued.

### **TERM OF AGREEMENT**

This residential tenancy agreement is

- ☒ **Fixed** – starting on **11 September 2025** and ending on **10 September 2035**.  
☐ **Periodic** – starting on Enter start date.

**Note:** The start date for the agreement should not be a date prior to the date on which the tenant is entitled to enter into occupation of the premises.

### **RESIDENTIAL PREMISES**

The residential premises are: **2 Duketon Street, Laverton, WA, 6430**.

And Includes N/A.

**Note:** Include items such as a parking space or furniture provided, or any exclusions such as sheds.

### MAXIMUM NUMBER OF OCCUPANTS

No more than N/A persons may ordinarily live at the premises at any one time.

### RENT

The rent is \$ 1220 per week, payable at least one week in advance starting on **11 September 2025**.

The method by which the rent must be paid is – **Direct Deposit** into the following account (or any other account nominated in writing by the lessor):

BSB number: 086-712.  
Account number: 528501460.  
Account name: Shire of Laverton.  
Payment reference: Housing Authority

### SECURITY BOND

A security bond of \$ 4880 and a pet bond of \$260 must be paid by the tenant on signing this agreement.

Bond Held \$ N/A

***Note:** Unless the rent for the premises exceeds \$1,200 per week, the security bond must not exceed the sum of 4 weeks' rent plus a pet bond not exceeding \$260 (if a pet is permitted to be kept at the premises). The pet bond is to be used to meet costs of fumigation of the premises.*

### RENT INCREASE

**WARNING:** This section differs from the section "Rent Increase" in the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987.

Rent will be reviewed at the times and in the manner set out in clause 70 of Part C. Any rent increase can take effect no sooner than 12 months after the commencement of this tenancy or the date of the last rent increase. At least 60 days' prior notice of the rent increase is required.

### WATER SERVICES

Is scheme water connected to the premises? Yes ☒ No ☐

**Note:** If the property is not connected to scheme water, the tenant may have to purchase water at their own expense.

### WATER USAGE COSTS (SCHEME WATER)

The tenant is required to pay 100% of water consumption costs.

### PERMISSION TO CONTACT THE WATER SERVICES PROVIDER

Does the tenant have the lessor's permission to contact the water services provider for the premises to access accounts for water consumption at the premises and to communicate with the water services provider in relation to concessions available to the tenant or supply faults at the premises? Yes ☒ No ☐

### ELECTRICITY, GAS AND OTHER UTILITIES

Indicate for the utilities below whether or not the premises are separately metered:

**Electricity:** Yes ☒ No ☐ **Gas:** Yes ☒ No ☐ **Water:** Yes ☒ No ☐ **Other:** N/A. Yes ☐ No ☐ N/A ☒

Where the premises are **separately** metered to measure consumption of a specific utility, the tenant must pay for the connection and consumption costs as per the relevant account for the premises.

Where the premises are **not separately** metered to measure the consumption of a specific utility, the tenant must pay the consumption costs for that utility which will be calculated as follows:

<input type="checkbox"/>	<b>Electricity</b>	N/A
<input type="checkbox"/>	<b>Gas</b>	N/A
<input type="checkbox"/>	<b>Water</b>	N/A
<input type="checkbox"/>	<b>Other</b>	N/A

### STRATA BY-LAWS

Strata by-laws Are Not applicable to the residential premises.

A copy of the by-laws is attached: Yes ☐ No ☐ N/A ☒

### SCHEME BY-LAWS FOR A COMMUNITY TITLES SCHEME

Belongs, community titles scheme, scheme by-laws, tier 2 scheme and tier 3 scheme have the meanings given in the *Community Titles Act 2018* section 3(1).

Scheme by-laws for a community titles scheme Are Not applicable to the residential premises.

A copy of the scheme by-laws is attached: Yes ☐ No ☐ N/A ☒

If scheme by-laws for a community titles scheme are applicable to the residential premises, and the premises is in a tier 2 scheme or a tier 3 scheme, the scheme by-laws to be attached must include the scheme by-laws for a community titles scheme to which that tier 2 scheme or tier 3 scheme belongs.

### PETS

The pets listed may be kept at the premises:

All types and breeds (excluding a dangerous dog within the meaning of the Dog Act 1976)	Number: N/A
---	-------------

The following conditions apply to the keeping of pets at the premises:	
Cleaning, maintenance or fumigation:	All carpets must be professionally cleaned immediately prior to the expiration of this tenancy. Immediately prior to the expiration of this tenancy, the tenant must have the premises fumigated by a professional fumigation service. Immediately prior to the expiration of the tenancy, the tenant must repair any damage to the premises caused by the pet.
Other conditions:	N/A

Note: A tenant must have the consent of the lessor to keep a pet at the premises. A lessor can only refuse consent in certain circumstances. Any conditions on the keeping of a pet must be reasonable. Consent is not required to keep an assistance animal.

### RIGHT OF TENANT TO ASSIGN OR SUB-LET

The tenant may assign the tenant's interest under this agreement or sub-let the premises.

### RIGHT OF TENANT TO MAKE MODIFICATIONS

The tenant may make:

- furniture safety modifications to prevent injury to a child or person with a disability;
- modifications to prevent entry in circumstances of family violence;
- modifications to support a person with a disability; or
- minor modifications

in accordance with Part B, clauses 33 and 34 (below).

Other modifications (See Part B, clause 35):

The tenant may make the following modifications to the premises without the lessor's consent [please specify]:
N/A

The tenant may make other modifications to the premises with the consent of the lessor.

### PROPERTY CONDITION REPORTS

A property condition report detailing the condition of the premises must be completed by or on behalf of the lessor and 2 copies provided to the tenant within 7 days of the tenant moving into the premises.

If the tenant disagrees with any information contained in the property condition report, the tenant must note his or her disagreement on a copy of the property condition report and return this to the lessor or property manager within 7 days of receipt of the property condition report from the lessor. If the tenant does not give a copy of the property condition report back



to the lessor, the tenant is taken to accept the property condition report as a true and accurate description of the condition of the premises.

A final property condition report must be completed by or on behalf of the lessor and provided to the tenant as soon as practicable but in any event within 14 days of the termination of the tenancy. The tenant must be given a reasonable opportunity to be present at the final inspection.

## **PART B**

### **TERMS APPLICABLE TO THIS TENANCY AGREEMENT**

**WARNING:** By virtue of regulations 5AB(b) and 7F of the Residential Tenancies Regulations 1989, sections 27A and 82 of the Residential Tenancies Act 1987 do not apply to this agreement. As a result, this agreement is not required to be in the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987. This Part B of this agreement differs in some respects from the approved form.

The *Residential Tenancies Act 1987* and the *Residential Tenancies Regulations 1989* apply to this agreement (to the extent the tenant has not contracted out of those provisions by virtue of clause 43 below). Both the lessor and the tenant must comply with these laws (to the extent applicable). Some of the rights and obligations in that legislation are outlined below.

#### **RIGHT TO OCCUPY THE PREMISES**

- 1 The tenant has the right to exclusive occupation and quiet enjoyment of the residential premises during the tenancy. The residential premises include the additional items but do not include the exclusions noted under "RESIDENTIAL PREMISES" in Part A.

#### **COPY OF AGREEMENT**

- 2 The lessor or the property manager must give the tenant:
  - 2.1 a copy of this agreement when this agreement is signed by the tenant; and
  - 2.2 a copy of this agreement signed by both the lessor or the property manager and the tenant within 14 days after it has been signed and delivered by the tenant.

#### **RENT**

- 3 The tenant must pay rent on time, or the lessor may issue a notice of termination and, if the rent is still not paid in full, the lessor may take action through the court to evict the tenant.
- 4 The tenant must not withhold rent because the tenant is of the view that the lessor is in breach of the agreement.
- 5 The lessor or property manager must not:
  - 5.1 require the tenant to pay more than 2 weeks rent in advance; or
  - 5.2 require the tenant to pay rent by post-dated cheque; or
  - 5.3 use rent paid by the tenant for the purpose of any amount payable by the tenant other than rent or
  - 5.4 require the tenant to pay any monetary amount other than rent, security bond and pet bond.
- 6 The lessor or property manager must give a rent receipt to the tenant within 3 days of the rent being paid unless the rent is paid into an authorised bank or credit union account nominated by the lessor.
- 7 A tenancy agreement cannot contain a provision for a penalty, damages or extra payment if the tenant fails to keep to the agreement or breaches any law. If an agreement allows a reduced rent or a rebate, refund or other benefit if the tenant does not breach the agreement, the tenant is entitled to the reduction, rebate, refund or other benefit in any event.
- 8 **Warning:** It is an offence for a tenant to fail or refuse to pay any rent due under a residential tenancy agreement with the intention that the amount of such rent be recovered by the lessor from the tenant's security bond.

