



**Minutes**

**For The**

**Council Meeting**

**18<sup>th</sup> November 2008**

|        |  |     |
|--------|--|-----|
| 1      | OPENING.....   | 3   |
| 2      | ATTENDANCE. ....   | 3   |
| 3      | RESPONSES TO PUBLIC QUESTIONS TAKEN ON NOTICE. ....                | 3   |
| 4      | PUBLIC FORUM.....  | 3   |
| 5      | APPLICATIONS FOR LEAVE OF ABSENCE. ....                            | 4   |
| 6      | DISCLOSURES OF FINANCIAL AND OTHER INTERESTS. ....                 | 5   |
| 7      | CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING. ....          | 5   |
| 8      | STATUS REPORT .....  | 5   |
| 9      | ADVISORY COMMITTEE REPORTS .....                                   | 5   |
| 9.1    | WASTE MANAGEMENT .....   | 5   |
| 10     | STANDING COMMITTEE REPORTS .....                                   | 6   |
| 10.1   | FINANCE AND GENERAL PURPOSES .....                                 | 6   |
| 10.2   | HEALTH, BUILDING AND TOWN PLANNING .....                           | 9   |
| 11     | OTHER REPORTS .....  | 11  |
| 11.1   | PRESIDENT'S REPORT.....  | 11  |
| 11.2   | COUNCILLOR'S REPORTS .....   | 11  |
| 11.3   | OFFICER'S REPORTS .....  | 12  |
| 11.3.1 | WAGIN WOOLORAMA – ADDITIONAL DISPLAY FACILITY.....                 | 24  |
| 11.3.2 | NEGLECTED BUILDING – LOT 34 TUDHOE STREET .....                    | 29  |
| 11.3.3 | PROPOSED RURAL SUBDIVISION .....                                   | 42  |
| 11.3.4 | WARATAH LODGE.....   | 51  |
| 11.3.5 | YOUTH CENTRE .....   | 65  |
| 11.3.6 | CHRISTMAS FUNCTION / OFFICE HOURS CHRISTMAS/NEW YEAR.....          | 75  |
| 11.3.7 | COUNCILLORS' REQUEST SYSTEM .....                                  | 77  |
| 11.3.8 | STATEMENT OF FINANCIAL PERFORMANCE– OCTOBER 2008.....              | 79  |
| 11.3.9 | WORKS MANAGEMENT REPORT – OCTOBER 2008.....                        | 12  |
| 12     | MEMBERS MATTERS PRESENTED WITH NOTICE.....                         | 114 |
| 13     | URGENT BUSINESS.....   | 114 |
| 14     | CONFIDENTIAL BUSINESS (LOCAL GOVERNMENT ACT SECTION 5.23(2)) ..... | 115 |
| 15     | MEETING CLOSURE .....  | 115 |

Notes concerning the public forum: Council conducts open Council Meetings. Members of the public are asked that if they wish to address the Council that they state their name and put the purpose of their address as precisely as possible. A maximum of 15 minutes is allocated for public forum. The length of time an individual can speak beyond 15 minutes will be at the President's discretion.

## 1 Opening.

Meeting opened at 7.02 pm

## 2 Attendance.

| Name          | Present | Apology | Leave |
|---------------|---------|---------|-------|
| Cr Blight     | Yes     |         |       |
| Cr Anderson   |         | Yes     |       |
| Cr Ball       | Yes     |         |       |
| Cr Ballantyne | Yes     |         |       |
| Cr Cumming    | Yes     |         |       |
| Cr Dohle      | Yes     |         |       |
| Cr Draper     | Yes     |         |       |
| Cr Ewen       | Yes     |         |       |
| Cr Morgan     | Yes     |         |       |
| Cr Reed       | Yes     |         |       |

Staff in attendance:

Mr J Hunter, Chief Executive Officer  
Mr B Roderick, Deputy Chief Executive Officer  
Mrs L Parola, Acting Deputy Chief Executive Officer  
Mr J Case, Special Projects Officer  
Mr A Hicks, Manager of Works

Members of the public: 8

## 3 Responses to public questions taken on notice.

Nil

## 4 Public question time/forum.

### 4.1 Mr Niles Twigger – Item 11.3.3 – Proposed Rural Subdivision

Mr Twigger advised that he was aware the application possibly doesn't meet the Shire's current Town Planning Scheme and that he was there to answer any questions Councillors may have.

Councillor Ball asked if Mr Twigger had any further information for Councillors and was advised that Mr Twigger could answer the issue on the 100 year flood level, and was aware that the Shire does not have a Planning Strategy at the moment. He requested that if the Shire does prepare one in the future, that it consider the subdivision at that time.

President Blight advised that the Shire was about to undertake a review of its Town Planning Scheme and that Mr Twigger could put in an application now and it could be considered as part of the Town Planning Scheme review.

**4.2 Mr Trevor Walker – Lease of Computer System**

Mr Walker queried the amount of the proposed lease repayments and the overall interest rate. He advised that based on the figures in the report, the Shire would be paying 24.31% interest and suggested that the Shire would be better either paying for the equipment out of the Admin Building Reserve, or financing it through the National Bank who had quoted him an interest rate of 10.6001%.

The Acting Deputy Chief Executive Officer advised she did not have the information on the lease at the meeting and would look over the figures and respond to Mr Walker in writing.

Mr Walker noted the IT Vision was a WALGA preferred supplier, and asked why Council had not gotten quotes for the new software package from more than one provider. The Chief Executive Officer advised that IT Vision were the only provider of the Synergy package.

Mr Walker suggested that the construction of the Chief Executive Officer's house be put on hold as it was a luxury the Shire couldn't afford.

**4.3 Ms Julie Mangalavite – Previously Asked Question**

Ms Mangalavite asked when she would receive a response to her previously raised question. The Chief Executive Officer advised she would receive his response shortly.

**4.4 Ms Donna George – Local Drug Action Group**

Ms George advised that the Local Drug Action Group were designing t-shirts with an anti-drug slogan on them to be given to young people living in the Shire. The t-shirts will cost \$5.50 each to a total of \$825 and a printing screen would need to be purchased for the group to print up the t-shirts.

Ms George advised that the group would be unable to get a grant from their usual source of funding in time and requested financial assistance from the Shire to enable the t-shirts to be printed before Christmas.

Councillor Draper asked if Ms George was asking for a donation or a loan and was advised that it would have to be a donation as they would not be able to get retrospective funding.

Councillor Ballantyne asked what age group the t-shirts would be distributed to and was advised it would be given to all year 7 and high school students living in Wagin, including those who went to school elsewhere.

President Blight suggested that the request for a donation be considered as a matter of Urgent Business.

**5 Applications for leave of absence.**

Nil

## 6 Disclosures of financial and other interests.

Leanne Parola, John Case and Allen Hicks declared a financial interest in organisational restructure item as their positions would be affected by the proposed restructure.

## 7 Confirmation of the Minutes of the previous meeting.

A meeting of Council was held on 21<sup>st</sup> October 2008 and an Extraordinary meeting held on 4<sup>th</sup> November 2008. Please refer to the minutes previously distributed from these meetings.

|   |                                   |          |
|---|-----------------------------------|----------|
| C 838   | Moved/Seconded Cr Cumming/Cr Ball |          |
| That Council accepts the minutes of the Ordinary Meeting of Council held on 21 October 2008 and the Extraordinary Meeting of Council held on 4 November be confirmed as a true and accurate record. |                                   |          |
|   | Results                           | Vote 9/0 |

## 8 Status Report

The status report for this month is attached as Item 1 in the business papers.

|   |                                 |          |
|---|---------------------------------|----------|
| C 839   | Moved/Seconded Cr Dohle/Cr Ewen |          |
| That Council accepts the status report as attached. |                                 |          |
|   | Results                         | Vote 9/0 |

## 9 Advisory Committee reports

### 9.1 Waste management

A meeting of this committee have held, on 4<sup>th</sup> November 2008 and the report from that Committee is attached as Item 2 in the business papers.

|   |                                       |          |
|---|---------------------------------------|----------|
| C 840   | Moved/Seconded Cr Dohle/Cr Ballantyne |          |
| That Council agrees with the Committee's recommendations. |                                       |          |
|   | Results                               | Vote 9/0 |

## 10 Standing Committee reports

### 10.1 Finance and General Purposes

A meeting of this committee was held on 13<sup>th</sup> November 2008 and the report from that Committee is attached as Item 3 in the business papers.

#### COMMITTEE RESOLUTION:

##### F227 Cr Anderson/Cr Blight

That the Finance and General Purposes Committee recommend to Council:

1. That Council Policy 1 be amended to say that the areas of responsibility for the Finance and General Purposes Committee be as per the attached Terms of Reference.
2. That the attached draft Terms of Reference for the Finance and General Purpose Committee be adopted.

|   |         |                                   |
|---|---------|-----------------------------------|
| C 841   |         | Moved/Seconded Cr Cumming/Cr Ball |
|   |         |                                   |
| That Council agrees with the Committee's recommendations. |         |                                   |
|   |         |                                   |
|   | Results | Vote 9/0                          |

#### COMMITTEE RESOLUTION:

##### F229 Cr Blight/Cr Anderson

- 1) That the following policies be deleted:

###### Financial Policies

7. Contractors – Use of
10. Employee Policy
11. Significant Accounting Policies
17. Recreation Centre Power Accounts Surcharge
18. Responsible Employee – Annual Statements
21. Sundry Creditors – Payment of Accounts

###### Council Policies

4. Distribution of Agendas and Reports
6. Press Releases – Council Spokesman
9. Councillors – Notice of Meetings

- 2) That the following policies be retained in their current form:

###### Financial Policies

19. Rates Concession Incentives Commercial Properties
22. Legal Representation Costs Indemnification
23. Group Valuations for Contiguous Rural Land
24. Changeover of Council Vehicles
25. Rate Recovery Policy

## Administration Policies

5. Wagin Fire Brigade – Fire Tender
6. Corporate Firearms Licence
7. Use of Shire Logo

## Council Policies

3. Council Seal (Use of)
7. Meetings Resulting from Council Meetings
10. Petitions Policy

- 3) That the balance of the policies be reviewed at future Finance and General Purposes Committee meetings.

|   |         |                                  |     |
|---|---------|----------------------------------|-----|
| C 842   |         | Moved/Seconded Cr Ball/Cr Draper |     |
|   |         |                                  |     |
| That Council agrees with the Committee's recommendations. |         |                                  |     |
|   |         |                                  |     |
|   | Results | Vote                             | 9/0 |

**COMMITTEE RESOLUTION:****F230 Cr Anderson/Cr Blight**

- 1) Lease the necessary equipment for the computer upgrade through ISIS Capital to upgrade its current software and hardware, to be funded in the initial year from the Admin Centre Furniture & Equipment Reserve.
- 2) Agree to progress negotiations with IT Vision for the purchase and installation of SynergySoft this financial year, either with the 4WD Group or independently, and considered at a future Finance and General Purposes Committee

|                                      |                                  |          |
|--------------------------------------|----------------------------------|----------|
| C 843                                | Moved/Seconded Cr Ball/Cr Morgan |          |
| That the recommendation be rejected. |                                  |          |
|                                      | Results                          | Vote 9/0 |

|   |         |                                  |
|---|---------|----------------------------------|
| C 844   |         | Moved/Seconded Cr Morgan/Cr Ball |
| That two more quotations for leasing equipment be sought and referred back to the Finance and General Purpose Committee for reconsideration and that the committee be delegated authority to proceed with leasing/purchasing equipment. |         |                                  |
|   | Results | Vote 9/0                         |

Leanne Parola, John Case and Allen Hicks declared a financial interest in organisational restructure item as their positions would be affected by the proposed restructure and left the meeting at 8.32 pm.

**Committee Resolution:**

**F231 Cr Blight/Cr Ball**

That the Officer's Recommendation be adopted, with modifications to the proposed structure as attached.

|   |         |                |      |
|---|---------|----------------|------|
| C 845   |         | Moved/Seconded |      |
|   |         |                |      |
| That the matter be referred back to the Finance and General Purposes Committee. |         |                |      |
|   |         |                |      |
|   | Results |                | Vote |

Leanne Parola, John Case and Allen Hicks returned to the meeting at 8.45 pm



## 10.2 Health, Building and Town Planning

A meeting of this committee was held on 11<sup>th</sup> November 2008 and the report from that Committee is attached as Item 4 in the business papers.

### H147 Committee Resolution

**Moved:** Cr Draper      **Seconded:** Cr Anderson

1. That Committee recommends to Council that Council Policy 1 be amended so as to remove any reference to the Health, Building and Town Planning Standing Committee.
2. That Committee recommends to Council that it establish a Town Planning Advisory Committee to take over the running of the development of the new Town Planning Scheme and the Shire Planning Strategy.

|   |                                       |          |
|---|---------------------------------------|----------|
| C 846   | Moved/Seconded Cr Ballantyne/Cr Dohle |          |
| That Council agrees with the recommendations in the report. |                                       |          |
|   | Results                               | Vote 9/0 |

### Committee Resolution

**H148 Moved: Cr Anderson      Seconded: Cr Dohle**

1. That the Committee recommends to Council that the CEO house be built on lot 70 in the Pederick Drive subdivision.
2. That the Committee recommends to Council that a brief for a new design for a CEO house be prepared as a matter of urgency.
3. That the Committee recommends to Council that the Special Project Officer engages a quantity surveyor to prepare a construction estimate on the new design.

|  |         |                                  |
|--|---------|----------------------------------|
| C 847  |         | Moved/Seconded Cr Morgan/Cr Ball |
| That the construction of the Chief Executive Officer's house be deferred until after a budget review is conducted. |         |                                  |
|  | Results | Vote 3/6                         |

|   |                                     |          |
|---|-------------------------------------|----------|
| C 848   | Moved/Seconded Cr Cumming/Cr Draper |          |
| That Council agrees with the recommendations in the report. |                                     |          |
|   | Results                             | Vote 4/5 |

|       |  |                                 |
|-------|--|---------------------------------|
| C 849 |  | Moved/Seconded Cr Dohle/Cr Ball |
|       |  |                                 |
| 1)    | That the Committee recommends to Council that a brief for a new design for a CEO house be prepared as a matter of urgency. |                                 |
| 2)    | That the residence not be built this financial year.   |                                 |
|       |  |                                 |
|       | Results  | Vote 8/1                        |

|  |         |                                     |
|--|---------|-------------------------------------|
| C 850  |         | Moved/Seconded Cr Cumming/Cr Draper |
|  |         |                                     |
| That Lot 70 Pederick Drive be reserved for the proposed Chief Executive Officer's House and that Lot 56 be sold. |         |                                     |
|  |         |                                     |
|  | Results | Vote 9/0                            |

## **11 Other Reports**

### **11.1 President's Report**

#### **Summary**

This report simply covers some matters that have been raised by the Wagin Agricultural Society and I am Council's representative to that group.

#### **Background**

Woolorama planning is well under way and an issue has been raised that requires Council's input regarding waste collection. They have also written a letter which is attached.

#### **Comment**

In the past the collection and disposal of waste has been one of Council's contributions to the event and it has not cost the organisers anything. I would suggest that the same contribution be made this year although Council needs to look at how they provide this service.

Similar events these days offer the various options needed to separate the waste at the source of waste. It is a common sight for various recycling options to be available at events like this and this is the way we need to go with the waste collection at Woolorama next year.

#### **Action**

I have referred this matter to the Waste Management Committee for their specific advice as to how Council can provide a waste collection service to Woolorama that is in keeping with Council's general approach to waste management involving separation at source and recycling.

### **11.2 Councillor's Reports**

Nil

### 11.3 Officer's Reports

The Works Manager's report was brought forward:

|                           |   |
|---------------------------|---|
| <b>11.3.9</b>             | <b>Works Management Report – October 2008</b> |
| <b>Location:</b>          | <b>Shire of Wagin</b>                         |
| <b>Proponent:</b>         | <b>Staff</b>                                  |
| <b>Reporting Officer:</b> | <b>Manager of Works</b>                       |
| <b>File:</b>              |   |

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#### Summary

In accordance with Council's request, Council is to be presented with a Works Management Report for adoption.

#### Background

Works management information has previously been provided in Council's information bulletin, however it is more appropriate to formalize a report and present to Council for adoption at each Ordinary Council meeting.

#### Comment

A copy of the Works Management report is attached to this item including additional information that Council has deemed appropriate to receive.

#### Statutory Environment

Nil

#### Policy Implications

Nil

#### Budget Implications

Nil

#### Officer's Recommendation

That Council adopts the Works Management Report comprising of the Works Progress Report, Works Capital and Maintenance Reports and Plant Report for the period ending 31 October 2008.

|   |                                    |          |
|---|------------------------------------|----------|
| C 851   | Moved/Seconded Cr Cumming/Cr Dohle |          |
| That Council agrees with the recommendations in the report. |                                    |          |
|   | Results                            | Vote 9/0 |

**Shire of Wagin**  
**Works Report – NOVEMBER 2008**

| Works Completed     | Description                       |
|---------------------|-----------------------------------|
| Warup West          | Clear widen form and gravel sheet |
| Taylor's Road       | Clear widen form and gravel sheet |
| Maintenance grading | Bitumen shoulders completed       |
| Morton Seeds        | Private work / gravel sheet       |
|                     |                                   |
| Future Works        | Description                       |
| Rifle Street        | Construct and seal                |
| Bus Stop            | Construct and seal                |
| Sub Division        | Construct and seal                |
| Maintenance grading | Rural roads 90% completed         |
|                     |                                   |
| On Going Works      | Description                       |
| Maintenance grading | Various Roads                     |
| Town site           | Maintenance and weed spraying     |
| General             | Odd jobs as required              |
| Plant Down Time     | Description                       |
|                     |                                   |
|                     |                                   |
|                     |                                   |
|                     |                                   |
|                     |                                   |
|                     |                                   |

**Shire of Wagin  
Capital Works Programme  
1st July 2008 to 30th September 2008**

|                                   | Description       | Actual<br>31/10/2008<br>\$ | Budget<br>30th June 2009<br>\$ | Variance<br>\$ | % of Budget<br>% | Job<br>Status |
|-----------------------------------|-------------------|----------------------------|--------------------------------|----------------|------------------|---------------|
| <b>Construction Program</b>       |                   |                            |                                |                |                  |               |
| CP34 - Ballagin Reseal            | Reseal            | 26,746                     | 135,000                        | 108,254        | 19.81            |               |
| CP35 - Tudhoe St Footpath         | Lukin to Tarbet   | -                          | 11,900                         | 11,900         | 0.00             | Not Started   |
| CP36 - Tudhoe St Footpath         | To Ventnor Street | -                          | 38,100                         | 38,100         | 0.00             | Not Started   |
| CP37 - Unicorn Street             |                   | -                          | -                              | -              | #DIV/0!          | Not Started   |
| CP38 - Rifle Street               | Reseal            | 3,842                      | 18,000                         | 14,158         | 21.34            |               |
| CP43 - Pederick Drive Subdivision |                   | 12,475                     | 30,000                         | 17,525         | 41.58            |               |
| <b>Total Construction Program</b> |                   | <b>43,063</b>              | <b>233,000</b>                 | <b>189,937</b> | <b>18.48</b>     |               |

**Shire of Wagin**  
**Works Maintenance Programme**  
**1st July 2008 to 30th September 2008**

| Maintenance Program              | Description            | Actual<br>31-Oct-08<br>\$ | Budget<br>30th June 09<br>\$ | Variance<br>\$ | % of Budget<br>% | Job<br>Status | RTR<br>Funded  |
|----------------------------------|------------------------|---------------------------|------------------------------|----------------|------------------|---------------|----------------|
| MP32 - Beaufort Road             | Surface Correction     | 70                        | 12,000                       |                |                  | Not Started   |                |
| MP33 - Heights Ties              | Clear, Widen Form      | 0                         | 13,000                       |                |                  | Not Started   |                |
| MP34 - Jaloran Road              | Clear, Widen & Seal    | 18,989                    | 60,000                       | -              |                  | In Progress   |                |
| MP35 - Beaufort Road             | Clear, Widen Shoulders | 27,575                    | 33,441                       | 5,866          | 82.46            | In Progress   | 33,441         |
| MP36 - Dongolocking Road         | Clear, Widen Shoulders | 31,769                    | 35,838                       | 4,069          | 88.65            | In Progress   | 35,838         |
| MP37 - Bockaring Road            | Clear, Widen Shoulders | 25,391                    | 38,991                       | 13,600         | 65.12            | In Progress   | 38,991         |
| MP38 - Warup West Road           | Surface Correction     | 24,201                    | 40,273                       | 16,072         | 60.09            | Not Started   | 40,273         |
| MP39 - Wagin Wickepin Road       | Gravel Sheet           | 21,181                    | 37,500                       | 16,319         | 56.48            | In Progress   |                |
| MP40 - Pieseville Jaloran Road   | Gravel Sheet           | 31,017                    | 42,000                       | 10,983         | 73.85            | In Progress   |                |
| MP41 - Taylors Road              | Gravel Sheet           | 5,976                     | 34,800                       | 28,824         | 17.17            | In Progress   |                |
| MP42 - Norring Road              | Clear, Widen Shoulders | -                         | 35,700                       | 35,700         | -                | Not Started   |                |
| Unscheduled Maintenance/Bridge   |                        | 34,211                    | 120,000                      | 85,789         | 28.51            | On Going      |                |
| Maintenance Grading              |                        | 50,522                    | 150,000                      | 99,478         | 33.68            | On Going      |                |
| Rural Tree Pruning               |                        | 6,906                     | 100,000                      | 93,094         | 6.91             | In Progress   | 100,000        |
| <b>Total Maintenance Program</b> |                        | <b>277,808</b>            | <b>728,543</b>               | <b>409,794</b> | <b>38.13</b>     |               | <b>248,543</b> |

**Plant Report  
Oct-08**

| Plant                     | Rego # | Plant # | Operator   | Kms/Hours<br>30/09/2008 | Kms/Hours<br>31/10/2008 | Kms/Hours<br>Oct | Kms/Hours<br>Financial Year | Plant Costs<br>Financial Year |
|---------------------------|--------|---------|------------|-------------------------|-------------------------|------------------|-----------------------------|-------------------------------|
| 2007 Cat Grader           | W9925  | P10     | C Bunter   | 927                     | 1063                    | 136              | 427                         | \$5,164                       |
| 2006 Cat Front End Loader | W9776  | P11     | D Cooper   | 9520                    | 10167                   | 647              | 8596                        | \$1,640                       |
| 2004 Cat Grader           | W1019  | P12     | M Foale    | 4493                    | 4632                    | 139              | 415                         | \$3,774                       |
| 2003 Isuzu Tip Truck      | W1015  | P13     | W Stephens | 139561                  | 142848                  | 3287             | 11735                       | \$1,268                       |
| 2006 Isuzu Tip Truck      | W1002  | P14     | D Storey   | 54569                   | 55000                   | 431              | 11717                       | \$1,907                       |
| 2007 Bomag Roller         | W7862  | P15     | K Pollard  | 675                     | 750                     | 75               | 347                         | \$1,626                       |
| 2006 Isuzu Tray Top       | W1012  | P16     | R Hollands | 60911                   | 63649                   | 2738             | 9746                        | \$4,689                       |
| 2006 Case Backhoe         | W242   | P17     | S Hiskins  | 2025                    | 2110                    | 85               | 348                         | \$1,794                       |
| 2005 Tractor Plant        | W9630  | P18     | R White    | 706                     | 733                     | 27               | 134                         | \$233                         |
| 1990 Case Road Roller     | W841   | P19     | Various    | 7011                    | 7011                    | 0                | 0                           | \$5,045                       |
| 2005 John Deere Tractor   | W9618  | P20     | Various    | 728                     | 786                     | 58               | 94                          | \$1,543                       |
| 2005 Iveco Tray Top       | W676   | P21     | C Bunter   | 41598                   | 44311                   | 2713             | 5299                        | \$498                         |
| John Deere                | W487   | P22     | L Fuss     | 87                      | 94                      | 7                | 23                          | \$43                          |
| 2003 Mitsubishi Tray Top  | W1010  | P24     | R White    | 72046                   | 73747                   | 1701             | 5375                        | \$329                         |
| 2003 Mitsubishi Tray Top  | W1001  | P25     | L Fuss     | 25031                   | 26110                   | 1079             | 4724                        | \$417                         |
| 2005 Mitsubishi Tray Top  | W1007  | P26     | B McNamara | 39256                   | 40022                   | 766              | 7072                        | \$364                         |
| 2005 Mitsubishi Tray Top  | W1022  | P27     | M Foale    | 67646                   | 68983                   | 1337             | 5123                        | \$682                         |
| 2005 Mitsubishi Tray Top  | W9655  | P85     | R Kelly    | 31750                   | 32845                   | 1095             | 4278                        | \$663                         |
| Ford Courier              | W1044  | P38     | T Evans    | 96235                   | 100030                  | 3795             | 13875                       | \$635                         |
| 2008 Ford Fairmont Sedan  | W1     | P01     | J Hunter   | 14050                   |                         | -14050           | -10044                      | \$1,196                       |
| 2007 Ford Falcon Sedan    | W001   | P02     | B Roderick | 15200                   | 17500                   | 2300             | 7900                        | \$1,673                       |
| 2007 Ford Territory Sedan | W1008  | P04     | A Hicks    | 22891                   | 28000                   | 5109             | 18938                       | \$469                         |
| 2008 Ford Fairmont Sedan  | W1479  | P05     | Doctor     |                         |                         | Unavailable      | 0                           | \$298                         |
| 2007 Ford Focus Hatch     | W1017  | P06     | L West     | 1663                    |                         | Unavailable      | -1663                       | \$557                         |
| 2005 Ford Falcon Sedan    | W468   | P80     | S Cuthbert | 57545                   |                         | Unavailable      | -57545                      | \$0                           |
| 2001 Toyota Coaster Bus   | W1212  | P07     |            | 66673                   |                         | Unavailable      | -66673                      | \$1,264                       |
| 2008 Ford Focus           | W10000 | P08     | J Case     | 0                       |                         | 0                | 0                           | \$131                         |
| HACC Bus                  | W753   | P83     | HACC       | 65000                   |                         | Unavailable      | -65000                      | \$0                           |
| 2007 Ford Falcon St Sedan | W9800  | P86     | DK HACC    | 14342                   |                         | Unavailable      | -14342                      |                               |



**13.01                      Review of the Works Committee****Proponent:              CEO**

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**Summary**

This proposal seeks the Committee's agreement to a revision of its Terms of Reference.

**Background**

Council established three Standing Committees in May of 1995 by promulgating Council Policy 1 and that was some months before the current Local Government Act came into force. A copy of that policy is attached and the Works Committee was one of the committees established.

**Comment**

The function of this type of committee should be to establish and review policies in specified areas as may be required by various legislation and to monitor the implementation of those policies. However the functions of all of the Standing Committees were written thirteen years ago and there has been considerable change since then, including a new Local Government Act and several pieces of associated legislation, that considerably changed the way local government now operates.

Council Policy 1 refers to the Works Committee whereas the committee in more recent years has been referred to as the "Works and Services Committee". No resolution has been found that gives effect to a change in name or purpose of the Committee.

The terms of reference for the Works Committee as set out in Council Policy 1 are as follows:

"The Committee will deal with -

1. Construction, maintenance and management of works in roads, streets, ways and other public places including private streets and places as approved by Council.
2. Purchase, maintenance and upkeep of plant and equipment, procurement of materials required for carrying out of works.
3. Construction and maintenance of road signs and street furniture.
4. Engagement and dismissal of employees in respect to work performance as per Council policy
5. Construction and maintenance of parks and reserves for recreation and public use, street trees and road verges
6. Preparation of draft works and plant programs
7. Dealing with issues relating to Caravan Park, bushfires, vermin control and school bus routes.
8. Other issues relating specifically to the works division

In practical terms the committee can do very few of these things as neither the Council nor any of its committees has any power under the Act to be involved in the day to day operations of the council. The primary function of this committee is to assist Council to establish and review policies in the areas designated as belonging to the “works area”. The Committee can also assist Council by monitoring the implementation of policies.

One primary policy decision of Council is the annual budget and therefore Council would look to this committee to provide advice on the works that go to make up the “works program”. Generally these items include the creation and maintenance of capital items so would include the roads program, any program to construct buildings or parks and gardens, the maintenance program which covers the maintenance of all assets of Council and any capital related schedules such as a forward roads program or a plant replacement program.

Other policies that relate to the “works area” are any to do with occupational health and safety as well as the procurement policy of Council.

The committee also has a role in monitoring the progress of the various works programs against time and budget and other Council policies and providing advice to Council accordingly.

A revised set of terms of reference is attached for consideration.

### **Statutory Environment**

### **Policy Implications**

This report proposes changes to an existing policy.

### **Budget Implications**

### **Officer’s Recommendation**

1. That Committee recommends to Council that Council Policy 1 be amended so as to change the name of the Works Committee to the Works and Services Committee.
2. That Committee recommends to Council that it agree to the attached terms of reference for the committee.

### **Committee Resolution**

**Moved:** Cr Ballantyne

**Seconded:** Cr Reed

That the recommendations in the report be agreed to.

**Attachment 1: Council Policy 1.****Council 1.****Standing Committees**

Council has three standing committees those being:

Finance and General Purpose  
Works  
Health, Building and Town Planning

and that the areas of responsibility for these Committees be as listed below.

That the membership of Councils standing committees be up to 6 members.

That the quorum of standing Committees be set at three members.

