



# **AGENDA**

## **ORDINARY COUNCIL MEETING**

**23 OCTOBER 2018**

**3.00PM**

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**1. OPENING, OBITUARIES, VISITORS**

**1.1 OPENING**

**1.2 OBITUARIES**

Bill Schuiling

Ruby Metcalf (nee Lee)

**2. RECORD OF ATTENDANCE/APOLOGIES**

**2.1 RECORD OF ATTENDANCE**

Cr D.P. Hudson	President
Cr A.J. Metcalf	Deputy President
Cr R.I. Trepp	
Cr B.A. Ward	
Cr B.N. Walsh	
Cr L.G. Hagboom	
Cr J.C. Chatfield	
Cr L.H. Holberton	
R.L. McCall	Chief Executive Officer
S.G. Fitchat	Finance Manager
G.C. Brigg	Assets & Works Manager
L.A. Valentine	Acting Manger Corporate & Community Services
E.L. Richards	Council Liaison/Minutes

**2.2 LEAVE OF ABSENCE**

**2.3 APOLOGIES**

**3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

**4. DECLARATION OF ELECTED MEMBERS**

**5. PUBLIC QUESTION TIME**

**6. APPLICATIONS FOR LEAVE OF ABSENCE**

**7. CONFIRMATION OF MINUTES**

**OFFICER RECOMMENDATION – ITEM 7.1**

**THAT THE MINUTES OF THE ORDINARY MEETING OF THE DOWERIN SHIRE COUNCIL HELD ON 25 SEPTEMBER 2018 BE CONFIRMED AS A TRUE AND CORRECT RECORD OF PROCEEDINGS.**

**8. PETITIONS/DEPUTATIONS/PRESENTATIONS**

**8.1 WALGA'S QUARTERLY OVERVIEW REPORTS**

Attachment: **1. WALGA's Quarterly Overview Reports**

**9. ANNOUNCEMENTS BY PRESIDENT WITHOUT DISCUSSION**

**9.1 PRESIDENT ANNOUNCEMENTS**

## 10. REPORTS OF COMMITTEE AND OFFICERS

### 10.1 OPERATIONS

#### 10.1.1 INFORMATION STATEMENT 2018/2019

Date:	12 October 2018
File Ref:	Organisation/Information Management/Freedom of Information
Disclosure of Interest:	Nil
Author:	Lisa Valentine, Acting Manager Corporate & Community Services
Attachments:	2. Information Statement 2018-2019 3. Freedom of Information Statement – Policy Manual 4. Freedom of Information Policy

#### Summary

The Shire of Dowerin adopted the Freedom of Information Policy and Information Statement in October 2015. This report seeks a Council resolution to accept the updated 2018-2019 Information Statement and rescind the Freedom of Information Policy.

#### Background

The *Freedom of Information Act 1992* requires that agencies must prepare and publish an Information Statement which conveys the maximum possible detail to the public about its operations, describes the types of documents that can be inspected, purchased or obtained with or without charge and also provides an outline of the Freedom of Information (FOI) process, including how to make an FOI application. It is a requirement of Council to undertake an annual review of its Information Statement. This has not been updated since adoption in 2015.

There is no requirement for Council to have a Freedom of Information Policy.

#### Comment

The 2018-2019 Information Statement has all the relevant information relating to requirements in the *Freedom of Information Act 1992* and will be reviewed on an annual basis in conjunction with the Annual Reporting requirements.

The current Shire of Dowerin Freedom of Information Policy is not required and will be rescinded as part of this report.

#### Financial Implications

Nil

#### Risk Implications

Should Council not endorse the updated Information Statement, it would be in breach of its requirements under the *Freedom of Information*

Consultation

Nil

Policy Implications

Nil

Statutory Implications

Section 96 (1) - Freedom of Information Act 1992

Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

Voting Requirements

Simple majority required.

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**OFFICER RECOMMENDATION – 10.1.1**

***THAT COUNCIL, BY SIMPLE MAJORITY, PURSUANT TO SECTION 96(1) OF THE FREEDOM OF INFORMATION ACT 1992 RESOLVES TO ACCEPT THE 2018/2019 INFORMATION STATEMENT AND RESCIND THE FREEDOM OF INFORMATION POLICY.***



10.1.2 SHIRE OF DOWERIN CHRISTMAS CLOSURE

Date: 15 October 2018  
File Ref: Nil  
Disclosure of Interest: Nil  
Author: Rebecca McCall, Chief Executive Officer  
Attachments: Nil

Summary

This report is to seek a Council resolution to close the Shire of Dowerin's Administration for the Christmas/New Year period.

Background

For a number of years most Council venues have closed during the Christmas/New Year period as it is an extremely quiet period with minimal public visitations and phone enquiries. It is also common for many residents of the Shire to travel elsewhere at this time of year with many other businesses also closing.

Comment

The Christmas Day public holiday will be observed on Tuesday 25 December 2018 with the Boxing Day public holiday being observed on Wednesday 26 December 2018, meaning Council offices will be closed on both those days. Similarly, the New Year's Day public holiday will be observed on Tuesday 1 January 2019 meaning Council offices will also be closed on that day.

It is therefore requested that the Shire Administration close from Monday 24 December to Tuesday 1 January 2019 inclusive. The Administration will reopen as usual on Wednesday 2 January 2019.

The opening times over the Christmas/New Year period will be extensively advertised and circulated in advance.

Financial Implications

Staff will be required to take accrued rostered days off, annual leave or time in lieu. These costs are contained within the 2018/19 Budget.

Risk Implications

Nil

Consultation

The CEO has undertaken consultation with staff.

Policy Implications

Nil

Statutory Implications

Nil

Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

Voting Requirements

Simple majority required.

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**OFFICER RECOMMENDATION – 10.1.2**

***THAT COUNCIL, BY SIMPLE MAJORITY, PURSUANT TO LOCAL GOVERNMENT ACT 1995 RESOLVES TO CLOSE THE ADMINISTRATION FOR THE CHRISTMAS/NEW YEAR PERIOD FROM MONDAY 24 DECEMBER 2018 TO TUESDAY 1 JANUARY 2019 INCLUSIVE WITH THE HOURS OF OPERATION AND EMERGENCY CONTACTS ADVERTISED TO THE COMMUNITY.***

10.1.3 DISPOSAL OF LAND BY TENDER

Date: 15 October 2018  
 File Ref: Organisation/Corporate Management/Tendering  
 Disclosure of Interest: Nil  
 Author: Rebecca McCall, Chief Executive Officer  
 Attachments: 5. Shire of Dowerin Valuation for Financial Reporting 30 June 2018 – Specified Land and Building Assets

Summary

The Shire of Dowerin owns and maintains a comprehensive portfolio of residential housing and there is no longer a need for Council to retain the current level of inventory. This report is to consider the disposal of 2 residential properties.

Background

The Shire of Dowerin’s Asset Management Register includes 22 residences; comprising of dwellings, duplex units, villas, triplexes and aged care units. The condition of the housing varies from very good to very poor. The residences are occupied with tenancy agreements in place. The following table depicts the breakdown of current arrangements;

Aged Housing	Government Housing	Private Rental	Contractor/Staff Housing
4	2	7	2

Much of the residential inventory is of surplus to Council requirements. Previous Council deliberations have resolved to commence disposing of excess housing to reduce the lifecycle cost liability.

The 2018/19 Budget includes income for the sale of 11 Maisey Street Dowerin and 42 Stacy Street Dowerin.

Comment

Management have carried out due diligence and continues to investigate options to ease the burden of Council’s overall asset management commitment. Tenancy arrangements for 2 of the properties will be changing in the very near future:

Property Address	Arrangement	Status
12 Cottrell Street Dowerin	Private Rental	Shire notified that tenant will be vacating the property prior to the end of 2018.
4 O’Loughlen Street Dowerin	Staff Housing	An ex-employee has vacated the residence. The property is currently utilised to house contractors until mid-November.

Financial Implications

There is no income allocated in the 2018/19 Budget for the sale of 12 Cottrell Street, Dowerin and 4 O’Loughlen Street, Dowerin. Should the sale proceed, Council will receive additional income of approximately \$260,000 (less advertising and statutory fees). It is proposed this income be transferred to the Land and Building Reserve. The fair value of the building and land (based on a market approach) is outlined in the Shire of Dowerin Valuation for Financial Reporting - Specified Land and Building Assets June 2018 prepared by AssetVal Pty Ltd. The below valuations for 12 Cottrell Street and 4 O’Loughlen Street are extracted from the report;

Asset #	Property	Land Fair Value	Building Fair Value	Total Fair Value (Market Approach)
080	12 Cottrell Street Lot 12 P129090	\$30,000	\$53,033	\$83,033
1000	4 O’Loughlen Street Lot 52 D093105	\$25,000	\$153,550	\$178,550

If the properties are not sold, Council will continue to receive budgeted rental income.

Risk Implications

Should Council decide not to dispose of the properties, the Shire of Dowerin would be responsible for the ongoing costs associated with the land and buildings. Both properties need extensive and costly works.

Consultation

Councillor Workshop, 23 October 2018

Councillor Onsite Inspection, 26 October 2018 – 4 O’Loughlen Street

Policy Implications

Nil

Statutory Implications

Section 3.58 of the *Local Government Act 1995* is applicable and states:

**“3.58. Disposing of property**

- (1) *In this section –  
**dispose** includes sell, lease, or otherwise dispose of, whether absolutely or not;  
**property** includes the whole or any part of the interest of a local government in property but does not include money.*
- (2) *Except as stated in this section, a local government can only dispose of property to –  
(a) the highest bidder at public auction; or  
(b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*
- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property –  
(a) it gives local public notice of the proposed disposition –*

- (i) *describing the property concerned; and*
    - (ii) *giving details of the proposed disposition; and*
    - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and*
  - (b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*
- (4) *The details of a proposed disposition that are required by subsection (3)(a)(ii) include –*
  - (a) *the names of all other parties concerned; and*
  - (b) *the consideration to be received by the local government for the disposition; and*
  - (c) *the market value of the disposition –*
    - (i) *as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*
    - (ii) *as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.*
- (5) *This section does not apply to –*
  - (a) *a disposition of an interest in land under the Land Administration Act 1997 section 189 or 190; or*
  - (b) *a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or*
  - (c) *anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or*
  - (d) *any other disposition that is excluded by regulations from the application of this section.”*

#### Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

#### Voting Requirements

Absolute majority required.

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#### **OFFICER RECOMMENDATION – 10.1.3**

**THAT COUNCIL, BY ABSOLUTE MAJORITY, PURSUANT TO SECTION 3.58(2)(B) OF THE LOCAL GOVERNMENT ACT 1995 RESOLVES;**

- A) TO NOTE THE VALUATION REPORT PROVIDED BY ASSETVAL PTY LTD DATED 30 JUNE 2018 FOR 12 COTTRELL STREET DOWERIN AND 4 O’LOGHLEN STREET DOWERIN;**
- B) TO DISPOSE OF 12 COTTRELL STREET DOWERIN AND 4 O’LOGHLEN STREET DOWERIN BY PUBLIC TENDER;**
- C) TO GIVE LOCAL PUBLIC NOTICE FOR THE DISPOSITIONS INVITING SUBMISSIONS.**

#### 10.1.4 NEWTRAVEL FINANCIAL CONTRIBUTION

Date: 17 October 2018  
File Ref: Community Development/Tourism Programs/NEWTravel  
Disclosure of Interest: Nil  
Author: Rebecca McCall, Chief Executive Officer  
Attachments: Nil

##### Summary

This report is to seek a Council resolution to financial contribute towards NEWTravel.

##### Background

NEWTRAVEL is a regional tourism group administered by NEWROC (North Eastern Wheatbelt Regional Organisations of Councils). NEWROC consists of the Shire of Koorda, Mt Marshall, Mukinbudin, Nungarin, Trayning and Wyalkatchem. Membership of NEWTravel extends to the Shires of Dowerin and Westonia.

NEWROC employs a part-time Executive Officer to manage NEWTravel. The role includes the coordination of NewTravel meetings, grant preparation, marketing, strategic planning and implementing identified strategic objectives and actions.

##### Comment

The Executive Officer, with the support of the Committee have instigated and developed the Wheatbelt Way tourism product.

NEWTravel are currently forward planning their activities and are keen to hear from Council as to how the group can further promote and support tourism in Dowerin. Additionally, NEWTravel are reviewing the constitution, membership and fee structure.

Dowerin and Westonia have been active members of the Committee for several years and benefits from the implemented planned activities and marketing strategies. Membership to date has not included a financial contribution from the Shires of Dowerin and Westonia. As memberships of NEWTravel and joint owners of the Wheatbelt Way product, NEWROC is requesting that the Shires of Dowerin and Westonia commence contributing the annual membership.

The 2018/19 annual membership fee is \$2,500. This contribution covers the employment of the part-time Executive Officer and a portion of the marketing plan. Membership fees are used to leverage external funding to implement initiatives. To date, NEWTravel has achieved reasonable success in attracting external funds.

##### Financial Implications

The 2018/19 Budget includes an allocation of \$20,800 for Area Promotion. The NEWTravel membership fee can be accommodated within this allocation.

##### Risk Implications

If Council resolved not to financially contribute towards the operations of NEWTravel, the Shire of Dowerin's ongoing membership of NEWTravel may be at risk. As a result, Dowerin would not benefit from the marketing strategies and initiatives implemented by NEWTravel.

Consultation

NEWROC Executive Officer, Caroline Robinson

Policy Implications

Nil

Statutory Implications

Nil

Strategic Implications

Strategic Community Plan - Theme 2 – Our Economy – Outcome 2 - Reference E3

Voting Requirements

Simple majority required.

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**OFFICER RECOMMENDATION – 10.1.4**

***THAT COUNCIL, BY SIMPLE MAJORITY, PURSUANT TO LOCAL GOVERNMENT ACT 1995 RESOLVES TO SUPPORT NEWTRAVEL AS A MEMBER AND FINANCIALLY CONTRIBUTE THE 2018/19 ANNUAL FEE OF \$2,500.***

#### 10.1.5 CBH DEVELOPMENT APPLICATION

Date: 16 October 2018  
Applicant: Cooperative Bulk Handling (CBH)  
Location: Lot 801 Merredin-Goomalling Road, Dowerin  
Disclosure of Interest: None  
Author: Linton Thomas  
Senior Officer: Rebecca McCall, Chief Executive Officer  
Attachments: 6. Site Plan

#### Summary

To advise Council that this proposed grain handling infrastructure is being added to by way of 1 X 25,200 tonne open bulkhead to the existing CBH facilities west of the Dowerin township and the relocation of the 2 X 19,000 tonne bulkheads approved by Council in July 2018

#### Background

Cooperative Bulk Handling has been at this Dowerin West site a few providing a grain recieval point for local farmers. With the current crop yield prediction, extra storage of grain will be needed this season.