#### **PAYMENT OF COUNCIL RATES, LAND TAX, WATER AND OTHER CHARGES**

- 9 The lessor must pay all rates, taxes or charges imposed in respect of the premises under the *Local Government Act 1995*, the *Land Tax Act 2002* or any written law under which a rate, tax or charge is imposed for water supply or sewerage services under the *Water Agencies (Powers) Act 1984* (other than a charge for water consumed).
- 10 The lessor is responsible for any of the following contributions in respect of the premises:
  - 10.1 contributions (as defined in the *Strata Titles Act 1985* section 3(1)) imposed on the owner of the premises under the *Strata Titles Act 1985* section 100;

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- 10.2 contributions (as defined in the *Community Titles Act 2018* section 3(1)) determined by a community corporation as the amount it requires from the owner of the premises (as a member of the community corporation) under the *Community Titles Act 2018* section 88.

### PUBLIC UTILITY SERVICES

- 11 Public utility services have the meaning given in the *Land Administration Act 1997* and refers to services such as gas, electricity and water.
- 12 If the premises are not separately metered to measure the tenant's consumption of a public utility service at the premises and the tenant is expected to pay for his or her consumption of the public utility service, the lessor and the tenant must agree in writing an alternative method of calculating the charge to be paid by the tenant for the consumption of that public utility service.
- 13 The tenant must not be required to pay a charge in relation to a public utility service provided to the premises unless the charge is calculated by reference to the tenant's actual consumption of the public utility service at the premises and the tenant is given written notice of the charge.
- 14 If the premises are separately metered, the notice of the charge must specify:
- 14.1 the relevant meter reading or readings; and
  - 14.2 the charge per metered unit; and
  - 14.3 the amount of GST payable in respect of the provision of the public utility service to the residential premises.
- 15 If the premises are not separately metered, the notice of the charge must specify:
- 15.1 The calculations as per the agreed method; and
  - 15.2 The amount of GST payable in respect of the provision of the public utility service to the residential premises.

### POSSESSION OF THE PREMISES

- 16 The lessor must:
- 16.1 give the tenant vacant possession of the premises on the day on which the tenant is entitled to enter into occupation of the premises under the agreement; and
  - 16.2 take all reasonable steps to ensure that, at the time of signing this agreement, there is no legal reason why the tenant cannot occupy the premises as a residence for the term of this agreement.

### TENANT'S RIGHT TO QUIET ENJOYMENT

- 17 The tenant is entitled to quiet enjoyment of the premises without interruption by the lessor or any person claiming by, through or under the lessor or having superior title to that of the lessor.
- 18 The lessor or the property manager will not interfere with, or cause or permit any interference with, the reasonable peace, comfort or privacy of the tenant in the use of the premises. The lessor or the property manager must also take all reasonable steps to ensure that the lessor's other neighbouring tenants do not interfere with the reasonable peace, comfort or privacy of the tenant in the use of the premises.

### USE OF THE PREMISES BY TENANT

- 19 The tenant must:
- 19.1 use the premises as a place of residence; and
  - 19.2 not use or allow the premises to be used for any illegal purpose and
  - 19.3 not cause or permit a nuisance; and
  - 19.4 not intentionally or negligently cause or permit damage to the residential premises; and
  - 19.5 advise the lessor or property manager as soon as practicable if any damage occurs; and
  - 19.6 keep the premises in a reasonable state of cleanliness; and
  - 19.7 not cause or allow to be caused injury to the lessor, property manager or any person lawfully on adjacent premises; and
  - 19.8 not allow anyone who is lawfully at the premises to breach the terms of this agreement.
- 20 The tenant is responsible for the conduct or omission of any person lawfully on the premises that results in a breach of the agreement.

### LESSOR'S GENERAL OBLIGATIONS FOR RESIDENTIAL PREMISES

- 21 In this clause, **premises** includes fixtures and chattels provided with the premises but does not include:
- 21.1 any fixture or chattel disclosed by the lessor to the tenant as not functioning before the agreement was entered into;
  - 21.2 any other fixture or chattel that the tenant could not reasonably have expected to be functioning at the time the agreement was entered into.
- 21A The lessor must:
- 21A.1 provide vacant possession of the premises and in a reasonable state of cleanliness and repair; and
  - 21A.2 maintain and repair the premises in a timely manner; and
  - 21A.3 comply with all laws affecting the premises including building, health and safety laws.



**URGENT REPAIRS**

- 22 **Urgent repairs** are defined by the *Residential Tenancies Act 1987* and fall into 2 categories: repairs that are necessary for the supply or restoration of an essential service and other urgent repairs.
- 23 Essential services are listed in the *Residential Tenancies Regulations 1989* as electricity, gas, a functioning refrigerator (if one is provided with the premises), waste water management treatment and water (including the supply of hot water). Arrangements for repairs that are necessary to supply or restore an essential service must be made with a suitable repairer within 24 hours. Other urgent repairs are those that are not an essential service, but may nevertheless cause damage to the premises, injure a person or cause undue hardship or inconvenience to the tenant. Arrangements for these repairs must be made within 48 hours.
- 24 In every tenancy, if the need for urgent repair arises other than as a result of a breach of the agreement by the tenant:
- 24.1 the tenant is to notify the lessor or the property manager of the need for urgent repairs as soon as practicable, and
  - 24.2 the lessor is to ensure that the repairs are carried out by a suitable repairer as soon as practicable after that notification; and
  - 24.3 if, within 24 hours (in the case of repairs for the supply or restoration of essential services) or 48 hours (in the case of other urgent repairs), the lessor or property manager cannot be contacted, or, having notified the lessor or property manager of the need for the repairs, the lessor fails to ensure that the repairs will be carried out by a suitable repairer as soon as practicable after that notification, the tenant may arrange for the repairs to be carried out by a suitable repairer to the minimum extent necessary to effect those repairs; and
  - 24.4 if a tenant arranges for repairs to be carried out under clause 24.3, the lessor must, as soon as practicable after the repairs are carried out, reimburse the tenant for any reasonable expense incurred by the tenant in arranging for those repairs to be carried out and paying for those repairs.

**LESSOR'S ACCESS TO THE PREMISES**

- 25 The lessor, property manager or person acting on behalf of the lessor, can only enter the premises in the following circumstances:
- 25.1 in any case of emergency;
  - 25.2 to conduct up to 4 routine inspections in a 12-month period after giving the tenant at least 7 days, but not more than 14 days', written notice;
  - 25.3 where the agreement allows the rent to be collected at the premises where rent is payable not more frequently than once every week;
  - 25.4 to inspect and secure the premises if there are reasonable grounds to believe that the premises have been abandoned and the tenant has not responded to a notice from the lessor;
  - 25.5 carrying out or inspecting necessary repairs to or maintenance of the premises, at any reasonable time, after giving the tenant not less than 72 hours' notice in writing before the proposed entry;
  - 25.6 showing the premises to prospective tenants, at any reasonable time and on a reasonable number of occasions during the period of 21 days preceding the termination of the agreement, after giving the tenant reasonable notice in writing;
  - 25.7 showing the premises to prospective purchasers, at any reasonable time and on a reasonable number of occasions, after giving the tenant reasonable notice in writing;
  - 25.8 if the tenant agrees at, or immediately before, the time of entry;
  - 25.9 in accordance with the *Residential Tenancies Act 1987* section 46(6A) and (6B).
- 26 There are directions within the *Residential Tenancies Act 1987* which guide tenants, lessors and property managers on appropriate behaviour in relation to gaining or granting access to the premises. The following summary may assist.

**REASONABLE TIME**

- 27 **Reasonable time** means:
- 27.1 between 8.00 am and 6.00 pm on a weekday; or
  - 27.2 between 9.00 am and 5.00 pm on a Saturday; or
  - 27.3 at any other time agreed between the lessor and each tenant.

**REQUIREMENT TO NEGOTIATE A DAY AND TIME FOR A PROPOSED ENTRY BY THE LESSOR**

- 28 If it would unduly inconvenience the tenant for the lessor or property manager to enter the premises as specified in a notice of an intention to enter premises on a particular day, the lessor or property manager must make a reasonable attempt to negotiate a day and time that does not unduly inconvenience the tenant

### REQUIREMENT TO GIVE TENANT NOTICE OF PROPOSED ENTRY

- 29 Where the lessor or property manager gives a tenant notice of an intention to enter premises on a particular day, the notice must specify the day and whether it will be before or after 12.00 pm.