**1. FINANCE AND GENERAL PURPOSES**

will deal with

1. All financial issues including surveillance over Councils finances and accountability of revenue and expenditure as determined by the current budget.
2. Borrowing of funds by loan or overdraft
3. Council accounts
4. Appointment and remuneration of officers and matters pertaining to their employment as detailed in Councils Policy.
5. Management and Use of Council properties including buildings for municipal use
6. Purchase of lands or property as may be determined by council.
7. Sale, Lease or rental of Council property
8. Bylaws relating to areas of responsibility
9. Preparation and arrangement of civic functions
10. Surveillance over the preparation of the Council budget and compilation of estimated revenue and expenditure items from other standing committees to draw up draft budget for referral to Council.
11. Overview of matters relating to public relations, publications and other Council information
12. Management and conduct of community service including Library Ranger, Caravan Park and social welfare services
13. Promotion of cultural and recreational activities
14. Such matters not under the care of other Committees.

**2. WORKS**

Will deal with -

1. Construction, maintenance and management of works in roads, streets, ways and other public places including private streets and places as approved by Council.
2. Purchase, maintenance and upkeep of plant and equipment, procurement of materials required for carrying out of works.
3. Construction and maintenance of road signs and street furniture.

4. Engagement and dismissal of employees in respect to work performance as per Council policy
5. Construction and maintenance of parks and reserves for recreation and public use, street trees and road verges
6. Preparation of draft works and plant programs
7. Dealing with issues relating to caravan park, bushfires, vermin control and school bus routes.
8. Other issues relating specifically to the works division.

### 3. **HEALTH, BUILDING AND TOWN PLANNING**

Will deal with;

#### Health

1. Matters pertaining to Health and well being of community pursuant to provisions of the Health Act and relevant bylaws
2. Surveillance over sanitary provisions for collection and disposal of sewerage, refuse and liquid wastes
3. Control of nuisance, offensive trades, insects and pests, distribution and sale of foods and drugs to the public
4. Providing for the protection of health and life of the community including immunization, welfare and health education.

#### Building

1. Control of Building operations, supervision of construction in respect to all buildings, subject to provision of the uniform general building bylaws
2. Oversight of dangerous, neglected and dilapidated buildings and demolition as may be ordered by the Council.
3. Control of erection, location and upkeep of signs, hoardings, bill posting and fencing pursuant to relevant bylaws.
4. Construction and maintenance of buildings used for the purposes of the Council and matters relating there to.

#### Town Planning

1. Matters relating to the regulation and use of land pursuant to the provision of the Town Planning and Development Act and Town Planning Scheme and relevant bylaws.
2. Oversight of the subdivision of land, classification or zoning of land use, location and layout of streets and ways, reserves, parks and grounds for public use.
3. Control of the height, location, design purpose, dimensions or general character of buildings or other structures as provided in the Town Planning Scheme or bylaws.
4. Preparation of Town Planning Schemes for planning, replanning or reconstruction of areas for the purpose of improving and development of land and the supervision and operation of such schemes, and other issues relating specifically to the Health Building and Town Planning Division.

***(Minute # 7156 May 95)***

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## **Works and Services Committee**

### **TERMS OF REFERENCE**

#### **Introduction**

Council has three standing committees, those being:

- Finance and General Purpose
- Works
- Health, Building and Planning

Council has been requested to review the requirement for the Health, Building and Planning committee and to re-allocate the “Service” function being “Construction and maintenance of buildings used for the purpose of the Council and matters relating there to” to a new advisory committee to be known as “Works and Services Advisory Committee”.

The title Works and Services Advisory Committee has been used incorrectly since at least July 2005, contrary to Council Policy number 1 of minute 7156 of May 1995.

Since establishment the, Works Committee has been made up of six members of Council and Council staff and this should continue. This document clarifies the role of the new Committee as an advisory committee to Council.

The Executive Officer of the Committee is TBA and other members of Council's staff may attend as advisors.

The main role of this committee is to provide advice to Council on all aspects of roads, plant and equipment, signage and street furniture, parks and reserves, caravan park, bushfires, vermin control, school bus routes, draft works and plant programs, construction and maintenance of council buildings and finally the management of staff as per council policy.

#### **Background**

A major function of local government is the construction and maintenance of the roads, buildings, recreation facilities, parks and gardens, footpaths and walkways vested under its control. Associated costs to provide the personnel, plant and equipment required by council to accommodate the needs of the infrastructure are significant. Long term planning including financial planning is required.

#### **Legislative Requirements**

N/A

#### **Objectives of the Committee**

The primary function of this committee is to assist Council to establish and review policies, which includes budget items and programs of works, in these general areas:

- Construction and maintenance of works in roads, streets and other public places including private streets and places as approved by Council.
- Programs to purchase plant items recommendations concerning tenders.

- Construction and maintenance of road signs and street furniture.
- Construction and maintenance of parks and reserves for recreation and public use, street trees and road verges
- Landfill or other waste management facility
- Forward planning concerning roads, building maintenance and plant replacement
- Emergency management for the Shire
- Construction and maintenance programs for any Council Enterprise such as the Caravan Park
- School bus routes.
- Construction and maintenance of buildings used for the purposes of the Council and matters relating thereto.

A further function of the committee is to monitor on a monthly basis the progress of the various items in the works program against time and budget and compliance with Council policies generally.

Committee members, and in particular the Chair of the Committee will need to attend Regional meetings that consider items within the above described works area in order to become and remain well informed about developments and initiatives within this area. This also includes advocating the Shire's position at appropriate forums so ensure that the Shire secures the necessary levels of funding to complete its program of works.

## **COMMITTEE OPERATION**

### **Name**

The Name of the Committee shall be the 'Works and Services Committee'.

### **Membership**

The Committee shall consist of the following members:

- Six (6) Shire of Wagin Councillors; with one being the Chairperson.
- The Executive Officer.

### **Ex-officio Members**

The following individual shall be ex-officio members of the Committee:

- The Shire of Wagin's Manager of Works.

### **Observers**

The following may attend meetings in the capacity of observers:

- Shire of Wagin Councillors not members of the committee
- The Shire's Chief Executive Officer.

**Delegations**

The committee is a formally appointed committee of Council and is responsible to that body. The committee does not have executive powers or authority to implement actions in areas over which the Chief Executive Officer has legislative responsibility and does not have any delegated financial responsibility. The committee does not have any management functions and cannot involve itself in management processes or procedures.

The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its term of reference in order to facilitate informed decision-making by Council.

**Meetings**

The committee shall meet monthly. Additional meetings shall be convened at the discretion of the presiding person.

**Reporting**

Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

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|                           |  |
|---------------------------|--|
| <b>11.3.1</b>             | <b>Wagin Woolorama – Additional Display Facility</b>           |
| <b>Proponent:</b>         | <b>Wagin Agricultural Society</b>                              |
| <b>Location:</b>          | <b>Wagin Sportsground and Recreation Grounds</b>               |
| <b>Reporting Officer:</b> | <b>Principal Environment Health Officer/ Building Surveyor</b> |

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### **Summary**

A request to erect a 72m<sup>2</sup> colorbond display shed for Woolorama.

### **Background**

Wagin Agricultural Society has requested permission to erect a 9m x 6m x 2.6m and 1m verandah colorbond shed on the Sport and Recreation Grounds for the use of one of the exhibitions.

A site diagram of the proposed location of the shed is attached.

As the land that contains all the Wagin Agricultural Society Buildings is Shire land, permission is required from Council to proceed.

### **Comment**

A picture of a similar shed is also attached. The shed is colorbond clad with three (3) roller doors.

The proposed site backs onto the side of the Historical Village, however not in an area adjacent to an existing building.

Care would need to be taken not to build over or disturb underground services, including power, phone or reticulation.

The proposed shed is for an existing exhibition, Ballard Seeds.

One issue that Shire staff notice with the buildings that exist on the sport/recreation grounds is that every time something goes wrong with a building on the grounds, Shire staff are required to fix it or organise for it to be fixed, at the Shires cost.

So why we own the buildings because we own the land, the Agricultural Society or individual exhibitors own the buildings also as they have exclusive rights to them or placed them on site.

The Shires Special Projects Officer can attest to the time and money spent rectifying problems with the grounds and the buildings on them.

### **Statutory Environment**

Shire of Wagin Town Planning Scheme, Local Government Act (Miscellaneous Provisions).

### **Policy Implications**

As alluded to above, the more infrastructure erected on the grounds potentially means extra expenditure to the Shire when maintenance is required.



**Budget Implications**

As above.

**Strategic Implications**

Further, more permanent infrastructure is obviously good for the Agriculture Society. However the problems listed in Policy Implications also apply.

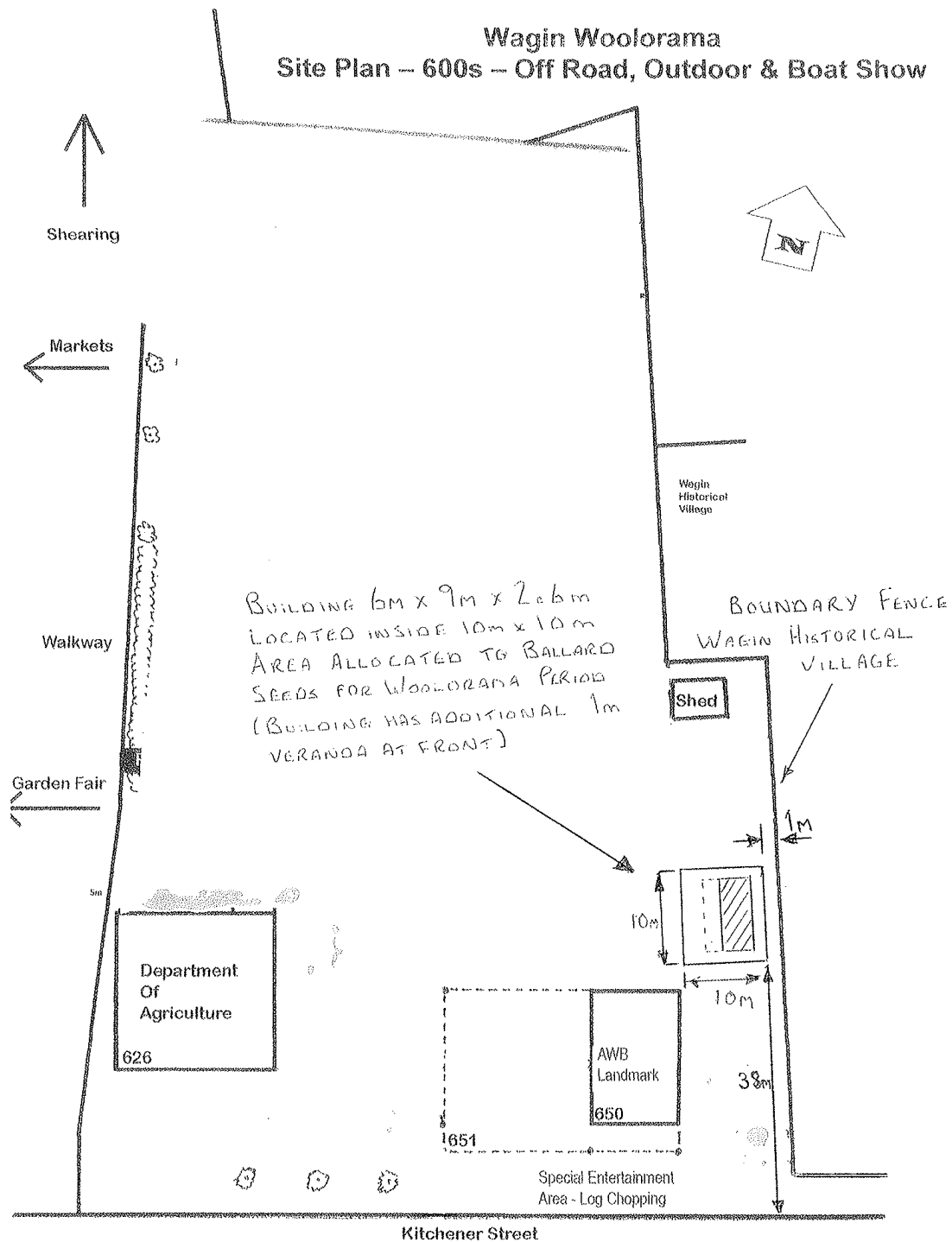
**Officer's Recommendation**

That approval to erect a 9m x 6m (plus 1m verandah) colorbond shed for exhibition purposes at the Wagin Sports and Recreation grounds be approved subject to;

- a) the issuing of a building permit and
- b) the Agricultural Society being responsible for any changes to existing services to enable the erection of the shed.

|  |   |
|--|---|
| <b>C 852</b>   | <b>Moved/Seconded Cr Morgan/Cr Ball</b> |
| That approval to erect a 9m x 6m (plus 1m verandah) colorbond shed for exhibition purposes at the Wagin Sports and Recreation grounds be approved subject to;  |   |
| <ul style="list-style-type: none"> <li>a) the issuing of a building permit and</li> <li>b) the Agricultural Society being responsible for any changes to existing services to enable the erection of the shed</li> <li>c) the Agricultural Society being responsible for maintenance of the shed</li> <li>d) that a letter be sent to the Sportsground Advisory Committee Members advising them of the decision</li> </ul> |   |
| <b>Results</b>   | <b>Vote 9/0</b>                         |

**Reason for difference:** Council wanted to ensure that the Shire was not responsible for the maintenance of the shed, and that the Sportsground Advisory Committee Members were kept informed of any new developments.



**GARAGES & WORKSHOPS**

Site located North end of Smorgan Sted,  
+ 1m Verandah out front, - west facing

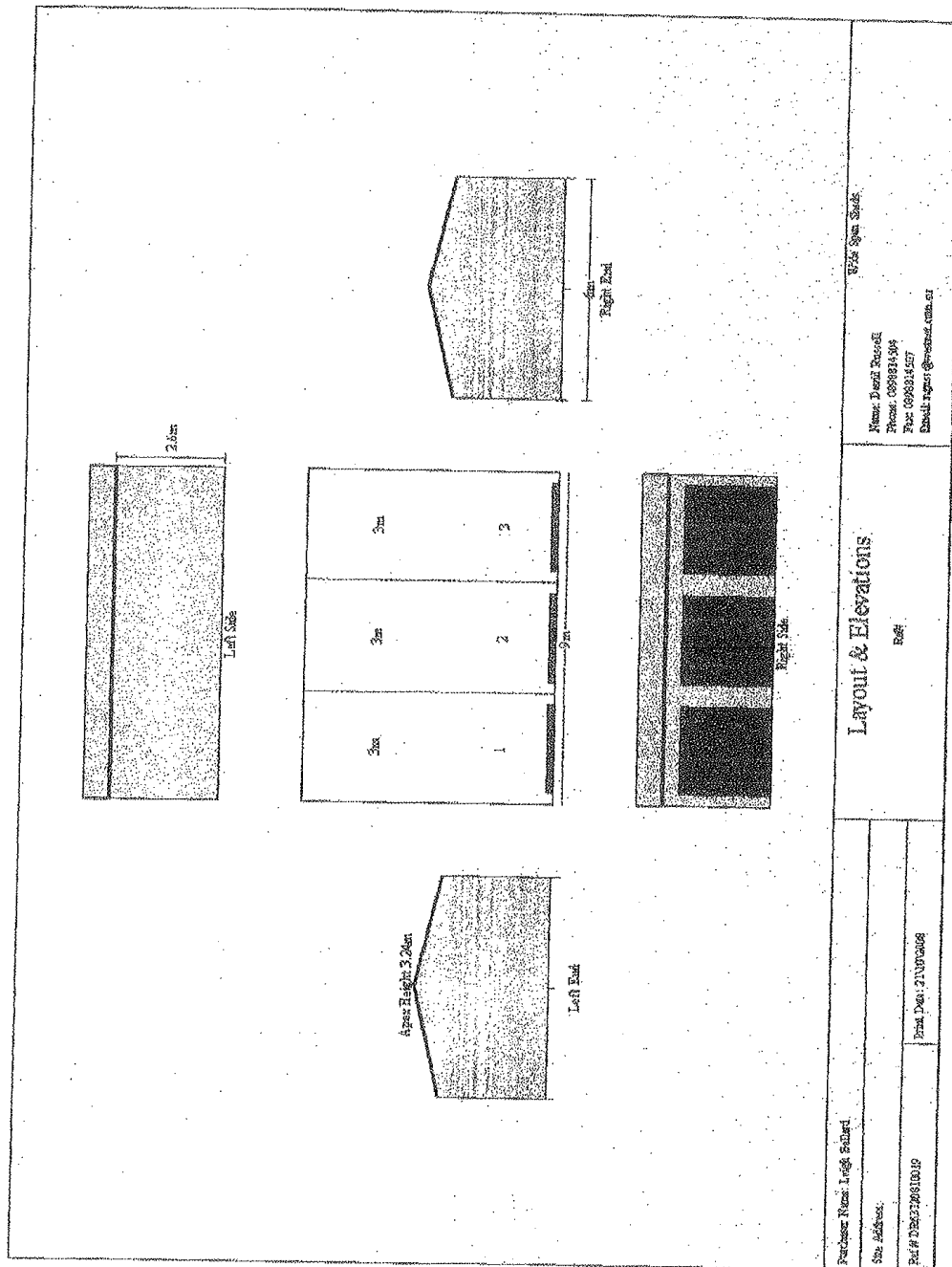
**BAVARY**  
**BEES**



**THE TRADESMAN**

6m x 3m x 2.6m + 4th roller door on South end of building

Triple lock-up garage. High tensile GALVASPAN® frame. Extended purlin and girt overlap for extra strength. Three roller doors.



|                           |   |
|---------------------------|---|
| <b>11.3.2</b>             | <b>Neglected Building – Lot 34 Tudhoe Street</b>                |
| <b>Proponent:</b>         | <b>R Pederick</b>   |
| <b>Reporting Officer:</b> | <b>Principal Environmental Health Officer/Building Surveyor</b> |
| <b>File:</b>              | <b>416</b>  |

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### **Summary**

Neglected building lot 34 Tudhoe Street Wagin.

### **Background**

At the July Council meeting the condition of the house at lot 34 Tudhoe Street was raised.

In particular it was mentioned that it was in a neglected state and had been for some years.

A letter was forwarded to the owners to ascertain their intentions with the house (letter attached).

Their response with another agenda item went to the Council meeting in August where Council requested a formal plan with a suitable time frame regarding the proposed improvements (letter attached).

The owner's latest response is also attached.

### **Comment**

The owner's response states "further construction" will commence in early January and some general cleanup of the site will happen up to that time.

When the lot was viewed on 11<sup>th</sup> November 2008 there did not appear to be any cleanup happening.

There was a large amount of material that had been stripped from the house left lying around that could quite easily be cleaned up and removed from the site.

As to building work being undertaken in January, that is still two (2) months away and there has been ample opportunity to commence works prior to this.

I don't know the owners financial situation so maybe work cannot commence until January.

Council can once again write to the owners requesting further, quicker action, can do nothing and accept their proposal, could request a fence around the property to mask the situation or place an order on them.

Previous letters do not seem to have the desired effect. Council have identified the house as being an eyesore, so to do nothing would not seem appropriate.

To request a fence around the house would I believe probably hide some of the mess however it could take away valuable funds which could be spent on the restoration. It could also encourage more mess behind the fence.

Council can place an order on the owners to "put the building or part into such state of repair and good condition as is to the satisfaction of the local government" or to take the building down" (section 408) or alternatively section 409 allows a local government to serve an order on

a person “requiring him immediately to cause the appearance of the building to be brought into conformity with the general standard of appearance of the buildings either in the district or that locality”.

Should Council wish to proceed with putting an order on the owners, it could do so under either section 408 or 409. However section 408 is more to do with structural matters where it could be dangerous to the occupants or neighbours whereas 409 is more to do with the appearance.

Where section 409 says the owner must improve the appearance and if not then the local government must apply to the court for an order to compel the owners to comply, if the owner does not comply with the court order for what ever reason, the shire may carry out the work and try to recover the costs later. This would not include demolition.

With section 408, once again if the owner does not comply the Shire would need to go to court and then if the owner did not comply, the Shire could carry out the work. With section 408 there is the demolition component which would be easier to do than try to rebuild the house.

With any order served by a Shire, the owner automatically has a right of appeal to the State Administration Tribunal.

Council would need to understand and identify exactly what it wanted to happen and what it expected to achieve.

Should an order be served or should more patience be shown?

Will anything happen in the near future or will it look like this in another twelve (12) months time?

The Shire has legal options available should it choose to use them. As pointed out it can take a long time to happen and could involve appeals and court action and then possibly Shire intervention.

### **Statutory Environment**

Local Government Act (Miscellaneous Provisions)

### **Policy Implications**

N/A

### **Budget Implications**

N/A

### **Officer's Recommendation**

That correspondence be forwarded to the owners stating that if the buildings surrounds are not cleanup and all visible, unused material be removed by 15<sup>th</sup> December 2008, and further, if restoration of the building has not commenced by 31<sup>st</sup> January 2009, an order to demolish the building will be served on them.

**Councillor Morgan left the meeting at 8.32 pm and returned at 8.33 pm**

|   |         |                                   |
|---|---------|-----------------------------------|
| C 853   |         | Moved/Seconded Cr Draper /Cr Ball |
|   |         |                                   |
| That Council agrees with the recommendations in the report. |         |                                   |
|   |         |                                   |
|   | Results | Vote 9/0                          |

ADMINISTRATION CENTRE  
2 Arthur Road, WAGIN W.A  
PO Box 200, WAGIN 6315



Telephone: (08) 9861 1177  
Facsimile: (08) 9861 1204  
Website: [www.wagin.wa.gov.au](http://www.wagin.wa.gov.au)  
Email: [shire@wagin.wa.gov.au](mailto:shire@wagin.wa.gov.au)

STF:DJT 416

Rachael Pederick  
97 Tudhoe Street  
WAGIN W A 6315

Dear Rachael

**RE: NEGLECTED BUILDING – LOT 34 TUDHOE STREET WAGIN**

At a recent Council meeting the condition of your house at lot 34 Tudhoe Street was raised. Council has received quite a few complaints about the dilapidated condition of the building and it has been noted that not a lot has been done recently to improve the building.

Council has requested that I write to you to ascertain what your intentions are for the house and, if you intend to retain it, what and when will you take action to improve its appearance. I might add that more than one person has seen rats on the property and you are requested to bait for these immediately.

Due to Council's concerns regarding this matter it would be appreciated if you would respond to this letter by 12<sup>th</sup> August 2008 so that I can report to the next Council meeting.

If you have any queries please contact Steve Friend at the Shire Office on Tuesdays.

Yours sincerely

Brian Roderick  
DEPUTY CHIEF EXECUTIVE OFFICER

17<sup>th</sup> July 2008

*Heart of the Great Southern*



my 2000  
P.O. Box 57  
Wagin 6315

SHIRE OF WAGIN

11 AUG 2008

RECEIVED

Dear Brian,

I am highly embarrassed by the condition of the cottage at Lot 34 Tudhoe St and apologise for it. The original intention was that my husband and I would renovate and live in it. Since then family situations changed and we moved to the family farm. The busyness of farm life, the addition of children to our family and ill health have all contributed to the project being put on hold. We have come to realise that it is unlikely we will have time in the near future to complete it, so are looking at the options of paying someone to renovate for us or selling to someone as a renovation project (we have had enquiries of this nature in the past).

We will endeavour to act on one of these options as soon as possible.

Regards,  
Rachel Pedenick

ADMINISTRATION CENTRE  
2 Arthur Road, WAGIN W.A  
PO Box 200, WAGIN 6315



Telephone: (08) 9861 1177  
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Website: [www.wagin.wa.gov.au](http://www.wagin.wa.gov.au)  
Email: [shire@wagin.wa.gov.au](mailto:shire@wagin.wa.gov.au)

STF:DJT

Rachael Pederick  
97 Tudhoe Street  
WAGIN WA 6315

Dear Rachael

**RE: NEGLECTED BUILDING – LOT 34 TUDHOE STREET WAGIN**

Thank you for your letter dated 11<sup>th</sup> August 2008 in which you explain the reason for the neglected state of your house at the above address.

Your letter was presented to Council in accordance with their wishes.

Council subsequently resolved "the owners of the property located at lot 34 Tudhoe Street give Council a formal plan with a suitable time frame regarding their proposed improvements to the property by 1<sup>st</sup> November 2008".

Council is sufficiently concerned that without a firm action plan and time table the house may deteriorate further or not be restored in a timely manner.

Please consider Councils resolution and respond as required by the due date.

If you require further clarification please contact Steve Friend at the Shire Office on Tuesdays.

Yours sincerely

John Hunter  
CHIEF EXECUTIVE OFFICER

3<sup>rd</sup> September 2008

*Heart of the Great Southern*

2/11/08

COUNCIL OF WALSLEY  
05 NOV 2008  
RECEIVED

Dear John,

Following my previous letter concerning the house at lot 34 Tudhoe Street my husband and I have discussed the options and made some decisions.

Further construction on the house will commence in early January and some general clean up of the site will happen up to that time.

I hope that Council will find this proposal suitable.

Kind regards,

Rachel Pederick



*Attn Steve*

*Local Government (Miscellaneous Provisions) Act 1960*  
 Buildings **Part XV**  
 Neglected, dilapidated and uncompleted buildings **Division 12**  
**s. 406**

- (4) If the materials are not sold by the local government, or if the proceeds of the sale are insufficient to defray the costs and expenses, the local government may recover the costs and expenses or the unsatisfied balance of them and the costs of and incidental to the proceedings for recovery from the owner of the building in a court of competent jurisdiction.

*[Section 405 amended by No. 14 of 1996 s. 4.]*

**406. Power to remove occupants from dangerous building**

When a building has been certified by the building surveyor of the local government or other competent person carrying out a survey of it to be dangerous to occupants of it, the Magistrates Court may, on an application by the local government, if satisfied of the correctness of the certificate, by order direct the occupants of the building to quit the building and may issue a warrant directed to a member of the Police Force of the State authorising and commanding him to remove them from the building if the order of the court is not obeyed and he shall execute the warrant according to its tenor, and an order so made or a warrant so issued is not subject to appeal.

*[Section 406 amended by No. 14 of 1996 s. 4; No. 59 of 2004 s. 141; No. 11 of 2007 s. 12.]*

**Division 12 — Neglected, dilapidated and uncompleted buildings**

*[Heading inserted by No. 96 of 1966 s. 13.]*

**407. Interpretation**

In this Division —

“**neglected building**” means a building which is ruinous, or so dilapidated as to be unfit for use or occupation, or which is from neglect or otherwise in a structural condition prejudicial to property in, or to inhabitants of, the neighbourhood in which it is situated.

*Local Government (Miscellaneous Provisions) Act 1960*

Part XV Buildings

Division 12 Neglected, dilapidated and uncompleted buildings

s. 408

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**408. Removal of neglected buildings**

- (1) Where a local government is of opinion that a building in its district is a neglected building it may cause written notice to be served on the owner or occupier of the building requiring him immediately —
  - (a) to put the building or part into such state of repair and good condition as is to the satisfaction of the local government;
  - [(b) *deleted*]
  - or
  - (c) to take the building down.
- (2) If the owner or occupier, on whom the local government has caused written notice to be served pursuant to subsection (1), does not comply with the requisitions in the notice within 14 days after the service of the notice on him, the local government shall cause a copy of the notice to be served on the owner and the occupier by sending it by registered post addressed to him at his last known place of residence and shall cause, as soon as practicable thereafter, a copy of the notice to be affixed in a conspicuous position on the outside of the building.
- (3) A person who is dissatisfied with the requisition of the local government may apply to the State Administrative Tribunal for a review of the decision to make the requisition.
- (4) If the owner or occupier
  - on whom the notice is served
  - does not
  - within 35 days of the service of the notice upon him,
  - unless the requisitions in the notice are the subject of an application for review under subsection (3),
  - comply
  - with the requisitions in the notice,

**Local Government (Miscellaneous Provisions) Act 1960**  
Buildings **Part XV**  
Neglected, dilapidated and uncompleted buildings **Division 12**  
**s. 408**

the Magistrates Court, on an application by the local government and on being satisfied that he has not so complied with the requisitions and that the requisitions in respect of which the application is made are not the subject of an application for review under subsection (3),

may order

the owner or occupier on whom the notice is served to do such of the things mentioned in subsection (1)(a) and (c), as the court thinks fit within a time to be fixed in the order,

and the court may make such order as to the costs of and incidental to the proceedings relating to the order as the court thinks fit, and an order so made is not subject to appeal.

- (5) If the order is not obeyed, the local government may by its agents, servants, and workmen enter upon the neglected building or land on which it stands and execute the order.
- (6) When the order directs the taking down of a neglected building, or a part of it, the local government in executing the order may cause the materials to be removed to a convenient place, and, unless the expenses of the local government in relation to the building are paid to the local government within 14 days after the removal, cause the materials to be sold.
- (7) The local government shall deduct from the proceeds of the sale, the costs and expenses incurred by the local government in relation to a neglected building, and also the amount of rates then due in respect of the premises, and shall account for and pay the surplus, if any, to the owner of the building on demand.
- (8) If the neglected building, or part of it, is not taken down, and the materials are not sold by the local government, or if the proceeds of the sale are insufficient to defray the costs and expenses, the local government may recover the costs and expenses, or that insufficiency, and the costs of and incidental to the proceedings for recovery from the owner of the building in a court of competent

**Local Government (Miscellaneous Provisions) Act 1960****Part XV** Buildings**Division 12** Neglected, dilapidated and uncompleted buildings**s. 409**

jurisdiction but this subsection does not prejudice the right, if any, of the owner to recover them from a person liable to pay to him the expenses of repairs of the building.