The 2 previous bulkheads approved by Council were to be located at the eastern end of the existing structures and CBH requests that they be re-located onto the southern side and the new one subject to this approval, is to be located on the northern side parallel to the main road.

#### Comment

The proposal supports existing infrastructure at Lot 801 Merredin-Goomalling Road, Dowerin with the construction costs being estimated to be \$269,200. The fee for this application is \$861.44.

It is proposed to construct;

- 1 x 25,200 tonne open bulkhead.
- Stormwater drainage infrastructure

#### Financial Implications

Nil

#### Risk Implications

Nil

#### Consultation

Nil

#### Policy Implications

Nil

#### Statutory Implications

Council Town Planning Scheme No. 2



Strategic Implications

Supports and enhances existing facilities

Voting Requirements

Simple majority required.

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**OFFICER RECOMMENDATION – 10.1.5**

***THAT COUNCIL, BY SIMPLE MAJORITY, APPROVES THE INSTALLATION OF 1 X 25,200 TONNE OPEN BULKHEAD AND THE RELOCATION OF 2 OPEN BULKHEADS ON LOT 801, MERREDIN-GOOMALLING ROAD, WEST OF THE DOWERIN TOWNSITE.***

10.1.6 DEVELOPMENT APPLICATION – MINNIVALE BAKERY

Date: 16 October 2018  
Applicant: Dowerin District Museum  
Location: Lot 29, No. 23 Hewitt Street, Minnivale  
Disclosure of Interest: None  
Author: Linton Thomas  
Senior Officer: Rebecca McCall, Chief Executive Officer  
Attachments: 7. Site Plan Minnivale Bakery

Summary

To advise Council that this proposed gabled patio is to be located over the top of the Minnivale baker's oven at Lot 29 No. 23 Hewitt Street, Minnivale. The size of the structure is 12 metres X 8 metres and is open sided.

Background

Minnivale many years ago was a thriving rail siding and small township with a number of shops and other businesses which over time have all but gone.

There is a small reminder in that the bakery oven is still on the lot and although some parts are missing, it is proposed that this important piece of history should be protected from the elements.

Comment

The patio will be erected by the Wheatbelt Prison Workcamp.

Financial Implications

Nil

Risk Implications

Nil

Consultation

Nil

Policy Implications

Nil

Statutory Implications

Council Town Planning Scheme No. 2

Strategic Implications

Protection of historic infrastructure

Voting Requirements

Simple majority required.

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**OFFICER RECOMMENDATION – 10.1.6**

***THAT COUNCIL, BY SIMPLE MAJORITY, APPROVES THE CONSTRUCTION OF A 12 METRE X 8 METRE GABLED PATIO OVER THE BAKER'S OVEN AT LOT 29 HEWITT STREET, MINNIVALE.***

## 10.2 FINANCE REPORT

### 10.2.1 FINANCE REPORT – 30 SEPTEMBER 2018

Date:	15 October 2018
File Ref:	Organisation/Financial Management/Reporting/Financial Statements/2018-2019 Monthly Financial Statements
Disclosure of Interest:	Nil
Author:	Susan Fitchat
Senior Officer:	Rebecca McCall, Chief Executive Officer
Attachments:	8. Monthly Financial Activity Statements – September 2018

#### Summary

The Statement of Financial Activity, which includes Detailed Schedules, Statement of Financial Position, Current Ratios and Investment Register for the period ending 30 September 2018 are presented for Council information.

Please note, that the figures are actual at the time of reporting. The depreciation figures shall be quantified in the October 2018 statements once the end of the financial year 2017-2018 has been audited and the asset data finalized.

#### Background

Section 6.4 of the *Local Government Act 1995* requires a Local Government to prepare financial reports.

Regulation 34 & 35 of the *Local Government (Financial Management) Regulations 1996* set out the form and content of the financial reports which have been prepared for the periods as above and are presented to Council for approval.

#### Comment

In order to fulfil statutory reporting requirements, and to provide the Council with a synopsis of the Shire of Dowerin's overall financial performance on a year to date basis, the following financial reports are attached.

- Statements of Financial Activity – Statutory Reports by Program and Nature or Type

The Statements of Financial Activity provide details of the Shire's operating revenues and expenditures on a year to date basis. The reports further include details of non-cash adjustments and capital revenues and expenditures, to identify the Shire's net current position; which reconciles with that reflected in the associated Net Current Position note (Note 3).

- Capital Acquisitions

This report provides year to date budget performance in respect of the following capital expenditure activities and their funding sources. Individual project information can be found at Note 12.

- Note 1 – Significant Accounting Policies

This note provides details of the accounting policies relating to the Shire's accounts.

- Note 2 - Explanation of Material Variances  
Council adopted (in conjunction with the Annual Budget) a material reporting variance threshold of 5% or \$5,000, whichever is the greater. This note explains the reasons for any material variances identified in the Statements of Financial Activity at the end of the reporting period.
- Note 3 - Net Current Funding Position - Statutory Requirement  
This note provides details of the composition of the net current asset position on a year to date basis and reconciles with the closing funding position as per the Statement of Financial Activity.
- Note 4 – Cash and Investments  
This note provides Council with the details of the actual amounts in the Shire’s bank accounts and/or Investment accounts as at reporting date.
- Note 5 – Budget Amendments  
This note provides council with a list of all budget amendments to date.
- Note 6 – Receivables  
This note provides Council with the sundry debtors outstanding as at reporting date.
- Note 7 - Cash Backed Reserves  
This note provides summary details of transfers to and from reserve funds, and associated interest earnings on reserve funds, on a year to date basis.
- Note 8 – Rating Information  
This note provides details of rates levied during the year.
- Note 9 – Information on Borrowings  
This note shows the Shire’s current debt position and lists all borrowings.
- Note 10 – Grants and Contributions Received  
This note is being redeveloped and will be provided as soon as possible.
- Note 11 – Trust Funds  
This note shows the balance of funds held by the Shire in its Trust Fund on behalf of another person/entity.
- Note 12 – Capital Acquisitions  
This note details the capital expenditure program for the year.

#### Consultation

At the Finance Committee meeting on 15 October 2018, the following was clarified in relation to the financial statements.

1. Note 12: Capital Acquisitions – Buildings:  
  
GROH House – 12 Anderson Street

The GROH house is nearing completion and the lease agreement to rent out the property is pending finalisation with the Department of Communities (Housing Program).

#### Swimming Pool

The swimming pool renewal and upgrade is underway at a current estimated cost of \$210,000. Loan 101 for \$200,000 shall be utilized to cover the cost of the pool upgrade.

The swimming pool upgrade is budgeted for at \$232,895.

2. Note 9: Information on Borrowings:

Drawdown of Loan 100 of \$280,000 for the GROH house has been completed in October 2018.

3. Note 4: Cash and investments:

The Short Term Accommodation (STA) building retention bond of \$42,342 has been released into the Municipal bank account as the final retention payment for the building has been processed.

#### Financial Implications

The budgeted opening funding surplus as per the Budget adopted on 21 August 2018 presents a \$1,492,612 (Rate Setting Statement).

#### Risk Implications

Timely preparation of the monthly financial statements within statutory guidelines is vital to good financial management. Failure to submit compliant reports within statutory time limits will lead to non-compliance with the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

#### Policy Implications

The Shire of Dowerin has a comprehensive suite of financial management policies. Finances have been managed in accordance with these policies.

#### Statutory Implications

Council is required to adopt monthly statements of financial activity to comply with Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*. The FMR r. 34(4) allows for the Statements to be presented to Council at an Ordinary Meeting of Council within 2 months after the end of the month to which the statements relate, therefore by presenting the financial statements in October, the Shire of Dowerin complies with statutory obligations.

#### Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

#### Voting Requirements

Simple Majority will be required at the Ordinary Meeting of Council.

**OFFICER AND COMMITTEE RECOMMENDATION – 10.2.1**

***THAT THE COUNCIL BY SIMPLE MAJORITY PURSUANT TO REGULATION 34(1) OF THE LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATION 1996 RECEIVES THE STATUTORY FINANCIAL ACTIVITY STATEMENT REPORTS FOR THE PERIOD ENDING 30 SEPTEMBER 2018.***

10.2.2 ACCOUNTS FOR PAYMENT – 01 TO 30 SEPTEMBER 2018

Date: 16 October 2018  
File Ref: Organisation/Financial Management/Reporting/Financial Statements/2018-2019 Monthly Payment List  
Disclosure of Interest: Nil  
Author: Kathleen Brigg – Finance Officer  
Senior Officer: Susan Fitchat – Finance Manager  
Attachments: 9. List of Accounts for September 2018  
10. Credit Card Statement for September 2018

Background

The attached schedules of cheques drawn and electronic payments that have been raised under delegated authority during the month since the last Council meeting are presented to the Finance Committee before being presented to Council to be received.

Comment

The list as presented has been reviewed by the Finance Manager and Chief Executive Officer.

The ending sequence number for August were as follows:

Cheque: 10561

EFT: 6161

The beginning sequence EFT number for September is as follows:

Cheque: 10562

EFT: 6162

The credit card statement with supporting invoices was reviewed by the Finance Committee.

Consultation

At the Finance Committee meeting on 15<sup>th</sup> October 2018, the Finance Committee checked the sequencing of the payments and enquired about the following payments and contras:

EFT6183      Kenneth Myers  
Home and Community Care - Garage wall and replace with colorbond steel wall. Removal of all building rubbish. Supply and install 820 solid core door and steel door frame. Supply and install one roller door and electric motor. \$7,403.

Response: This payment is a contra and paid for by capital grant funding for Home and Community Care.

EFT6173      Brilliant Security Pty Ltd  
Short Term Accommodation – attend site and repair broken locks in Studio units due to vandalism. \$812.45

Response: This is a contra and the damages shall be reimbursed.

EFT6216      Rural Ranger Service  
Updating of Synergy (Cat and Cat Modules) \$827.45

Response: This is a contra and covered under the dog and cat registration fees.



- EFT 6207      Landgate Slip System
- Payment is for 1-year subscription for the Shared Location Information Platform (SLIP) system. \$2550.20.
- Response: The SLIP system shall be used by the Shire to verify the title deeds and the details of the current owners of properties in the shire. The system will be used to update the Synergy rates system as required.
- EFT6217      True Plumbing and Gas
- Excavate and repair collapsed sewerage line – Stacy Street. \$3984.20
- Response: This repair required urgent repairs and excavation to the broken 150mm sewer main.

Statutory Implications

Regulation 12 & 13 of the *Local Government (Financial Management) Regulations 1996* requires that a separate list be prepared each month for adoption by Council showing:

- Creditors paid under delegated authority from Council

Policy Implications

The Shire of Dowerin has a comprehensive suite of financial management policies. Finances have been managed in accordance with these policies. Payments have been made under delegation.

Financial Implications

Funds expended are in accordance with Council's adopted budget for the 2018-19 financial year.

Risk Implications

Council would not be contravening to the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996* if this item was not presented to Council.

Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

Voting Requirements

Simple Majority will be required at the Ordinary Meeting of Council.

---

**OFFICER AND COMMITTEE RECOMMENDATION – 10.2.2**

**THAT COUNCIL RECEIVE THE REPORT FROM THE CHIEF EXECUTIVE OFFICER ON THE EXERCISE OF DELEGATED AUTHORITY IN RELATION TO CREDITOR PAYMENTS CHEQUE NUMBERS 10562 TO 10572 AND EFT 6162 TO EFT 6221 FROM THE MUNICIPAL FUND FOR THE PERIOD 1 TO 30 SEPTEMBER 2018.**

10.2.3 2018-2019 WRITE OFF OF REJECTED PENSION REBATE – A449

Date: 12 October 2018  
File Ref: Organisation/Financial Management/Budgeting  
Disclosure of Interest: Nil  
Author: Susan Fitchat, Finance Manager  
Senior Officer: Rebecca McCall, Chief Executive Officer  
Attachments: Nil

Summary

A pension rebate was rejected on 23 February 2018 for Assessment number 449. The reason for rejection was because the “Concession number is ineligible”. No action was performed to recover the monies.

The property was then sold to the current owners on 16 April 2018. On settlement this money was not recovered.

Due to incorrect administrative processes this amount should be written off due to:

- a) Previous owner is most probably deceased; and
- b) Council did not advise on settlement that the monies were due.

The amount to be written off is \$851.60, which consists of:

- Rates \$460.76
- ESL \$37.50
- Sewerage \$353.34

Financial Implications

The financial implications will result in additional expenses for 2018-2019 financial year of \$851.60.

Risk Implications

There is minimal risk as the adjustments will be implemented within accordance of the *Local Government Act 1995*.

Current rejections are actioned immediately, therefore future occurrence should be minimised.

Consultation

Louise Sequerah – Rates Officer

Policy Implications

Nil

Statutory Implications

The *Local Government Act 1995*, Section 6.4 (2)(b).

Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

Voting Requirements

Absolute Majority is required for this recommendation.

**OFFICER AND COMMITTEE RECOMMENDATION – 10.2.3**

***THAT THE FINANCE COMMITTEE RECOMMEND TO COUNCIL TO WRITE OFF THE BALANCE OF THE RATES ASSESSMENT FOR THE REJECTED REBATE FOR A449 OF \$851.60.***

### 10.3 MINUTES TO BE RECEIVED

#### 10.3.1 MINUTES FROM COMMITTEE MEETINGS TO BE RECEIVED

Date:	15 October 2018
File Ref:	Organisation/Governance/Committees
Disclosure of Interest:	Nil
Author:	Rebecca McCall, Chief Executive Officer
Attachments:	11. Bushfire Advisory Committee Meeting Minutes, 3 October 2018 12. Local Emergency Management Committee Meeting Minutes, 9 October 2018 13. Finance Committee Meeting Minutes, 15 October 2018

#### Summary

The report formally presents the minutes of Advisory Groups and Committees of Council from the previous month.

#### Background

The Shire has established the following Committees of Council:

- Audit Committee;
- Finance Committee;
- Local Emergency Management Committee;
- Bush Fire Advisory Committee;
- Road Verge Management Advisory Committee;
- CEO Recruitment Committee.

The above Committees do not have any delegated authority; therefore any recommendations requiring a Council decision that result from a Committee meeting must be brought before Council. This is done via agenda items to Council.

(NB: The list above excludes those Committees that are external to the Shire, i.e. established and managed by an external group, on which the Shire has nominated representatives. Council representatives from the external committees will report back to Council verbally at the next available Council meeting. Should a decision of Council be required, an agenda item will be prepared for Council.)