### TENANT ENTITLED TO BE PRESENT

- 30 The tenant is entitled to be on the premises during the entry by the lessor, the property manager or any other person acting on behalf of the lessor.

### ENTRY MUST BE REASONABLE AND NO LONGER THAN NECESSARY

- 31 The lessor or property manager exercising a right of entry:
- 31.1 must do so in a reasonable manner; and
  - 31.2 must not, without the tenant's consent, stay or permit others to stay on the premises longer than is necessary to achieve the purpose of the entry.

### LESSOR'S OBLIGATION TO COMPENSATE TENANT IF DAMAGE TO TENANT'S GOODS

- 32 If the lessor or property manager (or any person accompanying the lessor or property manager) causes damage to the tenant's goods when exercising a right of entry, the lessor is obliged to compensate the tenant.

### MODIFICATIONS TO THE PREMISES

- 33 The tenant is permitted to make modifications or changes to the premises as follows:
- 33.1 Security modifications to prevent family violence – The tenant may make prescribed modifications necessary to prevent a person from entering premises in circumstances of family violence, including, installing security alarms and cameras; locks, screens and shutters on windows; security screens on doors; exterior lights; locks on gates; and pruning of shrubs and trees to improve visibility. The tenant must give the lessor written notice of their intention to make one or more of these prescribed modifications but does not need the lessor's consent. Work must be carried out by a suitable tradesperson. The tenant must provide a copy of the invoice for the work to the lessor within 14 days of the work being carried out.
  - 33.2 Furniture safety modifications – The tenant may, with the lessor's consent, attach furniture to a wall for the purpose of ensuring the safety of a child or person with a disability. The tenant must ask the lessor for consent to attach the furniture and the lessor must respond within 14 days. The lessor may only refuse consent in limited circumstances, including where the modification would disturb asbestos, the property is heritage listed or scheme by-laws do not permit the furniture to be secured. If the lessor does not respond within 14 days, consent is automatically granted.
  - 33.3 Minor modifications – The tenant may, with the lessor's consent, make a minor modification to the premises. The tenant must ask the lessor for consent to make a minor modification and the lessor must respond within 14 days. The lessor can only refuse consent in limited circumstances, including where the modification would disturb asbestos, the property is heritage listed or where a written law or scheme by-law prevents the modification. If the lessor wants to refuse for another reason, they must get the approval of the Commissioner for Consumer Protection. If the lessor does not respond within 14 days, consent is automatically granted.  
**Note:** A list of minor modifications is set out in the regulations and is available on the Consumer Protection website.
- 34 The lessor cannot refuse consent to a modification needed to allow a person with a disability to access or use the premises if refusal would be unlawful under the *Equal Opportunity Act 1984* (WA) or the *Disability Discrimination Act 1992* (Cth).
- 35 For modifications not dealt with in clause 33 and 34 ("other modifications"):
- 35.1 If Part A lists other modifications that the tenant is allowed to make, the tenant may make those modifications after giving the lessor notice of the tenant's intention to make the modifications.
  - 35.2 If Part A allows the tenant to make other modifications with the lessor's consent, the tenant may ask the lessor for consent to make the modification and the lessor must respond within 28 days. The lessor must not unreasonably refuse consent and may impose reasonable conditions on the consent. If the lessor does not respond within 28 days, consent is automatically granted.
- 36 Tenant responsibilities in relation to modifications:
- 36.1 The tenant is responsible for the costs of making a modification and for maintenance of the modification.
  - 36.2 Modifications must be made taking into account the age and character of the property and in some cases must be carried out by a qualified tradesperson.
  - 36.3 At the end of the tenancy, the tenant must remove the modification and restore the premises, unless otherwise agreed with the lessor.
- 37 Lessor modifications – If the lessor wants to make a modification to the premises, the lessor must ask the tenant for consent and the tenant must respond within 28 days. The tenant cannot unreasonably refuse consent and may impose



conditions, including a condition about when the lessor can enter the premises to carry out work. If the tenant does not respond within 28 days, consent is automatically granted.

**Note:** Further information about modifications, forms, timeframes and the Commissioner application process is available on the Consumer Protection website at [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting)

## LOCKS AND SECURITY DEVICES

- 38 The prescribed means of securing the premises are specified in the *Residential Tenancies Regulations 1989*. In every tenancy:
- 38.1 the lessor must provide and maintain such means to ensure the premises are reasonably secure as prescribed in the regulations; and
  - 38.2 any lock or security device at the premises must not be altered, removed or added by a lessor or tenant without the consent of the other or except in accordance with clause 38.4; and
  - 38.3 the lessor or the tenant must not unreasonably withhold the consent referred to in clause 38.2; and
  - 38.4 a tenant may alter or add any lock or other means of securing the residential premises in accordance the *Residential Tenancies Act 1987* section 45(2)(a), and the tenant and lessor must comply with section 45(2)(b) and (c) in relation to copies of keys to altered or added locks or other means of securing the residential premises.

## PETS

- 39 The tenant may keep a pet at the premises with the consent of the lessor. The tenant must ask the lessor for consent to keep the pet and the lessor must respond within 14 days. The lessor can only refuse consent in limited circumstances, including where a written law, local law or scheme by-law does not permit the pet. If the lessor wants to refuse for another reason, they must get the approval of the Commissioner for Consumer Protection. The lessor may impose reasonable conditions on consent to keep a pet, some conditions require the approval of the Commissioner for Consumer Protection. If the lessor does not respond within 14 days or apply to the Commissioner for Consumer Protection (if required) the lessor is taken to have approved the request for the pet.
- 40 The tenant is responsible for any nuisance or damage caused by the pet.
- 41 A tenant may keep an assistance animal at the premises without the consent of the lessor.
- Note:** Further information about pets, relevant forms, timeframes and the Commissioner application process is available on the Consumer Protection website at [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting)

## TRANSFER OF TENANCY OR SUB-LETTING BY TENANT

**WARNING:** This section differs from clause 42 of Part B of the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the *Residential Tenancies Act 1987*.

- 42 The tenant may assign his or her interest and/or sub-let the premises without being required to obtain the lessor's consent.

## CONTRACTING OUT

**WARNING:** This section differs from clause 43 of Part B of the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the *Residential Tenancies Act 1987*. S.82 of the *Residential Tenancies Act 1987* provides that any agreement or arrangement that is inconsistent with a provision of the *Residential Tenancies Act 1987* or purports to exclude, modify or restrict the operation of the *Residential Tenancies Act 1987* is, to that extent void and of no effect. However, Regulation 7F of the *Residential Tenancies Regulations 1989* provides that s.82 of the *Residential Tenancies Act 1987* does not apply to a residential tenancy agreement to which the Housing Authority is a party, where the agreement provides that the tenant may sublet the premises and where the agreement is entered into by the Housing Authority on the basis that the premises will be sub-let. This agreement is an agreement of the type referred to in Regulation 7F and, accordingly, s.82 of the *Residential Tenancies Act 1987* does not apply to this agreement.

- 43 The tenant, pursuant to Regulation 7F of the *Residential Tenancies Regulations 1989*, expressly contracts out of each and every provision of the *Residential Tenancies Act 1987* that is inconsistent with an express or implied provision of this agreement and the parties hereby agree that all such provisions (to the extent of such inconsistency) are hereby excluded from this agreement.

## ENDING THE RESIDENTIAL TENANCY AGREEMENT

- 44 This residential tenancy agreement can only be terminated in certain circumstances.
- 45 The tenant agrees, when this agreement ends, to give vacant possession of the premises to the lessor. Before giving vacant possession to the lessor, the tenant must:

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- 45.1 remove all the tenant's goods from the residential premises; and
  - 45.2 leave the residential premises as closely as possible in the same condition, fair wear and tear excepted, as at the commencement of the tenancy; and
  - 45.3 return to the lessor all keys, and other opening devices or similar devices, provided by the lessor.
- 46 The tenant may be liable for losses incurred by the lessor if the above requirements are not met.

### ENDING A FIXED-TERM AGREEMENT

- 47 If this agreement is a fixed-term agreement it may be ended:
- 47.1 by agreement in writing between the lessor and the tenant; or
  - 47.2 if either the lessor or tenant does not want to renew the agreement, by giving written notice of termination. The notice must be given to the other party at least 30 days prior to the date on which vacant possession of the premises is to be delivered to the lessor. The notice may be given at any time up until the end of the fixed term but cannot take effect until the term ends.