*[Section 408 amended by No. 72 of 1961 s. 21; No. 68 of 1963 s. 22; No. 17 of 1984 s. 16; No. 14 of 1996 s. 4; No. 55 of 2004 s. 675; No. 59 of 2004 s. 141.]*

**409. Power to compel renovation of dilapidated buildings**

- (1) Where the local government is of opinion that a building in its district is so dilapidated in appearance as to be out of conformity with the general standard of appearance of the other buildings in the district or in the locality in which it is situated, it may cause written notice to be served on the owner or occupier of the building requiring him immediately to cause the appearance of the building to be brought into conformity with the general standard of appearance of the buildings either in the district or that locality.
- (2) If the owner or occupier, on whom the local government has caused written notice to be served pursuant to subsection (1), does not comply with the requisitions in the notice within 14 days after the service of the notice on him, the local government shall cause a copy of the notice to be served on the owner and the occupier by sending it by registered post addressed to him at his last known place of residence and shall cause, as soon as practicable thereafter, a copy of the notice to be affixed in a conspicuous place on the outside of the building.
- (3) A person who is dissatisfied with the requisition of the local government may apply to the State Administrative Tribunal for a review of the decision to make the requisition.
- (4) If the owner or occupier on whom the notice is served does not within 35 days of the service of the notice upon him, unless the requisition in the notice is the subject of an application for review under subsection (3), comply with the requisition in the notice, the Magistrates Court, on an application by the local government and on being satisfied that he has not so complied and that the requisition is not the subject of an application for

**Local Government (Miscellaneous Provisions) Act 1960**  
Buildings **Part XV**  
Neglected, dilapidated and uncompleted buildings **Division 12**  
**s. 409A**

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review under subsection (3), may order the owner or occupier on whom the notice is served to comply with the requisition within a time to be fixed in the order, and if the order is not complied with by the owner or occupier to whom it is directed within the time so fixed the local government may do what he is directed by the order to do, and an order so made is not subject to appeal.

- (5) The owner of the building shall on demand by the local government pay the costs and expenses incurred by the local government in relation to the obtaining of an order under subsection (4) relating to the dilapidated building and in the carrying of the order into effect, but this section does not prejudice the right, if any, of the owner to recover them from a person liable to pay to him the expense of repairs of the building.
- (6) If the owner does not pay the costs and expenses to the local government on demand, the local government, after serving on him 35 days' notice of its intention so to do, may cause the building to be sold; but shall, after deducting from the proceeds of the sale the costs and expenses so incurred and the expenses of and incidental to the sale and the amount of rates then due in respect of the premises, account for and pay the surplus, if any, to the owner on demand.
- (7) If the proceeds of the sale are insufficient to defray the costs and expenses, the local government may recover the costs and expenses or the balance of them and the costs of and incidental to the proceedings for recovery from the owner of the building in a court of competent jurisdiction.

*[Section 409 amended by No. 72 of 1961 s. 22; No. 68 of 1963 s. 23; No. 14 of 1996 s. 4; No. 10 of 1998 s. 46; No. 55 of 2004 s. 676; No. 59 of 2004 s. 141.]*

**409A. Uncompleted buildings**

- (1) Where the erection of a building has been commenced but not completed within the time prescribed by the local laws, if any, made under section 433(39), that are applicable to the building,



**Local Government (Miscellaneous Provisions) Act 1960****Part XV** Buildings**Division 13** Recovery of expenses incurred by local government**s. 409A**

the local government may, by notice served on the owner of the building, require him to show cause, within 60 days of the service of the notice, why the building should not be demolished and removed.

- (2) Where an owner on whom a notice has been served pursuant to subsection (1) fails, within 60 days of the service of the notice, or within such further time as the local government allows for the purpose, to satisfy the local government that there are good and sufficient reasons for the failure to complete the erection of the building within the time referred to in subsection (1), the local government may —
- (a) by order served on the owner require him to have the building demolished and removed within such reasonable time as the local government specifies in the order; and
  - (b) subject to subsection (3), where the owner fails to comply with the terms of the order referred to in paragraph (a), demolish and remove the building, and recover the costs incurred on account of the demolition and removal as a debt due to it.
- (3) An owner on whom an order is served pursuant to subsection (2)(a) may, within 15 days of the service upon him of the order, apply to the State Administrative Tribunal for a review of the order.

*[Section 409A inserted by No. 96 of 1966 s. 14; amended by No. 56 of 1977 s. 13; No. 74 of 1995 s. 9.70; No. 14 of 1996 s. 4; No. 55 of 2004 s. 677.]*

**Division 13 — Recovery of expenses incurred by local government**

*[Heading amended by No. 57 of 1997 s. 83(3).]*

|                            |  |
|----------------------------|--|
| <b>11.3.3</b>              | <b>Proposed Rural Subdivision</b>  |
| <b>Proponent:</b>          | <b>RPS Koltasz Smith (Town Planning Consultants) on behalf of Katrina Jane Twigger (Landowner)</b> |
| <b>Location:</b>           | <b>Lot 813 Richards Street &amp; Lot 814 Greig Street, Wagin</b>                                   |
| <b>Reporting Officers:</b> | <b>Joe Douglas &amp; Steve Pandevski - Consultant Town Planners (Planning Enterprises)</b>         |

### Background

The following report has been prepared in response to correspondence received from the Western Australian Planning Commission (WAPC) seeking Council's comment on the proposed subdivision of Lot 813 Richards Street and Lot 814 Greig Street, Wagin into seven (7) new separately titled lots.

In accordance with the specific requirements of section 142(2) of the Planning and Development Act 2005 the Shire of Wagin has forty two (42) days to provide the WAPC with any comments and/or recommendations considered relevant to the proposal.

An assessment of the application in the context of current State Government planning policy and the Shire's current town planning scheme and a final recommendation regarding the general suitability of the proposal are provided to assist preparation of the necessary response to the WAPC.

### Comment

Lots 813 and 814 are located in the south-western portion of the Wagin townsite and are generally bounded by Beaufort Street to the west, Sinclair Street to the east, Greig Street to the north and Richards Street to the south (see Plan 1 – Location Plan).

According to the latest aerial imagery available from Landgate it would appear that Lots 813 and 814 are vacant, undeveloped lots that have been substantially cleared of all native vegetation as a result of their historic use for agricultural purposes. It is also noted that both Greig and Richard Streets have not been constructed and that access along these road reserve areas to each lot is via basic unformed access tracks (see Plan 2 – Aerial Site Plan).

Immediate surrounding land uses are predominantly rural and characterised by single detached dwellings on lots comprising an average area of approximately one (1) to two (2) hectares, many of which appear to be used for low intensity equestrian-type purposes (i.e. horse training and agistment). The Wagin golf course is also located immediately south of Richards Street.

Specific details of the application lodged with the WAPC by RPS Koltasz Smith (Town Planning Consultants) on behalf of Katrina Jane Twigger (Landowner) seeking approval to subdivide Lots 813 and 814 into seven (7) new, separately titled lots ranging in size from 4,000m<sup>2</sup> to 6,569m<sup>2</sup> are illustrated in the attached Plan 3 entitled 'Plan of Proposed Subdivision' and summarised in the following table:

| <b>Lot Particulars</b> | <b>Existing Land Area (Approx.)</b> | <b>Proposed Land Area (Approx.)</b> |
|------------------------|-------------------------------------|-------------------------------------|
| Existing Lot 813       | 1.8416 ha                           | -                                   |
| Existing Lot 814       | 1.4430 ha                           | -                                   |
|                        |                                     |                                     |

|  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| Proposed Lot 1                                 | -                                   | 4,000m <sup>2</sup>                 |
| Proposed Lot 2                                 | -                                   | 4,001m <sup>2</sup>                 |
| Proposed Lot 3<br>(including battleaxe access) | -                                   | 6,569m <sup>2</sup>                 |
| Proposed Lot 4<br>(including battleaxe access) | -                                   | 5,859m <sup>2</sup>                 |
| <b>Lot Particulars</b>                         | <b>Existing Land Area (Approx.)</b> | <b>Proposed Land Area (Approx.)</b> |
| Proposed Lot 5<br>(including battleaxe access) | -                                   | 4,698m <sup>2</sup>                 |
| Proposed Lot 6                                 | -                                   | 4,034m <sup>2</sup>                 |
| Proposed Lot 7                                 | -                                   | 4,005m <sup>2</sup>                 |

It is significant to note that no detailed environmental investigation and reporting has been undertaken to demonstrate the land's suitability / capability for closer subdivision development as proposed. It is however noted that the applicant has consulted with the Department of Water in an effort to address the issues arising from the land's low lying nature and susceptibility to dampness and flooding.

In considering the subdivision application Council is required to have due regard for provisions contained in the following planning documents prior to formulating its response to the WAPC:

- Shire of Wagin Town Planning Scheme No.2 & associated Scheme Report;
- Shire of Wagin Planning Policy – Land Subject to Dampness or Flooding; and
- WAPC Development Control Policy No. DC 3.4 – Subdivision of Rural Land.

The following is an assessment of the subdivision proposal in the context of the specific requirements of these documents to determine its general suitability:

#### Shire of Wagin Town Planning Scheme No.2

Lots 813 and 814 are currently classified 'Rural' zone in the Shire of Wagin Town Planning Scheme No.2 (TPS No.2).

In relation to land classified 'Rural' zone TPS No.2 states that:

*"The Rural Zone is to be used predominantly for agricultural, single residential and public recreation uses. Other uses listed in Table 1 may be permitted at the discretion of Council if they are considered to be an integral part of the rural environment and where Council is satisfied that they will benefit the community and not result in being a nuisance."*

It is also noted that the subject land, according to the TPS No.2 Scheme Map, is almost entirely (i.e. approximately 95%) contained within an area identified as being affected by "Dampness and Flooding" due to its proximity to a nearby wetland / lake system.

Unfortunately the existing provisions contained in TPS No.2 provide limited guidance to Council when considering applications for the subdivision of 'Rural' zoned land and/or land affected by "Dampness and Flooding" in that it does not:

- i) provide any criteria to assess the subdivision of 'Rural' zoned land;
- ii) provide recommended minimum lot sizes for 'Rural' zone land; and
- iii) define or contain provisions relating to land affected by "Dampness and Flooding".

Council should note that these shortcomings in TPS No.2, which have been recognised for some time now, are proposed to be addressed as part of the impending review of the scheme.

Shire of Wagin Local Planning Policy – Land Subject to Dampness or Flooding

The Shire of Wagin has an adopted local planning policy that applies to the development of land affected by dampness or flooding. The policy states that the construction of buildings on land affected by dampness or flooding is prohibited unless the 100 year flood level can be established and a suitably qualified engineer certifies the land as being suitable for development and construction.

In reviewing the current available information on flooding in the Wagin townsite, including the information provided by the applicant and the extent of the 'Dampness and Flooding' area depicted on the TPS No.2 Scheme Map, there would appear to be a discrepancy in the extent of the land in the townsite affected by the Wagin Lake 1 in 100 year flood event. The applicant has submitted, based on communications with the consultant engaged by the Department of Water to undertake the Wagin Townsite Flood Study, that:

- i) only a portion of the subject land is affected by flooding and not the majority of the land as depicted in the Scheme Map; and
- ii) development on the flood affected portions of the land is suitable subject to minimum habitable floor levels for all buildings being at least 500mm above the 1 in 100 year flood event level.

During its assessment of the subdivision proposal Planning Enterprises attempted to contact the consultant engaged by the Department of Water to undertake the Wagin Townsite Flood Study to confirm the extent of the 1 in 100 year flooding event from Wagin Lake and the impact on the subject land, however at the time of preparing this report the consultant had not responded. As such the claims submitted by the applicant in relation to the extent of flooding on the subject land could not be confirmed.

Notwithstanding the discrepancy in the information between the applicant's submission and that contained in TPS No.2 in relation to the extent of flooding on the subject land, the issue does not appear to be an insurmountable impediment to the future development of the land. Should subdivision of the land as proposed be approved by the WAPC it is envisaged that effective on-site drainage and wastewater disposal strategies could be suitably implemented.

To that extent, and in the event that subdivision approval is granted by the WAPC, subdivision development of the land will most likely be subject to a range of conditions requiring the preparation and implementation of suitable on-site drainage and wastewater management strategies to the specifications and satisfaction of the Shire of Wagin, the Department of Water and the Department of Health Western Australia.

WAPC Development Control Policy No.DC 3.4 – 'Subdivision of Rural Land'

In January 2008 the Western Australian Planning Commission (WAPC) published an updated version of its Development Control Policy No. DC 3.4 entitled *Subdivision of Rural Land*. This latest policy, like its predecessor, adopts a position whereby there is a general presumption against the fragmentation of rural land through subdivision unless it is consistent with the provisions of a local planning scheme, a local planning strategy or a local rural strategy and the provisions of WAPC State Planning Policy (SPP) No.2.5 entitled *Agricultural and Rural Land*

*Use Planning.*

An assessment of the subdivision proposal for Lots 813 and 814 in the context of the relevant criteria contained in Policy No.DC 3.4 has revealed the following:

- i) The subdivision is not consistent with the Shire of Wagin TPS No.2 as there are no provisions contained in TPS No.2 that encourage the subdivision of 'Rural' zoned land as proposed;
- ii) There is no local planning strategy or local rural strategy applicable to the area; and
- iii) There are no provisions contained in SPP No.2.5 that support the subdivision of the land as proposed. In fact there is a discrepancy between SPP No.2.5 and the applicant's submission in that the applicant states that the purpose of the subdivision is to create 'rural smallholding' type lots (i.e. lots ranging in size from 4,000 to 6,569m<sup>2</sup>) whereas SPP No. 2.5, under section 5.3.3, identifies that rural smallholding lots should range in size from 4 to 40 hectares (i.e. 40,000 to 400,000m<sup>2</sup>).

Furthermore, Policy No.DC 3.4, unlike its predecessor, provides greater clarity as to what is considered to be fragmentation of rural land and what is not. The policy, under section 4.1, states:

*The following forms of subdivision are not fragmentation, do not result in loss of rural character and may be permitted:*

- (a) To realign lot boundaries for farming purposes and/or for access to landlocked lots, with no increase in the number of lots.*

Comment: The application does not propose to realign existing lot boundaries for farming purposes, does not provide access to landlocked lots and does propose an increase in the total number of lots.

- (b) To reduce the area of large land parcels which are two or more times the area of typical lots used in the district for farming.*

Comment: In comparing the areas of lots in the vicinity of the subject land it is evident that Lots 813 and 814 are not two or more times the area of typical lots in the immediate locality. It is noted however that the subject land and the majority of other similar sized and zoned lots in the immediate locality are not currently used for farming purposes, either intensive or extensive.

- (c) To protect and actively conserve places of cultural and natural heritage.*

Comment: Not applicable.

- (d) To allow for the efficient provision of utilities and infrastructure and/or for access to natural resources.*

Comment: Not applicable.

- (e) To allow for the continued occupation of existing houses when they are no longer used in a farming operation.*

Comment: Not applicable.

- (f) For other unusual or unanticipated purposes which, in the opinion of the WAPC, do not conflict with policy and are necessary in the public interest.*

Comment: The applicant has not provided any information which would justify Council's consideration of the proposal under this criterion, except for stating that *"the subject land is not currently used for any intensive agricultural use so the proposed subdivision would not lead to a decline in the availability/viability of rural landholdings in the area, particularly given that the subject land is unsuitable to conduct a viable agricultural pursuit"*.

Finally, WAPC Policy No. DC 3.4 also enables the subdivision of rural land under circumstances where there is an existing significant natural or man-made feature that physically divides the land (e.g. major watercourse, highway etc.). As the subject land is not physically divided by an existing significant natural or man-made feature its subdivision cannot be supported under this criterion.

Having regard for the various provisions contained in SPP No.2.5 and WAPC DC Policy No. 3.4 it is the view of this report that the application does not satisfy any of the criteria that would justify a recommendation supporting the issuance of subdivision approval under the land's current 'Rural' zoning classification. In fact the proposed lot sizes are considered to be more consistent with the low density residential provisions (i.e. the R2 & R2.5 density code standards) contained in the Residential Design Codes of Western Australia which would typically require that the land be rezoned prior to any further subdivision development.

## **Conclusion**

The proposed subdivision of Lot 813 Richards Street and Lot 814 Greig Street, Wagin to create seven (7) new separately titled lots ranging in size from 4,000m<sup>2</sup> to 6,569m<sup>2</sup> is considered to be inconsistent with the objectives and criteria of the existing planning framework applicable to the land and will, if approved, create an undesirable precedent for the further subdivision of other similar lots in the Wagin townsite. As such it is recommended that Council advise the Western Australian Planning Commission that it does not support the proposed subdivision.

## **Statutory Environment**

- Shire of Wagin Town Planning Scheme No.2
- Planning and Development Act 2005

## **Policy Implications**

- Shire of Wagin Local Planning Policy – *Land Subject to Dampness or Flooding*
- WAPC State Planning Policy (SPP) No.2.5 – *Agricultural and Rural Land Use Planning*
- WAPC Development Control Policy No.DC 3.4 – *Subdivision of Rural Land*

## **Community Consultation**

Not required.

## **Financial Implications**

Nil

## **Strategic Implications**

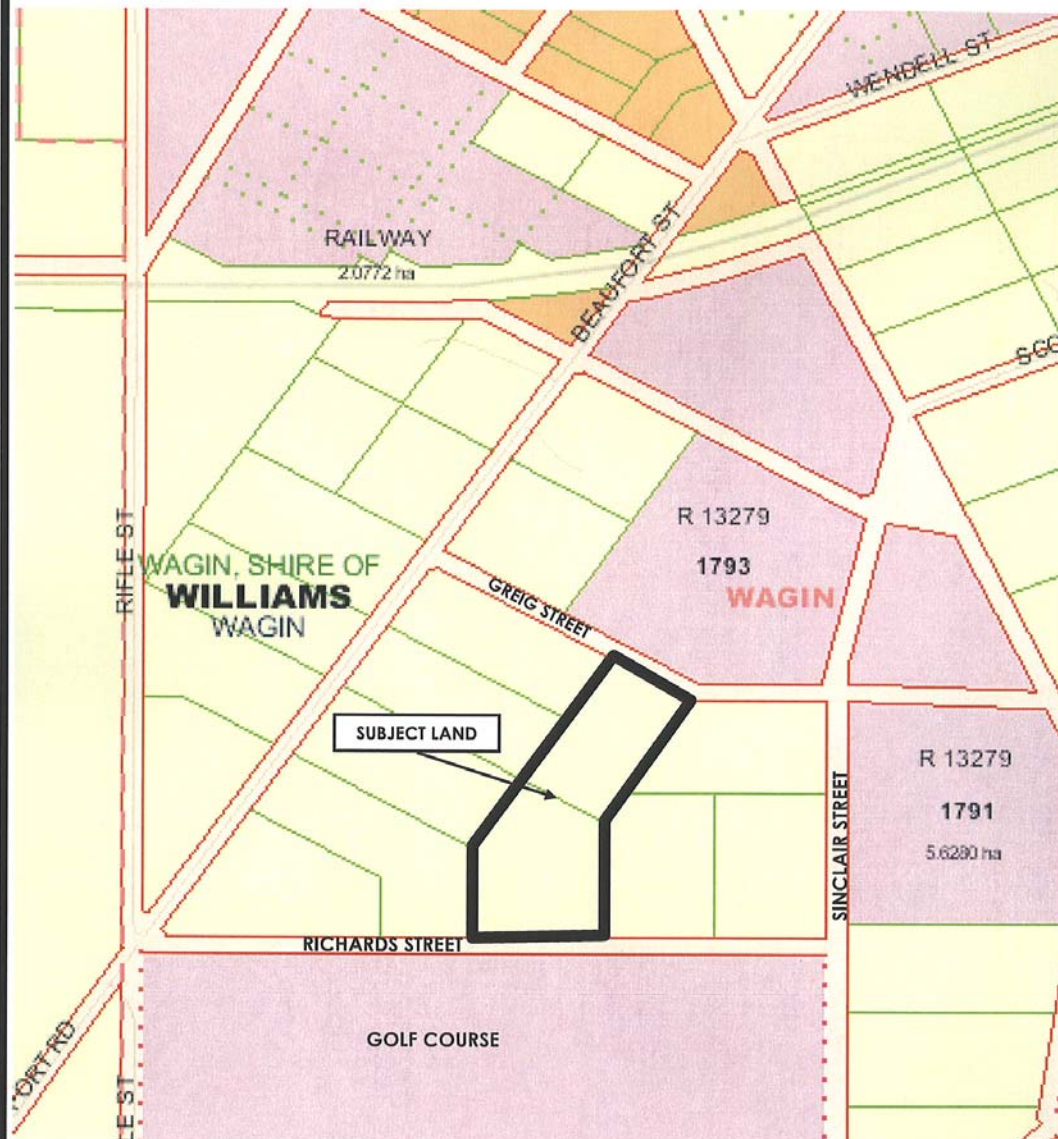
Nil

### Officer's Recommendations

That Council advise the Western Australian Planning Commission that it does not support the application submitted by RPS Koltasz Smith (Consulting Town Planners) on behalf of the current landowner, Katrina Jane Twigger for approval to subdivide Lot 813 Richards Street and Lot 814 Greig Street, Wagin to create seven (7) new separately titled lots ranging in size from 4,000m<sup>2</sup> to 6,569m<sup>2</sup> for the following reasons:

1. The proposed subdivision is inconsistent with the current 'Rural' zoning of the land under the Shire of Wagin Town Planning Scheme No.2, the principal purpose of which is to preserve its rural use and density of development. The subdivision, if permitted, would result in an unplanned breakdown of rural landholdings in the Wagin townsite.
2. The proposed lot sizes are inconsistent with the current 'Rural' zoning of the land and are more consistent with a low density 'Residential' zoning classification.
3. Approval of the subdivision would be inconsistent with the criteria contained in the Western Australian Planning Commission's Development Control Policy No.3.4 entitled 'Subdivision of Rural Land'.
4. Approval to the subdivision would create an undesirable precedent for the further subdivision of other similar lots in the Wagin townsite, give rise to land use conflicts and undermine the continued use of adjoining properties for a variety of rural purposes.

|   |         |                                    |
|---|---------|------------------------------------|
| C 854   |         | Moved/Seconded Cr Ball / Cr Draper |
|   |         |                                    |
| That Council agrees with the recommendations in the report. |         |                                    |
|   |         |                                    |
|   | Results | Vote 9/0                           |

**LOCATION PLAN**

LOT 813 RICHARDS STREET &  
LOT 814 GREIG STREET,  
WAGIN

**PLANNING ENTERPRISES**

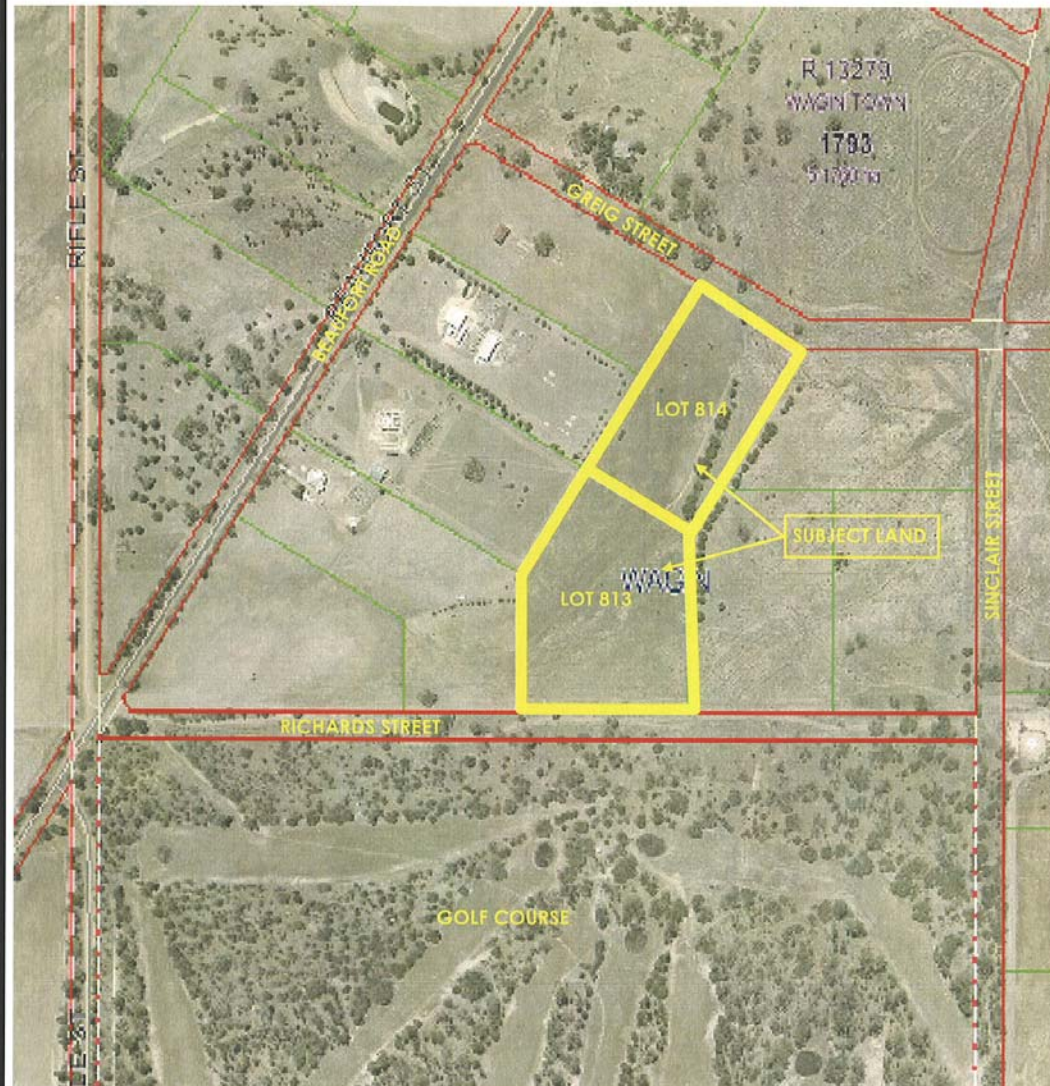
TOWN PLANNING AND DEVELOPMENT CONSULTANTS  
UNIT 6, 41 HOLDER WAY MALAGA W.A. 6090  
TEL: (08) 9248 8777 FAX: (08) 9248 4040

**PLAN 1**

SCALE: N.T.S

SOURCE: Landgate (Base Plan)



**AERIAL SITE PLAN**

LOT 813 RICHARDS STREET &  
LOT 814 GREIG STREET,  
WAGIN

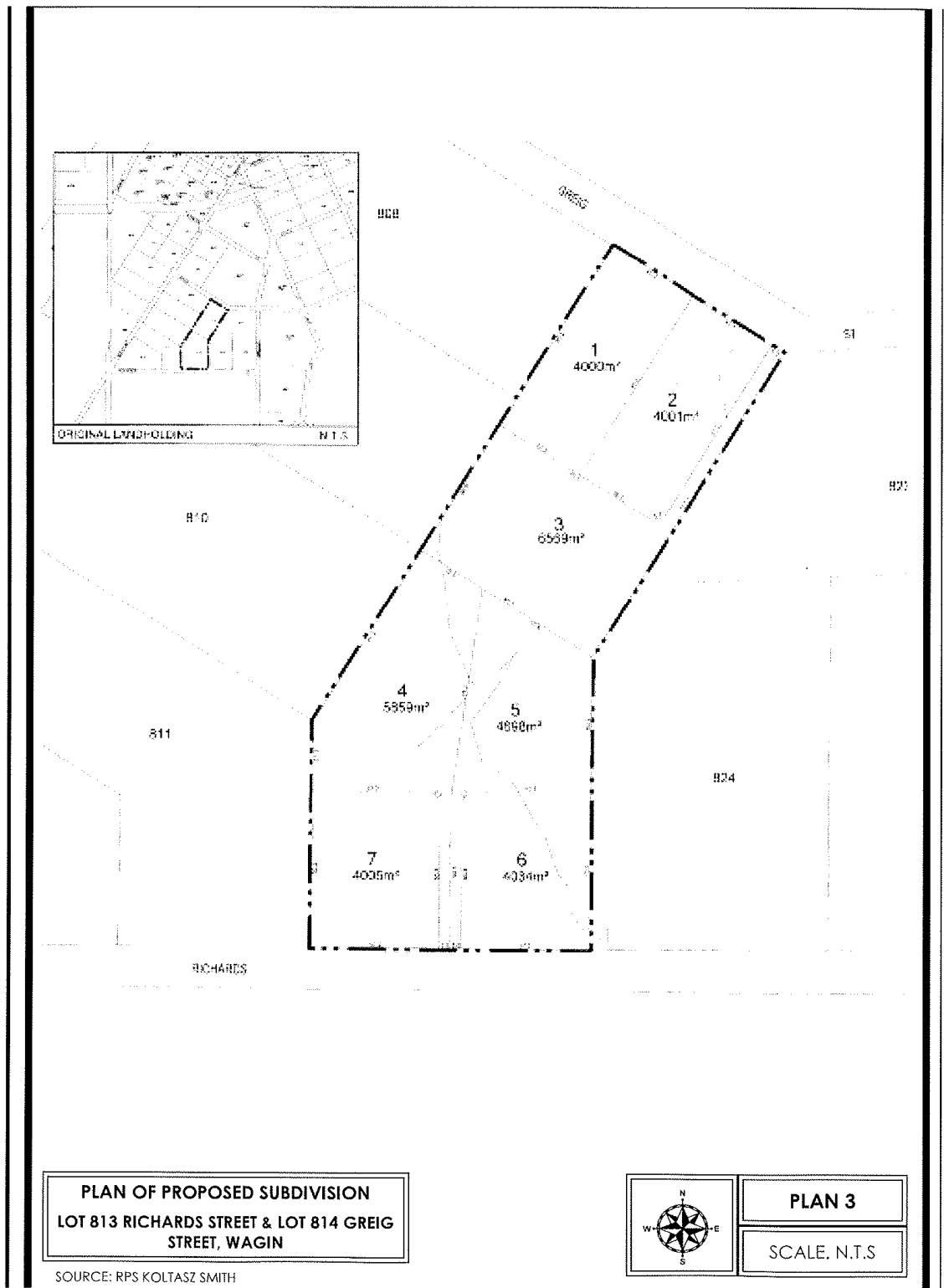
**PLANNING ENTERPRISES**

TOWN PLANNING AND DEVELOPMENT CONSULTANTS  
UNIT 6, 41 HOLDER WAY MALAGA W.A. 6090  
TEL: (08) 9248 8777 FAX: (08) 9248 4040

**PLAN 2**

SCALE: N.T.S

SOURCE: Landgate (Base Map)



**11.3.4** **Waratah Lodge**  
**Proponent:** **CEO**  
**File:**

## Summary

This proposal seeks a Council decision about its involvement with Waratah Lodge.