#### Comment

The attached minutes are the unconfirmed minutes of the meetings of Committees of Council held since the previous Ordinary Meeting of Council.

#### Consultation

Not Applicable

#### Financial Implications

The Officer's recommendation for Council to receive the minutes of Committee meetings carries no financial commitment for Council. Should any recommendation require a financial commitment or have any implication outside the CEO's delegated authority, the matter will be referred to Council as a specific agenda item.

Risk Implications

Nil

Policy Implications

Nil

Statutory Implications

Administration Regulation 11 sets out the content that the minutes of council or committee meetings must contain, including:

- the names of members present at the meeting;
- details of each motion moved, the mover and the outcome of the motion;
- details of each decision made at the meeting; and
- written reasons for each decision made at a meeting that is significantly different from the committee's or council employee's recommendation.

Section 5.22(2) and (3) of the *Local Government Act 1995* requires that the minutes of a Council or committee meeting are to go to the next meeting of the Council or committee for confirmation and signing by the person presiding to certify the confirmation.

Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

Voting Requirements

Simple majority

---

**OFFICER RECOMMENDATION – 10.3.1**

***THAT COUNCIL BY SIMPLE MAJORITY PURSUANT TO SECTION 3.18 OF THE LOCAL GOVERNMENT ACT 1995 RESOLVES TO:***

- 1. RECEIVE THE MINUTES OF THE:**
  - a. DOWERIN BUSHFIRE ADVISORY COMMITTEE MEETING (UNCONFIRMED), 3<sup>RD</sup> OCTOBER 2018;***
  - b. DOWERIN LOCAL EMERGENCY MANAGEMENT COMMITTEE MEETING (UNCONFIRMED), 9<sup>TH</sup> OCTOBER 2018; AND***
  - c. FINANCE COMMITTEE MEETING (UNCONFIRMED), 15<sup>TH</sup> OCTOBER 2018.***

**11. NEW BUSINESS OF AN URGENT NATURE**

**12. ELECTED MEMBERS MOTIONS**

**13. CONFIDENTIAL ITEMS**

**13.1. CONFIDENTIAL ITEM – E-QUOTE SEALING DOWERIN-MECKERING ROAD**

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13.1.1 MOVE BEHIND CLOSED DOORS

**RECOMMENDATION – 13.1.1**

***THAT THE MEETING MOVE BEHIND CLOSED DOORS TO DISCUSS CONFIDENTIAL MATTER, ITEM 13.1.2 – DOWERIN-MECKERING ROAD SEALING E-QUOTE.***

13.1.2 E-QUOTES – SEALING DOWERIN-MECKERING ROAD

CONFIDENTIAL

13.1.3 MOVE OUT FROM BEHIND CLOSED DOORS

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**RECOMMENDATION – 13.1.3**

***THAT THE MEETING MOVE OUT FROM BEHIND CLOSED DOORS.***



**14. CLOSURE OF MEETING**

ORDINARY COUNCIL MEETING  
ATTACHMENTS

Tuesday  
23 October 2018  
3.00pm



## ATTACHMENTS

- 8.1.
  - 1. WALGA's Quarterly Overview Reports
- 10.1.1
  - 2. Information Statement 2018-2019
  - 3. Freedom of Information Statement – Policy Manual
  - 4. Freedom of Information Policy
- 10.1.3
  - 5. Shire of Dowerin Valuation for Financial Reporting 30 June 2018
- 10.1.5
  - 6. CBH Development Application – Site Plan
- 10.1.6
  - 7. Minnivale Bakery – Site Plan
- 10.2.1
  - 8. Monthly Financial Activity Statements – September 2018
- 10.2.2
  - 9. List of accounts for September 2018
  - 10. Credit Card Statements for September 2018
- 10.3.1
  - 11. Bushfire Advisory Committee Meeting Minutes, 3<sup>rd</sup> October 2018
  - 12. Local Emergency Management Committee Meeting Minutes, 9<sup>th</sup> October 2018
  - 13. Finance Committee Meeting Minutes, 15 October 2018
- 13.1.2
  - 14. E-Quotes for Sealing Dowerin-Meckering Road

# WALGA Quarterly Overview Report

## Q3 July – September 2018



### Shire of Dowerin

This edition of your Council's Quarterly Report includes an annual Spend and Save Report outlining expenditure and savings through WALGA Preferred Supplier Arrangements (PSA) and associated Business Services for 2017/18. This program offers a comprehensive suite of arrangements specifically designed to meet sector requirements across 46 distinct areas of goods and service, with more than 800 available suppliers.

An important facet of the PSA design is the ability to leverage the sector's aggregated purchasing power, some of which benefits from a national buying program, enabling significant financial and administrative savings. In addition, these PSA are tender exempt, meaning Local Governments can be assured full regulatory compliance has already been met when purchasing through the PSA. In order to provide greater choice, WALGA is also qualifying a greater number of local and regional suppliers on to the Preferred Supplier Arrangements. This is reflected strongest in the Infrastructure and Civil Category which has shown expenditure growth of approximately nine per cent since 2016/17. Across 2017/18, \$334 million in purchasing was conducted through these PSAs, equating to approximately \$38 million in savings across the sector.

Figures reflect a conservative savings estimate based on promised discounts that represents a fair and reasonable figure, in recognition that Councils can obtain discounts in their own right.

#### MEMBER SERVICES



4  
Number of times Governance advice was provided to the Shire of Dowerin.



9  
Number of times Employee Relations advice was provided to the Shire of Dowerin.

#### PROCUREMENT SAVINGS

Through use of WALGA's Preferred Supplier Arrangements, the Shire of Dowerin have achieved

**\$25,941**

**SAVINGS in 2017/18**

as a conservative estimate across expenditure of \$298,839. Further detail on procurement activity by individual category is outlined in the attached Spend and Save Report.

#### SECTOR ADVOCACY

##### LOCAL GOVERNMENT ROAD PROJECT FUNDING

\$15 million has been made available in 2019/20 and 2020/21 for Local Government road projects on commodity freight routes. WALGA is managing the program in partnership with Main Roads WA.

##### STREET LIGHTING

A wider range of LED street lights have been added to the standard Western Power range following advocacy by WALGA and can now be specified by developers. Some Local Governments have already updated policies and guidelines to incorporate energy efficient LED street lighting. WALGA is continuing to work with Western Power, Synergy and the Public Utilities Office seeking to achieve an attractive tariff.

##### ROADWISE ACTIVITIES



3  
Number of RoadWise activities conducted in the Shire of Dowerin this quarter.

#### MEETINGS AND EVENTS

##### WALGA'S REVIEW OF THE WA PLAN FOR JOBS LAUNCH

On Monday, 3 September, the Premier Hon Mark McGowan MLA and WALGA Deputy President Mayor Tracey Roberts launched WALGA's review of the State Government's WA Plan for Jobs. This review aims to inform Local Governments on how the WA Plan for Jobs impacts on local areas and identifies opportunities to engage with programs and projects.



40 Local Government representatives and industry stakeholders attended.

#### OTHER ACHIEVEMENTS

##### GROUP ADVERTISING SERVICES

WALGA is pleased to advise that advertising rates in the West Australian have been secured for the current year with no cost increase and an additional 25 per cent discount applied to feature placements. WALGA Members have saved more than \$1.7 million on advertising expenditure over the past financial year through the Group Advertising Services Contract with Marketforce.

# WALGA Quarterly Overview Report

## Q3 July – September 2018

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### AD HOC ADVICE

Ad hoc advice provided by WALGA staff to the Shire of Dowerin on the following topics:

- Application for funding from the Commodity Routes Fund.

### CONTACTS

#### Chief Executive Officer

Ricky Burges  
9213 2025

#### Deputy Chief Executive Officer

Wayne Scheggia  
9213 2024

#### Executive Manager Business Solutions

John Filippone  
9213 2020

#### Executive Manager Environment and Waste

Mark Batty  
9213 2078

#### Executive Manager Finance and Marketing

Zac Donovan  
9213 2038

#### Executive Manager Governance and Organisational Services

Tony Brown  
9213 2051

#### Executive Manager Infrastructure

Ian Duncan  
9213 2031

#### Executive Manager People and Place

Joanne Burges  
9213 2018



# *Information Statement*

2018/2019

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## SHIRE OF DOWERIN ADMINISTRATIVE INFORMATION

**Current Address:** 13 Cottrell Street DOWERIN WA 6461  
**Postal Address:** PO Box 111 DOWERIN WA 6461  
**Telephone:** (08) 9631 1202  
**Facsimile:** (08) 9631 1193  
**Website:** [www.dowerin.wa.gov.au](http://www.dowerin.wa.gov.au)  
**Email:** [dowshire@dowerin.wa.gov.au](mailto:dowshire@dowerin.wa.gov.au)

**Shire President:**  
Darrel Hudson (Retiring 2021)

**Deputy Shire President:**  
Cr Adam Metcalf (Retiring 2019)

### **Councillors:**

Cr Robert Trepp (Retiring 2019)  
Cr Brenton Walsh (Retiring 2019)  
Cr Beverley Ward (Retiring 2021)  
Cr Lindsay Hagbroom (Retiring 2021)  
Cr Julie Chatfield (Retiring 2019)  
Cr Leonard Holberton (Retiring 2021)

**Chief Executive Officer**  
Mrs Rebecca McCall

## 1.0 INTRODUCTION

This information statement contains an overview of the structure and functions of the Shire of Dowerin, including a summary of how these functions affect members of the public and also describes avenues available to the public to obtain information held by the Shire of Dowerin.

The Information Statement describes the types of documents that can be inspected, purchased or obtained with and without charge, and outlines the range of collated information reports available.

The Information Statement also provides an outline of the Freedom of Information (FOI) process including how to make an FOI application, and describes relevant information specific to the Shire of Dowerin.

The Shire of Dowerin is an agency within the meaning of the *Freedom of Information Act 1992*. Accordingly, the requirements of the Act apply to the Shire of Dowerin from the commencement date of that legislation, being 1 November 1993.

The intention of the Act is to:-

- Confer upon persons a general right of access to information held by agencies;
- Confer upon individuals a right to apply to an agency for an amendment of personal information to ensure that it is accurate, complete, up to date and not misleading.

The Act also requires that agencies prepare and publish an Information Statement which conveys the maximum possible detail to the public about its operations and which makes available to the public documents such as internal manuals which have previously been unavailable.

This Information Statement is published by the Shire of Dowerin in accordance with the requirements of the Act as outlined above.

## **2.0 STRUCTURE AND FUNCTIONS OF SHIRE OF DOWERIN**

### **2.1 Constitution and Enabling Legislation**

The Shire of Dowerin is a municipality constituted under section 2.5 of the *Local Government Act 1995* to provide for the good governance of the Municipal District. A municipality is a body corporate having perpetual succession, a common seal, the legal capacity of a natural person, and the powers conferred and obligations imposed upon a municipality by law.

The first settlement for agriculture was in 1897 and the town was not established until 1906 when the railway line was extended from Goomalling. The town grew rapidly from that point, with the first store opening in 1906 and in a short time was able to cater for most of the settlers' needs.

The earliest public buildings were at Dowerin Lakes or Old Dowerin, as it had been the expectations of the settlers that this site, 8 km south was to be the townsite. These buildings were a school and a Methodist Church.

The first Road Board was formed in 1912. The area was previously administered by the Goomalling Road Board and the new Dowerin Road Board covered a vast area including Wyalkatchem and Koorda. The District of Dowerin comprises of the Town of Dowerin and a number of smaller localities including Amery, Booralaming, Dowerin Lakes (Daren), Doodarding, Ejanding, Hindmarsh, Koombekine, Manmanning, Minnivale, Moonijin, Namelcatchem, Nambling, Ucarty and Watercarrin, covering a combined area of approximately 1,867 sq km.

The district consists of mainly agricultural land used primarily for the purposes of grain growing and sheep production for meat and wool.

### **2.2 Major Functions and Powers**

The Shire of Dowerin Council is elected to provide strategic direction and policy formation. Council policies and guidelines act as guides for the Shire's stance on various issues.

The Shire of Dowerin provides for the good governance of the community in its district, including legislative and executive functions. The services of the Shire of Dowerin are available to all customers, free from any form of discrimination. The functions and activities of the Shire of Dowerin (including those contracted out to other organisations) are broadly described as:

<b>Function</b>	<b>Brief Description</b>
Community Development	The function of arranging, promoting or encouraging programs and events in visual arts, craft, music, performing arts, sports and recreation, cultural activities and services, youth and community engagement.
Community Services	The function of providing, operating or contracting services to assist local residents and the community. Services include aged care, and child care facilities.
Corporate Management	The function of applying broad systematic planning to define the corporate mission and determine methods of the Shire of Dowerins' operation.
Council Properties	The function of acquiring, constructing, designing, developing, disposing and maintaining facilities and premises owned, leased or otherwise occupied by the Shire of Dowerin.
Customer Service	The function of planning, monitoring and evaluating services provided to customers by the council.
Development & Building Controls	The function of regulating and approving building and development applications for specific properties, buildings, fences, signs, etc. covered by the Building Code of Australia and the Environment Protection Authority (EPA).
Environmental Management	The function of managing, conserving and planning of air, soil and water qualities, and environmentally sensitive areas such as remnant bushland and threatened species.
Financial Management	The function of managing the Shire of Dowerins' financial resources.
Governance	The function of managing the election of Council representatives, the boundaries of the Shire of Dowerin, and the terms and conditions for Councillors. Includes the function of managing the relationship between the Council and other governments.
Grants & Subsidies	The function of managing financial payments to the Shire of Dowerin from the State and Federal Governments and other agencies for specific purposes. Related to the function of Financial Management.
Heritage	The function of identifying and managing the Shire's historical buildings to ensure that these assets are properly maintained for future generations.
Information Management	The function of managing the Shire of Dowerins' information resources. Includes storage, retrieval, archiving, processing and communication of all information in any format.
Information Technology	The function of acquiring and managing communications and information technology and databases to support the business operations of the Shire of Dowerin.
Land Use & Planning	The function of establishing a medium to long term policy framework for the management of the natural and built environments.
Laws & Enforcement	The function of regulating, notifying, prosecuting, and applying penalties in relation to the Shire's regulatory role.