### ENDING A PERIODIC AGREEMENT

- 48 If this agreement is a periodic agreement, it may be ended:
- 48.1 by agreement in writing between the lessor and the tenant; or
  - 48.2 by either the lessor or the tenant by giving written notice of termination to the other party. The notice may be given at any time. The lessor must give at least 60 days' notice and the tenant must give at least 21 days' notice.

### ENDING A TENANT'S INTEREST IN A RESIDENTIAL TENANCY AGREEMENT BECAUSE OF FAMILY VIOLENCE.

- 49 A tenant's interest in a residential tenancy agreement may be ended:
- 49.1 by the tenant under the *Residential Tenancies Act 1987* section 60(1)(ba) if the tenant or dependant of the tenant is, during the tenancy period, likely to be subjected or exposed to family violence; or
  - 49.2 by the tenant under the *Residential Tenancies Act 1987* section 60(1)(bb) if the tenant receives a copy of a notice of a termination referred to in paragraph 49.1 from another tenant; or
  - 49.3 by a court under the *Residential Tenancies Act 1987* section 60(1)(bc) if a family violence order is in force against the tenant to protect another tenant or if the court is satisfied that the tenant has committed family violence against another tenant or their dependant during the tenancy period.

### OTHER GROUNDS FOR ENDING AGREEMENT

**WARNING: This section differs from clause 50 of Part B of the form approved by the Commissioner for Consumer Protection pursuant to section 88C of the Residential Tenancies Act 1987.**

- 50 The *Residential Tenancies Act 1987* also authorises the lessor and tenant to end this agreement on other grounds. The grounds for the lessor include breach of this agreement by the tenant, where the agreement is frustrated (eg where the premises are destroyed or become uninhabitable) and hardship. The grounds for the tenant include breach of this agreement by the lessor, where the agreement is frustrated (eg where the premises are destroyed or become uninhabitable) and hardship.
- 51 For more information, refer to the *Residential Tenancies Act 1987* or contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 304 054 or visit [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting).
- 52 Warning: It is an offence for any person to obtain possession of the residential premises without an order of the Magistrates Court if the tenant does not willingly move out (a termination notice issued by the lessor or property manager is not a court order). The court may order fines and compensation to be paid for such an offence.
- 53 Warning: It is an offence for a tenant to fail to provide the lessor with a forwarding address when vacating the premises.

### SECURITY BOND

- 54 The security bond is held by the Bond Administrator.
- 55 The lessor agrees that if the lessor or the property manager applies to the Bond Administrator for all or part of the security bond to be released to the lessor, the lessor or property manager will provide the tenant with evidence to support the amount that the lessor is claiming.
- 56 The Bond Administrator can only release the security bond when it receives either:
- 56.1 a Joint Application for Disposal of Security Bond form signed by all the parties to the tenancy agreement; or
  - 56.2 an order of the court.
- 57 If the parties cannot agree on how the security bond is to be dispersed, either party can apply to the Magistrates Court to have the dispute decided.
- 58 **Warning:** It is an offence for a lessor or a property manager to require a tenant to sign a Joint Application for Disposal of Security Bond form unless the residential tenancy agreement has terminated, the rent to be paid under the tenancy



agreement is decreased or a pet is no longer kept at the premises, and the amount of the security bond to be paid to the tenant or lessor is stipulated on the form.

## TENANCY DATABASES

- 59 A lessor or property manager can only list a person on a residential tenancy database if:
- 59.1 the person is a named tenant on the residential tenancy agreement; and
  - 59.2 the residential tenancy agreement has been terminated; and
  - 59.3 the person owes the lessor a debt that is greater than the security bond or a court has made an order terminating the tenancy agreement.

## NOTICES

- 60 A notice under this agreement must be given:
- 60.1 in the prescribed form; or
  - 60.2 if there is no prescribed form but there is an approved form — in the approved form; or
  - 60.3 if there is no prescribed form or approved form — in writing.
- 61 A notice from the tenant to the lessor may be given to the property manager or the lessor's agent.
- 62 A notice under this agreement may be given to a person:
- 62.1 by giving it to the person directly; or
  - 62.2 if an address for service for the person is given in the agreement — by posting it to the address for service; or
  - 62.3 if the person has agreed under Part A to the electronic service of notices — by sending the notice to the email address or facsimile number given in Part A.
- 63 A person may withdraw his or her consent to a notice being given to the person by email or facsimile by giving a notice to that effect to each other party to the agreement.

## ADVICE, COMPLAINTS AND DISPUTES

### DEPARTMENT OF ENERGY, MINES, INDUSTRY REGULATION AND SAFETY

- 64 The *Residential Tenancies Act 1987* allows the Commissioner for Consumer Protection to give advice to parties to a residential tenancy agreement, to look into complaints and, wherever possible, help to settle them. The Department of Energy, Mines, Industry Regulation and Safety may be contacted by telephone on 1300 304 054 or by visiting one of the Department's offices.
- 65 The tenant should generally approach the lessor or property manager to solve any problem before approaching the Department of Energy, Mines, Industry Regulation and Safety. The Department's role is one of mediation and conciliation. Except for disputes about the keeping of pets and making minor modifications the Commissioner cannot issue orders or make determinations in respect of disputes.

### IF A DISPUTE CANNOT BE RESOLVED

- 66 For most disputes about keeping a pet or making a minor modification, the Commissioner may make a decision to resolve the dispute.
- Note:** Information about the Commissioner's dispute resolution process is available on the Consumer Protection website at [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting).
- 67 For other matters, if a dispute arises between the lessor and the tenant and the dispute cannot be resolved, either party may apply to the Magistrates Court to have the dispute decided by the court. The court can make a range of orders, including:
- 67.1 restraining any action in breach of the agreement; and
  - 67.2 requiring a party to the agreement to perform a certain action under the agreement; and
  - 67.3 order the payment of any amount owing under the agreement; and
  - 67.4 order the payment of compensation for loss or injury.

**PART C****IMPORTANT INFORMATION**

Additional terms may be included in this agreement if:

- (a) both the lessor and tenant agree to the terms; and
- (b) they do not conflict with the *Residential Tenancies Act 1987*, *Residential Tenancies Regulations 1989*, or any other law (subject in all respects to clause 43); and
- (c) they do not breach the provisions about unfair contract terms in the Fair-Trading Act 2010; and
- (d) they do not conflict with the standard terms of this agreement in Part A.

Additional terms are not required by the *Residential Tenancies Act 1987*; however, once the parties sign this agreement, the additional terms are binding upon the parties unless the term is found to be unlawful.

*Some of these terms may differ to the provisions of the Residential Tenancies Act 1987 and Residential Tenancies Regulations 1989 because regulation of 7F of the Residential Tenancies Regulations 1989 permits the tenant to contract out of the provisions of the Residential Tenancies Act 1987.*

**ADDITIONAL TERMS****68 DEFINITIONS**

In Part C of this agreement:

- (a) **"Act"** means the *Residential Tenancies Act 1987*;
- (b) **"Fair Market Rent"** means the market rent currently being paid for a commensurate property in a similar location to the residential premises determined as follows:
  - (i) having regard to the current rents of comparable premises in the vicinity of the residential premises;
  - (ii) having regard to the terms of this agreement;
  - (iii) assuming the lessor is a willing but not anxious landlord, and the tenant is a willing but not anxious tenant and that the tenant is being offered the residential premises with vacant possession;
  - (iv) taking no account of any value attaching to goodwill created by the tenant's occupation of the residential premises; and
  - (v) having regard to all other relevant valuation principles.
- (c) **"GEH Act"** means the *Government Employees' Housing Act 1964*;
- (d) **"Rent Review Dates"** means the dates specified in item 1 of the Schedule to this Part C.
- (e) **"Valuer"** means a registered valuer who is a full member of the Western Australian Division of the Australian Institute of Valuers and Land Economists (Inc.) and who is qualified as a valuer of premises similar to the residential premises.

**69 USE OF PREMISES**

- (a) The lessor acknowledges and agrees that the tenant will be using the residential premises for the provision of rental accommodation under the GEH Act.
- (b) Further to Part A "TRANSFER OF TENANCY OR SUB-LETTING BY TENANT" the tenant may sub-let the residential premises and the tenant enters into this agreement on the basis that it will be subletting the residential premises. The lessor acknowledges and agrees that the tenant does not need to obtain the lessor's consent to any sub-letting or assignment.
- (c) The lessor must not at any time initiate any contact whatsoever with any person to whom the tenant sublets the residential premises (or any part or parts thereof) unless such contact is necessary for the lessor to undertake his, her or their obligations under this agreement including, without limitation, carrying out repairs pursuant to clause 24 in Part B and undertaking routine property inspections.