## Background

The July meeting of Council was addressed by the management of Waratah Lodge where a request was made for financial assistance with their proposed building program. Consequently a budget item was approved to borrow funds to help with the program with a number of provisions concerning principally the financial viability of Waratah Lodge. As a result an investigation has been conducted and a report prepared which outlines the current financial situation with Waratah Lodge and possible directions for Council to take.

### Comment

Firstly any comments will assume that the attached report has been read as it contains the details that were requested by Council. In summary the report says:

“With recent changes in management approach the financial viability of the Waratah Hostel has improved and preliminary figures show it to be running at a surplus. When income and cost line items are compared with other similar futures there is a reasonably close match indicating that there are few abnormalities in either income or costs.

“The general situation across the nation in the aged care sector is pretty grim with the return on investment for single roomed facilities now at a low 1.1%. Recent reports and press articles indicate that a concerted campaign is currently underway with the sector pressuring Government for either more funding or complete deregulation of the sector to enable it to get to a more economic position.

“A number of scenarios are proposed which briefly look at various ways forward and these have differing degrees of Council involvement.”

This agenda item does not contain a specific recommendation as the matter at hand requires Council to adopt a particular policy position and it is best placed to do that. Basically the choices are:

- To have no involvement at all with a community activity that up until now has been a Federal Government responsibility.
- To have a role which is basically as a provider of facilities, much as Council does with facilities provided for other age groups.
- To have a more active involvement and address the erosion in funding from the Federal Government by providing some level funding which is in reality a grant to assist with the building program.

In addition to these decisions the Federal Government has recently opened applications for aged care related capital grants with the pool sitting at \$45.5 million. Council may also wish to address this but the decision will be secondary to the broader policy decision mentioned previously.

**Statutory Environment****Policy Implications****Budget Implications****Officer's Recommendation**

That Council decides upon its policy position on aged care in terms of what financial commitment is it prepared to make from this point onwards.

|   |                                   |          |
|---|-----------------------------------|----------|
| C 855   | Moved/Seconded Cr Morgan/ Cr Ball |          |
| Council decides that:   |                                   |          |
| 1) It pursue a green field capable of accommodating a 50 bed facility ultimately  |                                   |          |
| 2) It immediately pursue all avenues of funding to commence this project  |                                   |          |
| 3) A joint committee be established with appropriate community organisations to provide advice to Council on the project. |                                   |          |
|   |                                   |          |
|   | Results                           | Vote 9/0 |

## Review of Waratah as a viable concern.

### Index

|   |           |
|---|-----------|
| <b>SUMMARY .....</b>                                | <b>54</b> |
| <b>PREAMBLE.....</b>                                | <b>54</b> |
| <b>METHOD OF COMPARISON .....</b>                   | <b>55</b> |
| <b>WARATAH AND KARINYA.....</b>                     | <b>55</b> |
| <b>AGED CARE FACILITIES ACROSS THE NATION .....</b> | <b>57</b> |
| <b>MANAGEMENT .....</b>                             | <b>58</b> |
| <b>LAND OWNERSHIP .....</b>                         | <b>59</b> |
| <b>OTHER POSSIBILITIES .....</b>                    | <b>60</b> |
| <b>DO NOTHING. ....</b>                             | <b>60</b> |
| <b>AMALGAMATE WITH WAGIN COTTAGE HOMES. ....</b>    | <b>60</b> |
| <b>GREENFIELD SITE. ....</b>                        | <b>60</b> |
| <b>SHUT IT DOWN.....</b>                            | <b>60</b> |
| <b>MAKE THIS A CORE BUSINESS OF TOWN.....</b>       | <b>60</b> |
| <b>TAKE-OVER.....</b>                               | <b>60</b> |
| <b>PRESS ARTICLES .....</b>                         | <b>61</b> |
| <b>COST SHIFTING.....</b>                           | <b>61</b> |
| <b>POSSIBLE WAY AHEAD .....</b>                     | <b>61</b> |
| <b>SCENARIO ONE.....</b>                            | <b>62</b> |
| <b>SCENARIO TWO .....</b>                           | <b>62</b> |
| <b>SCENARIO THREE .....</b>                         | <b>62</b> |

## Summary

With recent changes in management approach the financial viability of the Waratah Hostel has improved and preliminary figures show it to be running at a surplus. When income and cost line items are compared with other similar futures there is a reasonably close match indicating that there are few abnormalities in either income or costs.

The general situation across the nation in the aged care sector is pretty grim with the return on investment for single roomed facilities now at a low 1.1%. Recent reports and press articles indicate that a concerted campaign is currently underway with the sector pressuring Government for either more funding or complete deregulation of the sector to enable it to get to a more economic position.

A number of scenarios are proposed which briefly look at various ways forward and these have differing degrees of Council involvement.

## Preamble

During this review information was collected from the management of Karinya Hostel in Narrogin which has been running successfully as a frail aged facility for many years and I would like to thank the Chairman, Rob Maxwell and the CEO Julie Christensen for their great assistance.

Also at the start of the review a report was released by consultants to the industry who continued the work of the Hogan Committee that looked at aged care nationally in 2004. The findings of this latest study have been incorporated in this report. There have also been an increasing number of media reports of recent times that have looked at the aged care sector covering such items as insolvencies as well as reduced and unacceptable levels of care which, in some cases, have bordered on neglect.

The Waratah Committee was in the process of expanding its provision by way of funding through the previous Federal Government's Regional Partnerships program. Following the Federal election last year that program was discontinued cutting off that avenue of funding. The Committee has approached Council for financial assistance to complete the planned expansion and Council has agreed to examine the feasibility of it becoming more closely involved with the provision of aged care in the community.

The purpose of this report is to look at the issues as they currently stand and to act as a reference document for Council in its deliberations on the issue. As a result of shifting demographics in the Shire aged care provision as a community priority has an increasing profile. At present there are more over the age of 55 in the Shire than there are under the age of 25 and this is not reflected in Council spending on community programs.

## Method of comparison

### *Waratah and Karinya*

The most effective way to compare Waratah with any other similar enterprise is to reduce income and costs down to a per bed rate. The table that follows contains Waratah figures for the year ending 30/6/08 and the quarter ending 30/9/08 and Karinya figures for the year ending 30/6/08. The quarterly figures for Waratah overstate their position and have been adjusted to include budgeted figures for items that are invoiced annually and for those items which clearly have outstanding invoices for the quarter. No adjustment has been made on the income side so if income has been received out of the normal quarterly sequence then that will artificially inflate the income figure.

Comparing columns one and two, the two annual results for Karinya and Waratah, Karinya had higher income per bed and lower costs per bed. Karinya however does not make an allowance for depreciation which would leave the Hostel in a breakeven position. Waratah does make an allowance for depreciation which increases their costs and on the surface more accurately reflects their financial position.

However Waratah leases these premises from Council and it is unusual for a lessee to depreciate the buildings they lease. In such situations building depreciation is covered in the rent as the lessor includes this cost in the lease payment. In this case there is no rent so the building depreciation is carried by the lessor. However the Council in turn leases the building from the Government and there is no specific clause in the lease agreement that deals with depreciation. In such a case building depreciation rests with the building owner.

Having said that Waratah needs to build a reserve fund and so the depreciation amount currently being set aside should have a name change to reflect this. A reserve is essential as many grants require some contribution from the grantee.

Notwithstanding any of that proposition if the depreciation figure is added back Waratah still produced a negative figure for the last financial year.

Despite the differences the figures from Karinya provide a very useful benchmark which aids the assessment of the financial performance of Waratah. Whilst it is fashionable to concentrate on costs this example shows that the emphasis really needs to be on the income side as Karinya received about \$4,500 more income per bed than Waratah which amounts to over \$60,000 when grossed up. Costs between the two facilities are almost directly comparable but income for Waratah is down in the areas of the personal care subsidy and bond retention and interest so these two areas need to be a priority.

A comparison of columns two and three give a picture of the effect of the management changes that have been put in place in Waratah for the last financial quarter. The projected annual figure is only an estimate but gives a clear indication that the two income areas that needed to be addressed have been addressed. The projection is for a per bed turnaround of around \$10,700 which may not be the eventual figure but at least it is positive. It is an easy matter to construct

these figures on a more regular basis and this may be necessary until the new measures are fully in place.

Note however there are hidden subsidies in the Waratah facility which distorts the figures and subsidies of this type need to be identified and openly accounted for. A neater and perhaps more correct way to keep the books and reflect the true costs of the enterprise if for organisations like Council who provide subsidies to do so in a transparent fashion. It is a better practice to charge market rates for services and provide a donation to offset those charges rather than simply not charge for them or charge at a reduced rate. The accounting service provided by Council is at approximately half cost so Council is providing a per annum hidden subsidy of around \$6,000 and this amount needs to be recognised in the books of both organisations.

The same reasoning would apply to staff salaries because when those staff need to be replaced it most likely won't be at a reduced rate.

As well as running the 35 bed hostel Karinya also has 57 self contained units of varying styles. This gives them an opportunity to share some facilities and staff and has also diversified the organisation which provides a buffer against ill economic winds in one part of the enterprise and also enables a degree of cross-subsidisation between the parts of the enterprise at various times. Waratah only has the 14 bed aged care facility and it may be beneficial to explore an amalgamation with the Wagin Cottage Homes to give the same types of advantages and benefits.

Waratah is closely associated with the Wagin Hospital as its proximity on the hospital site allows the hospital to provide meals as well as laundry services. This association in turn increases the viability of the hospital. Recent feedback from the Health Department is that it regards hospitals in towns with less than four doctors as marginal at best so anything that improves the efficiency of the hospital should be encouraged.



**Financial comparison on a per bed basis.**

|                               | Karinya<br>annuals | Waratah<br>annuals | Waratah<br>quarter<br>(x4) | Waratah<br>quarter<br>(x4) |
|-------------------------------|--------------------|--------------------|----------------------------|----------------------------|
| <b>INCOME</b>                 |                    |                    |                            |                            |
| Hostel Board                  | 13,029.49          | 13,501.68          | 13,301.07                  | 3,325.27                   |
| Personal Care Sub             | 21,936.86          | 17,610.65          | 25,183.04                  | 6,295.76                   |
| Bond Retention & Interest     | 1,355.97           | 736.09             | 3,012.78                   | 753.20                     |
| Accommodation Bond (Interest) | 535.71             | 143.79             | 0.00                       | 0.00                       |
| Training Subsidy              | 71.43              | 0.00               | 0.00                       | 0.00                       |
| Property Rental               | 0.00               | 0.00               | 0.00                       | 0.00                       |
| Sundry/Reimbursed Income      | 188.77             | 717.57             | 69.70                      | 17.43                      |
| <b>TOTAL INCOME</b>           | <u>37,118.23</u>   | <u>32,709.78</u>   | <u>41,566.60</u>           | <u>10,391.65</u>           |
| <b>EXPENDITURE</b>            |                    |                    |                            |                            |
| Hostel Wages                  | 24,265.43          | 22,709.73          | 22,500.00                  | 4,975.47                   |
| Catering                      | 3,310.74           | 3,939.66           | 4,000.00                   | 447.21                     |
| Medical/Personal Care         | 646.03             | 727.21             | 115.76                     | 28.94                      |
| Laundry                       | 35.60              | 699.17             | 300.00                     | 73.89                      |
| Cleaning Products             | 467.74             | 0.00               | 0.00                       | 0.00                       |
| Professional Development      | 315.69             | 316.86             | 320.00                     | 40.91                      |
| Maintenance/Improvements      | 872.46             | 687.73             | 857.00                     | 167.21                     |
| Gardens & Grounds             | 59.46              | 101.39             | 0.00                       | 0.00                       |
| Gas Consumption               | 712.91             | 138.16             | 179.00                     | 67.64                      |
| Water & Sewerage Rates        | 58.03              | 0.00               | 0.00                       | 0.00                       |
| Waste Management              | 28.57              | 0.00               | 0.00                       | 0.00                       |
| Water Consumption             | 152.91             | 214.40             | 249.00                     | 0.00                       |
| Rubbish Rates                 | 69.14              | 0.00               | 0.00                       | 0.00                       |
| Electricity                   | 919.17             | 588.71             | 280.62                     | 70.16                      |
| Insurance                     | 1,509.26           | 1,538.73           | 1,335.60                   | 333.90                     |
| Activities                    | 106.26             | 87.00              | 48.73                      | 12.18                      |
| Non wage admin                | 1,755.63           | 1,748.44           | 1,377.35                   | 344.34                     |
| Depreciation                  | 0.00               | 1,919.36           | 2,000.00                   | 0.00                       |
| <b>TOTAL EXPENDITURE</b>      | <u>35,285.03</u>   | <u>35,416.56</u>   | <u>33,563.06</u>           | <u>6,634.13</u>            |
| <b>PROFIT/LOSS</b>            | <u>1,833.20</u>    | <u>-2,706.78</u>   | <u>8,003.54</u>            | <u>3,757.52</u>            |

***Aged care facilities across the nation***

In October 2008 the results of a national survey of aged care was published. This survey was designed to examine the changing trends in the aged care industry since the Hogan Review was completed in 2004. This review was prepared for the previous Federal Government by Professor Warren Hogan and delivered to the then Minister for Health in October 2004.

The main focus of the review was on the long-term prospects for the industry, being particularly concerned about sources of funding and pricing arrangements. An extensive array of matters was taken into consideration, including user contributions, relationships between residential care and other aged care programs, structural and regulatory matters and disincentives, as well as the role of markets.

The report is still available in the Internet along with some hundreds of other related documents such as the Productivity Commission's submission to the enquiry.

The latest study involved almost a quarter of the nation's aged care facilities and made the following findings (to which I have added some comments in brackets):

- Aged care provider's average earnings (EBITDA) were \$2,934 per bed for 2008 which was down from \$3,211 in 2007.
- Single bedroom facilities reported the worst results averaging \$2,191 per bed compared to \$4,233 per bed achieved in older facilities with shared accommodation (and Waratah is a single bed facility).
- The return on investment in aged care facilities is now 1.1% for modern one bed room facilities. This makes renovation and expansion of facilities totally economically unviable in any commercial sense. (This also rules out any possibility of establishing a "self sustaining loan facility" with Council).
- Almost all nationally planned facility developments were for single room accommodation in answer to customer demand (and that is the case with Waratah as well).
- The average number of residents per room has fallen over the past decade from 1.58 to 1.20 (which again is a reflection of customer demand however the funding model has not adapted to these changes and institutions have not responded to the need for customers to contribute more for this increased level of service).

## Management

In 1980 Karinya was in much the same position as Waratah is today in terms of size and financial stress. A new committee came into place which was predominantly made up of business people from the various services clubs in Narrogin at the time. They adopted a new management approach to the operations of the facility recognising that in order for Karinya to survive and grow it had to be run on business lines. The success of that model over the years can be seen from the growth and financial success that the has been enjoyed in the ensuing years.

Wagin is particularly renowned for its high degree of volunteerism and community spirit and these are attributes that are essential for the community to operate and this is no more evident than with the Waratah Committee. Not surprisingly the management committee has a different constituency to the Karinya Committee and a number of committee members are members because they have relatives in the hostel. This may not be the best operating model as the committee has to act as a "board of directors" and make decisions that are strategic and in the interests of the long term future of the institution. In times of financial difficulty these decisions may be too difficult to make as they are seen to be contrary to the present day interests of the Waratah clients.

A simple example is the reluctance at Waratah over the years to make use of residential bonds. Catholic Health Australia which represents the biggest not-for-profit aged care group has been recently reported to have “dumped its opposition to accommodation bonds”. The level of bonds reported as being necessary in future was about the same as the cost to build a care unit being around \$180,000 to \$200,000. The interest and retention fees from the bond, plus the surplus per bed (around 1.1%), when added together made the proposition economically viable for a not-for-profit organisation. Such an approach would be a change in operating philosophy at Waratah.

Currently Council carries out the accounting function for Waratah and that is a fairly passive role. For Council to be financially involved in Waratah it will need to take a higher profile in its management if only to protect its own interests. Discussions along these lines between Council and the Committee needs to take place as a matter of urgency and a satisfactory set of agreements would need be reached before Council can commit to any major financial support for Waratah.

## **Land ownership**

Karinya owns all of its facilities with the ownership vesting in the committee. The Waratah premises is leased by the Council from the Health Department and on leased to the Waratah Committee. Although the committee has put quite a lot of effort and money into the facility it in fact owns none of it and the Health Department could take control of the facility if it so wished at the end of any lease period.

This situation is a major limiting factor to any expansion to the facility that is funded in any other way other than by State or Federal government grants. It is very difficult for Council to spend ratepayer’s funds for capital works on property that it does not own itself. If Council was to proceed on the present site then an agreement would need to be obtained from the Government about transferring the land and existing buildings to the Council.

Even should that occur there is still not enough appropriate land on the site to expand the facility to where it might become a more viable proposition. Industry advice is that economies of scale only start to be evident somewhere between 25 and 30 beds. Proposals have come to Council previously addressing this issue and a number of solutions have been put forward but these await the basic decision from Council concerning its preparedness to become involved in this type of service provision at all. Karinya, for example, is entirely privately owned and operated and pays service fees to Council (another hidden subsidy to Waratah).

## **Other possibilities**

These points are added with no real analysis simply to demonstrate that there may be other ways run this enterprise.

### ***Do nothing.***

The do nothing option is always the first to consider when contemplating changes to anything. For each answer to the question “what is the likely result of doing nothing?” the next question to ask is “will the community be able to adapt to that without too much pain”. If all of the answers to that question, taken together, are too painful then clearly something has to be done but often nothing needs to be done at all.

### ***Amalgamate with Wagin Cottage Homes.***

This would give a larger and more diverse enterprise which could give rise to economies of scale and efficiencies through shared staff and facilities. It could be worth a look although it does nothing to improve the waiting list situation at Waratah.

### ***Greenfield site.***

Where is the closest Greenfield site remembering Council, as a local government, has powers that are greater than those of the private citizen to gain ownership to land?

### ***Shut it down***

A question to be considered if the end is nigh and so why prolong the agony.

### ***Make this a core business of town***

The questions here might be “what would happen if we trebled its size? And then doubled that again?” Would Council be able to produce an economic driver that could assist to turn the town around? What other skills could be attracted in the ancillary health area (physiotherapists, more doctors, specialist medical or paramedical care to name a few).

### ***Take-over***

What would happen if Council took over the whole hospital site and leased the hospital part back to the government? What other synergistic activity could be attracted here in line with the previous point?

## **Press articles**

A press article on Monday 10 November dealt extensively with the issues being faced by the aged care sector. This article is only one of many that have appeared nationally on this issue which demonstrates that the industry as a whole have a campaign running to get better funding from the government. The CEO of Catholic Health, which runs 42 nursing homes, is quoted as saying “Aged-care operators are under pressure. Regulations prevent them from charging a consumer the actual cost of providing care yet government funding is insufficient to cover operating and capital costs”.

He also said that “It was no longer viable to build more facilities when it cost about \$200,000 a bed and the government only provided about \$76,000 of the capital. This means we cannot and will not be building any new high-care beds for pensioners or concession residents”.

The article also pointed out that the financial returns to nursing homes have fallen below 2 per cent and that many of the 37,000 new places currently on offer by the government for aged care will not be taken up by the industry.

## **Cost shifting**

Aged care is generally seen as the responsibility of the Federal government and there is always a danger for any other level of government that gets involved in an activity that lies with another layer of government. The danger in this case is that the Federal government simply walks away from it and leaves it all to local government. The taxing powers of local government are fairly limited so the end result would be a reduction in services in some other area or a rise in rates.

As with any other risk analysis the two things to consider are the likelihood of that happening and the impact if it did happen. If both are high then the general tendency is to leave it alone. In making that decision council also needs to keep one eye on the likely near to medium term economic conditions and at the time of writing neither of these looks particularly promising.

## **Possible way ahead**

When Councils make policy decisions they don't always adopt a hard nosed financial accounting approach. Like all governments Councils can attribute dollars to “community service” items and balance their financial decisions by saying that they are making an X dollar contribution to a particular community service.

This type of thinking justifies all manner of facilities such as swimming pools, recreation buildings, sports fields and town halls to name a few. Similarly Council gets very little direct return on its expenditure on roads. The same thinking applies to an aged care facility and the question is “how much of a community service contribution is Council prepared to make on such a facility” which translates to how much is the community prepared to pay to have such a facility.

From the discussion in this report it can be seen that a properly run facility can return somewhere between one and two percent on investment which from a government perspective is a great return for a “social enterprise”. Out of all of the possible scenarios these are suggested as having some viability.

### ***Scenario one***

With a change in management approach Waratah could get to the financial position where Council could support it with a type of “self sustaining” loan. Interest rates are falling, and probably still have a way to go, so Council’s borrowing rate could be matched by a combination of operating surplus, interest from accommodation bonds and retention fees. This is not sufficient however to repay capital and Council could agree to pay off the capital out of rate revenue. A million dollar loan over twenty years would require an average capital repayment of \$50,000 per year which would start to balance the intergenerational inequity currently evident in Council’s spending.

A loan of that size, in conjunction with the funds currently on hand, would increase the size of Waratah by perhaps ten extra beds which would put it at a more financially viable size. The unanswered question with this scenario is what land to use as the use of ratepayer’s funds would probably require that Council owns the facility at the end of the day.

### ***Scenario two***

This is a variation of the previous scenario where Council, as a landlord, borrows money to fund an expansion to Waratah and simply repays the loan from its own funds much as it would for any other community facility. Waratah management continues to manage the facility as they see fit and if they fall over at some point Council finds an alternative use for the buildings. In this case the facility would definitely need to be on Council land.

A million dollar loan over twenty years with monthly repayments at 5.5% interest would cost Council \$82,546 per annum. Although Council does not have a debt policy if it was concerned about the intergeneration transfer of the cost loans for long term assets the loan could be taken out over a longer period, say forty years, making the annual cost \$61,892.

To get that in perspective the average weekly ordinary time salary index in September 1968 (forty years ago) was 72.71 and it is now 383.5 which is an increase of 5.3 times. A wage of a hundred dollars a week then would be \$530 dollars a week now. Using these figures as a basis the net present value of an annual payment in forty years time of \$61,892 is equivalent to making a payment of \$11,678 now.

### ***Scenario three***

Do nothing at this point. Waratah has moved back in the black which means its can continue to operate as it has done in the past. The committee has some grant funds available now for some small extensions and the Federal Government has recently advertised for applications for capital grants from a \$45.5 million pool. As competitors for that money have indicated they may not be interested in applying Waratah may be able to get some of these funds and continue with their planned building program on the hospital grounds. Council may be able to assist with their application.

John Hunter  
13/11/08

Page 1 of 1

SHIRE OF WAGIN

11 SEP 2008

RECEIVED

**Shire of Wagin**

**From:** Aged and Community Services [admin@acswa.org.au]  
**Sent:** Friday, 26 September 2008 5:43 PM  
**To:** shire@wagin.wa.gov.au  
**Subject:** ACSWA e News Flash



Dear Member

**WA aged care has now reached crisis point says peak body**

WA's peak aged care body has welcomed the senate inquiry into funding adequacy within the aged care sector (announced today, Friday 26 September) but has warned that unless urgent action is taken, levels of care for older West Australians will suffer.

"We are striving to maintain high standards of care in WA's not for profit sector but what has just occurred in Victoria is a harbinger of doom, this is what we most fear because of the current economic situation we are experiencing," says Stephen Kobelke, Chief Executive of Aged and Community Services of WA (ACSWA).

Mr Kobelke's comments refer to this week's decision by The Australian Government to relocate residents from a Melbourne nursing home due to serious concerns about resident privacy, dignity and safety.

"We welcome the government's focus on protecting older Australians and we are fortunate in WA to have an excellent accreditation record," he said. "However, we are concerned about the Government's history of ignoring ageing - this is wrong, we need to plan and act now in Western Australia.

"Critical issues such as inadequate funding coupled with the state's unprecedented resources and associated construction boom, the ageing and shrinking workforce, the skills shortage and inadequate funding have combined to make things extremely difficult for the sector to keep afloat."

A 2005/06 report of the aged care sector pointed to 40 per cent of aged care facilities operating at a deficit and these figures are set to increase. In addition, the Hon Justine Elliot, has acknowledged there are 'unique circumstances' confronting WA aged care providers.

The Minister has taken this action in Victoria to, in her own words, 'protect frail and aged Australians'. We want them to be protected too, and we also want the pressing issues addressed that we are experiencing here in WA, along with sensible planning.

"Giving the sector adequate funding levels to cope would be a start," he said.

"But the fact is we see no action at all - prompt or slow, in the face of clear and present danger for our sector. We are battling against all odds to maintain quality levels of care for our ageing population and we are crying out for urgent assistance to address these issues.

"Things are too serious now in WA for us to remain silent, he said.

ACSWA represents 130 not-for-profit organisations within the aged care sector.  
ENDS

Stephen Kobelke  
CEO, ACSWA - phone 9244 8233

6/10/2008

# Aged-care providers chase \$180,000 bonds

CANBERRA

Nursing home residents face higher charges and the prospect of having to pay bonds of more than \$180,000 under proposals for a revamp of aged-care financing put to the Federal Government by Catholic nursing homes.

The Government's failure to deal with the financial woes facing nursing homes would result in a shortage of places for frail elderly people on low incomes, Catholic Health Australia said.

Unless the Government was prepared to inject billions of dollars into the system, it should

deregulate aged-care funding and give homes the right to charge high-care residents voluntary bonds and higher fees as part of a radical shake-up, the organisation said.

Dumping its opposition to accommodation bonds, Catholic Health Australia said the rising costs associated with higher demand for single bed ensuite rooms, combined with Government budgetary stringencies, made it imperative to relax regulation of the aged-care system to allow more user pays.

The move comes as nursing home executives warn that the 37,000 subsidised aged-care

places offered by the Federal Government will not be filled. This follows a survey that found the financial returns to nursing homes has fallen below 2 per cent.

"Aged-care operators are under pressure," said Martin Laverty, chief executive of Catholic Health, which represents the biggest not-for-profit aged-care group.

"Regulations prevent them from charging a consumer the actual cost of providing care. Yet government funding is insufficient to cover operating and capital costs," he said.

Mr Laverty said there were

doubts many of the 37,000 new places would be taken up.

"Some service providers are just not going to take the risk. Older Australians might miss out on the care they need if these doubts are confirmed," he said.

Chris Rigby, chief executive of Catholic Health Care Services, which runs 42 nursing homes, said it was no longer viable to build more facilities, when it cost about \$200,000 a bed and the Government only provided about \$76,000 of the capital.

"This means we cannot and will not be building any new high-care beds for pensioners or concession residents," he said.

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An ANZ Online Saver account must be linked to an eligible ANZ account. You should consider whether this product is appropriate for you. ANZ recommends that you read the Terms and Conditions which are available at [anz.com](http://anz.com). Service interruptions may occur. Australia and New Zealand Banking Group Limited (ANZ) ABN 11 005 357 522. ANZ's colour blue is a trade mark of ANZ. ANZ6090710/5

WA 10/11/08 P11



**13.1.2****Waratah Lease****Proponent:****Chief Executive Officer****Summary**

This proposal seeks a Council decision about a sub-lease on the premises known as Waratah Lodge.

**Background**

In April 2006 Council entered into a new 21 year lease with the Department of Health for that part of the Hospital site used by Waratah Lodge. What should have happened at the same time was that a new sub-lease be entered into with the operators of Waratah Lodge, previously The Wagin Frail Aged Hostel Management Committee Inc and now The Wagin Frail Aged Inc. The situation we now have is that the operators do not have a lease in place for the business they run.

**Comment**

The Waratah Lodge operators are in the process of having their accreditation as an aged care facility manager assessed and part of that process will involve being able to show that they have secured premises. Without a lease in place they will not be able to demonstrate this and this in turn could adversely affect their chances of being an accredited aged care provider.