<b>Function</b>	<b>Brief Description</b>
Parks & Reserves	The function of acquiring, managing, designing and constructing parks and reserves either owned or controlled and managed by Council.
Personnel	The function of managing the conditions of employment and administration of personnel at the Shire of Dowerin including consultants and volunteers.
Plant, Equipment & Stores	The function of managing the purchase, hire or leasing of all plant and vehicles, and other equipment. Does not include the acquisition of information technology and telecommunications.
Public Health	The function of managing, monitoring and regulating activities to protect and improve public health under the terms of the Health Act, health codes, standards and regulations.
Rates & Valuations	The function of managing, regulating, setting and collecting income through the valuation of rateable land and other charges.
Risk Management	The function of managing and reducing the risk of loss of Shire of Dowerin's properties and equipment and risks to personnel.
Roads	The provision of road construction and maintenance of rural roads and associated street services to property owners within the Shire of Dowerin area.
Sewerage & Drainage	The function of designing, constructing, maintaining and managing the liquid waste system, including drainage, sewerage collection and treatment, stormwater and flood mitigation works.
Stakeholder Relations	The function of establishing a rapport with the community and raising and advancing the Shire's public image and its relationships with outside bodies, including the media and the public.
Traffic & Transport	The function of planning for transport infrastructure and the efficient movement and parking of traffic. Encompasses all service/facilities above the road surface and includes all forms of public transport.
Waste Management	The function of providing services to ratepayers for the removal of solid waste, destruction and waste reduction.

### 3.0 LEGISLATION ADMINISTERED

Acts of Parliament and Regulations administered by the Shire of Dowerin are detailed in *Appendix 2*. Copies of Acts and Regulations are available from:-

State Law Publisher  
10 William Street  
PERTH 6000  
Ph. 9321 7688  
Fax 9321 7536

Or, electronically at the Australasian Legal Information Institute – [www.austlii.edu.au/](http://www.austlii.edu.au/)

Local Laws pursuant to the Local Government Act 1995 and the Health Act 1911 are promulgated by Council following a statutory public advertising period and referral to the Minister for Local Government. The Shire of Dowerins' Local Laws are also listed in *Appendix 2*.

### 4.0 STRUCTURE AND FUNCTION OF THE SHIRE OF DOWERIN

#### 4.1 Council

The Council consists of eight (8) Councillors, including the Shire President and Deputy Shire President who are both elected by the Councillors. The Shire President and Councillors act in a voluntary capacity, receiving an allowance only. Each Councillor serves for a term of four (4) years. Elections for half the council are held every two (2) years. Council has adopted a Code of Conduct to enable efficient decision-making.

#### The role of Council is to:

- direct and control the Shire's affairs;
- be responsible for the performance of the Shire's function;
- oversee the allocation of the Shire's finances and resources;
- determine the Shire's policy; and
- provide strategic direction.

#### The role of the president is to:

- preside at Council meetings;
- provide leadership and guidance to the community;
- carry out civic and ceremonial duties on behalf of the Shire;
- speak on behalf of the Shire;
- perform such functions as specified in the Act or other written laws; and
- liaise with the CEO on the Shire's affairs and the performance of its functions.

The Deputy Shire President carries out these functions when the Shire President is unavailable.

Council establishes policies and guidelines for the management of the district and makes all decisions in this regard, unless authority has been delegated to a committee or officers of Council. Councillors are required under the *Local Government Act 1995* to work for the district as a whole.

Decisions of Council are made at Council Meetings. Ordinary Meetings are held on the fourth Tuesday of each month excluding August and December when a meeting is held on the third Tuesday of the month and January when no meetings are scheduled.

#### **4.2 Council Administration**

Council Administration undertakes the operational activities of Council related to Council decisions. All operations are carried out according to Council Policy and decisions made by Council Officers are in accordance with authority delegated by Council.

The Chief Executive Officer (CEO) of the Shire of Dowerin is appointed by the Council and is responsible for management of the administration functions of the Council and all staff appointments.

An Organisational Chart for the Shire of Dowerin is attached (*Appendix 3*).

#### **4.3 Shire of Dowerin Resources**

The Shire of Dowerin has an Operating Revenue budget for 2018/2019 of \$3.2 million. It receives approximately \$1.3 million from rate income and the balance from other sources.

The annual budget (available at [www.dowerin.wa.gov.au](http://www.dowerin.wa.gov.au)) contains complete details of the Shire's financial information.

#### **4.4 Shire of Dowerin Key Community Services and Facilities**

- Community Resource Centre
- Dowerin Community Care (HACC program)
- Dowerin District Museum
- Lil Tigers Early Learning Centre

## 5.0 SHIRE OF DOWERIN STRATEGIC COMMUNITY PLAN

The Shire's Strategic Community Plan "Strategic Community Plan 2018-2028" sets out the strategic direction for management of the district.

### 5.1 The Community's Vision

Dowerin will be a thriving and growing rural community which offers lifestyle choice for all generations, is progressive in environmental management and is a preferred location for business development.

#### **A thriving and growing rural community...**

Dowerin will be progressive and successful community with a range of regular activities, events and opportunities available for residents, businesses and visitors to enjoy.

Shire facilities will be heavily utilised, well managed and successfully maintained and local residents will play an intricate role in the community through volunteerism and participation.

#### **A lifestyle choice for all generations....**

With high quality facilities and services that will cater for the needs of a range of demographics. Dowerin will be a prime location for singles, families and seniors to relocate from the hustle and bustle of the metropolitan area and will offer an affordable and desirable community in which to live, work and play. We will have employment choices, high quality education for all ages, health and emergency services. These attributes will combine to make Dowerin a safe and friendly place to reside.

#### **A preferred location for business development....**

Dowerin will be a prosperous and successful place to live and do business. Opportunities will be available for economic growth and business activity leading to a sustainable economy for the long term. Young people will stay in Dowerin to take advantage of traineeships and apprenticeships leading to a bright future. Residents and businesses will have access to 21<sup>st</sup> century telecommunications technology ensuring they are connected with the rest of the world.

#### **Progressive environmental management....**

Dowerin will be progressive in its environmental practises, minimising waste to landfill and maximising potential for recycling whilst utilising the Dowerin Recycling Centre. Residents will optimise opportunities to minimise energy use and utilise alternative green energy resources. Residents will actively volunteer to participate in the Tidy Towns program and conduct work at the recycling shed.



## 5.2 Key Focus Areas

To be successful, Council must achieve positive results in the following five broad Key Focus Areas (KFAs):

### 1. Our Lifestyle

This KFA contributes directly to a safe, friendly and engaged community with diverse education and employment opportunities and services that meet the needs for all generations.

### 2. Our Infrastructure

Our infrastructure will drive economic and population growth, be a key enabler of the digital economy and support reliable, efficient service delivery.

### 3. Our Economy

This KFA provides a strong and growing local economy supported by new industry development aligned to identified economic opportunity.

### 4. Our Natural Environment

This KFA contributes directly to enhanced, engaging community spaces, heritage protection and environmental protection. Dowerin's unique natural environment is conserved and enhanced through sustainable practices and responsible environmental management.

### 5. Our Leaders

This KFA underpins the Shire's activities in the other KFAs. A thriving and progressive rural community enabled by innovation in leadership, a focus on continuous improvement and adaptability to evolving community needs.

Each of these areas can influence the others. Achievement in all of the key focus areas is crucial to the success of the plan.

## 6.0 FUNCTIONS, INCLUDING DECISION-MAKING FUNCTIONS AFFECTING THE PUBLIC

### 6.1 Council

Meetings of Council are held to make all decisions concerning the municipal district, other than those delegated, as authorised by the *Local Government Act 1995* and other legislation as appropriate. Decisions are generally made after considering recommendations from committees unless a Special Meeting of Council has been called to consider a specific issue.

## 6.2 Council Committees and Delegations

Committees meet to consider issues which are under their area of control as identified in their Terms of Reference. These committees may comprise Councillors, and community representatives. Committees are constituted by council and have special responsibilities depending on their function. Council Administration provides reports and advice to the various Council committees in the agenda for each meeting and recommends an appropriate course of action. The committee may then either endorse the administration recommendation or recommend an alternative course of action. The committee is responsible for the recommendations to Council as recorded in the minutes of the committee meeting.

### **Council has the following committees:**

These committees were established to enable greater community involvement in the management of these key issues.

- Audit Committee
- Finance Committee
- Dowerin Bush Fire Advisory Committee
- Dowerin Local Emergency Management Committee
- Australia Day Honours Committee
- Road Verge Management Committee

### **Council also has delegates on the following external committees:**

- Avon Regional Organisation Councils (AROC)
- Great Eastern Zone – WALGA
- Goomalling Medical Centre
- Kellerberrin Regional Road Group
- Dowerin Events Management

Delegates to these committees represent the Shire of Dowerin and generally matters are not referred to Council for consideration unless there are specific issues requiring attention.

## 6.3 Chief Executive Officer (CEO)

The CEO's functions are to advise council in relation to the functions of the Shire of Dowerin under the *Local Government Act 1995* and other written laws and to ensure information is available so that informed decisions are made. The CEO is also responsible for all staff matters. The CEO is to liaise with the Shire President on local government affairs and the performance of the Shire of Dowerin as well as ensure records and documents are properly kept.

## **6.4 Delegated Authority**

In addition to the legislated functions of the CEO and in order to ensure the efficient management of Council activities, authority has been delegated to the CEO and other officers to make decisions of an operational nature according to Council policies and specific matters by resolution of Council.

Delegated Authorities are listed in the Delegated Authority Register and are reviewed at least annually by Council.

## **7.0 PUBLIC PARTICIPATION IN THE FORMULATION OF POLICY AND PERFORMANCE**

Electors, ratepayers and residents of the Shire of Dowerin have a number of opportunities to be involved in the decision-making processes of Council. Details of the various public participation opportunities are outlined below:

### **7.1 Public Address at Council / Committee Meetings**

Members of the public are permitted, under Councils Local Law relating to Standing Orders, to address meetings of Council on any subject which is within the Council jurisdiction. However at Committee Meetings members of the public are permitted to only address topics listed on the agenda for that meeting. In order to make an address it is preferred that a person give written notice of their intention to do.

The rules governing the Public Address Session are outlined in the *Shire of Dowerin Local Law Relating to Standing Orders* available on the Shire's website or on request.

The public address is restricted to electors of the Shire unless the Council, by resolution, decides otherwise.

### **7.2 Petitions**

Written petitions can be presented to Council on any subject within Council's jurisdiction. Council will receive each petition and may refer it to Administration for research and advice before making a decision.

### **7.3 Electors' Meetings**

Electors have an opportunity to give their opinions on any issue at either the Annual Meeting of Electors or Special Meetings of Electors.

### 7.3.1 Annual Meeting of Electors

An Annual Meeting (AGM) of Electors is held at least once in each financial year, at a time appointed by Council for the following purposes:

- receiving the Annual Report;
- Special Business of which notice has been given; and
- General Business.

### 7.3.2 Special Meeting of Electors

Electors may initiate a Special Meeting of Electors under procedures prescribed in the *Local Government Act 1995*.

The Standing Orders specify that special meetings are called to consider special business which is notified when calling the meeting. No business shall be transacted at a special meeting other than that for which the special meeting was called.

## 7.4 Written Requests

Any member of the community may write to the Shire of Dowerin at any time on any matter. Any matter raised will be considered by Administration and/or Council and a decision and response provided.

Correspondence should be addressed to:

Chief Executive Officer  
Shire of Dowerin  
PO Box 111  
DOWERIN WA 6461  
Or by email to [dowshire@dowerin.wa.gov.au](mailto:dowshire@dowerin.wa.gov.au)

## 7.5 Councillors

Electors are able to vote every second year for Councillors in the Dowerin District Ward to represent them in the decision-making functions of Council. Councillors are elected for four (4) year terms. At any time during these terms electors may contact Councillors to discuss any issues relevant to Council.

## 7.6 Community Engagement

Council may consult residents on any issue that is currently under consideration. Other than direct consultation, or via its website, Council may notify residents of issues by advertising in local papers, calling public meetings, or surveys. Under each of these methods electors, ratepayers and residents are able to provide input and lodge objections and are provided with guidelines for doing so.

## 8.0 DOCUMENTS HELD BY THE SHIRE OF DOWERIN

Council maintains records regarding its operational activities according to legislative requirements. Many of these documents are available for public inspection free of charge. Public inspection may be at the Shire Office (13 Cottrell Street, Dowerin) and on the Shire's website [www.dowerin.wa.gov.au](http://www.dowerin.wa.gov.au).

The types of documents available are explained below. *Appendix 4* provides a chart detailing the level of access and availability of these documents.

### **Council and Committee Agendas and Minutes**

Reports listed for discussion at Council and Committee Meetings and the resultant minutes of those meetings are available for viewing as soon as they are produced.

### **Public Registers**

In accordance with the *Local Government Act 1995*, the following registers are available for inspection at Council:

- Delegations of Authority;
- Gift Register;
- Electoral Gift Register;
- Annual and Primary Financial Returns of Elected Members and staff granted delegated authority;
- Disclosure of Financial Interests Register;
- Register of Owners and Occupiers;
- Tenders Register;
- Complaints Register (Rules of Conduct Regulations); and
- Code of Conduct.

### **Local Laws**

The laws that Council makes to enable it to fulfil its functions. Copies of the Shire's local laws are available electronically from the Shire's website, or in hard copy from the Shire's administration building.

### **Policy Manual and Delegated Authority Manual**

Manuals adopted by Council on policies and areas where authority has been delegated. Copies of the manuals are available electronically from the Shire's website, or in hard copy from the Shire's administration building.

### **Strategic Community Plan**

A community-based document which outlines the Shire's vision, mission, beliefs and key focus areas over ten years. The Shire's Corporate Business Plan is drawn from the Shire's Strategic Community Plan and is updated every year, planning for a four-year period.

**Disability Access and Inclusion Plan**

A plan developed by the Shire as required by the *Disability Services Act 1993* to ensure that people with disabilities have access to the Shire's functions, facilities and services.

**Electoral Rolls and Street Directories**

The Council is required to keep a continuing electoral roll of the municipality, consisting of a Residents roll and an Owners and Occupiers roll (*Sections 4(40) and 4(41) of the Local Government Act 1995*). The Electoral roll is available for viewing at the Shire's Administration building.

**Schedule of Fees and Charges**

A schedule of fees and charges for services and facilities provided by the Shire and approved by Council annually.

**Annual Budget**

Gives details of the budget approved by Council within a financial year. Available from the Shire's website [www.dowerin.wa.gov.au](http://www.dowerin.wa.gov.au)

**Annual Report**

Produced by the Shire of Dowerin, detailing the Council activities for the year. Available from the Shire's website [www.dowerin.wa.gov.au](http://www.dowerin.wa.gov.au)

**Tender Register**

Gives details and results of tenders called for works and services.

**Contracts Register**

Gives details of contracts awarded for all non-tender items (consultancies etc). Access is available provided it is demonstrated to be in the public interest and there is no conflict with commercial confidentiality.