**70 REVIEW OF RENT**

**Note:** The comments contained in this box are intended to assist the parties to understand clause 70. The comments do not form an operative part of this agreement.

Clause 70(a) – (m) sets out the process for the review of market rent. It provides (among other things) that prior to the review date either party can propose a new rent which the other party can either accept or dispute. If the parties cannot agree, a valuer will determine the new rent.



Unless clause 70(k) applies, the new rent is payable from the review date. However, if the parties have not determined the new rent by the review date the current rent will be continue to be paid until the new rent is determined. Once the new rent is determined there will be an adjustment for any difference between the rent which was paid from the review date and the new rent which should have been paid from the review date (such that any overpayment is repaid, and any underpayment is paid). The new rent will continue to apply and be payable thereafter.

- (a) On each Rent Review Date, the rent, which is payable under this agreement shall, subject to clauses 70(b), (g), (j) and (k) be reviewed with effect from that Rent Review Date to the next Rent Review Date by agreement between the lessor and the tenant or, failing agreement, the rent is to be the Fair Market Rent of the residential premises to be determined in the manner set out in clauses 70(b) to 70(k) inclusive.
- (b) Not more than 60 days prior to each Rent Review Date either the lessor or the tenant ("the Initiating Party") may give to the other ("the Recipient Party") a notice in writing ("the Proposed Rent Notice") stating the rent the Initiating Party proposes should be payable from that Rent Review Date ("the Proposed Rent"). If neither the lessor nor the tenant serves on the other a Proposed rent Notice on a date which is prior to the Rent Review Date, then neither the lessor nor the tenant shall have the right to give a Proposed rent Notice and this clause 70 shall cease to apply in respect of that Rent Review Date and the rent from that Rent Review Date until the next Rent Review Date will be the same as the rent for the 12 months prior to that Rent Review Date.
- (c) If the Recipient Party disagrees with the Proposed Rent, the Recipient party is entitled to give the Initiating Party a notice in writing objecting to it (a "Dispute Notice") within 30 days after the date the Initiating Party gives the Proposed Rent Notice.
- (d) If the Recipient Party does not give the Initiating Party a Dispute Notice within the time period specified in clause 70(c) (time being of the essence) the Recipient Party is to be taken to have agreed to the Proposed Rent.
- (e) If the Recipient party gives the Initiating Party a Dispute Notice within the time specified in clause 70(c) and the parties cannot successfully negotiate and agree the rent which is to be payable from the Market Rent Review Date, then the Fair Market Rent of the residential premises is to be determined by a Valuer (acting as an expert and not as an arbitrator) jointly appointed by the lessor and the tenant or, failing agreement, in the manner specified in clause 70(f).
- (f) If the lessor and the tenant do not agree on the Valuer to be appointed under clause 70(e) above within 14 days after the Dispute Notice is given, the Fair Market Rent of the residential premises is to be determined by a Valuer (acting as an expert and not an arbitrator) appointed by the President of the Australian Property Institute (Inc) at the request of either the lessor or the tenant.
- (g) If no Valuer has been appointed by agreement or under clause 70(f) within 60 days after the Rent Review Date, this clause 70 shall cease to apply in respect of that Rent Review Date and the rent from that Rent Review Date until the next Rent Review Date will be the same as the rent for the 12 months prior to that Rent Review Date.
- (h) Any determination of the Fair Market Rent of the residential premises by a Valuer is conclusive and binds the lessor and the tenant.
- (i) The lessor and the tenant shall each be liable for the payment of one half of the charges of any Valuer appointed under this clause and if either the lessor or tenant pay the full cost of such valuation, they will be immediately entitled to recover half of the charges of the Valuer from the non-contributing party as a debt owed.
- (j) Until the annual rent from a Rent Review Date is agreed or determined under this clause ("the New Rent"), the tenant shall pay to the lessor a rental equivalent to the rent payable immediately prior to the Rent Review Date. Subject to clause 70(k), the New Rent shall apply from, and including, the Rent Review Date.
- (k) If the New Rent is:
  - (i) more than the rent payable immediately prior to the Rent Review Date then any further sum required to be paid by the tenant shall be paid in full to the lessor immediately that sum is known; or
  - (ii) less than the rent payable immediately prior to the Rent Review Date then any sum required to be paid by the lessor shall be paid in full to the tenant immediately that sum is known.
- (l) For the avoidance of any doubt, the amount referred to in clause 70(k) above is a debt owed and can be recovered immediately.
- (m) In this clause 70, if a day on or by which an obligation must be performed falls on a Saturday or Sunday or public holiday in Western Australia, then the parties agree that the day by which that obligation must be performed will be the first business day immediately following that particular Saturday, Sunday or public holiday.

## 71 PUBLIC UTILITY SERVICES

- (a) Notwithstanding anything to the contrary in Part A, "Electricity, Gas and other Utilities" or clauses 11 to 15 of Part B of this agreement the lessor covenants and agrees that he, she or they will be solely responsible for the payment of all rentals, hire, service and/or maintenance fees and charges associated with the supply of gas to the Premises.
- (b) In consideration of the tenant paying the consumption charges for gas consumed on the Premises the tenant may, by notice(s) in writing given to the lessor at any time or times, direct the lessor to utilise an LPG gas retailer nominated by the tenant to supply gas bottles and/or gas to the Premises, and the Lessor must comply with each direction given under this clause.

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- (i) Within one (1) calendar month of receipt of that direction; and
- (ii) Until the expiration of this agreement or until a new direction is given by the tenant, whichever occurs first.
- (c) For the avoidance of doubt, nothing in clause 71(b) limits the lessor's obligations under clause 71(a) or exposes the tenant to any liability to any nominated LPG gas retailer(s), or to the lessor in connection with any liability the lessor may have to any nominated LPG gas retailer(s).
- (d) Without limiting clause 71(e) if the lessor receives any accounts for public utility services consumed at the residential premises which are payable by the tenant pursuant to this agreement ("Accounts"), it must provide them to the tenant on a timely basis. Notwithstanding anything to the contrary in Part A, "Electricity, Gas and other Utilities" or clauses 11 to 15 of Part B, if the lessor fails to provide to the tenant any Account within 30 days of the date of that Account, the tenant shall not be liable to pay for the public utility service consumption charges in that Account.
- (e) Subject to clause 71(j), the lessor authorises the tenant to arrange (if it so desires) and without being under any obligation to do so) with the appropriate public utility service providers to directly receive all Accounts.
- (f) The lessor covenants and agrees that he, she or they will be solely responsible for the payment of any water or excess water charges associated with or arising out of any water consumed, used or supplied on or at the residential premises as a consequence of any lavatory, toilet, sink, drain, main, reticulation or any other plumbing facility leaking or otherwise being damaged or faulty. The tenant, acting responsibly, shall determine (and its determination shall be binding on the lessor) the proportion of any charges in an account for water usage attributable to such leak, damage or fault, where appropriate, based upon a comparison by the tenant of the quantity of water previously consumed at the residential premises during the term of this agreement where no such leak, fault or damage existed ("the Determined Amount"). The tenant shall not be required to pay to the relevant public utility service provider directly or to reimburse to the lessor the Determined Amount. However, if the tenant does pay the Determined Amount directly to the relevant public utility service provider, the lessor must reimburse to the tenant the Determined Amount on demand. If the tenant has received from the relevant public utility service provider directly an account for water usage which includes a Determined Amount, the tenant shall provide a copy of such account to the lessor.
- (g) Notwithstanding clause 71(f) above, the lessor will not be required to pay to the public utility service provider or reimburse to the tenant the Determined Amount if the damage or fault which has caused the lavatory, toilet, sink, drain, main, reticulation or any other plumbing facility to leak is directly attributable to the negligence of the tenant or the negligence of any person to whom the tenant sublets the residential premises (or any part or parts thereof).
- (h) The lessor acknowledges and agrees that the tenant is not responsible, and accepts no liability whatsoever, for any water infringement notices which are issued by the relevant public utility service provider in relation to the premises.
- (i) Without limiting clause 71(h) above, the tenant agrees to:
  - (i) require its sub-tenant to comply with water restrictions prescribed or imposed by Water Corporation (or such other authority) from time to time; and
  - (ii) promptly pass onto its sub-tenant any water infringement notices which are provided to it by the lessor, **BUT** the tenant does not guarantee, nor will it be liable under any circumstances for, the payment of those infringement notices by its sub-tenants.
- (j) If the residential premises contain solar panels and the lessor receives payments and/or benefits from the Government, the national grid and/or any energy suppliers in relation to those solar panels:
  - (i) the tenant is not authorised to directly receive the Account from the energy supplier and agrees that the Account will remain in the name of the lessor;
  - (ii) any rights of the lessor, by agreement with an energy supplier, to receive and retain benefits with respect to feed-in tariffs will remain;
  - (iii) the lessor will provide the Account to the tenant on a timely basis; and
  - (iv) subject to the terms of clause 71(a), including the obligation on the lessor to have provided the Account no later than 30 days of the date of that Account, the tenant will be liable to pay that portion of the Account which relates to electricity consumption either to the energy supplier directly or to the lessor as reimbursement (whichever the lessor directs).