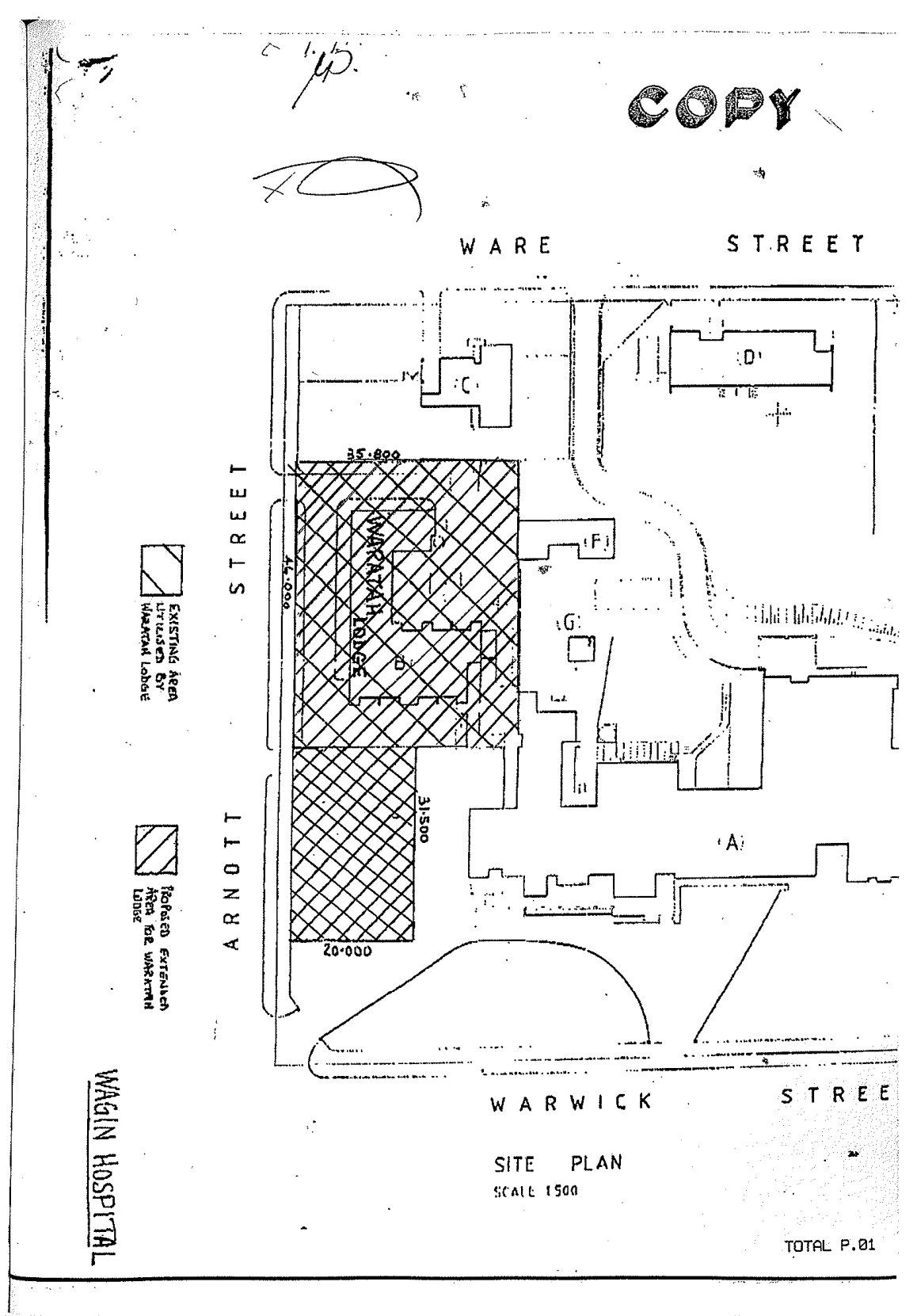
Council's lease on the premises currently still has about eighteen years to run and Council is not likely to get into the management of these type of facilities. Nonetheless Council is not likely to spend anything on the site or facility other than what is required to spend under the terms of the lease which effectively prevents any expansion on that site.

However elsewhere during the meeting Council is being asked to consider the extent of its involvement in aged care and decisions made there may impact upon the issue being raised here.

**Statutory Environment****Policy Implications****Budget Implications****Officer's Recommendation**

That Council agrees to sub-lease the premises it currently leases from the Health Department to Wagin Frail Aged Inc for a period ending 19 March 2027 on terms and conditions similar to those that apply in the lease between Council and the Department of Health.

|   |                                  |          |
|---|----------------------------------|----------|
| C 856   | Moved/Seconded Cr Draper/Cr Ball |          |
|   |                                  |          |
| That Council agrees with the recommendations in the report. |                                  |          |
|   |                                  |          |
|   | Results                          | Vote 9/0 |



THIS LEASE is made the 1st day of APRIL

One Thousand Nine Hundred and Eighty Five

BETWEEN

THE SHIRE OF WAGIN a body corporate pursuant to the provisions of the Local Government Act 1960 as amended having its office situate at WAGIN in the State of Western Australia (hereinafter called "the Lessor") of the one part.

AND

THE WAGIN FRAIL AGED HOSTEL MANAGEMENT COMMITTEE a body corporate pursuant to the provisions of the Associations Incorporation Act 1895 as amended and having its office at ARNOTT STREET, WAGIN in the State of Western Australia (hereinafter called "the Lessee") of the other part.

WHEREAS the Lessor is registered as the Proprietor of WAGIN Lot 310 being the whole of the land in Reserve No 6318 containing 2.471 hectares for an estate as set out on the said Certificate of title and on a portion of which land there is established an Hostel and landscaped surrounds for Aged and Disabled Persons

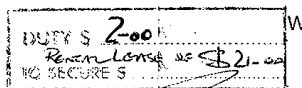
NOW THEREFORE THIS LEASE WITNESSETH as follows:

1. The Lessor HEREBY LEASES unto the Lessess all the said land on which the Hostel and landscaped surrounds is established to hold the same unto the Lessee for a term of TWENTY ONE YEARS (21) commencing on the First day of APRIL 1985 PAYING AND YIELDING therefore a net annual rental of ONE DOLLAR (\$1.00) payable annually in advance on the First day of APRIL each and every year and subject to the covenants terms provisions stipulations and provisos hereinafter contained.

2. The Lessee HEREBY COVENANTS with the Lessor as follows:

(i) Use of Building

- (a) To pay the reserved rent to the office of the Lessor whenever demanded
- (b) Not to use the demised premises for any purpose whatsoever other than that of an Aged or Disabled Persons Hostel or such other facilities for Aged or Disabled Persons as approved by the Lessor in writing the management of which Home and other facilities shall remain vested in the Lessee.



CLERK OF COURTS, WAGIN

WESTERN AUSTRALIAN STAMP DUTIES Form 1  
paid as per Cash Register Imprint

JUN 20 85 3 4 2 9 4 -0002.0000

-2-

- (c) To pay all Metropolitan Water Authority rates and sewerage charges in respect to the demised premises during the term hereby created and all charges for water consumed on the demised premises during the said term.
- (d) To pay all electricity gas and other Service charges in respect of the demised premises during the said term.
- (e) Not to erect make or maintain or suffer to be erected made or maintained on the demised premises or any part thereof any additions or alterations to the buildings on the demised premises without the consent in writing of the Lessor first had and obtained.
- (f) Throughout the term hereby created to keep the demised premises and all addition thereto and fixtures thereon in good and tenantable repair and condition (damage from any of the causes mentioned in the Lessor's agreement to insure excepted).
- (g) To keep all grounds surrounding the building on the said land and forming part of the demised premises in good order and condition and tidy and free from rubbish and generally of an attractive appearance and free from inflammable material.
- (h) Not to do or suffer anything to be done in or upon the demised premises or any part thereof which might be or become a nuisance or annoyance or cause damage or inconvenience to the Lessor or to the owners or occupiers of any neighbouring land or premises.
- (i) Not to assign underlet or part with the possession of the premises or any part thereof without the written consent of the Lessor and the "Secretary" of Community Services and the provisions of Section 80 and Section 82 of the Property Law Act are hereby expressly excluded.
- (j) To permit the Lessor and any person or persons authorized by the Lessor at all reasonable times and after consultation with the Supervisor to enter upon and examine the condition of the demised premises and thereupon the Lessor may service upon the lessee notice in writing specifying any repairs necessary to be done by the Lessee under the provisions herein

-3-

- (j) contained and require the Lessee forthwith to execute the same and if the Lessee shall not within fourteen (14) days after service of such notice commence and proceed diligently with the execution of such repairs then to permit the Lessor after consultation with the Supervisor to enter upon the demised premises with or without workmen and others and execute such repairs and the costs thereof shall be a debt due to the Lessor and be forthwith recoverable by action.
- (k) To comply with all statutes by-laws regulations and orders for the time being affecting the demised premises or the use made of the demised premises by the Lessee.
- (l) At all times during the said term to perform and observe and be bound by all the covenants and conditions which are expressed in an agreement made the SEVENTEENTH day of MAY 1984 between the Director General of "Social Security" and the Lessor with which the Lessor is obligated to comply as if the Lessee were expressly named therein instead of the Lessor and the Lessee will keep the Lessor indemnified against all actions claims and demands by reason of the non-performance and non-observance of the covenants and conditions contained in the said agreement dated the SEVENTEENTH day of MAY 1984.
- (m) At all times during the said term to insure and keep insured the fixtures fittings plant and furnishings in or on the demised premises from loss or damage by fire storm tempest explosion smoke lightning flood earthquake and those other risks which might be normally insured under a fully comprehensive householder's insurance policy (a copy of which the Lessee shall if required furnish to the Lessor).
- (n) Not to do or permit to be done anything whereby the policy or policies of insurance of the demised premises against damage by fire storm tempest explosion smoke lightning flood earthquake and those other risks which might be normally insured under a fully comprehensive householder's insurance policy (a copy of which the Lessor shall if required furnish to the Lessee) may become void or voidable or whereby the rate of premium thereon may be increased and to repay to the Lessor all sums

- 4 -

- (n) paid by way of increased premiums and all expenses incurred by it in about any renewal of such policy or policies necessary by a breach of this covenant upon demand.
- (o) At the expiration or sooner determination of the term hereby created quietly deliver up to the Lessor possession of the demised premises in such a state as shall be consistent with the due performance and observance of the covenants of the Lessee herein contained.
- (p) To pay all insurance premiums paid by the Lessor in respect of the demised premises during the said term.

(ii) MANAGEMENT OF PREMISES

- (a) To appoint an "afterhours live-in supervisor" to attend to the needs of the Hostel residents during the hours which the staff and matron of the Wagin District Hospital are not available for the attending of service call.
- (b) To have control of and administer all admissions to and discharges from the demised premises determining from time to time the assessment for entry as contained "Agreement with respect to terms and conditions of payment" with the Department of Community Services.
- (c) To have control of and administer the expenditure of all grants and moneys made available to the demised premises.
- (d) That having the right to hold Church or fellowship Services in the demised premises at appropriate times it may give equal access to other religious organisations to conduct similar services. No attempt will be made to require compulsory attendance by the residents of the demised premises at such services.
- (e) That the Lessor's welfare and other appropriate officers may at all reasonable times and after consultation with the Supervisor of the demised premises, enter same for the purpose of interviewing and giving advice to persons residing therein.

3. The Lessor HEREBY COVENANTS with the Lessee as follows:

- (a) That the Lessee paying the rent hereby reserved and performing and observing the several covenants on the part of the lessee herein contained shall peaceably hold and enjoy the demised premises during the term

-5-

- (a) hereby created without any interruption by the Lessor or any person claiming under or in trust for the Lessor.
- (b) To insure and keep insured the demised premises from loss or damage by fire storm tempest explosion smoke lightning flood earthquake and those other risks which might be normally insured under a fully comprehensive householder's insurance policy and in the event of such loss or damage unless resulting from some act or default of the lessee in consequence whereof payment of the insurance shall be refused and subject to the provisions for determination hereinafter contained to rebuild and reinstate the damaged property.
- (c) That at least four (4) months prior to the end of the term the Lessor will give to the Lessee written notice of the date on which the term shall expire.
- (d) That if the Lessee shall at least three (3) months prior to the end of the term give to the Lessor written notice of the desire of the Lessee to renew the term hereby created and shall have at all times duly performed and observed the covenants and conditions contained or implied in this Lease then the Lessor shall extend and renew this Lease of the demised premises for a further term from the expiration of the original term on the same covenants and conditions as herein contained or implied.

4. PROVIDED ALWAYS AND IT IS HEREBY AGREED:

- (a) All fittings equipment furnishings and other material or articles brought on to the demised premises by the Lessee shall be deemed trade or tenants fixtures and subject to the Lessee's rights of removal. All fixtures fittings equipment furnishing and other materials or articles installed by the Lessor in the demised premises at the Lessor's cost shall remain the property of the Lessor and the Lessee shall not remove destroy or alter same without the prior written consent of the Lessor. The Lessee shall make good any damage caused to the demised premises by the removal of any fittings equipment furnishings or other material or articles therefrom.
- (b) If the Lessee shall neglect to observe any stipulation on its part herein

- 6 -

- (b) contained the Lessor may at any time thereafter re-enter upon the demised premises and thereupon this Lease shall absolutely determine.
- (c) That if the demised premises or any substantial part thereof be burnt down destroyed or damaged so as to be wholly unfit for occupation or use this Lease may at the option of the Lessor or of the Lessee (unless the insurance shall have been forfeited or become null and void or the payment under such insurance shall be refused or withheld through any act or default of the Lessee or of any employee visitor or occupant of the Lessee) be determined. Such option shall be declared in writing within twenty eight (28) days after such damage or destruction.

THE COMMON SEAL OF THE WAGIN )  
 FRAIL AGED HOSTEL MANAGEMENT )  
 COMMITTEE WAS HEREUNTO )  
 AFFIXED IN THE PRESENCE OF: )



PRESIDENT

SECRETARY

THE COMMON SEAL OF THE SHIRE )  
 OF WAGIN WAS HEREUNTO )  
 AFFIXED IN THE PRESENCE OF: )

PRESIDENT

SHIRE CLERK





**11.3.5                                      Youth Centre**  
**Proponent:                                      CEO**

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**Summary**

This proposal seeks a Council decision about assisting with the development of a Youth Centre in Wagin.

**Background**

The October meeting of Council was addressed by the Local Drug Action Group, a community group that is concerned about a perceived lack of activities for youth in Wagin and who requested assistance in establishing a Youth Centre in town.

**Comment**

Council agreed in principle to work with the group and since that time several meetings have been held throughout the community. A number of buildings around town have been inspected and various groups have pledged support. It appears at the time of writing that the most favoured site is the complex that used to be the drive-in cinema which is now the property of the Wagin Agricultural Society.

Meetings between the groups have come to an agreement with insurance being one outstanding issue.

Elsewhere Council has been asked to consider a Community Development Committee and clearly this item would fit within the purview of that committee. An advisory group to the committee could be a Youth Advisory Committee which could incorporate those interested members of the community currently working on this project along with up to three Councillors. Whether or not a Community Advisory Committee is established there is a need for a Youth Advisory Committee given the current community activity in this area. Some correspondence on this matter is attached.

A youth centre is a common council activity and the running of the centre can easily be delegated to a community committee. The activity would be a Council activity and so would be covered by Council's current insurances. From previous experience an added activity such as this, properly established, would have negligible effect on Council's insurance premiums. The insurance premiums for a community group to run such an activity would be prohibitive so this approach is a definite benefit to the community organisation.

**Statutory Environment**

**Policy Implications**

**Budget Implications**

**Officer's Recommendation**

That Council agrees to:

1. Establish a Youth Advisory Committee as soon as possible
2. Approach the Wagin Agricultural Society about leasing the previous drive-in site, and some surrounds, for use as a Youth Centre.
3. Appoint a suitable community body such as the Local Drug Action Group or similar to run the Youth Centre on a voluntary basis.
4. That Council provide some assistance to establish the centre by way of machinery, labour and materials to be funded out of the Town Maintenance budget to the extent of \$2,000.

|   |         |                                |
|---|---------|--------------------------------|
| C 857   |         | Moved/Seconded Cr Ball/Cr Ewen |
|   |         |                                |
| That Council agrees with the recommendations in the report. |         |                                |
|   |         |                                |
|   | Results | Vote 9/0                       |

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|                           |   |
|---------------------------|---|
| <b>11.3.6</b>             | <b>Christmas Function / Office Hours Christmas/New Year</b> |
| <b>Location:</b>          | <b>Shire of Wagin</b>                                       |
| <b>Proponent:</b>         | <b>Staff</b>  |
| <b>Reporting Officer:</b> | <b>Acting Deputy Chief Executive Officer</b>                |
| <b>File:</b>              | <b>CNL 4</b>  |

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### Summary

To allow the appropriate advertising and preparation, planning has commenced for the annual Christmas function and opening of the Shire Administration Office over the Christmas – New Year period.

### Comment

The outside staff will be standing down for the Christmas/New Year period on Wednesday 24 December 2008 and return to work on Monday 5 January 2009.

The annual street party will be held on Friday 19 December, so it is recommended that the annual Christmas Function be held on Friday 12 December 2008 with a sit down meal at the Recreation Centre.

Last year Council closed the Administration Office during the Christmas – New Year period for the first time and no complaints were received from members of the public.

This year it is proposed to man the office until 24 December, and close the office 29 to 31 December. With the rotation of staff and closure of the office for three working days, it will give all Administration staff an eight day break over the period.

The majority of surrounding Shires close over Christmas – New Year period, they include Dumbleyung, Woodanilling, West Arthur, Kojonup, Cuballing, Wickepin, Wandering, Boddington, Kulin, Kent and Lake Grace.

Emergency contacts for the entire period will be provided to Police and other emergency services. The Special Projects Officer and Executive Assistant will be available during the period to ensure harvest ban information is faxed to appropriate media outlets and registered recipients via the SMS process.

The following calendar is proposed for the 2008 – 2009 Christmas – New Year period:

|                       |                                |
|-----------------------|--------------------------------|
| Monday 22 December    | Open                           |
| Tuesday 23 December   | Open                           |
| Wednesday 24 December | Open                           |
| Thursday 25 December  | Office Closed – Public Holiday |
| Friday 26 December    | Office Closed – Public Holiday |
| Monday 29 December    | Office Closed                  |
| Tuesday 30 December   | Office Closed                  |
| Wednesday 31 December | Office Closed                  |
| Thursday 1 January    | Closed – Public Holiday        |
| Friday 2 January      | Open                           |

The closure of the office on 29 to 31 December 2008 will be advertised at the Shire Office, through Council Corner and the December edition of Council Capers.

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**Statutory Environment**

Local Government Act 1995  
Local Government Officers Award  
Municipal Employee Award

**Policy Implications**

N/A

**Budget Implications**

A Christmas function has been allowed for in the 2008/09 Budget.

**Officer's Recommendation**

That Council:

1. Hold a sit down dinner Christmas function at the Recreation Centre on Friday 12 December 2008.
2. Close the Administration Office on 29-31 December 2008 and advertise accordingly.

|   |                                     |          |
|---|-------------------------------------|----------|
| C 858   | Moved/Seconded Cr Morgan/Cr Cumming |          |
| That Council agrees with the recommendations in the report. |                                     |          |
|   | Results                             | Vote 9/0 |

---

|                           |  |
|---------------------------|--|
| <b>11.3.7</b>             | <b>Councillors' Request System</b>           |
| <b>Location:</b>          | <b>Shire of Wagin</b>                        |
| <b>Proponent:</b>         | <b>Staff</b>                                 |
| <b>Reporting Officer:</b> | <b>Acting Deputy Chief Executive Officer</b> |

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### **Summary**

A system to allow Councillors to make requests/complaints and track their progress is proposed for consideration.

### **Background**

Councillors currently have no formal mechanism for asking the Administration questions or passing on their constituents complaints unless they give notice of a question to be asked at a Council meeting.

### **Comment**

This places Councillors and staff in a difficult position as it delays the ability for questions to be raised and answered and can focus attention of staff and Councillors at Council meetings on operational issues instead of strategic and policy matters.

The only other alternative for Councillors is to contact an officer which can mean that a response is delayed or that several Councillors approach staff about the same issue, taking up staff time and risking inconsistent answers.

A system is proposed where a Councillor can complete a form (either in hard copy or by email) and forward it to the Executive Assistant for recording on a register of Councillors' requests and forwarding to the appropriate officer to address.

Once they have responded to the query or complaint, a summary of the response is included on the register. The register can be emailed out to Councillors each week so they can all see the questions/complaints and responses.

A copy of the proposed form and register are attached for information.

### **Statutory Environment**

Wagin's Standing Orders Local Law provides for an item of business on Council and Committee Agendas for 'Questions by members of which due notice has been given'. Councillors are required to forward any questions to the Chief Executive Officer at least four clear working days before the meeting at which it is raised.

### **Policy Implications**

Nil

### **Budget Implications**

Nil

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**Officer's Recommendation**

That Council endorse the use of the proposed Councillors' Request System.

|   |         |                                   |
|---|---------|-----------------------------------|
| C 859   |         | Moved/Seconded Cr Cumming/Cr Ewen |
|   |         |                                   |
| That Council agrees with the recommendations in the report. |         |                                   |
|   |         |                                   |
|   | Results | Vote 9/0                          |

**11.3.8 Statement of Financial Performance– October 2008**

**Location:** Shire of Wagin  
**Proponent:** Staff  
**Reporting Officer:** Deputy Chief Executive Officer  
**File:**

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**Summary**

In accordance with the Local Government (Financial Management) Regulations 1996, Council is to be presented with a Statement of Financial Performance.

**Background**

This requirement came into effect from 1 July 2005 and now replaces the previous monthly and quarterly financial reports.

**Comment**

A copy of Statement of Financial Performance is attached to this item including additional information that Council has deemed appropriate to receive.

**Statutory Environment**

Local Government (Financial Management) Regulations

**Policy Implications**

Nil

**Budget Implications**

Nil

**Officer's Recommendation**

That Council adopts the Statement of Financial Performance for the period ending 31 October 2008.

|   |         |                                    |
|---|---------|------------------------------------|
| C 860   |         | Moved/Seconded Cr Morgan /Cr Dohle |
|   |         |                                    |
| That Council agrees with the recommendations in the report. |         |                                    |
|   |         |                                    |
|   | Results | Vote 9/0                           |

**SHIRE OF WAGIN**  
**MONTHLY STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2008 TO 31 October 2008**

**TABLE OF CONTENTS**

|                                 |          |
|---------------------------------|----------|
| Statement of Financial Activity | 2        |
| Acquisition of Assets           | 3        |
| Disposal of Assets              | 4        |
| Information on Borrowings       | 5        |
| Reserves                        | 6 to 8   |
| Net Current Assets              | 9        |
| Rating Information              | 10       |
| Operating Statement in Detail   | 11 to 22 |
| Municipal Fund Cheque List      | 23 to 33 |
| Trust Fund Cheque List          | 34       |



**SHIRE OF WAGIN  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2008 TO 31 October 2008**

|   | NOTE | 31 OCT<br>2008<br>Actual<br>\$ | 31 OCT<br>2008<br>Y-T-D Budget<br>\$ | 2008/09<br>Revised<br>Budget<br>\$ | Variances<br>Budget to<br>Actual<br>Y-T-D<br>% | Variances<br>Budget to<br>Actual<br>Y-T-D<br>\$ |
|---|------|--------------------------------|--------------------------------------|------------------------------------|--|---|
| <b><u>Operating</u></b>                         |      |                                |                                      |                                    |  |   |
| <b>Revenues/Sources</b>                         | 1,2  |                                |                                      |                                    |  |   |
| Governance                                      |      | 44                             | 900                                  | 2,000                              | (95.11%)                                       | 856   |
| General Purpose Funding                         |      | 349,663                        | 342,916                              | 1,218,461                          | 1.97%  | -6,747  |
| Law, Order, Public Safety                       |      | 17,665                         | 17,398                               | 35,358                             | 1.53%  | -267  |
| Health  |      | 28,934                         | 32,320                               | 97,020                             | (10.48%)                                       | 3,386   |
| Education and Welfare                           |      | 165,607                        | 154,868                              | 301,333                            | 6.93%  | -10,739   |
| Community Amenities                             |      | 188,007                        | 194,270                              | 294,310                            | (3.22%)  | 6,263   |
| Recreation and Culture                          |      | 14,961                         | 7,320                                | 45,860                             | 104.39%  | -7,641  |
| Transport                                       |      | 109,829                        | 166,103                              | 663,792                            | 0.00%  | 56,274  |
| Economic Services                               |      | 14,711                         | 13,500                               | 48,500                             | 8.97%  | -1,211  |
| Other Property and Services                     |      | 153,691                        | 187,700                              | 1,465,300                          | (18.12%)                                       | 34,009  |
|   |      | 1,043,112                      | 1,117,295                            | 4,171,934                          | (6.64%)  | 74,183  |
| <b>(Expenses)/(Applications)</b>                | 1,2  |                                |                                      |                                    |  |   |
| Governance                                      |      | -116,730                       | -121,584                             | (223,428)                          | 3.99%  | -4,854  |
| General Purpose Funding                         |      | -74,332                        | -76,692                              | (226,394)                          | 3.08%  | -2,360  |
| Law, Order, Public Safety                       |      | -51,672                        | -58,380                              | (153,803)                          | 11.49%   | -6,708  |
| Health  |      | -99,735                        | -89,168                              | (253,126)                          | (11.85%)                                       | 10,567  |
| Education and Welfare                           |      | -113,537                       | -123,377                             | (402,103)                          | 7.98%  | -9,840  |
| Community Amenities                             |      | -161,016                       | -167,442                             | (538,652)                          | 3.84%  | -6,426  |
| Recreation & Culture                            |      | -191,519                       | -192,453                             | (651,151)                          | 0.49%  | -934  |
| Transport                                       |      | -618,180                       | -626,305                             | (1,903,685)                        | 1.30%  | -8,125  |
| Economic Services                               |      | -32,332                        | -40,945                              | (147,405)                          | 21.04%   | -8,613  |
| Other Property and Services                     |      | -180,145                       | -241,190                             | (1,544,344)                        | 25.31%   | -61,045   |
|   |      | -1,639,198                     | -1,737,536                           | -6,044,091                         | (5.66%)  | -98,338   |
| <b><u>Adjustments for Non-Cash</u></b>          |      |                                |                                      |                                    |  |   |
| <b><u>(Revenue) and Expenditure</u></b>         |      |                                |                                      |                                    |  |   |
| (Profit)/Loss on Asset Disposals                | 4    | 2,370                          | 0                                    | (500)                              | 0.00%  |   |
| Depreciation on Assets                          | 2(a) | 323,375                        | 323,375                              | 968,633                            | 0.00%  |   |
| <b><u>Capital Revenue and (Expenditure)</u></b> |      |                                |                                      |                                    |  |   |
| Purchase Land Held for Resale                   | 3    | 0                              | 0                                    | -580,000                           | 0.00%  |   |
| Purchase Land and Buildings                     | 3    | -121,010                       | -121,010                             | -668,000                           | 0.00%  |   |
| Purchase Infrastructure Assets - Roads          | 3    | -43,064                        | 0                                    | -240,000                           | 0.00%  |   |
| Purchase Infrastructure Assets - Parks          | 3    | -37,478                        | -37,478                              | -75,000                            | 0.00%  |   |
| Purchase Plant and Equipment                    | 3    | -54,407                        | -54,407                              | -343,000                           | 0.00%  |   |
| Purchase Furniture and Equipment                | 3    | -27,648                        | -27,648                              | -52,000                            | 0.00%  |   |
| Proceeds from Disposal of Assets                | 4    | 26,391                         | 26,391                               | 187,000                            | 0.00%  |   |
| Repayment of Debentures                         | 5    | -20,480                        | -20,480                              | -48,512                            | 0.00%  |   |
| Proceeds from New Debentures                    | 5    | 0                              | 0                                    | 915,000                            | 0.00%  |   |
| Self-Supporting Loan Principal Income           |      | 10,188                         | 10,188                               | 22,906                             | 0.00%  |   |
| Purchase of Investments                         |      | 0                              | 0                                    | 0                                  | 0.00%  |   |
| Proceeds from Disposal of Investments           |      | 0                              | 0                                    | 0                                  | 0.00%  |   |
| Transfers to Reserves (Restricted Assets)       | 6    | -9,456                         | -9,456                               | -216,013                           | 0.00%  |   |
| Transfers from Reserves (Restricted Assets)     | 6    | 0                              | 0                                    | 389,500                            | 0.00%  |   |
| ADD Net Current Assets July 1 B/Fwd             | 7    | 189,341                        | 0                                    | 200,000                            | 0.00%  |   |
| LESS Net Current Assets Year to Date            | 7    | 1,046,013                      |                                      | 0                                  | 0.00%  |   |
| <b>Amount Raised from Rates</b>                 | 8    | <u>-1,403,977</u>              | <u>-530,766</u>                      | <u>-1,412,143</u>                  |  |   |

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

SHIRE OF WAGIN  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2008 TO 31 October 2008

| 3. ACQUISITION OF ASSETS  | 31 OCT<br>2008<br>Actual<br>\$ | 2008/09<br>Revised<br>Budget<br>\$ |
|---|--------------------------------|------------------------------------|
| The following assets have been acquired during the period under review: |                                |                                    |
| <u>By Program</u>   |                                |                                    |
| Governance  | 20,055                         | 91,000                             |
| General Purpose Funding   | 0                              | 0                                  |
| Law, Order, Public Safety   | 0                              | 0                                  |
| Health  | 33,391                         | 41,000                             |
| Education and Welfare   | 0                              | 0                                  |
| Community Amenities   |                                | 67,000                             |
| Recreation and Culture  | 61,456                         | 106,500                            |
| Transport   | 47,695                         | 491,000                            |
| Economic Services   |                                | 4,500                              |
| Other Property and Services   | 121,010                        | 1,157,000                          |
|   | <u>283,607</u>                 | <u>1,958,000</u>                   |
| <u>By Class</u>   |                                |                                    |
| Land Held for Resale  | 0                              | 0                                  |
| Land and Buildings  | 121,010                        | 1,248,000                          |
| Infrastructure Assets - Roads   | 43,064                         | 240,000                            |
| Infrastructure Assets - Parks and Ovals                                 | 37,478                         | 110,000                            |
| Plant and Equipment   | 54,407                         | 343,000                            |
| Furniture and Equipment   | 27,648                         | 17,000                             |
|   | <u>283,607</u>                 | <u>1,958,000</u>                   |

**SHIRE OF WAGIN**  
**STATEMENT OF FINANCIAL ACTIVITY**

FOR THE PERIOD 1 JULY 2008 TO 31 October 2008

**4. DISPOSALS OF ASSETS**

The following assets have been disposed of during the period under review:

| <u>By Program</u>          | Net Book Value                 | Sale Proceeds                  | Profit(Loss)                   |                                |
|----------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
|                            | 31 OCT<br>2008<br>Actual<br>\$ | 31 OCT<br>2008<br>Actual<br>\$ | 31 OCT<br>2008<br>Actual<br>\$ | 31 OCT<br>2008<br>Actual<br>\$ |
| 2007 Ford Fairmont - W1479 | 28,761                         | 26,391                         |                                | (2,370)                        |
|                            | 28,761                         | 26,391                         |                                | (2,370)                        |

| <u>By Class</u>     | Net Book Value                 | Sale Proceeds                  | Profit(Loss)                   |                                |
|---------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
|                     | 31 OCT<br>2008<br>Actual<br>\$ | 31 OCT<br>2008<br>Actual<br>\$ | 31 OCT<br>2008<br>Actual<br>\$ | 31 OCT<br>2008<br>Actual<br>\$ |
| Plant and Equipment | 28,761                         | 26,391                         |                                | -2,370                         |
|                     | 28,761                         | 26,391                         |                                | -2,370                         |

| <u>Summary</u>            | 31 OCT<br>2008<br>Actual<br>\$ |
|---------------------------|--------------------------------|
| Profit on Asset Disposals | 0                              |
| Loss on Asset Disposals   | -2,370                         |
|                           | <u>-2,370</u>                  |

**SHIRE OF WAGIN**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2008 TO 31 October 2008**

**5. INFORMATION ON BORROWINGS**

(a) Debenture Repayments

| Particulars                 | Principal<br>1-Jul-08 | New<br>Loans | Principal<br>Repayments |              | Principal<br>Outstanding |              | Interest<br>Repayments |              |
|-----------------------------|-----------------------|--------------|-------------------------|--------------|--------------------------|--------------|------------------------|--------------|
|                             |                       |              | Actual<br>\$            | Budget<br>\$ | Actual<br>\$             | Budget<br>\$ | Actual<br>\$           | Budget<br>\$ |
| 124 Medical Centre          | 93,276                |              | 10,292                  | 20,948       | 82,984                   | 72,328       | 3,296                  | 6,229        |
| 128 Wagin Ag Society SS**   | 16,335                |              | 8,048                   | 16,335       | 8,287                    | 0            | 483                    | 727          |
| 131 Recreation Centre       | 130,821               |              | 0                       | 4,658        | 130,821                  | 126,163      | 0                      | 8,286        |
| 132 LIA Development         | 0                     | 450,000      | 0                       | 0            | 0                        | 450,000      | 0                      | 0            |
| 133 Wagin Bowling Club SS** | 156,371               |              | 2,140                   | 6,571        | 154,231                  | 149,800      | 3,573                  | 10,570       |
| 134 New CEO Residence       | 0                     | 200,000      | 0                       | 0            | 0                        | 200,000      | 0                      | 0            |
| 135 New Waratah Units       | 0                     | 200,000      |                         | 0            | 0                        | 200,000      | 0                      | 0            |
| 136 New White Dam           | 0                     | 65,000       |                         | 0            | 0                        | 65,000       | 0                      | 0            |
|                             | 240,432               | 915,000      | 20,480                  | 48,512       | 376,323                  | 1,263,291    | 7,352                  | 25,812       |

All debenture repayments were financed by general purpose revenue.