**Freedom of Information (FOI) Statement (This document)**

A document required under the *Freedom of Information Act 1992* which provides detailed information on the Shire of Dowerin. The Statement is designed as a guide for the community on the structure and nature of the Council.

**Local Government Retention and Disposal Schedule**

A manual released by the State Records Office to ensure conformity and safekeeping of records within Local Government.

### **Record Keeping Plan**

The State Records Act 2000 governs the creation and management of Government and State records, including Local Government records. This Act requires the development and implementation of a Record Keeping Plan based on the management of records addressing six fundamental Principles:

1. Proper and Adequate Records
2. Policies and Procedures
3. Language Control
4. Preservation
5. Retention and Disposal
6. Compliance

The Plan provides an accurate reflection of the record keeping program within the organization.

The Shire's current Record Keeping Plan RKP2008069, was reviewed by the State Records Commission on 1 August 2014, the State Records Commission approved the continuation of the Plan. In accordance with section 28 of the *State Records Act 2000*, the Plan is to be reviewed every 5 years. Therefore, a report of the review must be submitted to the State Records Office by 23 March 2019.

### **Building/Development Applications**

As the authority responsible for granting planning approval for development and issuing building licences for land zoned under the Shire Planning Scheme, the Shire of Dowerin has a vast record of drawings and plans of buildings within the Shire area. The drawings and plans can include site plans, floor plans, elevations and in some cases perspective drawings.

Access to this information is available subject to the consent of the current owner of the property. Information about the year of construction, builder details and cost of construction can also be obtained. Charges apply for obtaining this information and the availability of plans in all instances cannot be assured.

### **Municipal Heritage Inventory**

Under the *Heritage of Western Australia Act 1990* the Shire of Dowerin is required to prepare a Municipal Heritage Inventory. This is an inventory of all buildings within the boundary of the Shire of Dowerin that are or may become of cultural heritage significance to the community. Details in the inventory include, property address, ownership, description, historical information, architectural information, bibliography, listing status, and an electronic image of each building.

### **Functional files**

The Shire of Dowerin manages a number of files relating to various functions of the Shire. All files are subject to disposal in accordance with the current *Local Government Records Retention and Disposal Schedule*.

FOI Applications to view these files will be considered on a case by case basis and information may be released in an edited form. Charges may apply to accessing these records as specified in the *Freedom of Information Act (Regulations) 1993* and listed in Section 9.6 of this document.

## 8.1 Inspection – Council Office

The following documents are available for inspection (see *Appendix 4*).

### Available for a Fee

Charges may be applicable for copies of documents. Applicable charges are listed in Section 9.6 of this document.

### Available via Freedom of Information Act

Freedom of Information legislation may be used to request access to information not available by any other means.

The Shire is to administer the Act in a way that:

- assists the public to obtain access to documents;
- allows access to documents to be obtained promptly and at the lowest reasonable costs; and
- assists the public to ensure that personal information contained in documents is accurate, complete, up to date and is not misleading.

While the Act provides for a general right of access to documents it also recognizes that some documents require protection - these exemptions are listed in *Schedule 1* of the Act and include:

- personal information;
- information concerning trade secrets;
- other commercially valuable information;
- legal advice; or
- any other information concerning the business, professional, commercial or financial affairs of a third party who is not the applicant.

For a full list of exemptions please contact the Shire's Freedom of Information Coordinator or view the Office of the Information Commissioner's (OIC) website at [www.foi.wa.gov.au/dnn/home.aspx](http://www.foi.wa.gov.au/dnn/home.aspx)

Freedom of Information applications can be submitted to:

Freedom of Information Coordinator  
Shire of Dowerin  
13 Cottrell Street  
DOWERIN WA 6461

P: 08 9631 1202  
F: 08 9631 1193  
E: [dowshire@dowerin.wa.gov.au](mailto:dowshire@dowerin.wa.gov.au)



## 9.0 THE OPERATION OF FREEDOM OF INFORMATION (FOI) IN THE SHIRE OF DOWERIN

The Shire of Dowerin aims to make information available promptly and at the least possible cost.

*The Freedom of Information Act 1992* provides the right to apply for documents held by the Shire and enables the public to ensure that personal information in documents is accurate, complete, current and not misleading.

Under the provisions of the Act, applications may be made to:

- gain access to a document;
- amend personal information; or
- review a previous FOI decision regarding access to or amendment of document.

Access can be requested by way of inspection, a copy of a document, a copy of an audio or video tape, a transcript of a recorded document or of words recorded in shorthand or encoded form, or a written document in the case of a document from which words can be reproduced in written form.

Where the Shire of Dowerin is unable to grant access in the form requested, access may be given in a different form.

### 9.1 Making an FOI Application

As specified in the Freedom of Information Act, an application:

- must be in writing;
- give enough information to enable the requested document to be identified;
- give an Australian address for correspondence;
- be accompanied by the prescribed application fee;
- specify the manner in which access is requested, e.g. copy requested.

Applications should be addressed to:

Freedom of Information Coordinator  
Shire of Dowerin  
13 Cottrell Street  
DOWERIN WA 6461

or

F: (08) 9631 1202  
E: [dowshire@dowerin.wa.gov.au](mailto:dowshire@dowerin.wa.gov.au)

Applications will be acknowledged in writing.

## 9.2 Notice of Decision

The FOI Coordinator and the CEO of the Shire of Dowerin are authorised under the FOI Act to make decisions regarding FOI applications.

The FOI Coordinator, as soon as possible but in any case, within 45 days of receipt of a FOI request, must provide the applicants with a notice of decision which will include:

- the date which the decision was made;
- the name and the designation of the officer who made the decision;
- if the document is an exempt document the reasons for classifying the matter exempt; or the fact that access is given to an edited document; and
- Information on the right to review and the procedures to be followed to exercise those rights.

## 9.3 Refusal of Access

Applicants who are dissatisfied with a decision of the Shire are entitled to ask for an **internal review** by the Shire. Application should be made in writing within 30 days of receiving the notice of decision.

The internal review will be carried out by a person, not being the original decision-maker, from the start of the decision-making process.

If applicants disagree with the result of the internal review they can then apply to the Information Commissioner for an **external review**. Applicants will be advised of the procedure to request an external review when the internal review decision is issued.

## 9.4 Freedom of Information Appeals Process

If an applicant is dissatisfied or aggrieved by a decision regarding access to documents or amendments of personal information, the applicant has a right to an internal review of that decision. If, after an internal review has been completed, the applicant is still dissatisfied then an appeal may be made to the Information Commissioner for an external review.

## 9.5 Freedom of Information Procedures for the Amendment of Personal Information

The only records of a personal nature held by the Shire of Dowerin are staff records. Any person concerned that any records maintained by the Shire may contain personal information about themselves that may require amendment, can write or contact:

Freedom of Information Coordinator  
Shire of Dowerin  
13 Cottrell Street  
DOWERIN WA 6461

P: 08 9631 1202  
F: 08 9631 1193  
E: [dowshire@dowerin.wa.gov.au](mailto:dowshire@dowerin.wa.gov.au)

## 9.6 Freedom of Information Charges

Details of fees and charges are listed below, and where required, the charge must be paid in full prior to access to non-exempt documents being permitted. Whilst the \$30.00 application fee is mandatory, the additional charges are applied at the Shire's discretion and will usually only be required if the application is large and requires extensive amounts of staff time. These charges are in accordance with the charges specified in the *Freedom of Information Act (Regulations) 1993*.

TYPE OF FOI REQUEST	CHARGE APPLICABLE
Personal Information	No Fee
Amending personal information	No Fee
Application fee for non-personal information	\$30
Access time supervised by staff (per hour or pro rata)	\$37 Per Hour
Dealing with applications (per hour or pro rata)	\$35 Per Hour
Photocopying (per copy)	85c
Duplicating a tape, film or computer information	Actual Cost
Delivery, packaging and postage	Actual Cost
Internal Review	Nil

### 9.6.1 Estimate

If charges are to be applied, an estimate of charges will be sent to the applicant before any work is undertaken. Work on the application will only begin once the estimate has been accepted. If the applicant is not satisfied with the estimate they are welcome to discuss the scope of the application with the FOI Coordinator in an effort to reduce the charges. Alternatively, the applicant may contact the Office of the Information Commissioner to request a review.

### 9.6.2 Deposit

A deposit of 25% of the estimated charge may be requested. A further advance deposit of up to 75% of the fee may be required should it be considered necessary to meet the charges for dealing with the application. The imposition of this charge is entirely at the discretion of the Shire of Dowerin.

## 9.7 Freedom of Information Enquiries and Lodgement Details

### Applications and General Enquiries:

Freedom of Information Coordinator  
Shire of Dowerin  
13 Cottrell Street  
DOWERIN WA 6461

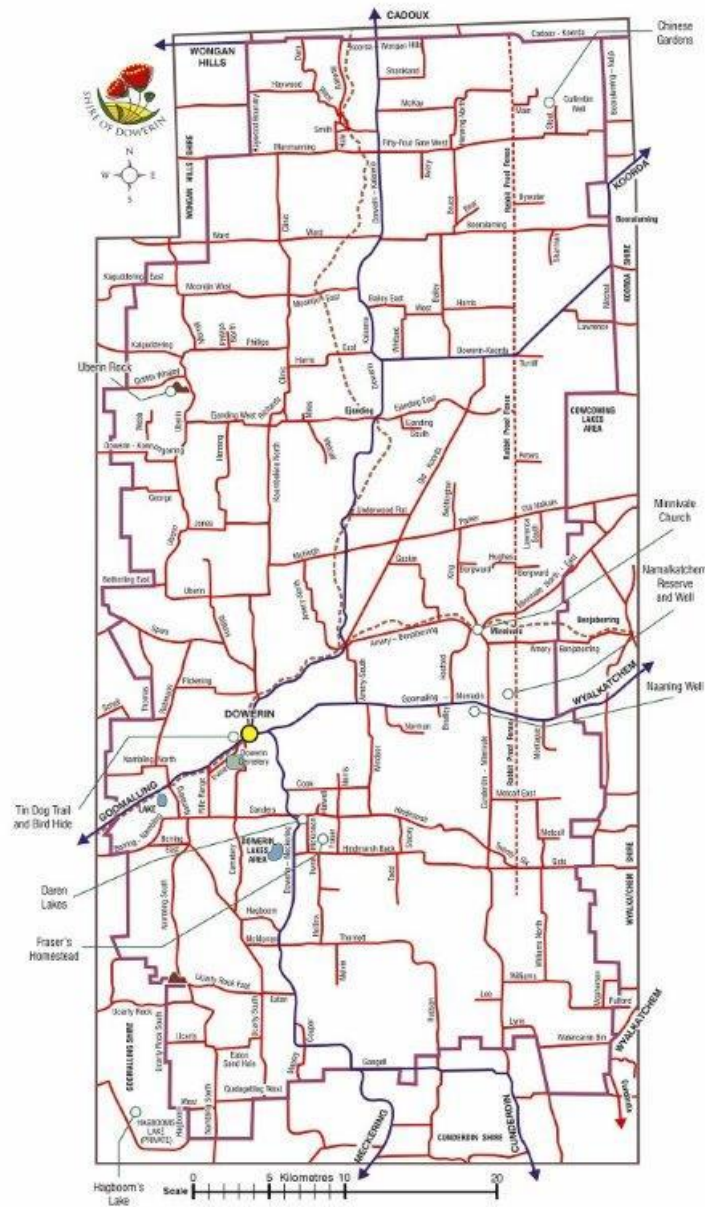
P: 08 9631 1202  
F: 08 9631 1193  
E: [dowshire@dowerin.wa.gov.au](mailto:dowshire@dowerin.wa.gov.au)

Rebecca McCall  
**CHIEF EXECUTIVE OFFICER**

## APPENDICES

APPENDIX 1	Shire of Dowerin Locality Map
APPENDIX 2	Legislation and Regulations Administered by the Shire of Dowerin
APPENDIX 3	Shire of Dowerin Organisational Chart
APPENDIX 4	Documents available for inspection

# APPENDIX 1 SHIRE OF DOWERIN LOCALITY MAP



## APPENDIX 2 LEGISLATION AND REGULATIONS ADMINISTERED BY THE SHIRE DOWERIN

The Shire of Dowerin is constituted as a district under Part 2 of the *Local Government Act 1995*. The general function of a local government under s. 3.1 of the Act is to provide for the good government of persons in its districts. The general function of a local government under the Act includes legislative and executive responsibilities.

Using its legislative powers under s. 3.5 of the Act, a local government may make local laws prescribing all matters that are required or permitted to be prescribed by a local law or are necessary or convenient to be so prescribed for it to perform any of its functions under the *Local Government Act 1995*.

The local government's executive powers under s. 3.18 of the Act, involves administering its local laws and doing other things that are necessary or convenient to be done for, or in connection with, performing its functions under the *Local Government Act 1995* including the provision of services and facilities.

The Shire of Dowerin is wholly or partly responsible for administering the following legislation and regulations:

LEGISLATION OR REGULATION	PURPOSE
Anti-Corruption Commission Act 1988	An Act to provide for an Anti-Corruption Commission to receive or initiate allegations of corruption, or of criminal or improper conduct of certain kinds, against police officers and other public officers and certain other people, to provide for the way in which such allegations are to be inquired into, investigated or otherwise dealt with, and for related purposes.
Building Act 2011	An Act to provide for the following — <ul style="list-style-type: none"> <li>• permits for building work and demolition work;</li> <li>• standards for the construction and demolition of buildings and incidental structures;</li> <li>• the use and maintenance of, and requirements in relation to, existing buildings and incidental structures;</li> <li>• work affecting land other than land on which the work is done;</li> <li>• the amendment of the <a href="#">Local Government (Miscellaneous Provisions) Act 1960</a> and various other Acts;</li> <li>• the repeal of the <a href="#">Building Regulations 1989</a> and the <i>Local Government (Prohibition on Dealings in</i></li> </ul>

LEGISLATION OR REGULATION	PURPOSE
	<i>Land) Regulations 1973</i> ; • related matters.
Building Code of Australia 1996	
Bush Fires Act 1954	An Act to make better provision for diminishing the danger resulting from bush fires, for the prevention, control and extinguishment of bush fires, for the repeal of the <i>Bush Fires Act 1937-1950</i> and for other purposes.
Bush Fire Regulations	
Caravan Parks and Camping Grounds Act 1995	An Act to provide for the regulation of caravanning and camping, to control and license caravan parks and camping grounds, to provide for standards in respect of caravans, to amend certain Acts and for related purposes.
Caravan Parks and Camping Grounds Regulations 1997	
Cat Act 2011	An Act to control the ownership and keeping of cats, and the obligation and rights of persons in relation to the ownership and keeping of cats.
Disability Services Act 1993	An Act for the establishment of the Disability Services Commission and the Ministerial Advisory Council for Disability Services, for the furtherance of principles applicable to people with disabilities, for the funding and provision of services to such people that meet certain objectives, for the resolution of complaints by such people, and for related purposes.
Dog Act 1976	An Act to amend and consolidate the law relating to the control and registration of dogs, the ownership and keeping of dogs and the obligations and rights of persons in relation thereto, and for incidental and other purposes.
Dog Regulations 1976	
Dog (Restricted Breeds) Regulations 2002	
Environmental Protection Act 1986	An Act to provide an Environmental Protection Authority, for prevention, control and abatement of environmental pollution, for the conservation, preservation, protection enhancement and management of the environment and for matters incidental to, or connected with, the foregoing.