## 72 LINE CONNECTION

- (a) It is a term of this agreement that:
  - (i) at the date on which this agreement starts, the premises have a fixed line connection for the purpose of telephone and internet use (Landline) including at least one outlet which is fully functional: or
  - (ii) if the premises do not have a Landline the lessor will organise for the new connection of a Landline (including at least one outlet) to be completed and operational within 14 days of the date on which this agreement starts.
- (b) If the lessor fails to ensure that the premises have the Landline referred to in clause 72(a) installed within 14 days of the date on which this agreement starts, then:



- (i) the tenant may, without reference to the lessor, arrange for the connection of a Landline including at least one outlet; and
- (ii) the reasonable expense incurred by the tenant in arranging and paying for the connection of a Landline is a debt owed by the lessor to the tenant and is immediately recoverable by the tenant.
- (c) Without limiting clause 72(b)(ii) the tenant may, in its absolute discretion, choose to offset its expense of arranging and paying for the connection of a Landline from the rent payable by it hereunder.

### 73 ASBESTOS AND OTHER HAZARDOUS SUBSTANCES

- (a) The lessor warrants that at the date on which this agreement starts and the tenant is entitled to enter into occupation of the residential premises:
  - (i) no materials containing asbestos exist in or upon the residential premises; or
  - (ii) if asbestos containing material exists in or upon the residential premises, it is in good condition and in a bonded or non-friable form; and
  - (iii) no Legionnaires disease bacteria or any hazardous substance or material exists in or upon the residential premises.
- (b) Without limiting clause 73(a) if:
  - (i) any asbestos containing material which is not in good condition and not in a bonded or non-friable form (**Friable ACM**) is subsequently discovered in or upon the residential premises; and
  - (ii) the presence of the Friable ACM is not attributable to the negligence of the tenant, then:
  - (iii) the lessor must at its own expense promptly and in a safe manner remove and remediate the Friable ACM to the satisfaction of the tenant; and
  - (iv) if the tenant elects to vacate the residential premises until such time as the Friable ACM is removed and remediated and the residential premises are rendered safe, from the time when the tenant vacates the residential premises until the residential premises are again rendered safe, the Rent will abate in accordance with section 69(1) of the *Residential Tenancies Act 1987* as if the residential premises had been rendered wholly damaged or destroyed.
- (c) Without limiting clause 73(a) if any Legionnaires disease bacteria or any other hazardous substance or material which may reasonably present risk to the health or wellbeing of the tenant (together the **Harmful Material**) is at any time discovered in or upon the residential premises and its presence is not attributable to the negligence of the tenant, then:
  - (i) the lessor must at its own expense promptly and in a safe manner remove and eradicate the Harmful Material; and
  - (ii) if the tenant elects to vacate the residential premises until such time as the residential premises are rendered safe, from the time when the tenant vacates the residential premises until the residential premises are again rendered safe, the Rent will abate in accordance with section 69(1) of the *Residential Tenancies Act 1987* as if the residential premises had been rendered wholly damaged or destroyed.
- (d) If the occupation and use of the residential premises by the tenant has been rendered unsafe as a result of the presence of the Friable ACM or the Harmful Material and in the written opinion of an independent expert appointed by the tenant the residential premises are unlikely to be rendered safe within three (3) months from the date of that opinion the lessor agrees that this will be and be deemed:
  - (i) to have rendered the premises uninhabitable and to confer on both the lessor and the tenant a right to give a notice of termination under s.69(1) of the *Residential Tenancies Act 1987*; and also
  - (ii) to be a breach of this agreement, which will, in all of the circumstances then existing, justify termination of this agreement by a competent court on application thereto by the tenant in accordance with s.75 of the *Residential Tenancies Act 1987*,

and provided further that upon termination of this agreement in accordance with this clause 73(d) the tenant shall have no further obligations under this agreement.

### 74 GOVERNMENT HOUSING

- (a) The lessor covenants and agrees that if:
  - (i) he, she or they; or
  - (ii) their spouse, de-facto partner or any other person with whom they cohabitate, (collectively "the Owners") is, or at any time during the term of this agreement becomes, a government employee and, in the opinion of the tenant, the Owners may have reasonably resided in the residential premises, the Owners (or either of them) will not be eligible for subsidised government housing in:
    - (iii) the town in which the residential premises are located; or
    - (iv) the area which is within a radius of 50 km of the relevant Owner's place of work, (both areas hereinafter referred to as "the Area")
- (b) The lessor agrees that if the Owners (or either of them) is, or at any time during the term of this agreement becomes, a government employee and, in the opinion of the tenant, the Owners may have reasonably resided in



the residential premises (assuming it had not been let to the tenant under this agreement), the lessor will be in breach of this agreement if the Owners (or either of them):

- (i) continue to occupy subsidised government housing in the Area; or
  - (ii) make an application to a government department or the tenant for subsidised government housing in the Area; or
  - (iii) commence to occupy subsidised government housing in the Area.
- (c) The lessor acknowledges and agrees that, if he, she or they are in breach of clause 74(b) above, this will be and be deemed to be a breach of this agreement which will, in all of the circumstances then existing, justify termination of this agreement by a competent court on application thereto by the tenant in accordance with s.75 of the Act.

## 75 DAMAGE TO PREMISES AND REPAIRS

- (a) In addition to the lessor's obligations under clauses 22 to 24 inclusive, it is a requirement of this agreement that:
  - (i) arrangements for repairs that are necessary to remove or address a serious safety issue (including without limitation the repair or replacement of defective or non-operational smoke alarms and residual current devices) (hereinafter called "Emergency Repairs") must be made with a suitable repairer within 8 hours of notification to the lessor of the need for those repairs; and
  - (ii) arrangements for repairs which are neither Emergency Repairs or Urgent Repairs (including if any new legislation (including subsidiary legislation) is introduced which requires residential premises (or a class of residential premises within which the premises falls) to meet certain requirements or to have installed within them certain devices (including without limitation, those relating to safety)) ("Routine Repairs"), (irrespective of the timeframe within which such matters are required to be done under any applicable legislative provision, must be made with a suitable repairer within 7 Business Days of notification to the lessor of the need for those repairs.
- (b) The lessor is to ensure that the Emergency Repairs and Routine Repairs are carried out by a suitable repairer as soon as practicable after notification to the lessor of the need for those repairs.
- (c) If within the time frame specified in clause 75(a)(i) arrangements have not been made for a suitable repairer to undertake the Emergency Repairs or those Emergency Repairs have not been completed within 2 Business Days after notification to the lessor of the need for those Emergency Repairs, the tenant may arrange for those Emergency Repairs to be carried out by a suitable repairer.
- (d) If within the time frame specified in clause 75(a)(ii) arrangements have not been made for a suitable repairer to undertake any Routine Repairs or those Routine Repairs have not been completed within 10 Business Days after notification to the lessor of the need for those repairs, and the lessor fails to complete those Routine Repairs within 5 Business Days after receipt of a further notification from the tenant, the tenant may arrange for those Routine Repairs to be carried out by a suitable repairer.
- (e) If the tenant arranges for any repairs to be carried out under clause 75(d), the lessor must, as soon as practicable after the repairs are carried out, reimburse the tenant for any reasonable expense incurred by the tenant in arranging for those repairs to be carried out and paying for those repairs.
- (f) The lessor agrees that any breach by it of its obligations under clauses 22 to 24 inclusive and clauses 75(a) and (b) will be and be deemed to be a breach of this agreement, which will, in all of the circumstances then existing, justify termination of this agreement by a competent court on application thereto by the tenant in accordance with s.75 of the *Residential Tenancies Act 1987*.
- (g) Notwithstanding anything to the contrary in this agreement, under no circumstances shall the tenant be liable to repair any structural damage or defects to, or pay for work of a structural nature at, the residential premises, save and except where the said works are necessary to repair structural damage or defects caused by the negligent or unlawful acts or omissions of the tenant or its sub tenants and the building insurance effected by the lessor is vitiated due to the said acts or omissions of the tenant or its sub tenants.
- (h) The lessor must ensure that all repairs, including any structural damage or defects, are carried out by a suitable repairer.
- (i) If repairs are carried out by a suitable repairer and the lessor is of the view that the tenant is liable under this agreement or the Act for those repairs, then the lessor must provide any invoice or account for those repairs issued by the repairer ("Invoice") to the tenant on a timely basis. Notwithstanding anything to the contrary in this agreement if the lessor fails to provide the Invoice to the tenant within two months of the date of that Invoice, then the lessor will be taken as having accepted liability for the repairs and responsibility for the payment of the Invoice and the tenant shall not be liable to pay the Invoice or pay for any repairs to which the Invoice relates.
- (j) If the lessor is required, in accordance with its obligations under this agreement or the Act (including without limitation under clauses 22 to 24 inclusive, 73 or 75(a) and (b)), to effect any repairs or replacements to or to undertake any maintenance to the residential premises, and the tenant is required to vacate the residential premises in order for such repairs or maintenance to be carried out, then (without limiting any other rights which the tenant may have against the lessor under this agreement or at law), the lessor must pay or reimburse the tenant for all reasonable costs and expenses suffered or incurred or payable by the tenant:

- (i) to re-locate to alternative premises and to relocate back to the residential premises once the repairs and/or maintenance works have been completed;
- (ii) to store or secure any goods or possessions which the tenant is required to remove from the residential premises for the duration of the period during which the tenant is required to vacate the residential premises; and
- (iii) to secure, obtain and occupy alternative accommodation for the duration of the period during which the tenant is required to vacate the residential premises.

## **76 LESSOR'S INSURANCE**

- (a) The lessor must insure and keep insured all buildings and improvements now or at any time during the term of this agreement on or comprising the residential premises against loss or damage by all risks against which a prudent owner would ordinarily insure for the full replacement cost.
- (b) The lessor must:
  - (i) effect the insurance referred to in clause 76(a) (the "Insurance") with a reputable and substantial insurer;
  - (ii) prior to the due date for payment, pay all premiums and other costs of such Insurance; and
  - (iii) if requested by the tenant, provide to the tenant copies of the certificates of currency and policies in relation to the Insurance within 7 days of such request being made.
- (c) Unless the lessor determines, acting reasonably, that the residential premises are to be demolished and not rebuilt, all moneys recovered in respect of the Insurance effected under this clause 76 shall be immediately expended by the lessor in repairing rebuilding or reinstating the residential premises or any part thereof so damaged or destroyed and, the lessor must make up any deficiency out of the lessor's own funds.

## **77 ADDITIONAL INSPECTIONS AND CERTIFICATES**

- 77.1 In addition to the initial and final property condition reports which are required to be obtained in accordance with Part A "Property Condition Reports", the lessor (or its managing agent) must additionally inspect the residential premises at least twice a year (in each case, not less than 14 days before and not more than 14 days after each six-monthly anniversary of the starting date of this agreement) throughout the term of this agreement and provide any report in relation to that additional inspection to the tenant within 7 days of the inspection having taken place.
- 77.2 If, as a result of the additional inspection referred to in clause 77.1, if the lessor (or its managing agent) considers that the residential premises are not in a reasonable condition, then the lessor (or its managing agent) will provide written notice of any damage to the premises which has occurred since the date of the last inspection which is not in the nature of fair wear and tear and which is not damage insured against by the lessor or required to be insured against by the lessor.
- 77.3 If the lessor (or its managing agent) gives a notice under clause 77.2, the tenant will promptly rectify any damage referred to in it (which is not in the nature of fair wear and tear and which is not damage insured against by the lessor or required to be insured against by the lessor). However, if the tenant is of the opinion any damage which is referred to in a notice given by the lessor under clause 77.2 is fair wear and tear or damage insured against by the lessor or required to be insured against by the lessor, it shall promptly after receipt of such notice, notify the lessor of its opinion and the parties shall meet to resolve this dispute, failing which either party may make an application to a competent court to have the dispute determined pursuant to section 15(1) of the RTA.
- 77.4 If the lessor or property manager (or any person accompanying the lessor or property manager) causes damage to the goods of the tenant's sub-tenant(s) (or other member of its household) when exercising a right of entry, whether under clause 25 or this clause 77, the lessor is obliged to compensate the subtenant or the householder (as the case may be).
- 77.5 The lessor warrants that, at the date of commencement of this agreement, the premises are fitted with fully functioning electrical safety switches and smoke alarms in compliance with any law applicable at the relevant time. The lessor will, on the yearly anniversary of the starting date of this agreement, provide the tenant and subtenant with a copy of a current electrical safety certificate in connection with all safety switches and smoke alarms installed in the premises (which certificate must include the expiry date(s) of the smoke alarm(s)). If the lessor fails to provide any electrical safety certificate to the tenant and subtenant, the tenant may obtain such certificate (at the cost and expense of the lessor) and offset its costs of doing so from the rent payable.
- 77.6 Without limiting the lessor's obligation in relation to smoke alarms under clause 75(a)(i) and clause 77.5 of this agreement, the lessor agrees that the tenant may undertake its own annual inspection of the smoke alarm installed in the premises and, if the smoke alarm is found to be defective or non-operational at that time of inspection or is found to be of a make or model which does not fall within the nominated list of smoke alarms acceptable to the tenant, the tenant may (at the cost and expense of the lessor) remediate, repair or replace the smoke alarm and offset its costs of doing so from the rent payable.



**78 TERMINATION OF THIS AGREEMENT CONSEQUENT UPON THE LESSOR'S BREACH**

- 78.1 The tenant may terminate this agreement by 30 days' written notice to the lessor if the lessor has:
- (a) failed to comply with any of its obligations duly and punctually under this agreement and has not rectified that failure within 10 Business Day (or such longer period as the tenant may allow, in its sole and absolute discretion) after receiving notice from the tenant of such failure, and, if the tenant gives 30 days' written notice of termination, this agreement shall end at 11.59pm on the date which is 30 days after the date of service of the notice on the lessor (**Effective Date**) (and the tenant must vacate and deliver up possession of the premises at or prior to the Effective Date). The tenant may, at its absolute discretion, withdraw any notice of termination given under this clause at any time prior to the Effective Date.
- 78.2 For the avoidance of doubt, if a notice is given by the tenant under clause 78, this agreement will terminate on the Effective Date without the need for a competent court to make an order terminating this agreement. The right of termination conferred by this clause 78 is in addition to and not in substitution for the rights of termination conferred by the *Residential Tenancies Act 1987*, including without limitation the tenant's right to apply to a competent court for any order terminating this agreement under s.75 of the *Residential Tenancies Act 1987* on the basis that the lessor has breached this agreement (including without limitation where the alleged breach is of clauses 22 to 24 inclusive or clause 75(a) or (b)) and such breach is, in all of the circumstances of the case, such as to justify termination of this agreement.

**79 PESTS**

- 79.1 The lessor warrants that pest control treatment has been carried out on the premises immediately prior to commencement of the tenancy.
- 79.2 The lessor shall, at its own cost and expense, be responsible during the term of the tenancy for the eradication of any infestations of rodents, vermin, insects, pests, birds or other pests present in the residential premises unless such infestation is caused by, or directly attributable to the actions of, the tenant or its subtenant.
- 79.3 Without limiting the lessor's obligations under clause 79.1, and regardless of whether pest infestation in the premises is evident, the lessor agrees to, if so requested by the tenant, carry out an annual pest control treatment in the premises (but only if such premises are situated in the north of the 26<sup>th</sup> parallel of the state of Western Australia).

**80 CONSENT OF MORTGAGEE**

if:

- 80.1 the residential premises or any part thereof is at the date of this agreement or subsequently becomes subject to a mortgage, charge or other encumbrance; and
- 80.2 this agreement would otherwise not be binding upon the mortgagee, chargee or encumbrance, the lessor must at its own expense and without delay obtain the unconditional consent in writing to this agreement from the said mortgagee, charge or encumbrance.