(b) New Debentures

| Particulars/Purpose   | Amount Borrowed |         | Institution | Loan<br>Type | Term<br>(Years) | Total<br>Interest &<br>Charges | Interest<br>Rate<br>% | Amount Used |  |
|-----------------------|-----------------|---------|-------------|--------------|-----------------|--------------------------------|-----------------------|-------------|--|
|                       | Actual          | Budget  |             |              |                 |                                |                       | Actual      |  |
| 132 LIA Development   | 0               | 450,000 | WATC        | Debenture    | 20              | 425,870                        | 7.5%                  | 0           |  |
| 134 New CEO Residence | 0               | 200,000 | WATC        | Debenture    | 15              | 136,526                        | 7.5%                  | 0           |  |
| 135 New Waratah Units | 0               | 200,000 | WATC        | Debenture    | 15              | 136,526                        | 7.5%                  | 0           |  |
| 136 New White Dam     | 0               | 65,000  | WATC        | Debenture    | 15              | 44,371                         | 7.5%                  | 0           |  |

Page 5

## SHIRE OF WAGIN

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2008 TO 31 October 2008

|  | Actual<br>\$<br>Actual<br>\$ | 2008/09<br>Budget<br>\$ |
|--|------------------------------|-------------------------|
| <b>6. RESERVES</b>   |                              |                         |
| <b>Cash Backed Reserves</b>  |                              |                         |
| <b>(a) Leave Reserve</b>   |                              |                         |
| Opening Balance  | 90,526                       | 90,526                  |
| Amount Set Aside / Transfer to Reserve                             | 1,153                        | 6,607                   |
| Amount Used / Transfer from Reserve                                | 0                            | (30,000)                |
|  | <u>91,679</u>                | <u>67,133</u>           |
| <b>(b) Plant Reserve</b>   |                              |                         |
| Opening Balance  | 21,855                       | 21,855                  |
| Amount Set Aside / Transfer to Reserve                             | 542                          | 81,595                  |
| Amount Used / Transfer from Reserve                                | 0                            | 0                       |
|  | <u>22,397</u>                | <u>103,450</u>          |
| <b>(c) Municipal Buildings Reserve</b>                             |                              |                         |
| Opening Balance  | 230,569                      | 230,569                 |
| Amount Set Aside / Transfer to Reserve                             | 2,727                        | 16,830                  |
| Amount Used / Transfer from Reserve                                | 0                            | (225,000)               |
|  | <u>233,296</u>               | <u>22,399</u>           |
| <b>(d) Recreation Development Reserve</b>                          |                              |                         |
| Opening Balance  | 175,424                      | 175,424                 |
| Amount Set Aside / Transfer to Reserve                             | 1,862                        | 42,279                  |
| Amount Used / Transfer from Reserve                                | 0                            | 0                       |
|  | <u>177,286</u>               | <u>217,703</u>          |
| <b>(e) Administration Centre Furniture &amp; Equipment Reserve</b> |                              |                         |
| Opening Balance  | 21,108                       | 21,108                  |
| Amount Set Aside / Transfer to Reserve                             | 218                          | 1,541                   |
| Amount Used / Transfer from Reserve                                | 0                            | 0                       |
|  | <u>21,326</u>                | <u>22,649</u>           |
| <b>(f) Recreation Centre Equipment Reserve</b>                     |                              |                         |
| Opening Balance  | 9,697                        | 9,697                   |
| Amount Set Aside / Transfer to Reserve                             | 147                          | 2,508                   |
| Amount Used / Transfer from Reserve                                | 0                            | (4,500)                 |
|  | <u>9,844</u>                 | <u>7,705</u>            |
| <b>(g) Aerodrome Maintenance &amp; Development Reserve</b>         |                              |                         |
| Opening Balance  | 11,602                       | 11,602                  |
| Amount Set Aside / Transfer to Reserve                             | 104                          | 847                     |
| Amount Used / Transfer from Reserve                                | 0                            | 0                       |
|  | <u>11,706</u>                | <u>12,449</u>           |
| <b>(h) Land Development Reserve</b>                                |                              |                         |
| Opening Balance  | 143,507                      | 143,507                 |
| Amount Set Aside / Transfer to Reserve                             | 1,819                        | 10,475                  |
| Amount Used / Transfer from Reserve                                | 0                            | (130,000)               |
|  | <u>145,326</u>               | <u>23,982</u>           |

## SHIRE OF WAGIN

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2008 TO 31 October 2008

|   | Actual<br>\$<br>Actual<br>\$ | 2007/08<br>Budget<br>\$ |
|---|------------------------------|-------------------------|
| <b>(i) Community Bus Reserve</b>              |                              |                         |
| Opening Balance                               | 31,890                       | 31,890                  |
| Amount Set Aside / Transfer to Reserve        | 347                          | 5,276                   |
| Amount Used / Transfer from Reserve           | 0                            | 0                       |
|   | <u>32,237</u>                | <u>37,166</u>           |
| <b>(j) H.A.C.C. Plant &amp; Leave Reserve</b> |                              |                         |
| Opening Balance                               | 55,424                       | 55,424                  |
| Amount Set Aside / Transfer to Reserve        | 537                          | 4,045                   |
| Amount Used / Transfer from Reserve           | 0                            | 0                       |
|   | <u>55,961</u>                | <u>59,469</u>           |
| <b>(k) Refuse Site / Waste Management</b>     |                              |                         |
| Opening Balance                               | 0                            | 0                       |
| Amount Set Aside / Transfer to Reserve        | -                            | 44,010                  |
| Amount Used / Transfer from Reserve           | 0                            | 0                       |
|   | <u>-</u>                     | <u>44,010</u>           |
| <b>Total Cash Backed Reserves</b>             | <u>801,058</u>               | <u>618,115</u>          |

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

## SHIRE OF WAGIN

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2008 TO 31 October 2008

|   | Actual<br>\$ | 2007/08<br>Budget<br>\$ |
|---|--------------|-------------------------|
| 6. RESERVES (Continued)                     | Actual<br>\$ |                         |
| <b>Summary of Transfers</b>                 |              |                         |
| <b>To Cash Backed Reserves</b>              |              |                         |
| <b>Transfers to Reserves</b>                |              |                         |
| Leave Reserve                               | 1,153        | 6,607                   |
| Plant Reserve                               | 542          | 81,595                  |
| Municipal Buildings Reserve                 | 2,727        | 16,830                  |
| Recreation Development Reserve              | 1,862        | 42,279                  |
| Administration Centre Furn. & Equip Reserv. | 218          | 1,541                   |
| Recreation Centre Equipment Reserve         | 147          | 2,508                   |
| Aerodrome Maintenance & Develop. Reserv.    | 104          | 847                     |
| Land Development Reserve                    | 1,819        | 10,475                  |
| Community Bus Reserve                       | 347          | 5,276                   |
| HACC Leave & Plant Reserve.                 | 537          | 4,045                   |
| Refuse Site / Waste Management              | 0            | 44,010                  |
|   | <u>9,456</u> | <u>216,013</u>          |
| <b>Transfers from Reserves</b>              |              |                         |
| Leave Reserve                               | 0            | -30,000                 |
| Plant Reserve                               | 0            | 0                       |
| Building Reserve                            | 0            | -225,000                |
| Recreation Development Reserve              | 0            | 0                       |
| Administration Centre Furn. & Equip Reserv. | 0            | 0                       |
| Recreation Centre Equipment Reserve         | 0            | -4,500                  |
| Aerodrome Maintenance & Develop. Reserv.    | 0            | 0                       |
| Land Development Reserve                    | 0            | -130,000                |
| Community Bus Reserve                       | 0            | 0                       |
| HACC Leave & Plant Reserve.                 | 0            | 0                       |
| Refuse Site / Waste Management              | 0            | 0                       |
|   | <u>0</u>     | <u>-389,500</u>         |
| <b>Total Transfer to/(from) Reserves</b>    | <u>9,456</u> | <u>-173,487</u>         |

## SHIRE OF WAGIN

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2008 TO 31 October 2008

|  | Actual<br>\$<br>31 OCT<br>2008 | Brought<br>Forward<br>1-Jul<br>\$ |
|--|--------------------------------|-----------------------------------|
| <b>7. NET CURRENT ASSETS</b>                               |                                |                                   |
| <b>Composition of Estimated Net Current Asset Position</b> |                                |                                   |
| <b>CURRENT ASSETS</b>                                      |                                |                                   |
| Cash - Unrestricted  | 567,868                        | 281,022                           |
| Cash - Restricted  | 801,058                        | 791,602                           |
| Receivables  | 551,820                        | 322,144                           |
| Inventories  | 52,418                         | 43,120                            |
|  | <u>1,973,164</u>               | <u>1,437,888</u>                  |
| <b>LESS: CURRENT LIABILITIES</b>                           |                                |                                   |
| Payables and Provisions                                    | <u>-126,093</u>                | <u>-446,286</u>                   |
|  | 1,847,071                      | 991,602                           |
| Less: Cash - Reserves - Restricted                         | -801,058                       | -791,602                          |
| Less: Cash - Restricted/Committed                          | <u>0</u>                       | <u>0</u>                          |
| <b>NET CURRENT ASSET POSITION</b>                          | <u>1,046,013</u>               | <u>200,000</u>                    |



## 8. RATING INFORMATION

**SHIRE OF WAGIN**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2008 TO 31 October 2008**

| RATE TYPE                            | Rate in \$ | Number of Properties | Rateable Value \$ | 2008/09 Rate Revenue \$ | 2008/09 Interim Rates \$ | 2008/09 Back Rates \$ | 2008/09 Actual Total Revenue \$ | 2008/09 Budgeted Total Revenue \$ | 2007/08 Actual \$  |
|--------------------------------------|------------|----------------------|-------------------|-------------------------|--------------------------|-----------------------|---------------------------------|-----------------------------------|--------------------|
| <b>Differential General Rate</b>     |            |                      |                   |                         |                          |                       |                                 |                                   |                    |
| Gross Rental Value                   | 0.115086   | 693                  | 4,349,536         | 500,571                 | 1,467                    | 0                     | 502,038                         | 507,071                           | 491,695            |
| Unimproved Value                     | 0.010099   | 344                  | 86,292,000        | 871,472                 | -574                     | 0                     | 870,898                         | 873,472                           | 808,249            |
| <b>Sub-Totals</b>                    |            | 1,037                | 90,641,536        | 1,372,043               | 893                      | 0                     | 1,372,936                       | 1,380,543                         | 1,299,944          |
| <b>Minimum Rates</b>                 |            |                      |                   |                         |                          |                       |                                 |                                   |                    |
| Gross Rental Value                   | 400.00     | 188                  | 147,877           | 75,200                  | 0                        | 0                     | 75,200                          | 75,200                            | 51,600             |
| Unimproved Value                     | 400.00     | 26                   | 498,408           | 10,400                  | 0                        | 0                     | 10,400                          | 10,400                            | 7,800              |
| <b>Sub-Totals</b>                    |            | 214                  | 646,285           | 85,600                  | 0                        | 0                     | 85,600                          | 85,600                            | 59,400             |
| <b>Specified Area Rates (Note 9)</b> |            |                      |                   |                         |                          |                       |                                 |                                   |                    |
| Discounts                            |            |                      |                   |                         |                          |                       | 1,458,536                       | 1,466,143                         | 1,359,344          |
| <b>Totals</b>                        |            |                      |                   |                         |                          |                       | 1,458,536 (54,559)              | 1,466,143 (54,000)                | 1,359,344 (49,309) |
|                                      |            |                      |                   |                         |                          |                       | 1,403,977                       | 1,412,143                         | 1,310,035          |

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

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

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

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|                                      | <u>Jul - Oct 2008</u> | <u>Budget</u>       |
|--------------------------------------|-----------------------|---------------------|
| Income                               |                       |                     |
| I03 - GENERAL PURPOSE FUNDING        |                       |                     |
| I031 - Rates                         |                       |                     |
| I031005 - GRV                        | 500,571.00            | 500,571.00          |
| I031010 - GRV Minimums               | 75,200.00             | 75,200.00           |
| I031015 - UV                         | 871,472.00            | 871,472.00          |
| I031020 - UV Minimums                | 10,400.00             | 10,400.00           |
| I031025 - GRV Interim Rates          | 1,467.19              | 2,000.00            |
| I031030 - UV Interim Rates           | -573.68               | 300.00              |
| I031035 - Back Rates                 | 0.00                  | 250.00              |
| I031040 - Ex-Gratia Rates (CBH)      | 6,254.00              |                     |
| I031045 - Discount Allowed           | -54,558.60            | -54,000.00          |
| I031050 - Instalment Admin Charge    | 4,518.07              | 4,000.00            |
| I031055 - Account Enquiry Fee        | 1,150.00              | 1,000.00            |
| I031065 - Penalty Interest           | 394.30                | 1,850.00            |
| I031070 - Emergency Services Levy    | 52,677.05             | 53,500.00           |
| I031075 - ESL Penalty Interest       | 13.99                 |                     |
| I031090 - Rate Legal Charges         | -282.17               | 2,500.00            |
| Total I031 - Rates                   | <u>1,468,703.15</u>   | <u>1,469,043.00</u> |
| I032 - Other GPF                     |                       |                     |
| I032005 - Grants Commission General  | 149,285.25            | 148,066.00          |
| I032010 - Grants Commission Roads    | 105,400.00            | 104,494.00          |
| I032015 - Pensioner Deferred Subsidy | 0.00                  | 1,200.00            |
| I032020 - Administration Rental      | 7,100.00              | 7,100.00            |
| I032025 - Photocopies & Publications | 4.55                  | 60.00               |
| I032030 - Reimbursements             | 1,918.85              | 600.00              |
| I032035 - SS Loans Interest Reimb.   | 4,055.66              | 4,057.00            |
| I032040 - Bank Interest              | 6,953.10              | 9,600.00            |
| I032050 - Telephone Reimbursement    | 0.00                  | 50.00               |
| I032055 - Commissions & Recoups      | 0.00                  | 600.00              |
| I032060 - SS Loan Principal Reimb.   | 10,188.71             | 10,189.00           |
| Total I032 - Other GPF               | <u>284,906.12</u>     | <u>286,016.00</u>   |
| Total I03 - GENERAL PURPOSE FUNDING  | 1,753,609.27          | 1,755,059.00        |
| I04 - GOVERNANCE                     |                       |                     |
| I041 - Governance - Membership       |                       |                     |
| I041020 - Reimbursements             | 44.34                 | 900.00              |
| Total I041 - Governance - Membership | <u>44.34</u>          | <u>900.00</u>       |
| Total I04 - GOVERNANCE               | 44.34                 | 900.00              |
| I05 - LAW ORDER & PUBLIC SAFETY      |                       |                     |
| I051 - Fire Prevention               |                       |                     |
| I051010 - FESA - Operating Grant     | 9,748.00              | 9,658.00            |
| I051015 - Sale of Fire Maps          | 120.00                | 180.00              |
| I051025 - Reimbursements             | 0.00                  | 200.00              |
| I051035 - ESL Admin Fee              | 4,000.00              | 4,000.00            |
| Total I051 - Fire Prevention         | <u>13,868.00</u>      | <u>14,038.00</u>    |
| I052 - Animal Control                |                       |                     |
| I052005 - Dog Fines and Fees         | 632.00                | 1,400.00            |

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|   | <u>Jul - Oct 2008</u> | <u>Budget</u>     |
|---|-----------------------|-------------------|
| I052010 · Hire of Animal Traps                          | 0.00                  | 50.00             |
| I052015 · Dog Registration                              | 1,764.75              | 1,760.00          |
| <b>Total I052 · Animal Control</b>                      | <b>2,396.75</b>       | <b>3,210.00</b>   |
| <br>I053 · Other Law Order & Public Safety              |                       |                   |
| I053005 · Abandoned Vehicles                            | 0.00                  | 150.00            |
| I053010 · Grant - Crime Prevention                      | 1,200.00              |                   |
| I053030 · Choose Respect Donations                      | 200.00                |                   |
| <b>Total I053 · Other Law Order &amp; Public Safety</b> | <b>1,400.00</b>       | <b>150.00</b>     |
| <br><b>Total I05 · LAW ORDER &amp; PUBLIC SAFETY</b>    | <b>17,664.75</b>      | <b>17,398.00</b>  |
| <br>I07 · HEALTH  |                       |                   |
| I071 · Maternal & Infant Health                         |                       |                   |
| I071010 · Infant Health Vehicle                         | 1,760.06              | 1,000.00          |
| <b>Total I071 · Maternal &amp; Infant Health</b>        | <b>1,760.06</b>       | <b>1,000.00</b>   |
| <br>I074 · Admin. & Inspections                         |                       |                   |
| I074005 · Food Vendor's Licences                        | 0.00                  | 100.00            |
| I074015 · Contrib. Regional Health Scheme               | 25,588.31             | 29,500.00         |
| <b>Total I074 · Admin. &amp; Inspections</b>            | <b>25,588.31</b>      | <b>29,600.00</b>  |
| <br>I076 · Other Health                                 |                       |                   |
| I076010 · Rent - Medical Centre-Dentist                 | 1,040.00              | 1,040.00          |
| I076015 · Reimbursements - Gemini Medical               | 0.00                  | 100.00            |
| I076020 · Meeting Room Fees                             | 545.46                | 580.00            |
| I076025 · Sale of Doctors Vehicle                       | 0.00                  |                   |
| <b>Total I076 · Other Health</b>                        | <b>1,585.46</b>       | <b>1,720.00</b>   |
| <br><b>Total I07 · HEALTH</b>                           | <b>28,933.83</b>      | <b>32,320.00</b>  |
| <br>I08 · EDUCATION & WELFARE                           |                       |                   |
| I082 · HACC Program                                     |                       |                   |
| I082010 · HACC Recurrent Grant                          | 130,579.00            | 139,168.00        |
| I082015 · Meals on Wheels Grant                         | 5,678.00              | 4,000.00          |
| I082020 · Fee for Service                               | 5,284.10              | 6,000.00          |
| I082025 · Cost Supplement                               | 5,452.00              |                   |
| I082030 · Reimbursements                                | 0.00                  | 200.00            |
| <b>Total I082 · HACC Program</b>                        | <b>146,993.10</b>     | <b>149,368.00</b> |
| <br>I083 · Other Welfare                                |                       |                   |
| I083010 · Reimbursements                                | 1,540.32              | 1,500.00          |
| I083020 · Community Aged Care Grant                     | 17,073.80             | 4,000.00          |
| <b>Total I083 · Other Welfare</b>                       | <b>18,614.12</b>      | <b>5,500.00</b>   |
| <br><b>Total I08 · EDUCATION &amp; WELFARE</b>          | <b>165,607.22</b>     | <b>154,868.00</b> |
| <br>I10 · COMMUNITY AMENITIES                           |                       |                   |
| I101 · Sanitation - Household                           |                       |                   |
| I101005 · Domestic Collection                           | 144,637.07            | 144,480.00        |
| <b>Total I101 · Sanitation - Household</b>              | <b>144,637.07</b>     | <b>144,480.00</b> |
| <br>I102 · Sanitation - Other                           |                       |                   |

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|  | <b>Jul - Oct 2008</b> | <b>Budget</b>     |
|--|-----------------------|-------------------|
| I102002 · Commercial Collection Charges            | 34,230.00             | 36,330.00         |
| I102005 · Reimbursement Drummuster                 | 0.00                  | 2,000.00          |
| I102010 · Charges Bulk Rubbish                     | 0.00                  | 1,300.00          |
| I102015 · Reimbursement for Car Bodies             | 0.00                  | 3,500.00          |
| I102020 · Refuse Site Fees                         | 0.00                  | 1,000.00          |
| <b>Total I102 · Sanitation - Other</b>             | <b>34,230.00</b>      | <b>44,130.00</b>  |
| <b>I104 · Sewerage</b>                             |                       |                   |
| I104005 · Septic Tank Fees                         | 750.91                | 360.00            |
| <b>Total I104 · Sewerage</b>                       | <b>750.91</b>         | <b>360.00</b>     |
| <b>I106 · Town Planning</b>                        |                       |                   |
| I106005 · Planning Fees                            | 1,437.50              | 900.00            |
| <b>Total I106 · Town Planning</b>                  | <b>1,437.50</b>       | <b>900.00</b>     |
| <b>I107 · Other Community Amenities</b>            |                       |                   |
| I107005 · Cemetery Fees                            | 4,650.03              | 2,800.00          |
| I107010 · Community Bus Income                     | 2,301.14              | 1,600.00          |
| <b>Total I107 · Other Community Amenities</b>      | <b>6,951.17</b>       | <b>4,400.00</b>   |
| <b>Total I10 · COMMUNITY AMENITIES</b>             | <b>188,006.65</b>     | <b>194,270.00</b> |
| <b>I11 · RECREATION &amp; CULTURE</b>              |                       |                   |
| <b>I111 · Public Halls and Civic Centres</b>       |                       |                   |
| I111005 · Town Hall Hire                           | 363.65                | 1,100.00          |
| <b>Total I111 · Public Halls and Civic Centres</b> | <b>363.65</b>         | <b>1,100.00</b>   |
| <b>I112 · Swimming Pool</b>                        |                       |                   |
| I112010 · Swimming Pool Admission                  | 0.00                  | 600.00            |
| <b>Total I112 · Swimming Pool</b>                  | <b>0.00</b>           | <b>600.00</b>     |
| <b>I113 · Other Recreation</b>                     |                       |                   |
| I113010 · Sportsground Reimbursements              | 0.00                  | 50.00             |
| I113015 · Power Reimbursements                     | 0.00                  | 1,200.00          |
| I113020 · Recreation Centre Hire                   | 3,644.56              | 4,000.00          |
| I113055 · Eric Farrow Pavilion Hire                | 552.73                | 360.00            |
| <b>Total I113 · Other Recreation</b>               | <b>4,197.29</b>       | <b>5,610.00</b>   |
| <b>I115 · Library</b>                              |                       |                   |
| I115005 · Lost Books                               | 36.82                 | 10.00             |
| <b>Total I115 · Library</b>                        | <b>36.82</b>          | <b>10.00</b>      |
| <b>I119 · Other Culture</b>                        |                       |                   |
| I119020 · Reimbursements                           | 10,363.63             |                   |
| <b>Total I119 · Other Culture</b>                  | <b>10,363.63</b>      |                   |
| <b>Total I11 · RECREATION &amp; CULTURE</b>        | <b>14,961.39</b>      | <b>7,320.00</b>   |
| <b>I12 · TRANSPORT</b>                             |                       |                   |
| <b>I121 · Roads &amp; Streets</b>                  |                       |                   |
| I121015 · Roads to Recovery Grant                  | 74,829.00             | 121,093.00        |
| I121020 · Reimbursements                           | 0.00                  | 2,000.00          |
| I122045 · Beaufort Rd Bridge Grant                 | 35,000.00             | 35,000.00         |

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|  | <u>Jul - Oct 2008</u> | <u>Budget</u> |
|--|-----------------------|---------------|
| Total I121 · Roads & Streets             | 109,829.00            | 158,093.00    |
| I122 · Road Plant Purchases              |                       |               |
| I122100 · Profit on Sale of Asset        | 0.00                  | 8,000.00      |
| Total I122 · Road Plant Purchases        | 0.00                  | 8,000.00      |
| I126 · Aerodrome                         |                       |               |
| I126005 · Aerodrome Lease Fee            | 0.00                  | 10.00         |
| Total I126 · Aerodrome                   | 0.00                  | 10.00         |
| Total I12 · TRANSPORT                    | 109,829.00            | 166,103.00    |
| I13 · ECONOMIC SERVICES                  |                       |               |
| I131 · Rural Services                    | 112.28                |               |
| I132 · Tourism/Area Promotion            |                       |               |
| I132005 · Caravan Park Fees              | 9,504.53              | 9,000.00      |
| Total I132 · Tourism/Area Promotion      | 9,504.53              | 9,000.00      |
| I133 · Building Control                  |                       |               |
| I133005 · Building Licences              | 4,915.45              | 3,900.00      |
| Total I133 · Building Control            | 4,915.45              | 3,900.00      |
| I134 · Other                             |                       |               |
| I134005 · Water Sales                    | 0.00                  | 500.00        |
| I134010 · Reimbursements                 | 179.00                | 100.00        |
| Total I134 · Other                       | 179.00                | 600.00        |
| Total I13 · ECONOMIC SERVICES            | 14,711.26             | 13,500.00     |
| I14 · OTHER PROPERTY & SERVICES          |                       |               |
| I141 · Private Works                     |                       |               |
| I141005 · Private Works Income           | 4,187.26              | 5,500.00      |
| Total I141 · Private Works               | 4,187.26              | 5,500.00      |
| I143 · Public Works Overheads            |                       |               |
| I143020 · Employee Reimb.                | 0.00                  | 150.00        |
| Total I143 · Public Works Overheads      | 0.00                  | 150.00        |
| I144 · Plant Operation Costs             |                       |               |
| I144005 · Sale of Scrap                  | 0.00                  | 50.00         |
| I144010 · Reimbursements                 | 0.00                  | 800.00        |
| Total I144 · Plant Operation Costs       | 0.00                  | 850.00        |
| I147 · Unclassified                      |                       |               |
| I147005 · Commission - Vehicle Licensing | 16,346.91             | 17,000.00     |
| I147006 · Wagin Frail Aged Reimbursement | 111,708.79            | 117,000.00    |
| I147020 · Transport Licensing            | 16,273.70             |               |
| I147025 · GSRBA Inc Income               | 0.00                  |               |
| I147035 · Banking Errors                 | 1,123.65              |               |
| I147050 · Council Staff Housing Rental   | 4,050.90              | 4,000.00      |
| I147055 · Grant Projects Income          | 0.00                  | 43,200.00     |
| Total I147 · Unclassified                | 149,503.95            | 181,200.00    |