<b>LEGISLATION OR REGULATION</b>	<b>PURPOSE</b>
Environmental Protection (Noise) Regulations 1997	
Freedom of Information Act 1992	An Act to provide for public access to documents, and to enable the public to ensure that personal information in documents is accurate, complete, up to date and not misleading, and for related purposes.
Freedom of Information Regulations 1993	
Hairdressing Establishment Regulations 1972	
Health Act 1911	An Act to consolidate and amend the law relating to Public Health.
Health Act (Air Handling and Water Systems) Regulations 1994	
Health Act (Asbestos) Regulations 1992	
Health Act (ANZ Food standards Code adoption) Regulations 2001	
Health Act (Carbon Monoxide) Regulations 1975	
Health Act (Cloth Materials) Regulations 1985	
Health Act (Food Hygiene) Regulations 1993	
Health Act (Food Standards) Regulations 1987	
Health Act (Garden Soil) Regulations 1998	
Health Act (Laundries and Bathrooms) Regulations	
Health Act (Meat Hygiene) Regulations 2001	
Health Act (Pesticides) Regulations 1956	
Health Act (Pet Meat) Regulations 1990	
Health Act (Poultry Manure) Regulations 2001	
Health Act (Prescribing the Annual Report Form to be used by Local Authorities) Regulations	
Health Act (Public Buildings) Regulations 1992	
Health Act (Sewerage, Lighting, ventilation and Construction) Regulations 1971	

LEGISLATION OR REGULATION	PURPOSE
Health Act (Skin Penetration Procedure) Regulations 1998	
Health Act (Smoking in Enclosed Public Places) Regulations 1999	
Health Act (Swimming Pools) Regulations 1964	
Health Act (Temporary Sanitary Conveniences) Regulations 1997	
Health Act (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974	
Heritage of Western Australia Act 1990	An Act to provide for, and to encourage, the conservation of places which have significance to the cultural heritage in the State, to establish the Heritage Council of Western Australia, and for related purposes.
Justices Act 1902	An Act to consolidate and amend the laws relating to Justices of the Peace and their powers and authorities.
Land Administration Act 1997	An Act to consolidate and reform the law about Crown land and the compulsory acquisition of land generally, to repeal the <i>Land Act 1933</i> and to provide for related matters.
Land Valuation Tribunals Act 1978	An Act to provide for the establishment of Land Valuation Tribunals and to define the jurisdiction, powers and procedures of such Tribunals and for other purposes.
Litter Act 1979	An act to make provision for the abatement of litter, to establish, incorporate and confer powers upon the Keep Australia Beautiful Council (WA), and for incidental and other purposes.
Liquor Licensing Act 1988	An Act to regulate the sale, supply and consumption of liquor, the use of premises on which liquor is sold, and the services and facilities provided in conjunction with or ancillary to the sale of liquor, to repeal the Liquor Act 1970, and for related matters.
Local Government Act 1995	An Act to provide for a system of local government in Western Australia.
Local Government (Miscellaneous Provisions) Act 1960	An Act to deal with certain matters concerning Local Government.
Local Government Grants Act 1978	An Act to provide for the distribution to local governments in Western Australia of certain financial assistance provided

LEGISLATION OR REGULATION	PURPOSE
	by the Commonwealth and the establishment of a Western Australian Local Government Grants Commission and for incidental and other purposes.
Local Government Regulations	
Main Roads Act 1930	An Act to consolidate and amend the law relating to and making provision for the construction, maintenance and supervision of highways, main and secondary roads, and other roads, the control of access to roads and for other relative purposes.
Metropolitan Region Town Planning Scheme Act 1959	An Act to provide for and relating to the Planning and Development of land within the Metropolitan Region, and to regulate the assessment of a Metropolitan Improvement Tax and for incidental and other purposes.
Parks and Reserves Act 1895	An Act for the Management of Parks and Reserves vested in the Crown.
Planning and Development Act 2005	An Act to provide for a system of land use planning and development in the State and for related purposes.
Public Works Act 1902	An Act relating to public works.
Radiation Safety Act 1975	An Act to regulate the keeping and use of radioactive substances, irradiating apparatus and certain electronic products, and for matters incidental thereto.
Radiation Safety Regulations	
Rates and Charges (Rebates and Deferments) Act 1992	An Act to permit administrative authorities to allow rebates on, or the deferral of payment of, certain amounts payable by way of rates or charges by pensioners and other eligible persons, to repeal the <i>Pensioners (Rates Rebates and Deferments) Act 1966</i> and the <i>Seniors (Water Service Charges Rebates) Act 1990</i> , to make consequential amendments to the <i>Local Government Act 1960</i> and the <i>Soil and Land Conservation Act 1945</i> , and for related purposes.
Residential Design Codes of WA 2002	
Rights in Water and Irrigation Act 1914	An Act relating to rights in water resources, to make provision for the regulation, management, use and protection of water resources, to provide

LEGISLATION OR REGULATION	PURPOSE
	for irrigation schemes, and for related purposes.
Road Traffic Act 1974	An Act to consolidate and amend the law relating to road traffic, to repeal the Traffic Act 1919-1974 and for incidental purposes.
Strata Titles Act 1985	An Act to facilitate the subdivision of land into cubic spaces and the disposition of titles thereto, to provide for incidental and connected purposes and to repeal the <i>Strata Titles Act 1966</i> .
Telecommunications Act 1997	An Act about telecommunications, and for related purposes.
Transfer of Land Act 1893	An Act to consolidate the law relating to the simplification of the title to and the dealing with estates in land.
Valuation of Land Act 1978	An Act to provide for the Valuation of Land and for other purposes.
Waterways Conservation Act 1976	An Act to make provision for the conservation and management of certain waters and of the associated land and environment, for the establishment of a Rivers and Estuaries Council and certain Management Authorities, to repeal the <i>Swan River Conservation Act 1958</i> , and for incidental and other purposes.

The Shire of Dowerin is wholly responsible for administering the following Shire of Dowerin Local Laws pertaining to:

- Activities on Thoroughfares
- Dowerin and Minnivale Cemeteries
- Fencing
- Fire Break
- Health
- Refuse Disposal Facilities
- Standing Orders
- Swimming Pool

#### **Other Legislation Affecting the Shire of Dowerin**

The following legislation and regulations also affect the functions and operations of the Shire of Dowerin:

<b>LEGISLATION OR REGULATION</b>	<b>PURPOSE</b>
Aboriginal Heritage Act 1972	An Act to make provision for the preservation on behalf of the community of places and objects customarily used by or traditional to the original inhabitants of Australia or their descendants, or associated therewith, and for other purposes incidental thereto.
Builders Registration Act 1939	An Act relating to the qualifications and registration of builders; to constitute a board in relation thereto; to establish a tribunal with jurisdiction in respect of certain building disputes, and for other purposes connected therewith.
Equal Employment Opportunity Act 1984	An Act to promote equality of opportunity in Western Australia and to provide remedies in respect of discrimination on the grounds of sex, marital status, pregnancy, sexual orientation, family responsibility or family status, race, religious or political conviction, impairment, or age, or involving sexual or racial harassment or, in certain cases, on gender history grounds.
Evidence Act 1906	An Act to consolidate and amend the statute law of evidence.
Industrial Awards	
Industrial Relations Act 1979 (WA)	An Act to consolidate and amend the law relating to the prevention and resolution of conflict in respect of industrial matters, the mutual rights and duties of employers and employees, the rights and duties of organisations of employers and employees, and for related purposes.
Industrial Relations Act (Federal)	
Interpretation Act 1984	An Act to amend and consolidate the law relating to the construction, application, interpretation, and operation of written law; to provide for the exercise of statutory powers and duties; and to provide for connected or incidental purposes.
Library Board of Western Australia Act 1951	An Act to provide for the Constitution and Functions of a Library Board and for other purposes.

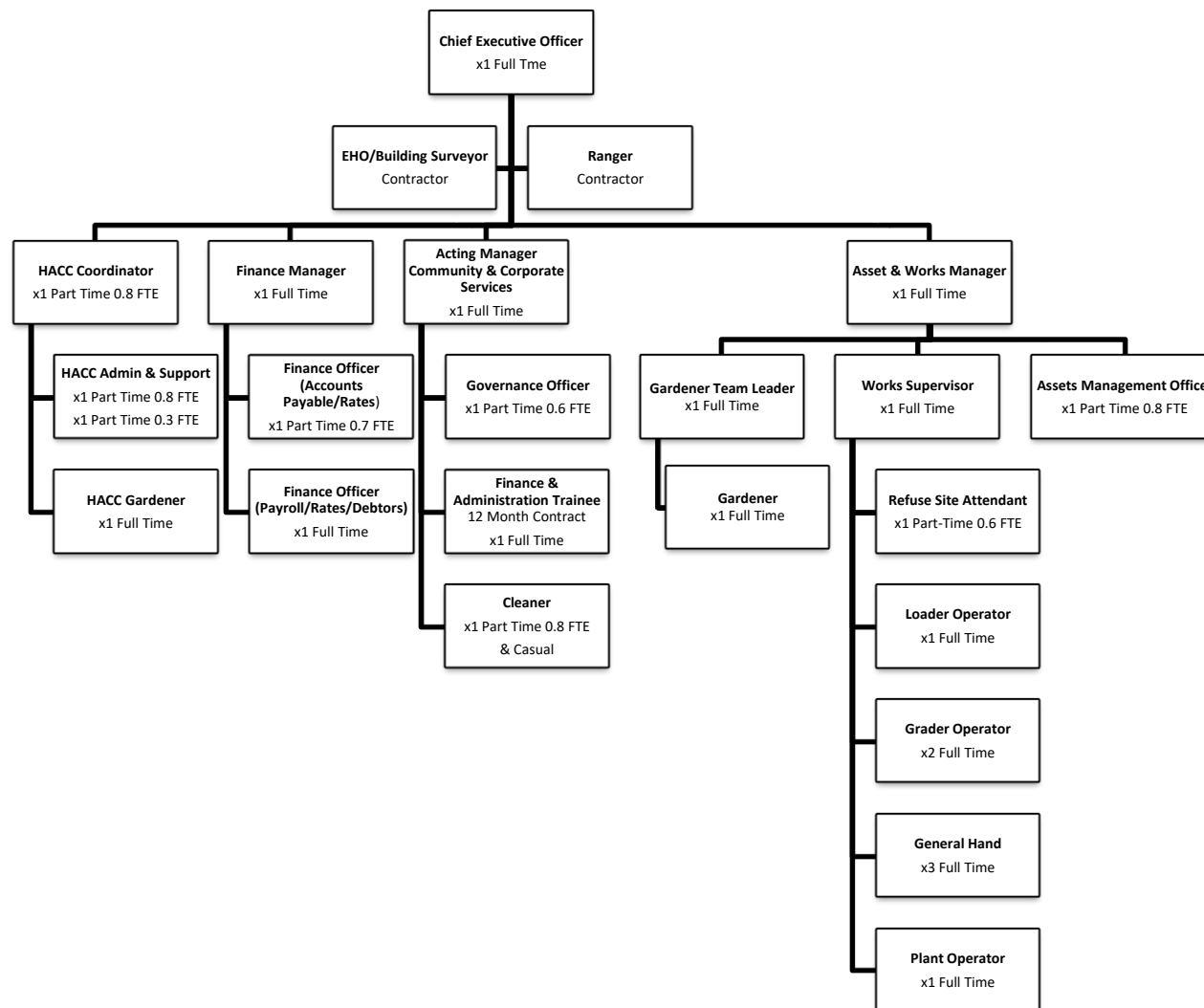
<b>LEGISLATION OR REGULATION</b>	<b>PURPOSE</b>
Limitation Act 1935	An Act to consolidate and amend the law relating to the limitation of time for commencing actions and suits.
Native Title Act 1993	An Act about native title in relation to land or waters, and for related purposes.
Occupational Safety and Health Act 1984	An Act to promote and improve standards for occupational safety and health, to establish the WorkSafe Western Australia Commission, to facilitate the co-ordination of the administration of the laws relating to occupational safety and health and for incidental and other purposes.
Occupational Safety & Health Regulations 1996	
Parliamentary Commissioner Act 1971	An Act to provide the appointment of a Parliamentary Commissioner for Administrative Investigations for the investigation of administrative action taken by or on behalf of certain government departments and other authorities and for incidental purposes.
State Records Act 2000	An Act to provide for the keeping of State records and for related purposes.
State Records Principles & Standards 2002	
Swan River Trust Act 1988	An Act to establish a body with planning, protection and management functions in respect of the Swan and Canning Rivers and certain adjoining lands, and for connected purposes.
Workers Compensation and Assistance Act 1981	An act to amend and consolidate the law relating to compensation for, and the rehabilitation of workers suffering disability by accident or disease in the course of their employment. Regulations, By-laws and local laws made under the foregoing.

## **Standards & Codes of Practice Affecting the Shire of Dowerin**

The following government and industry standards and codes of practice have been imposed upon or adopted by the Shire of Dowerin:

- Australian Accounting Standards
- Australian Records Management Standard ISO/AS 15489-2002 Parts 1 & 2
- General Disposal Authority for Local Government Records RD 2010046
- Quality Management ISO 9000/2000
- National Competition Policy
- Risk Management AS/NZS ISO 31000:2009
- Environmental Management ISO14001-2004

### APPENDIX 3 ORGANISATIONAL CHART





## APPENDIX 4 DOCUMENTS AVAILABLE FOR INSPECTION

The Shire's website ([www.dowerin.wa.gov.au](http://www.dowerin.wa.gov.au)) is updated on a regular basis and may contain information not listed at time of preparation of this document.