**81 REGISTERING OR CAVEATING THIS LEASE**

- 81.1 If this residential tenancy agreement is registrable under the *Transfer of Land Act 1983* and the tenant in its discretion requires and elects that this residential tenancy agreement be registered, the parties shall do everything necessary to cause this residential tenancy agreement to be prepared or amended so that it is in registrable form, the parties shall execute (or if necessary re-execute) this residential tenancy agreement in registrable form and the lessor shall cause this residential tenancy agreement to be registered without delay.
- 81.2 Additionally, the lessor acknowledges and agrees that the tenant may lodge a subject to claims caveat to protect the leasehold interest granted to it under this agreement.

**82 TENANT MAY ACT BY AGENT**

Each act or thing which the tenant is required or empowered to do under this agreement may be done by the tenant or the representative, solicitor, agent, contractor or employee of the tenant.

**83 VARIATION OF THIS AGREEMENT**

This agreement may be varied only by written agreement made between the lessor and the tenant.

**84 NOTICES**

For the purposes of s.85 of the Act, the tenant specifies the address in item 2 of the Schedule as the place to where its mail must be directed in order for any notice or other communication to be taken to be properly served on the tenant.

**85 COMMON AREAS**

- 85.1 This clause applies where the residential premises are part of a complex which includes common areas, where:
- (a) "common areas" means those parts of the complex which the tenant and any other occupiers of premises within the complex are entitled to use, including but not limited to any common driveways, passages, landings, stairways, access ways, lifts, gardens, laundries, swimming pool and car parking area; and
  - (b) "complex" means, if the residential premises comprise part only of the land in a certificate of title, the land and buildings thereon of which the premises forms a part.
- 85.2 The lessor grants to the tenant and its visitors the right, to be exercised in common with the lessor and the lessor's other lessees or licensees of the complex (or any part thereof) from time to time and its and each of their officers, employees, agents, contractors, customers, suppliers and invitees, to use the common areas:
- (a) in the case of any passages, landings, stairways, access ways and lifts, for the purpose of gaining ingress to and egress from the residential premises; and
  - (b) in any other case, for the purpose for which they were designed.
- 85.3 For the avoidance of doubt, nothing in this clause 86 intends to limit the application of any strata by laws which may be applicable to the premises. In the event of any inconsistency between strata by laws and this residential tenancy agreement, the strata by laws will prevail.

**86 JOINT AND SEVERAL LIABILITY**

Unless otherwise stated in this agreement, all persons or entities signing this agreement as the lessor shall be held jointly and severally liable for all terms, conditions and obligations of this lease as they relate to the lessor.

**87 BOND HELD ON TRUST**

If the lessor receives an amount of bond from the tenant, the lessor holds the amount of bond on trust for the tenant until the amount of bond is paid to the Bond Administrator in accordance with the *Residential Tenancies Act 1987*.

**88 FLUES AND GUTTERING**

The lessor shall ensure that all flues, guttering (including box gutters and valley channels) at the premises are cleared, cleaned and in satisfactory and working order immediately prior to the commencement of the tenancy and every 12 months thereafter.

**89 SPECIAL CONDITIONS**

- 89.1 The special conditions (if any) in Item 3 of the Schedule apply to this agreement (and to the extent that there is any inconsistency between them and clauses 1 to 88 inclusive of this agreement, the special conditions shall prevail to the extent of that inconsistency.
- 89.2 The lessor must arrange for each of the special conditions to be satisfied within the time period specified in Item 3 of the Schedule. If the lessor fails to satisfy any of the special conditions within the time frame specified then the tenant may itself, without reference to the lessor, arrange for the special condition/s to be satisfied.
- 89.3 If the tenant arranges for the special condition/s to be satisfied, the reasonable expense incurred by the tenant in arranging and paying for the special condition/s to be satisfied will be a debt owed by the lessor to the tenant and be immediately recoverable by the tenant.
- 89.4 The tenant may, in its absolute discretion, offset its expense of arranging and paying for the special condition/s to be satisfied from the rent payable by it hereunder.

## SCHEDULE TO PART C

### ITEM 1: MARKET RENT REVIEW DATE:

The first and each subsequent anniversary of the starting date of this agreement (as specified in Part A, "Term of Agreement") during the term of this agreement.

### ITEM 2: TENANT ADDRESS FOR SERVICE

Documents should be emailed to the tenants nominated email address provided in PART A. Alternatively, documents can be sent by mail to the following address:

Attention: GROH Central  
Housing Authority  
Locked Bag 5000  
FREMANTLE WA 6959

### ITEM 3: SPECIAL CONDITIONS

The Lessor must arrange for each of the following items:

- (a) An electrical compliance certificate (to confirm all hard-wired smoke alarms and safety switches have been installed and are functioning correctly and, for the smoke alarm, includes at a minimum, manufacturer, installation/expiry date and model number) is to be obtained by the lessor at the lease commencement and thereafter on every 12-month anniversary of the date on which the previous electrical compliance certificate was obtained.
- (b) All air-conditioning units at the premises must have been serviced at lease commencement, or within the 12-month period prior to lease commencement, and thereafter on every 12-month anniversary of the date on which the previous service occurred. A copy of the receipt evidencing the first service will be provided to the tenant on lease commencement and receipt for each subsequent service will be provided to the tenant within 14 days of such service.
- (c) Security screens are to be installed on all external doors & windows and to be completed prior to the starting date of this agreement, subject to any extension of that period which is agreed to by the tenant (in its sole and absolute discretion).
- (d) Sensor lights are to be installed to the front and rear of the property and completed prior to the starting date of this agreement, subject to any extension of that period agreed to by the tenant (at the tenant's sole and absolute discretion).
- (e) The installation of reverse cycle air conditioning (with heating and cooling functionality) capable of maintaining comfortable temperatures throughout the entire home – prior to the starting date of this agreement, subject to any extensions of that period, which is agreed to by the tenant (in its sole and absolute discretion).
- (f) The installation of a cyclone rated security screen which meets the minimum requirements of Australian Standard AS 1170.2:2011.
- (g) The installation of a fixed line connection for the purpose of a telephone and internet use (including at least one outlet).
- (h) The Lessor will, at its own cost, landscape the outside areas (front and rear) of the Premises to a reasonable standard, including the planting of lawns (or laying of artificial turf), hedges, shrubs, trees, flowerbeds and any other suitable vegetation. Such landscaping is to be maintained by the Lessor for an initial period sufficient to establish the garden fully and ensure that the reticulation system installed, including but not limited to sprinklers, piping, valves, controls, solenoids, and associated wiring, is adequate for watering gardens and lawns and trees at the Premises and that such reticulation is fully maintained and free of leaks during the tenancy.




OFFICIAL

THE LESSOR AND TENANT ENTER INTO THIS AGREEMENT AND AGREE TO ALL ITS TERMS.

Signed by the LESSOR/PROPERTY MANAGER

\_\_\_\_\_  
Signature of lessor/property manager Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Signed by the TENANT

  
\_\_\_\_\_  
Signature of tenant Date: 20/08/2025

In the presence of:

Rayna Te Amo  
\_\_\_\_\_  
Witness name

  
\_\_\_\_\_  
Witness signature

For further information about rights and obligations as a lessor or tenant, refer to the Residential Tenancies Act 1987 or contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 30 40 54 or [www.demirs.wa.gov.au/renting](http://www.demirs.wa.gov.au/renting).

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Energy, Mines, Industry Regulation and Safety (1300 30 40 54) for assistance.



**8 NOTICE OF MOTIONS/QUESTIONS WITH NOTICE**

**Nil**

**9 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY  
DECISION OF THE MEETING**

**Nil**

**10 CONFIDENTIAL MATTERS**

CLOSURE OF THE MEETING TO DISCUSS CONFIDENTIAL BUSINESS UNDER THE PROVISIONS OF SECTION 5.23 OF THE LOCAL GOVERNMENT ACT 1995.

**Nil**

**11 NEXT MEETING**

The next Ordinary Meeting of Council will be held on Tuesday, 30 September 2025 at the Shire of Laverton Council Chambers, commencing at 5.00pm

**12 CLOSURE OF MEETING**

There being no further business, the President declared the meeting closed at 6:25pm.

**13 CERTIFICATION**

**I, Patrick Hill, hereby certify that the Minutes of the Ordinary Meeting of Council held on 21 August 2025 are confirmed as a true and correct record, as per the Council resolution of the Ordinary Meeting of Council held on 30 September 2025.**

**SIGNED:**

**DATED:**

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