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|   | <u>Jul - Oct 2008</u> | <u>Budget</u> |
|---|-----------------------|---------------|
| Total I14 · OTHER PROPERTY & SERVICES   | 153,691.21            | 187,700.00    |
| Total Income                            | 2,447,058.92          | 2,529,438.00  |
| Gross Profit                            | 2,447,058.92          | 2,529,438.00  |
| Expense                                 |                       |               |
| E03 · GENERAL PURPOSE FUNDING.          |                       |               |
| E031 · Rates                            |                       |               |
| E031005 · Valuation Expenses            | 971.71                | 500.00        |
| E031010 · Legal Costs/Expenses          | 635.00                | 200.00        |
| E031015 · Title Searches                | 228.90                | 100.00        |
| E031020 · Rate Recovery Expenses        | 223.33                | 2,750.00      |
| E031025 · Printing Stationery Postage   | 877.36                | 1,000.00      |
| E031030 · Emergency Services Levy       | 14,399.20             | 16,000.00     |
| E031040 · Rate Refunds                  | 1,251.58              | 1,000.00      |
| E031100 · Administration Allocated      | 23,497.36             | 23,054.00     |
| Total E031 · Rates                      | 42,084.44             | 44,604.00     |
| E032 · Other                            |                       |               |
| E032005 · Bank Fees & Charges           | 2,901.42              | 2,700.00      |
| E032015 · Interest on Loans             | 7,352.05              | 7,352.00      |
| E032030 · Audit Fees & Other Services   | 0.00                  | 9,500.00      |
| E032035 · Administration Allocated      | 12,779.16             | 12,536.00     |
| Total E032 · Other                      | 23,032.63             | 32,088.00     |
| E03 · GENERAL PURPOSE FUNDING. - Other  | 9,215.16              |               |
| Total E03 · GENERAL PURPOSE FUNDING.    | 74,332.23             | 76,692.00     |
| E04 · GOVERNANCE.                       |                       |               |
| E041 · Membership                       |                       |               |
| E041005 · Sitting Fees                  | 634.09                | 1,000.00      |
| E041010 · Training                      | 0.00                  | 1,000.00      |
| E041015 · Members Travelling            | 270.00                | 500.00        |
| E041020 · Telephone - Facsimile         | 0.00                  | 100.00        |
| E041030 · Other Expenses                | 0.00                  | 1,000.00      |
| E041035 · Conference Expenses           | 5,693.39              | 6,500.00      |
| E041055 · Refreshments & Receptions     | 1,672.83              | 2,050.00      |
| E041060 · Presentations                 | 68.74                 | 100.00        |
| E041065 · Insurance                     | 3,733.23              | 6,500.00      |
| E041070 · Public Relations              | 0.00                  | 1,000.00      |
| E041075 · Subscriptions                 | 9,815.82              | 9,500.00      |
| E041100 · Administration Allocated      | 29,050.92             | 28,505.00     |
| E041190 · Depreciation                  | 615.00                | 620.00        |
| Total E041 · Membership                 | 51,554.02             | 58,375.00     |
| E042 · Other Governance                 |                       |               |
| E042005 · Administration Salaries       | 120,863.26            | 118,000.00    |
| E042010 · Administration Superannuation | 14,564.79             | 12,672.00     |
| E042015 · Insurance                     | 19,557.30             | 18,000.00     |
| E042020 · Staff Training                | 6,215.37              | 7,000.00      |
| E042030 · Printing & Stationery         | 6,348.62              | 7,400.00      |
| E042035 · Phone, Fax & Modem            | 2,778.14              | 4,000.00      |

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|   | <u>Jul - Oct 2008</u> | <u>Budget</u>     |
|---|-----------------------|-------------------|
| E042040 · Office Maintenance                      | 10,852.72             | 12,315.00         |
| E042045 · Advertising                             | 3,405.30              | 3,360.00          |
| E042050 · Office Equipment Maintenance            | 667.23                | 900.00            |
| E042055 · Postage & Freight                       | 1,269.82              | 2,000.00          |
| E042060 · Vehicle Running Expenses                | 3,450.67              | 2,660.00          |
| E042065 · Legal Expenses                          | 550.00                |                   |
| E042070 · Garden Expenses                         | 2,791.77              | 1,920.00          |
| E042075 · Conferences & Training                  | 4,723.90              | 7,000.00          |
| E042080 · Computer Support                        | 29,059.37             | 25,600.00         |
| E042085 · Other Expenses                          | 159.41                | 500.00            |
| E042090 · Administration Allocated                | 24,529.96             | 24,069.00         |
| E042095 · Fringe Benefits Tax                     | 8,011.69              | 6,300.00          |
| E042100 · Staff Uniforms                          | 2,717.06              | 2,800.00          |
| E042105 · Housing Mtce - 14 Gordon Street         | 32.77                 |                   |
| E042115 · Cash Round Off Control                  | 0.69                  |                   |
| E042120 · Depreciation                            | 15,935.00             | 16,080.00         |
| E042125 · Less Administration Allocated           | -213,308.28           | -209,367.00       |
| <b>Total E042 · Other Governance</b>              | <b>65,176.56</b>      | <b>63,209.00</b>  |
| <b>Total E04 · GOVERNANCE.</b>                    | <b>116,730.58</b>     | <b>121,584.00</b> |
| <b>E05 · LAW ORDER &amp; PUBLIC SAFETY.</b>       |                       |                   |
| <b>E051 · Fire Prevention</b>                     |                       |                   |
| E051010 · Communication Mtce                      | 2,686.74              | 1,440.00          |
| E051015 · Advertising & Other Expenses            | 1,106.54              | 2,090.00          |
| E051020 · Fire Fighting Expenses                  | 46.60                 | 1,100.00          |
| E051035 · Insurances                              | 4,588.96              | 4,000.00          |
| E051040 · Piesseville Appliance Shed              | 13.27                 | 400.00            |
| E051100 · Administration Allocated                | 13,116.84             | 12,942.00         |
| E051190 · Depreciation                            | 6,057.00              | 6,738.00          |
| <b>Total E051 · Fire Prevention</b>               | <b>27,615.95</b>      | <b>28,710.00</b>  |
| <b>E052 · Animal Control</b>                      |                       |                   |
| E052005 · Ranger Salary                           | 3,947.26              | 3,900.00          |
| E052006 · Ranger Mileage                          | 0.00                  | 120.00            |
| E052010 · Pound Maintenance                       | 345.96                | 205.00            |
| E052015 · Dog Control Insurance                   | 404.00                | 150.00            |
| E052020 · Legal Fees                              | 0.00                  | 300.00            |
| E052025 · Training & Conference                   | 5,523.78              | 3,000.00          |
| E052030 · Dog Control Other                       | 83.36                 | 1,000.00          |
| E052035 · Administration Allocated                | 8,149.00              | 7,995.00          |
| E052190 · Depreciation                            | 0.00                  | 0.00              |
| <b>Total E052 · Animal Control</b>                | <b>18,453.36</b>      | <b>16,670.00</b>  |
| <b>E053 · Other</b>                               |                       |                   |
| E053015 · Crime Prevention Activities             | 3,817.00              | 8,000.00          |
| E053025 · Choose Respect Program                  | 1,785.53              | 5,000.00          |
| <b>Total E053 · Other</b>                         | <b>5,602.53</b>       | <b>13,000.00</b>  |
| <b>Total E05 · LAW ORDER &amp; PUBLIC SAFETY.</b> | <b>51,671.84</b>      | <b>58,380.00</b>  |
| <b>E07 · HEALTH.</b>                              |                       |                   |
| <b>E071 · Maternal &amp; Infant Health</b>        |                       |                   |

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|  | <u>Jul - Oct 2008</u> | <u>Budget</u>    |
|--|-----------------------|------------------|
| E071005 · Medical Centre Mtce                    | 102.35                | 380.00           |
| E071010 · Vehicle Mtce                           | 401.65                | 700.00           |
| E071190 · Depreciation                           | 1,226.00              | 1,312.00         |
| <b>Total E071 · Maternal &amp; Infant Health</b> | <b>1,730.00</b>       | <b>2,392.00</b>  |
| <b>E074 · Admin. &amp; Inspections</b>           |                       |                  |
| E074005 · EHO Salary                             | 32,765.45             | 31,000.00        |
| E074010 · EHO Superannuation                     | 3,145.68              | 3,100.00         |
| E074015 · Other Control Expenses                 | 2,716.44              | 1,650.00         |
| E074020 · EHO/Building Surveyor Mileage          | 5,744.27              | 5,500.00         |
| E074100 · Administration Allocated               | 13,266.68             | 13,019.00        |
| E074190 · Depreciation                           | 667.00                | 667.00           |
| <b>Total E074 · Admin. &amp; Inspections</b>     | <b>58,305.52</b>      | <b>54,936.00</b> |
| <b>E076 · Other Health</b>                       |                       |                  |
| E076020 · Medical Centre Mtce                    | 4,972.40              | 4,950.00         |
| E076025 · Depreciation                           | 8,844.00              | 8,640.00         |
| E076030 · Doctors Vehicle Mtce                   | 125.92                | 400.00           |
| E076035 · Loss on Sale of Asset                  | 2,370.09              |                  |
| E076040 · Gemini Medical Services                | 23,020.00             | 16,750.00        |
| <b>Total E076 · Other Health</b>                 | <b>39,332.41</b>      | <b>30,740.00</b> |
| <b>E077 · Preventitive Services</b>              |                       |                  |
| E077010 · Analytical Expenses                    | 367.20                | 600.00           |
| E077020 · Mosquito Control                       | 0.00                  | 500.00           |
| <b>Total E077 · Preventitive Services</b>        | <b>367.20</b>         | <b>1,100.00</b>  |
| <b>Total E07 · HEALTH.</b>                       | <b>99,735.13</b>      | <b>89,168.00</b> |
| <b>E08 · EDUCATION &amp; WELFARE.</b>            |                       |                  |
| <b>E080 · Pre-Schools</b>                        |                       |                  |
| E080010 · Kindergarten Mtce                      | 215.28                | 1,830.00         |
| E080190 · Depreciation                           | 262.00                | 260.00           |
| <b>Total E080 · Pre-Schools</b>                  | <b>477.28</b>         | <b>2,090.00</b>  |
| <b>E081 · Other Education</b>                    |                       |                  |
| E081020 · School Oval Mtce                       | 1,599.51              | 3,180.00         |
| <b>Total E081 · Other Education</b>              | <b>1,599.51</b>       | <b>3,180.00</b>  |
| <b>E082 · HACC Program</b>                       |                       |                  |
| E082010 · Co-Ordinator Salary                    | 15,898.12             | 16,640.00        |
| E082015 · Home Mtce Salary                       | 9,250.00              | 10,800.00        |
| E082020 · Respite Salaries                       | 0.00                  | 500.00           |
| E082025 · Home Help Salaries                     | 28,370.86             | 26,640.00        |
| E082030 · Superannuation                         | 6,319.15              | 6,000.00         |
| E082035 · Other Expenses                         | 394.46                | 500.00           |
| E082040 · Travelling - Mileage                   | 4,112.63              | 4,660.00         |
| E082045 · Staff Training                         | 0.00                  | 600.00           |
| E082050 · Staff Training Salaries                | 103.69                | 600.00           |
| E082055 · Subscriptions                          | 1,101.50              | 1,500.00         |
| E082060 · Telephone & Postage                    | 1,438.27              | 1,500.00         |
| E082065 · Advertising & Stationery               | 768.64                | 180.00           |
| E082070 · Insurance                              | 4,419.46              | 5,200.00         |



**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|   | <u>Jul - Oct 2008</u> | <u>Budget</u>     |
|---|-----------------------|-------------------|
| E082075 · Office Accommodation                  | 7,100.00              | 7,100.00          |
| E082080 · Plant & Equipment Mtce                | 6,072.27              | 2,800.00          |
| E082085 · Consumable Supplies                   | 517.78                | 950.00            |
| E082090 · Expenditure from Donations            | 440.74                | 1,000.00          |
| E082100 · Administration Allocated              | 9,723.96              | 9,543.00          |
| E082110 · Meals on Wheels Expenditure           | 1,752.27              | 2,200.00          |
| E082190 · Depreciation                          | 6,202.00              | 5,964.00          |
| E082195 · Nursing Services Darkan               | 0.00                  | 1,250.00          |
| <b>Total E082 · HACCC Program</b>               | <b>103,985.80</b>     | <b>106,127.00</b> |
| <br>E083 · Other Welfare                        |                       |                   |
| E083010 · Frail Aged Hostel                     | 1,540.32              | 1,400.00          |
| E083020 · Comm. Aged Care Expenses              | 4,081.13              | 8,800.00          |
| E083190 · Depreciation                          | 1,853.00              | 1,780.00          |
| <b>Total E083 · Other Welfare</b>               | <b>7,474.45</b>       | <b>11,980.00</b>  |
| <br><b>Total E08 · EDUCATION &amp; WELFARE.</b> | <b>113,537.04</b>     | <b>123,377.00</b> |
| <br>E10 · COMMUNITY AMENITIES.                  |                       |                   |
| E101 · Sanitation Household                     |                       |                   |
| E101005 · Domestic Refuse Collection            | 9,478.19              | 12,336.00         |
| E101010 · Recycling Pick-Up                     | 2,450.61              | 3,280.00          |
| E101015 · Refuse Site Mtce                      | 15,156.14             | 15,650.00         |
| E101020 · Chemical Drum Disposal Costs          | 1,170.12              |                   |
| E101025 · Refuse Site Attendant                 | 1,552.50              | 7,000.00          |
| E101030 · New Refuse Site                       | 0.00                  | 2,000.00          |
| <b>Total E101 · Sanitation Household</b>        | <b>29,807.56</b>      | <b>40,266.00</b>  |
| <br>E102 · Sanitation Other                     |                       |                   |
| E102005 · Commercial Collection                 | 2,068.43              | 3,336.00          |
| E102007 · Regional Refuse Group Expenses        | 57,127.31             | 60,500.00         |
| E102010 · Bulk Rubbish Collection               | 1,479.04              | 1,360.00          |
| E102190 · Depreciation                          | 813.00                | 812.00            |
| <b>Total E102 · Sanitation Other</b>            | <b>61,487.78</b>      | <b>66,008.00</b>  |
| <br>E104 · Sewerage                             |                       |                   |
| E104005 · Sewerage Treatment Plant              | 41.37                 | 600.00            |
| E104190 · Depreciation                          | 76.00                 | 72.00             |
| <b>Total E104 · Sewerage</b>                    | <b>117.37</b>         | <b>672.00</b>     |
| <br>E106 · T.P. & Regional Devel                |                       |                   |
| E106005 · Town Planning Expenses                | 14,801.30             | 6,664.00          |
| E106010 · Town Planning Scheme #2 Review        | 702.76                |                   |
| E106100 · Administration Allocated              | 15,664.92             | 15,366.00         |
| <b>Total E106 · T.P. &amp; Regional Devel</b>   | <b>31,168.98</b>      | <b>22,030.00</b>  |
| <br>E107 · Other                                |                       |                   |
| E107005 · Cemetery Mtce                         | 4,619.18              | 4,830.00          |
| E107010 · Public Convenience Mtce               | 15,991.70             | 16,010.00         |
| E107015 · Community Bus Operating               | 349.72                | 500.00            |
| E107100 · Administration Allocated              | 14,445.76             | 14,178.00         |
| E107190 · Depreciation                          | 3,028.00              | 2,948.00          |
| <b>Total E107 · Other</b>                       | <b>38,434.36</b>      | <b>38,466.00</b>  |

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|   | <u>Jul - Oct 2008</u> | <u>Budget</u> |
|---|-----------------------|---------------|
| Total E10 · COMMUNITY AMENITIES.          | 161,016.05            | 167,442.00    |
| <b>E11 · RECREATION &amp; CULTURE.</b>    |                       |               |
| E111 · Public Halls & Civic Centres       |                       |               |
| E111005 · Town Hall Mtce                  | 6,605.01              | 7,855.00      |
| E111010 · Other Halls Mtce                | 1,199.65              | 1,230.00      |
| E111190 · Depreciation                    | 1,357.00              | 1,436.00      |
| Total E111 · Public Halls & Civic Centres | 9,161.66              | 10,521.00     |
| E112 · Swimming Pool                      |                       |               |
| E112005 · Pool Manager's Salary           | 5,566.08              | 7,250.00      |
| E112010 · Superannuation                  | 905.30                | 725.00        |
| E112015 · Swimming Pool Maintenance       | 9,723.69              | 23,230.00     |
| E112020 · Other Expenses                  | 1,380.18              | 2,660.00      |
| E112025 · House - 21 Tarbet St            | 40.00                 |               |
| E112190 · Depreciation                    | 5,354.00              | 5,364.00      |
| Total E112 · Swimming Pool                | 22,969.25             | 39,229.00     |
| E113 · Other Recreation                   |                       |               |
| E113005 · Sportsground Mtce               | 18,128.24             | 19,320.00     |
| E113010 · Sportsground Buildings Mtce     | 6,758.37              | 4,460.00      |
| E113015 · Wetlands Park Mtce              | 15,410.48             | 14,120.00     |
| E113020 · Parks & Gardens Mtce            | 13,653.81             | 12,350.00     |
| E113025 · Puntapin/Norring Lake Mtce      | 590.43                | 440.00        |
| E113030 · Recreation Centre Mtce          | 10,929.45             | 12,450.00     |
| E113035 · Rec Staff Salaries              | 13,424.97             | 11,400.00     |
| E113040 · Superannuation                  | 746.41                | 1,140.00      |
| E113045 · Other Expenses                  | 913.01                | 1,000.00      |
| E113065 · Eric Farrow Pavilion Mtce       | 3,050.85              | 3,190.00      |
| E113070 · Rec Centre Sports Equipment     | 900.00                | 800.00        |
| E113100 · Administration Allocated        | 12,835.08             | 12,597.00     |
| E113190 · Depreciation                    | 33,571.00             | 32,812.00     |
| E113 · Other Recreation - Other           | 11,363.64             |               |
| Total E113 · Other Recreation             | 142,275.74            | 126,079.00    |
| E115 · Library                            |                       |               |
| E115005 · Librarian Salary                | 6,334.79              | 6,664.00      |
| E115015 · Library Building Mtce           | 789.90                | 1,340.00      |
| E115020 · Library Other Expenses          | 1,175.80              | 1,900.00      |
| E115190 · Depreciation                    | 286.00                | 280.00        |
| Total E115 · Library                      | 8,586.49              | 10,184.00     |
| E116 · Other Culture                      |                       |               |
| E116005 · Subsidy Woolorama Committee     | 477.27                |               |
| E116010 · Woolorama Costs & Maintenance   | 4,836.88              | 2,800.00      |
| E116015 · Mtce - TUDHOE St Community Cent | 464.92                | 1,100.00      |
| E116020 · Historical Village              | 1,091.19              | 920.00        |
| E116190 · Depreciation                    | 1,656.00              | 1,620.00      |
| Total E116 · Other Culture                | 8,526.26              | 6,440.00      |
| Total E11 · RECREATION & CULTURE.         | 191,519.40            | 192,453.00    |

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|  | <u>Jul - Oct 2008</u> | <u>Budget</u>     |
|--|-----------------------|-------------------|
| <b>E12 · TRANSPORT.</b>                      |                       |                   |
| <b>E122 · Road Maintenance</b>               |                       |                   |
| E122005 · Road Maintenance                   | 220,380.10            | 257,973.00        |
| E122006 · Maintenance Grading                | 50,522.42             | 50,060.00         |
| E122007 · Rural Tree Pruning                 | 6,906.02              | 1,200.00          |
| E122009 · Town Site Spraying                 | 12,121.16             | 9,119.00          |
| E122010 · Depot Maintenance                  | 4,038.81              | 3,821.00          |
| E122011 · Town Reserve & Verge Maint         | 1,492.47              | 3,500.00          |
| E122012 · Beaufort Rd Bridge Maint           | 18,698.45             |                   |
| E122015 · Rural Numbering                    | 0.00                  | 200.00            |
| E122020 · Footpath Mtce                      | 2,321.70              | 2,940.00          |
| E122025 · Street Cleaning                    | 8,455.10              | 7,715.00          |
| E122030 · Street Trees                       | 20,073.13             | 19,650.00         |
| E122035 · Traffic Signs Mtce                 | 84.31                 | 980.00            |
| E122045 · Townscape                          | 5,123.01              | 11,950.00         |
| E122055 · RoMan Data Collection              | 800.00                |                   |
| E122060 · Street Lighting                    | 6,265.45              | 9,200.00          |
| E122100 · Administration Allocated           | 13,209.60             | 12,963.00         |
| E122190 · Depreciation                       | 232,726.00            | 232,800.00        |
| <b>Total E122 · Road Maintenance</b>         | <b>603,217.73</b>     | <b>624,071.00</b> |
| <b>E126 · Aerodrome</b>                      |                       |                   |
| E126005 · Aerodrome Maintenance              | 3,159.73              | 1,260.00          |
| E126010 · Aerodrome Services Replacement     | 10,727.27             |                   |
| E126190 · Depreciation                       | 1,075.00              | 974.00            |
| <b>Total E126 · Aerodrome</b>                | <b>14,962.00</b>      | <b>2,234.00</b>   |
| <b>Total E12 · TRANSPORT.</b>                | <b>618,179.73</b>     | <b>626,305.00</b> |
| <b>E13 · ECONOMIC SERVICES.</b>              |                       |                   |
| <b>E131 · Rural Services</b>                 |                       |                   |
| E131005 · Weeds Control                      | 0.00                  |                   |
| E131006 · Weeds Control - Bridal Creeper     | 915.74                |                   |
| E131010 · Vermin Control                     | 0.00                  | 90.00             |
| E131020 · Landcare                           | 205.28                | 12,500.00         |
| E131030 · Rural Towns Program                | 5,511.16              | 5,440.00          |
| E131070 · Waybill Books                      | 0.00                  | 100.00            |
| E131100 · Administration Allocated           | 1,559.80              | 1,527.00          |
| E131190 · Depreciation                       | 8.00                  | 8.00              |
| <b>Total E131 · Rural Services</b>           | <b>8,199.98</b>       | <b>19,665.00</b>  |
| <b>E132 · Tourism &amp; Area Promo</b>       |                       |                   |
| E132015 · Caravan Park Manager Salary        | 5,235.85              | 7,200.00          |
| E132020 · Caravan Park Mtce                  | 13,802.66             | 9,500.00          |
| E132030 · Donation - Great Sth Dist Displ    | 0.00                  | 500.00            |
| E132040 · Tourist Drive Brochures            | 1,500.00              |                   |
| E132190 · Depreciation                       | 1,764.00              | 1,680.00          |
| <b>Total E132 · Tourism &amp; Area Promo</b> | <b>22,302.51</b>      | <b>18,880.00</b>  |
| <b>E134 · Other Economic Services</b>        |                       |                   |
| E134005 · Water Supply - Standpipes          | 1,829.84              | 2,400.00          |
| <b>Total E134 · Other Economic Services</b>  | <b>1,829.84</b>       | <b>2,400.00</b>   |

**Shire of Wagin**  
**Operating Statement by Programme**  
 July through October 2008

|  | <u>Jul - Oct 2008</u> | <u>Budget</u> |
|--|-----------------------|---------------|
| Total E13 · ECONOMIC SERVICES.           | 32,332.33             | 40,945.00     |
| E14 · OTHER PROPERTY & SERVICES.         |                       |               |
| E141 · Private Works                     |                       |               |
| E141005 · Private Works                  | 4,358.69              | 6,640.00      |
| E141100 · Administraion Allocated        | 3,796.76              | 3,728.00      |
| Total E141 · Private Works               | 8,155.45              | 10,368.00     |
| E143 · Works Overheads                   |                       |               |
| E143005 · Works Supervisors Salary       | 23,557.39             | 24,000.00     |
| E143006 · Town Supervisors Salary        | 11,831.32             | 8,672.00      |
| E143015 · CEO's Salary Allocation        | 15,414.57             | 16,672.00     |
| E143020 · Engineering Superannuation     | 21,983.79             | 17,000.00     |
| E143025 · Engineering - Other Expenses   | 271.92                | 1,000.00      |
| E143030 · Sick Holiday & Allowances Pay  | 41,543.45             | 27,000.00     |
| E143045 · Insurance on Works             | 31,433.56             | 31,000.00     |
| E143050 · Protective Clothing            | 3,277.77              | 3,500.00      |
| E143075 · Telephone Expenses             | 3,154.16              | 3,000.00      |
| E143080 · Staff Licences                 | 48.20                 | 155.00        |
| E143085 · House Mtce - 5 Omdurman St     | 66.82                 |               |
| E143090 · Conferences & Courses          | 590.48                | 1,400.00      |
| E143095 · Staff Training                 | 6,068.16              | 5,800.00      |
| E143200 · LESS PWOH ALLOCATED            | -130,066.52           | -129,228.00   |
| Total E143 · Works Overheads             | 29,175.07             | 9,971.00      |
| E144 · Plant Cost Overheads              |                       |               |
| E144010 · Fuel & Oil                     | 58,574.34             | 55,000.00     |
| E144020 · Tyres & Tubes                  | 3,078.31              | 4,540.00      |
| E144030 · Parts & Repairs                | 23,503.17             | 23,600.00     |
| E144040 · Plant Repair - Wages           | 4,361.42              | 3,000.00      |
| E144050 · Insurance and Licences         | 18,285.14             | 22,400.00     |
| E144060 · Expendable Tools               | 35.72                 | 2,000.00      |
| E144200 · LESS POC ALLOCATED-PROJECTS    | -111,515.00           | -88,948.50    |
| Total E144 · Plant Cost Overheads        | -3,676.90             | 21,591.50     |
| E146 · Salaries Control                  |                       |               |
| E146010 · Gross Total Salaries and Wages | 587,121.84            | 550,000.00    |
| E146200 · LESS SALS/WAGES ALLOCATED      | -587,297.66           | -550,000.00   |
| Total E146 · Salaries Control            | -175.82               | 0.00          |
| E147 · Unclassified Items                |                       |               |
| E147005 · WMC Expenditure                | 0.00                  |               |
| E147006 · Wagin Frail Aged               | 111,708.79            | 116,672.00    |
| E147010 · Transport Licensing            | 0.00                  |               |
| E147015 · Community Requests             | 2,000.00              | 3,000.00      |
| E147020 · GSRBA Inc                      | 0.00                  |               |
| E147030 · Payroll Clearing Account       | 0.00                  |               |
| E147035 · Banking Errors                 | 1,375.35              |               |
| E147050 · Council Staff Housing Maint    | 13,900.66             | 13,035.00     |
| E147055 · Consultants                    | 0.00                  | 1,000.00      |
| E147060 · Commission Paid on Grants      | 0.00                  | 3,200.00      |
| E147065 · Grant Projects                 | 0.00                  | 40,000.00     |
| E147070 · 4WD Resource Sharing Group     | 0.00                  | 5,000.00      |

**Shire of Wagin**  
**Operating Statement by Programme**  
July through October 2008

|  | <u>Jul - Oct 2008</u> | <u>Budget</u>       |
|--|-----------------------|---------------------|
| E147100 · Administration Allocated         | <u>17,682.48</u>      | <u>17,353.00</u>    |
| Total E147 · Unclassified Items            | <u>146,667.28</u>     | <u>199,260.00</u>   |
| <br>Total E14 · OTHER PROPERTY & SERVICES. | <u>180,145.08</u>     | <u>241,190.50</u>   |
| <br>Total Expense                          | <u>1,639,199.41</u>   | <u>1,737,536.50</u> |
| <br>Net Income                             | <u>807,859.51</u>     | <u>791,901.50</u>   |

4:12 PM  
15/10/08

**Shire of Wagin**  
**List of Creditors Paid from the Municipal Fund Account**  
September 2008

|   | Type             | Date       | Num   | Memo  | Amount     |
|---|------------------|------------|-------|---|------------|
| <b>**Ag West Machinery</b>                | Bill Pmt -Cheque | 15/10/2008 | debit | Parts and Consumables (truck wash etc)                    | -395.55    |
| <b>**Alexander Galt and Co Pty Ltd</b>    | Bill Pmt -Cheque | 15/10/2008 | debit | Hardware Supplies   | -2,507.67  |
| <b>**Allen Hicks</b>                      | Bill Pmt -Cheque | 31/10/2008 | debit | Reimbursement for Parking during Training                 | -23.50     |
| <b>**ATI-Mirage</b>                       | Bill Pmt -Cheque | 28/10/2008 | debit | Excel Introduction Course - Allen Hicks                   | -250.00    |
| <b>**Australia Post</b>                   | Bill Pmt -Cheque | 15/10/2008 | debit | Postage Account September 2008                            | -422.74    |
| <b>**Australian Communication Systems</b> | Bill Pmt -Cheque | 15/10/2008 | debit | Check & Repair Bushfire Radio installation at Plesseville | -123.55    |
| <b>**Australian Services Union</b>        | Bill Pmt -Cheque | 31/10/2008 | debit | ASU Deductions October 2008                               | -214.80    |
| <b>**Beaurepaires</b>                     | Bill Pmt -Cheque | 15/10/2008 | debit | Tyres for Isuzu and Tractor                               | -3,197.16  |
| <b>**Blight's Auto Electrics</b>          | Bill Pmt -Cheque | 15/10/2008 | debit | Plesseville Fire Truck UHF                                | -579.50    |
| <b>**Blyth Garden Centre Plants Plus</b>  | Bill Pmt -Cheque | 15/10/2008 | 1977  | Plants for various buildings                              | -666.90    |
| <b>**Bowman &amp; Associates Pty Ltd</b>  | Bill Pmt -Cheque | 02/10/2008 | debit | Strategic Waste Management Plan                           | -60,568.00 |
| <b>**Central Country Zone WALGA</b>       | Bill Pmt -Cheque | 15/10/2008 | debit | Annual Subscription 2008/2009                             | -2,200.00  |