Document	FOI Application Required	Copies Can Be Made Available	Charge	Viewing Location	
				Administration	Website
Annual Budget	No	Yes	No	Yes	Yes (no charge)
Annual Report	No	Yes	No	Yes	Yes (no charge)
Code of Conduct	No	Yes	No	Yes	Yes (no charge)
Committee Meeting Agendas	No	Yes	No	Yes	Yes (no charge)
Committee Meeting Minutes	No	Yes	No	Yes	Yes (no charge)
Electors Meeting Minutes	No	Yes	No	Yes	Yes (no charge)
Electors Meeting Agenda	No	Yes	No	Yes	Yes (no charge)
Community Directory	No	No	N/A		Yes (no charge)
Council Meeting Agendas (includes Committee Minutes)	No	Yes	No	Yes	Yes (no charge)
Council Meeting Minutes	No	Yes	No	Yes	Yes (no charge)
Delegated Authority Manual	No	Yes	No	Yes	Yes (no charge)
Disability Access & Inclusion Plan	No	Yes	Yes	Yes	
Documents stored in electronic records system	Yes	N/A	N/A		
Electoral Roll/s	No	Yes	Yes	Yes	
Financial Interest Register	No	Yes	No	Yes	

Document	FOI Application Required	Copies Can Be Made Available	Charge	Viewing Location	
				Administration	Website
FOI Information Statement	No	Yes	No	Yes	Yes (no charge)
Governance Manual	No	Yes	No	Yes	Yes (no charge)
Information Brochures:	No	Yes	No	Yes	
Local Government Act 1995	No	No	N/A	Yes	
Local Government Directory	No	No	N/A	Yes	
Local Government Retention and Disposal Schedule	No	No	N/A	Yes	
Local Laws Manual	No	Yes	Yes	Yes	Yes (no charge)
Minutes of Electors Meetings	No	Yes	Yes	Yes	Yes (no charge)
Monthly Financial Statements	No	Yes	Yes	Yes	Yes (no charge)
Policy & Procedures Manual	No	Yes	Yes	Yes	
Recordkeeping Plan	No	Yes	Yes	Yes	
Schedule of Fees & Charges	No	Yes	Yes	Yes	Yes (no charge)
Strategic Plan	No	Yes	No	Yes	Yes (no charge)
Street Directories	No	Yes	Yes		
Tax Map (i.e. area maps showing lots)	No	Yes	Yes	Yes	Yes (no charge)
Town Planning Scheme – Maps	No	Yes	Yes	Yes	Yes (no charge)
Town Planning Scheme – Text/Policy	No	Yes	Yes	Yes	Yes (no charge)



## SHIRE OF DOWERIN FREEDOM OF INFORMATION STATEMENT

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### INTRODUCTION

Section 96(1) of the Freedom of Information Act (1992) requires each government agency, including local government, to prepare and publish annually, an Information Statement.

The Information Statement must set out –

- The Agency's Mission Statement
- Details of Legislation administered
- Details of the agency structure
- Details of decision making functions
- Opportunities for public participation in the formulation of policy and performance of agency functions.
- Documents held by the agency
- The operation of FOI in the agency

This document has been prepared by the Shire of Dowerin to satisfy Part 5 of the Act and is correct as at October 2015. Copies of this document may be obtained from –

Freedom of Information Co-ordinator

Shire of Dowerin

PO Box 111

DOWERIN WA 6461

Or on the Shire of Dowerin website at [www.dowerin.wa.gov.au](http://www.dowerin.wa.gov.au)

Enquiries may be made to that office on telephone 08 9631 1202 Monday to Friday 8:30am to 4:00pm or email [finance@dowerin.wa.gov.au](mailto:finance@dowerin.wa.gov.au)



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## COUNCIL INFORMATION STATEMENT

### Freedom of Information

#### THE COUNCIL INFORMATION STATEMENT

#### ACCESS TO COUNCIL DOCUMENTS

#### DOCUMENTS TO BE PROVIDED OUTSIDE OF FOI WHEREVER POSSIBLE

The Shire of Dowerin is an open and accountable Local Government and wherever possible will make documents available for public inspection outside of the *Freedom of Information Act*. The general public can view a variety of Council publications at the Shire Offices at 13 Cottrell Street Dowerin or online at Council's website address which is [www.dowerin.wa.gov.au](http://www.dowerin.wa.gov.au)

If members of the public wish to obtain **copies** of any documents, then a **charge may apply**.

Emailed copies of public documents will be provided free of charge.

#### FOI PROCEDURES AND ACCESS ARRANGEMENTS

##### FOI Operations

The Shire of Dowerin supports an open and accountable local government and will endeavour to make information available promptly and at the least possible cost. As previously stated whenever possible documents will be provided outside the FOI process.

If information is not routinely available, the *Freedom of Information Act 1992* provides the right to apply for documents held by the Shire and to enable the public to ensure that personal information in documents is accurate, complete, up to date and not misleading.

##### Freedom of Information Applications

Access applications have to:

- be in writing;
- give enough information so that the documents requested can be identified;
- give an Australian address to which notices can be sent; and
- be lodged at the Shire Offices with any application fee payable.

Applications and enquiries should be addressed or delivered to:

Freedom Information Coordinator  
Shire of Dowerin 13 Cottrell Street DOWERIN WA 6461

##### Acknowledgment of Applications

Applications will be acknowledged in writing and you will be notified of the decision as quickly as possible and no later than 45 days after the application is received.



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## Freedom of Information Charges

A scale of fees and charges is set under the FOI Act Regulations. Apart from the application fee for non-personal information all charges are discretionary.

No fees or charges apply for personal information or amendment of personal information about yourself (e.g. your medical records; details of employment etc).

Applications for other documents (i.e. which are non-personal in nature) require a \$30 application fee to be paid when the application is lodged, and there may be other charges imposed by the agency as follows:

- \$30 per hour of staff time or pro rata for part of an hour for dealing with an application. (Agencies cannot charge for locating the documents within the scope of your request.)
- \$30 per hour (or pro rata for part of an hour) for supervision by staff when access is given to view documents; or the time taken by staff to prepare a transcript from a tape or make photocopies.
- 30 cents per photocopy.
- Actual cost incurred by the agency for preparing a copy of a tape, film or computerised information, or arranging delivery, packaging and postage of documents.

## Deposits

- Advance deposit may be required of the estimated charges 25%
- For financially disadvantaged applicants or those issued with prescribed pensioner concession cards, the charge payable may be waived in certain circumstances.

## Access Arrangements

Access to documents can be granted by way of inspection, emailed electronic copy, a “hard” paper copy of a document, a copy of an audio or video tape, a computer disc, a transcript of a recorded, shorthand or encoded document from which words can be reproduced.

## Edited Copies of Documents

As a general rule Council will provide edited copies of documents where part of the document may be subject under the schedule of exemptions of the Freedom of Information Act for various reasons (eg, commercial considerations) or where there would be disclosure of personal or private information about an individual.

## Notice of Decision

As soon as possible but in any case within 45 days you will be provided with a notice of decision which will include details such as:

- The date which the decision was made;
- The name and the designation of the officer who made the decision. This is the Manager, Corporate Services



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- If the document is an exempt document the reasons for classifying the matter exempt; or the fact that access is given to an edited document; and
  - Information on the right to review and the procedures to be followed to exercise those rights.

### **Refusal of Access**

Applicants who are dissatisfied with a decision will be able to seek an **internal review** by the Chief Executive Officer. If you disagree with the result of the CEO's decision then you can apply to the Information Commissioner for an **external review**, and details would be advised to applicants when the internal review decision is issued.

### **LEGISLATION ADMINISTERED**

The Shire of Dowerin is established under the Local Government Act 1995, and has the responsibility for the administration of this Act within the municipality. Other major legislation which the Shire of Dowerin is wholly or partly responsible for administering is –

- Bush Fires Act
- Dog Act
- Litter Act
- Health Act
- Environmental Protection Act
- Town Planning & Development Act
- Dividing Fencings Act
- Off Road Vehicles Act
- Freedom of Information Act
- Occupational Health, Safety & Welfare Act
- Building Codes of Australia
- Library Board Act

Council is also responsible for statutory control and obligations within the following legislations –

- Health Act
- Main Roads Act
- Environment Protection Act
- Building Act
- Dog Act
- Caravan and Camping Act
- Litter Act
- Liquor Licensing Act
- Land Administration Act
- Town Planning Act
- Road Traffic Act



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## ORGANISATION STRUCTURE

Council is the policy making body of the Shire of Dowerin. To implement Council decisions, it is necessary to employ professional staff. Management of the staff is through senior officers. The Chief Executive Officer, who is employed by the Council and has delegated authority, manages the day to day running of the Shire and provides advice to Council and directs the activities of staff through the Managers/Coordinators.

## FUNCTIONS

The elected members of Council act as one body, dealing with the business of the Dowerin local government area in accordance with relevant statutes, local laws and policies. As a body, Council meets on the third Tuesday of each month.

Meetings commence at 3.00 pm sharp and any member of the public is welcome to attend. Limited time is set aside for the public to ask questions of the Council. Questions are generally taken on notice as a reply may not be immediately forthcoming due to the need to either research the matter raised or to seek clarification of the matter from a third-party. Desirably, questions should be submitted in writing at least 3 days before the Council meeting is to take place in order that a response can (hopefully) be provided at the meeting.

Occasionally, Council may hold a special meeting outside of these times, especially where it is required to deal with an urgent matter of business. Notice of a Special Meeting of Council will be advertised in the beforehand. Again, any member of the public is welcome to attend a Special Meeting of Council and ask questions of the Council within the allotted public question time.

Where a person requests a matter to be dealt with by the Council, or is required to have a matter (such as a land development proposal or application) to be dealt with by the Council, such a request (or proposal or application) must be submitted in writing to the Chief Executive Officer (CEO) at least 30 days before the date of the Ordinary Meeting of Council (OCM) at which it is requested to be considered and determined. Inclusion of the matter in the meeting agenda will be subject to all relevant and pertinent information being provided by the person making the request (or by the proponent or applicant), all comments from relevant authorities and agencies who may be affected by the matter having been received, and either no public or stakeholder notification beforehand is required, or where required, such notification has been completed and the submission period has expired.

A request received less than 30 days before the next Ordinary Meeting of Council may be presented to Council for consideration and determination only at the discretion of the CEO and subject to the above criteria (where applicable).

## DOCUMENTS HELD BY THE SHIRE OF DOWERIN

The following documents are available for public inspection at the Shire of Dowerin free of charge. Members of the public may purchase copies of these documents. The charges for these documents are set annually by the Council and the Fees and Charges manual may be inspected at



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the Shire Offices during normal office hours. Some of the documents or related information is available online.

- Policy Manual
- Annual Budget
- Annual Report
- Standing Orders
- Strategic Plan
- Freedom of Information Statement
- Tender Register
- Code of Conduct
- Council Minutes & Agendas (unless classified as confidential)
- Electoral Rolls
- Rates and Charges
- Local Laws
- Various leaflets and brochures

The Shire of Dowerin holds a number of different types of documents for which a Freedom of Information request for information should be submitted. These include letters and general correspondence, internal reports, external reports to other agencies, plans, memorandums, drawings and videos.

Information is held in the Shire's filing system, which is managed by an electronic records management system.

Personal information is held in personnel files in the Shire's records system.

## **OPERATION OF FOI IN THE SHIRE OF DOWERIN**

### **What is the Freedom of Information Act all about?**

- It gives you the legally enforceable right to access records held by both State and Local Government agencies. You do not need to demonstrate any connection to or reason for seeking access to these records.
- It gives you the right to apply to have personal information we hold that you believe is inaccurate to be altered (at no cost).
- It obliges the Shire of Dowerin to make available certain information about the way it operates.

### **What are considered to be records?**

The Act defines records as –

- Any paper based records eg. Memos, correspondence, maps, plans, photos etc.
- Any sound based records, eg. cds etc.
- Any image based records eg. Roll films, micrographics, video tapes, optical disks etc.





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- Any digital based records eg. Computer tapes, floppy disks, cds etc.

### **Who do I contact to make enquiries?**

You may ring the Shire of Dowerin Freedom of Information Co-ordinator on 08 9631 1202 between the hours of 8.30am to 4.00pm Monday to Friday if you have any queries. Alternatively, you can send an email to [finance@dowerin.wa.gov.au](mailto:finance@dowerin.wa.gov.au)

### **How do I lodge an application?**

You must lodge your application in writing –

- give enough information so that the documents can be identified
- give an Australian address to which notices can be sent
- be lodged at the Shire of Dowerin with any application fee payable
- give enough information so that the documents can be identified

### **Lodgement of Applications**

Applications may be lodged –

#### **By Post, addressed to –**

FOI Coordinator  
Sonia King  
Shire of Dowerin  
PO Box 111  
DOWERIN WA 6461

#### **Or in Person to –**

Shire of Dowerin  
13 Cottrell Street  
DOWERIN WA 6461





## FREEDOM OF INFORMATION POLICY

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<b>Policy Owner:</b>	Governance
<b>Distribution:</b>	All Employees
<b>Person Responsible:</b>	CEO
<b>Date of Approval:</b>	21 October 2015
<b>File Reference:</b>	FOI

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**Objective** This Policy is designed to provide guidelines for staff regarding Freedom of Information Requests.

- To assist the public to obtain access to documents and records held by the Shire of Dowerin.
- To allow documents to be obtained promptly (and at the lowest reasonable cost) unless they are “exempt” within the provisions of the Act.

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<b>Policy</b>	<b>Statement</b>
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The Shire of Dowerin will provide a general right of access to documents and records of the Shire in accordance with the provisions of the Freedom of Information Act 1992 and the guidelines of this Policy.

### **Guidelines**

- The Shire of Dowerin Chief Executive Officer delegates the role of “FOI Coordinator” for the Shire to staff member(s) who are to be suitably trained with respect to FOI Coordinator responsibilities. The staff member(s) are hereby given delegated authority to perform that function within the requirements of the Act.
- The Shire of Dowerin Chief Executive Officer assume the role of “Decision Maker” and is hereby authorised to make decisions regarding access to information.
- The Chief Executive Officer is appointed to review an application should the applicant be dissatisfied with the results of their application.
- Procedures for determining access, exemptions, personal information, review, and the preparation of information statements shall be in accordance with the Freedom of Information Implementation Guidelines prepared by the Office of the Information Commissioner, Perth.



## **SHIRE OF DOWERIN**

**Valuation for Financial Reporting**

**Specified Land and Building Assets**

**30 June 2018**

**Reference Number: 6537-43485 (FV)**

**Revision Number: V2**

**Date of Report: 30 June 2018**

**AssetVal Pty Ltd**

**170 Railway Parade**

**WEST LEEDERVILLE WA 6007**

**Telephone: (08) 9426 0986**

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**APPENDICES**

- A. SCHEDULE OF LAND VALUES
- B. SCHEDULE OF BUILDING VALUES

## VALUATION SUMMARY

### PROPERTY ADDRESS

This valuation encompasses ‘Specified Land and Building Assets’ at various locations throughout the Shire of Dowerin.