Page 23

Page 23 of 34

4:12 PM  
15/10/08

**Shire of Wagin**  
**List of Creditors Paid from the Municipal Fund Account**  
**September 2008**

|  |                  |            |       |  |           |
|--|------------------|------------|-------|--|-----------|
| **Choose Respect International Pty Ltd | Bill Pmt -Cheque | 02/10/2008 | debit | Launch - Travel, Accommodation, Presentation | -450.80   |
| **Corporate Express                    | Bill Pmt -Cheque | 28/10/2008 | debit | Stationary and Paper Supplies                | -479.28   |
| **Courier Australia                    | Bill Pmt -Cheque | 15/10/2008 | debit | Freight                                      | -24.79    |
|  | Bill Pmt -Cheque | 28/10/2008 | debit | Freight                                      | -66.92    |
| **CR & RD Stephens                     | Bill Pmt -Cheque | 24/10/2008 | debit | Repairs to Shire Buildings                   | -892.76   |
| **Cr Lachlan Ballantyne                | Bill Pmt -Cheque | 15/10/2008 | debit | Councillor Sitting Fee Claim to July 08      | -175.00   |
| **Cut-N-Cote                           | Bill Pmt -Cheque | 28/10/2008 | debit | Emergency Generator                          | -1,969.00 |
| **Cutting Edges Pty Ltd                | Bill Pmt -Cheque | 15/10/2008 | debit | Grader and Backhoe Parts                     | -414.34   |
|  | Bill Pmt -Cheque | 28/10/2008 | debit | Grade Blades                                 | -1,848.00 |
| **DAL Clothing                         | Bill Pmt -Cheque | 24/10/2008 | debit | PPE Clothing                                 | -515.79   |
| **Darren Smith - Carpenter & Joiner    | Bill Pmt -Cheque | 15/10/2008 | debit | Ease Floor in Lesser Hall                    | -200.00   |
| **Daycrest Pty Ltd                     | Bill Pmt -Cheque | 15/10/2008 | debit | Fuel September 08                            | -1,299.80 |
| **Doms Delicatessen of Wagin           | Bill Pmt -Cheque | 15/10/2008 | debit | Refreshments & Receptions                    | -164.48   |
| **Ewen-Foley Agencies                  |                  |            |       |  |           |

**Shire of Wagin**  
**List of Creditors Paid from the Municipal Fund Account**  
**September 2008**

4:12 PM  
15/10/08

|  |                  |            |       |  |            |
|--|------------------|------------|-------|--|------------|
| **Fire & Emergency Services Authority WA | Bill Pmt -Cheque | 15/10/2008 | debit | Mower Parts                              | -170.85    |
|  | Bill Pmt -Cheque | 15/10/2008 | debit | ESL Income                               | -2,407.22  |
| **Fuel Distributors of WA Pty Ltd        | Bill Pmt -Cheque | 15/10/2008 | debit | ULP and Diesel                           | -11,047.90 |
|  | Bill Pmt -Cheque | 29/10/2008 | debit | Diesel October 2008                      | -7,384.50  |
| **Gemini Medical Services                | Bill Pmt -Cheque | 28/10/2008 | debit | Retainer Fees for 12/8 to 11/11          | -12,375.00 |
| **Great Southern Fuel Supply Katanning   | Bill Pmt -Cheque | 15/10/2008 | debit | Grease                                   | -133.05    |
| **Great Southern Waste Disposal          | Bill Pmt -Cheque | 15/10/2008 | debit | Refuse Removal September 08              | -5,636.64  |
| **Halanson Earthmoving                   | Bill Pmt -Cheque | 24/10/2008 | debit | Construction of White Dam                | -33,030.80 |
| **Hanson Construction Materials Pty Ltd  | Bill Pmt -Cheque | 15/10/2008 | debit | Basalt                                   | -32,844.74 |
| **HIF Insurance                          | Bill Pmt -Cheque | 31/10/2008 | debit | HIF Deductions October 2008              | -53.40     |
| **IAME                                   | Bill Pmt -Cheque | 28/10/2008 | debit | Service Record Books                     | -22.70     |
| **Jern Truck Sales                       | Bill Pmt -Cheque | 15/10/2008 | debit | Isuzu Tip Truck Service                  | -681.09    |
| **JH LR Superannuation Fund              | Bill Pmt -Cheque | 31/10/2008 | debit | Payroll Deduction Oct 2008 - John Hunter | -5,885.19  |
| **K R Marley                             |                  |            |       |  |            |

Page 25

Page 25 of 34



4:12 PM  
15/10/08

**Shire of Wagin  
List of Creditors Paid from the Municipal Fund Account  
September 2008**

|  |                  |            |       |   |            |
|--|------------------|------------|-------|---|------------|
| <b>**Katanning Glass Supplies</b>      | Bill Pmt -Cheque | 15/10/2008 | debit | Grader Repairs                                | -159.50    |
|  | Bill Pmt -Cheque | 28/10/2008 | debit | Repair Electrical Short in Backhoe Gear Lever | -110.00    |
| <b>**Katanning Stock &amp; Trading</b> | Bill Pmt -Cheque | 28/10/2008 | debit | Reglaze Broken Window at 32 Ballagin Rd       | -170.00    |
|  | Bill Pmt -Cheque | 24/10/2008 | debit | Doctors Vehicle                               | -7,700.00  |
| <b>**Landgate</b>                      | Bill Pmt -Cheque | 15/10/2008 | 1982  | 15,000km Service W1008                        | -173.70    |
|  | Bill Pmt -Cheque | 15/10/2008 | debit | Rural UV Interim Valuation                    | -306.50    |
| <b>**Leanne Parola</b>                 | Bill Pmt -Cheque | 28/10/2008 | debit | Reimbursement of Police Clearance             | -51.00     |
| <b>**LGIS Liability Scheme</b>         | Bill Pmt -Cheque | 28/10/2008 | debit | Liability Insurance 2nd Installment           | -9,801.00  |
| <b>**LGIS Risk Management</b>          | Bill Pmt -Cheque | 28/10/2008 | debit | Regional Risk Co-ordinator                    | -4,611.20  |
| <b>**LGIS Workcare Scheme</b>          | Bill Pmt -Cheque | 28/10/2008 | debit | Work Care Insurance                           | -25,710.30 |
| <b>**LGRCEU</b>                        | Bill Pmt -Cheque | 31/10/2008 | debit | Union Deductions October 2008                 | -49.20     |
| <b>**Locko's Workshop</b>              | Bill Pmt -Cheque | 15/10/2008 | debit | Repair Light Pole in Ram Park                 | -385.00    |
| <b>**Meals on Wheels Wagin</b>         | Bill Pmt -Cheque | 15/10/2008 | debit | Meals for July thru September 2008            | -1,927.50  |
| <b>**Morgan Rural Services Pty Ltd</b> | Bill Pmt -Cheque | 15/10/2008 | debit | Remove Trees & Spray Trip and Drains          | -737.00    |

Page 26

Page 26 of 34

4:12 PM  
15/10/08

**Shire of Wagin**  
**List of Creditors Paid from the Municipal Fund Account**  
September 2008

|  |                  |            |       |   |            |
|--|------------------|------------|-------|---|------------|
| **Narrogin Computers                     | Bill Pmt -Cheque | 28/10/2008 | debit | UPS & Technical Support                                 | -1,174.00  |
| **Narrogin Hire Service & Reticulation   | Bill Pmt -Cheque | 15/10/2008 | debit | Sprinklers  | -364.20    |
| **Narrogin Packaging                     | Bill Pmt -Cheque | 15/10/2008 | debit | Cleaning Products                                       | -113.30    |
| **Palace Hotel                           | Bill Pmt -Cheque | 15/10/2008 | debit | September 2008  | -222.96    |
| **Palmyra Plumbing & Gas Pty Ltd         | Bill Pmt -Cheque | 15/10/2008 | debit | Unblock Female Toilet                                   | -165.50    |
| **Parrys Pty Ltd                         | Bill Pmt -Cheque | 15/10/2008 | debit | PPE   | -194.55    |
| **Planning Enterprises                   | Bill Pmt -Cheque | 28/10/2008 | debit | Town Planning Services September 08                     | -6,469.59  |
| **Pritchard Bookbinders                  | Bill Pmt -Cheque | 15/10/2008 | debit | Binding Minute Books                                    | -104.60    |
| **Reinforced Concrete Pipes Pty Ltd      | Bill Pmt -Cheque | 28/10/2008 | debit | Concrete Pipes - Beaufort Rd Bridge & Jaloran Road      | -22,138.38 |
| **Ribs Transport                         | Bill Pmt -Cheque | 15/10/2008 | debit | Delivery of Basalt from Bunbury to Wagin                | -27,860.76 |
| **Rural Press Regional Media WA Pty Ltd. | Bill Pmt -Cheque | 28/10/2008 | debit | Council Corner, Community Survey, Fire Break Notice etc | -827.12    |
| **Shire of Dumbleyung                    | Bill Pmt -Cheque | 15/10/2008 | debit | Reimbursement for Local Govt Week Dinner                | -682.16    |

Page 27

Page 27 of 34

4:12 PM  
15/10/08

**Shire of Wagin**  
**List of Creditors Paid from the Municipal Fund Account**  
September 2008

|  |                  |            |       |  |            |
|--|------------------|------------|-------|--|------------|
| <b>**Shire of Wagin Payroll Creditors</b>  | Bill Pmt -Cheque | 31/10/2008 | debit | Payroll Deductions October 2008                            | -420.00    |
|  | Bill Pmt -Cheque | 31/10/2008 | debit | Payroll Deductions October 2008                            | -188.00    |
| <b>**Shire of Wagin Staff Social Fund</b>  | Bill Pmt -Cheque | 28/10/2008 | debit | Pipe and fittings for dam                                  | -1,237.98  |
|  | Bill Pmt -Cheque | 15/10/2008 | debit | Shire buildings electricity                                | -14,188.20 |
| <b>**Southern Irrigation &amp; Pumping</b> | Bill Pmt -Cheque | 24/10/2008 | debit | Plesseville Fire Station Electricity                       | -15.15     |
|  | Bill Pmt -Cheque | 15/10/2008 | debit | Parts  | -85.89     |
| <b>**The Honda Shop</b>                    | Bill Pmt -Cheque | 15/10/2008 | debit | Donation Art & Photography 2009                            | -525.00    |
| <b>**Wagin Agricultural Society</b>        | Bill Pmt -Cheque | 15/10/2008 | debit | Groceries September 2008                                   | -431.02    |
| <b>**Wagin Co-op.</b>                      | Bill Pmt -Cheque | 15/10/2008 | debit | Admin Office and Town Hall Lights                          | -480.70    |
| <b>**Wagin Gas Electrics</b>               | Bill Pmt -Cheque | 24/10/2008 | debit | Various installations/repairs - Caravan Park, Tip site etc | -1,730.60  |
| <b>**Wagin Meats</b>                       | Bill Pmt -Cheque | 15/10/2008 | debit | September 2008   | -72.30     |
| <b>**Wagin Mechanical Repairs</b>          | Bill Pmt -Cheque | 15/10/2008 | debit | Globes   | -5.10      |
| <b>**Wagin Motorcycles</b>                 | Bill Pmt -Cheque | 24/10/2008 | debit | Chainsaw, mower and hedge trimmer repairs                  | -209.28    |
| <b>**Wagin Newsagency</b>                  |                  |            |       |  |            |

Page 28

Page 28 of 34

4:12 PM  
15/10/08

**Shire of Wagin**  
**List of Creditors Paid from the Municipal Fund Account**  
**September 2008**

|   |                  |            |       |  |            |
|---|------------------|------------|-------|--|------------|
| **Wagin Panel and Paint                   | Bill Pmt -Cheque | 24/10/2008 | debit | Newspapers and stationary                      | -64.67     |
|   | Bill Pmt -Cheque | 15/10/2008 | debit | Windscreen Repair                              | -49.50     |
| **Wagin Pharmacy                          | Bill Pmt -Cheque | 24/10/2008 | debit | Community Bus First Aid Kit Supplies           | -26.80     |
| **Wagin Plumbing                          | Bill Pmt -Cheque | 15/10/2008 | debit | EZ Street Cold Asphalt                         | -4,279.00  |
|   | Bill Pmt -Cheque | 24/10/2008 | debit | Repair Water Leak at Meter - Ram Park          | -110.00    |
| **WALGSP                                  | Bill Pmt -Cheque | 31/10/2008 | debit | Superannuation October 2008                    | -24,298.64 |
| **West Country Office Machines            | Bill Pmt -Cheque | 28/10/2008 | debit | Colour & BW Copies for September 08            | -1,090.62  |
| **Western Airmotive Pty Ltd               | Bill Pmt -Cheque | 15/10/2008 | debit | Windsocks                                      | -370.00    |
| **Western Australian Local Government Ass | Bill Pmt -Cheque | 15/10/2008 | debit | Workplace Relations Services Sept 08 to Jun 09 | -2,266.00  |
| **Western Australian Treasury Corporation | Bill Pmt -Cheque | 15/10/2008 | debit | Loan 133                                       | -1,436.13  |
| **Westrac Equipment                       | Bill Pmt -Cheque | 15/10/2008 | debit | 12H Grader 250hr Service                       | -1,187.79  |
| Advanced Autologic Pty Ltd                | Bill Pmt -Cheque | 28/10/2008 | 1999  | Soil Soak Granulated                           | -1,850.00  |
| Albany Advertiser Pty Ltd                 | Bill Pmt -Cheque | 15/10/2008 | 1975  | Advertising tenders/quotes - library ablutions | -816.75    |
| AS & CJ Bosenberg                         |                  |            |       |  |            |

Page 29

Page 29 of 34

4:12 PM  
15/10/08

**Shire of Wagin**  
**List of Creditors Paid from the Municipal Fund Account**  
**September 2008**

|   |                  |            |       |   |            |
|---|------------------|------------|-------|---|------------|
| Austral Mercantile Collections Pty Ltd    | Bill Pmt -Cheque | 02/10/2008 | 1971  | Interim rate refund due to sale of locations  | -98.20     |
|   | Bill Pmt -Cheque | 15/10/2008 | 1976  | Rates Recovery                                | -165.16    |
| Australia Day Council of WA               | Bill Pmt -Cheque | 28/10/2008 | 2000  | Renewal of Membership 2008 / 2009             | -200.00    |
| Australian Taxation Office                | Bill Pmt -Cheque | 22/10/2008 | Debit | PAYG and GST September 2008                   | -12,626.00 |
| BT SuperWrap                              | Bill Pmt -Cheque | 31/10/2008 | 2006  | C O'Neill Super October 2008                  | -393.36    |
| Cape Regions Tree Service                 | Bill Pmt -Cheque | 02/10/2008 | 1972  | Tree Pruning for Large Trees in Wagin Shire   | -4,610.00  |
| Commonwealth Life Personal Superannuation | Bill Pmt -Cheque | 31/10/2008 | 2007  | Super Contributions October 2008 Danila James | -101.28    |
| Cresswells Emporium                       | Bill Pmt -Cheque | 15/10/2008 | 1978  | PPE & Office Chair                            | -289.95    |
|   | Bill Pmt -Cheque | 24/10/2008 | 1995  | Work Boots                                    | -134.10    |
| Department of Housing and Works           | Bill Pmt -Cheque | 30/10/2008 | 2013  | Reimbursement of Eric Farrow Deposit          | -100.00    |
| Department of Planning & Infrastructure   | Bill Pmt -Cheque | 02/10/2008 | Debit | Debit of Licensing Taking 30 Sep 2008         | -7,977.15  |
|   | Bill Pmt -Cheque | 03/10/2008 | Debit | Debit of Licensing Taking 1 Oct 2008          | -2,632.50  |
|   | Bill Pmt -Cheque | 06/10/2008 | Debit | Debit of Licensing Taking 2 Oct 2008          | -3,875.10  |
|   | Bill Pmt -Cheque | 07/10/2008 | Debit | Debit of Licensing Taking 3 Oct 2008          | -4,530.85  |
|   | Bill Pmt -Cheque | 08/10/2008 | Debit | Debit of Licensing Taking 6 Oct 2008          | -1,754.70  |
|   | Bill Pmt -Cheque | 09/10/2008 | Debit | Debit of Licensing Taking 7 Oct 2008          | -2,988.20  |
|   | Bill Pmt -Cheque | 10/10/2008 | Debit | Debit of Licensing Taking 8 Oct 2008          | -2,913.90  |
|   | Bill Pmt -Cheque | 13/10/2008 | Debit | Debit of Licensing Taking 9 Oct 2008          | -1,550.40  |
|   | Bill Pmt -Cheque | 14/10/2008 | Debit | Debit of Licensing Taking 10 Oct 2008         | -1,893.05  |
|   | Bill Pmt -Cheque | 14/10/2008 | Debit | Debit of Licensing Taking 10 Oct 2008         | -1,893.05  |

Page 30

Page 30 of 34

4:12 PM  
15/10/08

**Shire of Wagin  
List of Creditors Paid from the Municipal Fund Account  
September 2008**

|                                  |                  |            |       |  |            |
|----------------------------------|------------------|------------|-------|--|------------|
| Earl St Surgery                  | Bill Pmt -Cheque | 15/10/2008 | Debit | Debit of Licensing Taking 13 Oct 2008                      | -2,700.45  |
|                                  | Bill Pmt -Cheque | 16/10/2008 | Debit | Debit of Licensing Taking 14 Oct 2008                      | -6,423.35  |
|                                  | Bill Pmt -Cheque | 17/10/2008 | Debit | Debit of Licensing Taking 15 Oct 2008                      | -1,504.65  |
|                                  | Bill Pmt -Cheque | 20/10/2008 | Debit | Debit of Licensing Taking 16 Oct 2008                      | -2,309.40  |
|                                  | Bill Pmt -Cheque | 21/10/2008 | Debit | Debit of Licensing Taking 17 Oct 2008                      | -4,418.10  |
|                                  | Bill Pmt -Cheque | 22/10/2008 | Debit | Debit of Licensing Taking 20 Oct 2008                      | -3,104.75  |
|                                  | Bill Pmt -Cheque | 23/10/2008 | Debit | Debit of Licensing Taking 21 Oct 2008                      | -2,955.95  |
|                                  | Bill Pmt -Cheque | 24/10/2008 | Debit | Debit of Licensing Taking 22 Oct 2008                      | -2,883.20  |
|                                  | Bill Pmt -Cheque | 27/10/2008 | Debit | Debit of Licensing Taking 23 Oct 2008                      | -3,332.70  |
|                                  | Bill Pmt -Cheque | 28/10/2008 | Debit | Debit of Licensing Taking 24 Oct 2008                      | -9,775.10  |
|                                  | Bill Pmt -Cheque | 29/10/2008 | Debit | Debit of Licensing Taking 27 Oct 2008                      | -10,608.95 |
|                                  | Bill Pmt -Cheque | 30/10/2008 | Debit | Debit of Licensing Taking 28 Oct 2008                      | -1,610.60  |
|                                  | Bill Pmt -Cheque | 31/10/2008 | Debit | Debit of Licensing Taking 29 Oct 2008                      | -4,906.45  |
|                                  | Bill Pmt -Cheque | 15/10/2008 | 1979  | W8057  | -49.70     |
|                                  | Bill Pmt -Cheque | 15/10/2008 | 1980  | Medical Examination for Leanne Fuss re: Injured Back       | -97.65     |
| Hesta Super Fund                 | Bill Pmt -Cheque | 31/10/2008 | 2008  | Payroll Deductions Oct 2008 Kerry Tacklen & Charlene Hesse | -529.80    |
| In2Balance Pty Ltd               | Bill Pmt -Cheque | 15/10/2008 | 1988  | Nuts & Bolts Workshop for K Tacklen                        | -550.00    |
|                                  | Bill Pmt -Cheque | 17/10/2008 | 1994  | Annual Licence Maintenance & Support 2008 / 2009           | -15,972.00 |
| Katanning Cherry Picker          | Bill Pmt -Cheque | 15/10/2008 | 1981  | Trimming Street Trees around Power Lines                   | -5,612.55  |
| Liquor, Hospitality & Misc Union | Bill Pmt -Cheque | 31/10/2008 | 2009  | Payroll Deductions October 2008                            | -62.70     |
| Mandurah Ferry Cruises           | Bill Pmt -Cheque | 15/10/2008 | 1983  | Christmas Lights Cruise                                    | -340.00    |
| MM Electrical Merchandising      | Bill Pmt -Cheque | 28/10/2008 | 2001  | Test Tags  | -255.20    |

Page 31

Page 31 of 34

4:12 PM  
15/10/08

**Shire of Wagin**  
**List of Creditors Paid from the Municipal Fund Account**  
**September 2008**

|   |                  |            |       |   |            |
|---|------------------|------------|-------|---|------------|
| <b>Mulgrew Automotives</b>                    | Bill Pmt -Cheque | 28/10/2008 | 2002  | Inspection of Community Bus             | -134.50    |
| <b>National Bank</b>                          | Bill Pmt -Cheque | 20/10/2008 | Debit | Debit of NAB Credit Card Purchases      | -584.44    |
|   | Bill Pmt -Cheque | 01/10/2008 | Debit | Merchant Fee                            | -1,014.73  |
|   | Bill Pmt -Cheque | 01/10/2008 | Debit | National Online Fee                     | -89.36     |
|   | Bill Pmt -Cheque | 30/10/2008 | Debit | Inspect voucher fee                     | -2.50      |
|   | Bill Pmt -Cheque | 31/10/2008 | Debit | Bank Fees and Charges Oct 08            | -173.30    |
| <b>R &amp; C Goldsmith</b>                    | Bill Pmt -Cheque | 15/10/2008 | 1984  | White Road Posts                        | -686.40    |
| <b>Shire of Wagin.</b>                        | Bill Pmt -Cheque | 15/10/2008 | 1985  | HACC Petty Cash Recoup to Sept 08       | -197.17    |
|   | Bill Pmt -Cheque | 28/10/2008 | 2003  | Hire of Community Bus for SSS Taskforce | -297.00    |
| <b>Slater-Gartrell Sports</b>                 | Bill Pmt -Cheque | 28/10/2008 | 2004  | Synthetic Turf for Cricket Ground       | -4,447.30  |
| <b>Southern Roads Services</b>                | Bill Pmt -Cheque | 15/10/2008 | 1986  | Dust & Premix for Beaufort Rd Overlay   | -77.28     |
| <b>Telstra</b>                                | Bill Pmt -Cheque | 16/10/2008 | Debit | Phone Account Sept 08                   | -7.70      |
|   | Bill Pmt -Cheque | 15/10/2008 | 1987  | Phone Account Sept 08                   | -1,476.74  |
|   | Bill Pmt -Cheque | 24/10/2008 | 1996  | Phone Account Sept 08                   | -1,031.49  |
| <b>Telstra Superannuation Fund</b>            | Bill Pmt -Cheque | 31/10/2008 | 2010  | Super Julie White October 2008          | -469.08    |
| <b>Underground Services Australia Pty Ltd</b> | Bill Pmt -Cheque | 28/10/2008 | 2005  | Progress Claim No. 1                    | -96,059.27 |
| <b>United Group Services Pty Ltd</b>          | Bill Pmt -Cheque | 14/10/2008 | 1974  | Rates overpayment                       | -90.00     |

Page 32

Page 32 of 34

4:12 PM  
15/10/08

**Shire of Wagin**  
**List of Creditors Paid from the Municipal Fund Account**  
September 2008

|  |                  |            |      |  |           |
|--|------------------|------------|------|--|-----------|
| Wagin District High School.            | Bill Pmt -Cheque | 15/10/2008 | 1989 | Reimbursement for Traditional Performance at Choose Respect La | -800.00   |
| Wagin General Practice                 | Bill Pmt -Cheque | 24/10/2008 | 1997 | Workers Compensation Examinations                              | -111.40   |
| Wagin Pre-Mix Concrete                 | Bill Pmt -Cheque | 15/10/2008 | 1990 | Slump Grinding   | -880.00   |
| Water Corporation                      | Bill Pmt -Cheque | 24/10/2008 | 1998 | Hall, Sports Ground, Medical Centre & Caravan Park             | -750.80   |
| Western Australian Planning Commission | Bill Pmt -Cheque | 10/10/2008 | 1973 | Vernal St Subdivision  | -1,618.00 |
| Westscheme                             | Bill Pmt -Cheque | 31/10/2008 | 2011 | Super Contributions W Williams Oct 08                          | -141.56   |
| Yakka Pty Ltd - Customer Service       | Bill Pmt -Cheque | 15/10/2008 | 1992 | Sample Uniforms  | -210.76   |



5:33 PM  
13/11/08

**Shire of Wagin Trust Account**  
**List of Creditor Paid from the Trust Fund Account**  
October 2008

|                             | Type             | Date       | Num  | Memo   | Amount    |
|-----------------------------|------------------|------------|------|--|-----------|
| Australian Wool Industry.   | Bill Pmt -Cheque | 24/10/2008 | 1771 | Refund bond hire of Eric Farrow Pav on 7th October 2008          | -300.00   |
| BCITF                       | Bill Pmt -Cheque | 21/10/2008 | 1768 | BCITF Levies Collected   | -1,834.40 |
| Builders Registration Board | Bill Pmt -Cheque | 21/10/2008 | 1769 | BRB Levies Collected   | -469.00   |
| Great Southern GP Network.  | Bill Pmt -Cheque | 08/10/2008 | 1765 | Refund Bond Hire of Eric Farrow Pav on 15th & 16th September 200 | -150.00   |
| Neil Anderson               | Bill Pmt -Cheque | 08/10/2008 | 1766 | Refund Bond Hire of Community Bus 22.8.2008                      | -150.00   |
| Paul Ward.                  | Bill Pmt -Cheque | 08/10/2008 | 1767 | Refund Bond Hire of Community Bus 20th September 2008            | -150.00   |
| Shire of Wagin.             | Bill Pmt -Cheque | 21/10/2008 | 1770 | Agency Fee   | -116.60   |
| Wagin Masonic Lodge.        | Bill Pmt -Cheque | 24/10/2008 | 1772 | Refund Bond Hire of Town Hall 11th October 2008                  | -300.00   |

**12 Members matters presented with notice**

Nil

**13 Urgent Business****13.1 Donation to Local Drug Action Group**

|  |                                     |          |
|--|-------------------------------------|----------|
| C 861  | Moved/Seconded Cr Cumming/Cr Draper |          |
| That the request for a donation by the Local Drug Action Group be considered as urgent business. |                                     |          |
|  | Results                             | Vote 9/0 |

|   |  |
|---|--|
|   | <b>Moved/Seconded Cr Ewen/Cr Cumming</b> |
| That Council agree to fund the purchase of the t-shirts and screen for printing up to an amount of \$1,000 to the Local Drug Action Group from the Promotions Budget. |  |

|  |                                  |          |
|--|----------------------------------|----------|
| C 862  | Moved/Seconded Cr Ball/Cr Morgan |          |
| That the motion be amended to require the donation by the Shire of Wagin be acknowledged in the design of the print. |                                  |          |
|  | Results                          | Vote 7/2 |

|  |                |                 |
|--|----------------|-----------------|
| <b>C 863</b>                           |                |                 |
| The amended motion was put and carried |                |                 |
|  |                |                 |
|  |                |                 |
|  | <b>Results</b> | <b>Vote 8/1</b> |

**13.2 Ag Chemicals Regulatory Committee**

|   |                                 |          |
|---|---------------------------------|----------|
| C 864   | Moved/Seconded Cr Dohle/Cr Reed |          |
| That Council representation on the Agricultural Chemicals Reference Group be considered as urgent business. |                                 |          |
|   | Results                         | Vote 9/0 |

|   |                                  |          |
|---|----------------------------------|----------|
| C 865   | Moved/Seconded Cr Dohle/ Cr Reed |          |
| That Councillor Morgan be nominated as the Shire of Wagin representation on the Agricultural Chemicals Reference Group. |                                  |          |
|   | Results                          | Vote 9/0 |

**13.3 Replacement of Tip Truck**

|  |         |                                  |          |
|--|---------|----------------------------------|----------|
| C 866  |         | Moved/Seconded Cr Morgan/Cr Ball |          |
|  |         |                                  |          |
| That the item be deferred to the next Works and Services Committee Meeting |         |                                  |          |
|  |         |                                  |          |
|  | Results |                                  | Vote 9/0 |

**14 Confidential business (Local Government Act Section 5.23(2))**

The members of the press and staff left the meeting at 9.29 pm (with the exception of the Chief Executive Officer)

**14.1 Salary Reviews of Senior Staff**

Council noted that the Finance and General Purposes Committee had exercised its delegated authority to adjust the salaries of the Deputy Chief Executive Officer and Manager of Works.

**15 Meeting closure**

The meeting closed at 9.37 pm.

**These Minutes were confirmed at a meeting held on**

\_\_\_\_\_

**Signed** \_\_\_\_\_

**Presiding Member at the meeting at which the Minutes were confirmed.**

**Dated** \_\_\_\_\_