### INSTRUCTIONS

In accordance with instructions received from the Shire of Dowerin we have provided an assessment of specified Council Land and Building Assets for Accounting Compliance Purposes on the basis of Fair Value as at 30 June 2018.

### BRIEF DESCRIPTION

The Shire of Dowerin administers and area extending to approximately 1,847 square kilometres of land. Within this report we have assessed specified Land and Building assets owned by Shire of Dowerin being approximately 34 land parcels and 67 building assets. These are predominantly situated within the localities of Dowerin, Minnivale, Manmanning, Koombarkine, Amery and Ejanding.

### VALUATION

Our assessment of the value of the specified properties on the basis of Fair Value, exclusive of GST and subject to the overriding stipulations contained within the body of this report, as at 30 June 2018, is as follows:

DESCRIPTION	GROSS REPLACEMENT COST	FAIR VALUE
LAND	\$ -	\$ 1,595,000
BUILDINGS	\$32,352,200	\$16,678,128
<b>TOTAL</b>	<b>\$32,352,200</b>	<b>\$18,273,128</b>

For and on behalf of

**ASSETVAL PTY LTD**

## **1. INTRODUCTION**

### **4.1 INSTRUCTIONS**

Instructions have been received from the Shire of Dowerin to assess the Fair Value of Specified Land and Building assets throughout the Shire of Dowerin. We have valued the specified assets on the basis of Fair Value in accordance with:

- Australian Accounting Standards – AASB13 Fair Value Measurement; and
- The Australian Property Institute’s practice standards.

In adopting the Fair Value of the assets contained within this report for accounting compliance the entity should have regard to the Australian and International Accounting Standards and in particular satisfy the following criteria:

- The presumption that the entity does not have any intention or need to liquidate, to curtail the scale of its operations or to undertake a transaction on adverse terms;
- The entity intends to retain the assets for continuous use for the purposes of the enterprise for the foreseeable future; and
- Impairment affecting the assets is identified and the value of the asset is adjusted accordingly.

### **4.2 DATES OF INSPECTION**

17-18 May 2018

### **4.3 DATE OF VALUATION**

30 June 2018

### **4.4 NOT SUBJECT TO CHANGE**

This valuation has been made on the basis that there was no material change to the assets, their features, or market conditions, between the dates of inspection and the date of valuation.

### **4.5 VALUER’S INTEREST**

We hereby certify that the Valuer (Craig Butler) in this report:

- Has no interest, financial or otherwise, in the properties subject to valuation;
- Is suitably qualified to carry out the valuation;
- Is authorised under the W.A Land Valuers Licensing Act 1978 to act as a valuer within Western Australia; and
- Confirm that the valuation has been prepared for accounting compliance purposes only.



## 2. DEFINED TERMS AND BASIS OF VALUATION

The following is a summary definition of common terms utilised within our report and financial reporting valuations and forms the basis of the Valuation.

### 2.1 TERMINOLOGY

#### **FAIR VALUE (FV)**

Fair Value is defined in Australian Accounting Standard 13 as follows:

*“Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date” (See AASB 13 Fair Value Measurement.)*

*The objective of a fair value measurement is to estimate the price at which an orderly transaction to sell the asset or to transfer the liability would take place between market participants at the measurement date under current market conditions. A fair value measurement requires an entity to determine all the following:*

- (a) the particular asset or liability that is the subject of the measurement (consistently with its unit of account).*
- (b) for a non-financial asset, the valuation premise that is appropriate for the measurement (consistently with its highest and best use).*
- (c) the principal (or most advantageous) market for the asset or liability.*
- (d) the valuation technique(s) appropriate for the measurement, considering the availability of data with which to develop inputs that represent the assumptions that market participants would use when pricing the asset or liability and the level of the fair value hierarchy within which the inputs are categorised”.*

#### **MARKET VALUE (MV)**

In accordance with the definition as contained in the Australian and New Zealand Valuation and Property Standards and adopted by the Australian Property Institute, Market Value is defined as:

*“Market value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion”.*

#### **CURRENT REPLACEMENT COST (CRC)**

The current cost of reproduction or replacement of an asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation.

Depreciation (as defined in Australian Accounting Standard 136)

*“the systematic allocation of the depreciable amount of an asset over its useful life”.*

### **ESTIMATED USEFUL LIFE (UL)**

Useful Life (as defined in Australian Accounting Standard 116)

- (a) The period over which an asset is expected to be available for use by an entity; or
- (b) The number of production or similar units expected to be obtained from the asset by an entity.

*“The useful life of an asset is defined in terms of the asset’s expected utility to the entity. The asset management policy of the entity may involve the disposal of assets after a specified time or after consumption of a specified proportion of the future economic benefits embodied in the asset. Therefore, the useful life of an asset may be shorter than its economic life. The estimation of the useful life of the asset is a matter of judgement based on the experience of the entity with similar assets”.*

### **ESTIMATED USEFUL REMAINING LIFE (RUL)**

Useful life generally refers to the duration for which the item will be useful, and not how long the property will actually last. Many factors affect a property's useful life, including the frequency of use, the age when acquired and the repair policy and environmental conditions of the business. The useful life for identical types of property may differ from user to user depending on the above factors, as well as additional factors such as foreseeable technological improvements, economic changes and changes in laws.

The estimated remaining life of the asset having regard to Physical Deterioration, Functional Obsolescence and Economic Obsolescence.

**Physical Deterioration:** This may be due to wear, inadequate maintenance, dry rot, damage by termites or borers, or normal weathering and decay. Any one or more of these causes of depreciation might relate only to a part or to parts of an improvement, e.g. flooring, plumbing components, fence posts, and other items less durable than the main structure.

**Functional Obsolescence:** This exists in respect of older type assets that are no longer fully functional in accordance with current requirements. Causes may include inconvenience of interior layout, outdated and inefficient lifts, fixtures and fittings, or where an existing machine is no longer compatible with new systems within a process.

**Economic Obsolescence:** A lessening of economic utility may be caused by extrinsic circumstances beyond the control of an owner. For example, non-conforming use under a town-planning scheme, changes in the character of the locality, technological advances for which the building cannot readily be adapted or large increases in land values. The effect of any one such change might be that a building or other improvement, formerly economic, no longer contributes adequately to the highest and best use of the land.

## RESIDUAL VALUE

The residual value of an asset is the estimated amount that an entity would currently obtain from disposal of the asset, after deducting the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life. **In accordance with AASB Action Alert dated the 29th May 2015 we have adopted zero residual value for all assets.**

## OPTIMISATION

The process by which a least cost replacement option is determined for the remaining service potential of an asset. It is a process of adjustments reducing the replacement cost to reflect that an asset may be technically obsolescent or over-engineered, or that the asset may have a greater capacity than required. Hence optimisation minimises, rather than maximises, a resulting valuation where alternative lower cost replacement options are available. In determining the current replacement cost, optimisation is applied for obsolescence and relevant surplus capacity.

## HIGHEST AND BEST USE

For financial reporting purposes in Australia the definition of Highest and Best Use in accordance to the Australian Accounting Standards Board (AASB13) is:

*27. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.*

*28. The highest and best use of a non-financial asset takes into account the use of the asset that is physically possible, legally permissible and financially feasible, as follows:*

*(a) A use that is physically possible takes into account the physical characteristics of the asset that market participants would take into account when pricing the asset (e.g. the location or size of a property).*

*(b) A use that is legally permissible takes into account any legal restrictions on the use of the asset that market participants would take into account when pricing the asset (e.g. the zoning regulations applicable to a property).*

*(c) A use that is financially feasible takes into account whether a use of the asset that is physically possible and legally permissible generates adequate income or cash flows (taking into account the costs of converting the asset to that use) to produce an investment return that market participants would require from an investment in that asset put to that use.*

*29. Highest and best use is determined from the perspective of market participants, even if the entity intends a different use. However, an entity's current use of a non-financial asset is presumed to be its highest and best use unless market or other factors suggest that a different use by market participants would maximise the value of the asset.*

Council assets are valued on the basis that the entity intends to retain the assets for a continuous use for the purposes of the enterprise and for the foreseeable future. Therefore, we have had regard to assessing the value of the assets on its existing use ensuring that the highest and best use noting that the current use of an asset is presumed to be its highest and best use unless market or other factors suggest a different use would maximise its value.

## 2.2 VESTED LAND

Land that is vested or held under a management order has been excluded from this valuation in accordance with Section 16, Local Government (Financial Management) Regulations 1996 (As amended 2012) unless it is operated by the local government as a golf course, showground, racecourse or any other sporting or recreational facility of State or regional significance. Any structures placed by the local government on Crown / vested land are to be included.

We refer to the extract from the Local Government (Financial Management) Regulations 1996 (As amended 2012):

*(1) Accounting for land under local governments control*

*16. The annual financial report of a local government –*

*(a) is not to include as an asset –*

*(i) Crown land that is a public thoroughfare, the responsibility for managing which is vested in the local government; or*

*(ii) land that is not owned by the local government but which is under the control or management of the local government (whether that land is Crown land or is owned by another person, or not), unless it is operated by the local government as a golf course, showground, racecourse or any other sporting or recreational facility of State or regional significance; and*

*(b) is to include as an asset –*

*(i) a structure or any other improvement placed by the local government on land referred to in paragraph (a); and*

*(ii) an easement granted in favour of the local government over any land.*

## 2.3 AASB STANDARDS (LAND AND BUILDING ASSETS)

The standards that are most relevant for the valuation of Land and Buildings are as follows:

STANDARD	DESCRIPTION
AASB 13	FAIR VALUE MEASUREMENT
<p>This standard defines Fair Value, sets out in a single standard framework for measuring Fair Value and requires disclosure regarding approach to measurement. This standard also defines a hierarchy of inputs to be disclosed.</p> <p>Under this standard there are three defined levels of Fair Value measurement:</p> <p>Level 1 – Fair Values that reflect the unadjusted quoted prices in active markets for identical assets or liabilities.</p> <p>Level 2 – Fair Values that are based on inputs other than quoted prices included within Level 1 that are directly or indirectly observable for the asset or liability.</p> <p>Level 3 – Fair Values that are derived from data unobservable in the market.</p>	

AASB 5	NON-CURRENT ASSETS HELD FOR SALE AND DISCONTINUED OPERATIONS
<p>This standard provides guidelines on the grouping and accounting of assets held for resale. Assets that are classified as held for sale are to be measured at the lower of carrying amount and fair value less costs to sell.</p>	
AASB 136	IMPAIRMENT OF ASSET
<p>This standard is to ensure that assets are carried at no more than their recoverable amount. This standard does not apply to investment property that is measured at fair value (AASB 140 Investment Property).</p>	
<p>An impairment loss is the amount by which the carrying amount of an asset or a cash-generating unit exceeds its recoverable amount. This loss may be for various reasons including a decline in an asset's market value that is more significant than expected or adverse changes to the entity or the market in which it operates.</p>	
AASB 140	INVESTMENT PROPERTY
<p>Investment property is property that is held to earn rentals or capital appreciation or both rather than for production or supply of goods and services or for administrative purposes or for sale in the ordinary course of business. This standard prescribes the accounting treatment for investment property including those assets partially held for rental or capital appreciation. This Standard requires all entities to determine the fair value of investment property for the purpose of either measurement (if the entity uses the fair value model) or disclosure (if it uses the cost model).</p>	
AASB 116	PROPERTY, PLANT AND EQUIPMENT
<p>This is the standard most relevant to the valuation of property, plant and equipment and is applicable to all entities including not-for-profit entities. The objective is to prescribe the accounting treatment so that users of the financial report can obtain information about the entity's property, plant and equipment investments. The standard excludes assets held for sale (AASB 5).</p>	
<p>The standard defines fair value and the frequency and suggested approach to be taken in the revaluation of property, plant and equipment assets.</p>	

### **3. VALUATION APPROACH**

#### **3.1 FAIR VALUE METHODOLOGY**

Under AASB 116 and AASB13 the value of property is to be recorded at fair value. This is usually determined using a sales-based market value approach. However, the methodology adopted in determining the fair value of the asset will depend on the level of specialisation of the asset, the existence of a market for the asset and the existence of market evidence. Where a market value approach is not suitable an alternative approach is to use current replacement cost. These approaches are discussed below.

#### **3.2 MARKET APPROACH**

Market Approach (as defined in Australian Accounting Standard 13)

*“The market approach uses prices and other relevant information generated by market transactions involving identical or comparable (i.e. similar) assets, liabilities or a group of assets and liabilities”.*

This approach is based on available sales evidence using either the direct comparison, summation or income approaches.

The direct comparison method involves the inspection and analysis of sales evidence and comparisons with the subject property taking into account matters such as method of construction, building area, condition and age.

Examples of assets for which the market value approach can generally be adopted include land, houses, restaurants and industrial properties.

#### **3.3 COST APPROACH (CURRENT REPLACEMENT COST)**

Cost Approach (as defined in Australian Accounting Standard 13)

*“The cost approach reflects the amount that would be required currently to replace the service capacity of an asset (often referred to as current replacement cost).*

From the perspective of a market participant seller, the price that would be received for the asset is based on the cost to a market participant buyer to acquire or construct a substitute asset of comparable utility, adjusted for obsolescence. That is because a market participant buyer would not pay more for an asset than the amount for which it could replace the service capacity of that asset. Obsolescence encompasses physical deterioration, functional (technological) obsolescence and economic (external) obsolescence and is broader than depreciation for financial reporting purposes (an allocation of historical cost) or tax purposes (using specified service lives). In many cases the current replacement cost method is used to measure the fair value of tangible assets that are used in combination with other assets or with other assets and liabilities”.

This comparative approach considers the possibility that, as an alternative to the purchase of a given property, one could acquire a modern equivalent asset that would provide equal utility. In a real estate context, this would involve the cost of acquiring equivalent land and constructing an equivalent new structure. Unless undue time, inconvenience, and risk are involved, the price that a buyer would pay for the asset being valued would not be more than the cost of the modern equivalent. Often the asset being valued will be less attractive than the cost of the modern equivalent because of age or obsolescence. A depreciation adjustment is required to the replacement cost to reflect this.

Assets for which current replacement cost may be suitable include going concern assets such as community halls, specialised factories, ablution blocks, showgrounds, roads and bridges infrastructure or other assets that cannot be reliably estimated due to a lack of market evidence. If the asset is leased on a commercial basis there may be the opportunity to undertake the valuation on a market basis.

### **3.4 INCOME APPROACH**

Income Approach (as defined in Australian Accounting Standard 13)

*“The income approach converts future amounts (e.g. cash flows or income and expenses) to a single current (i.e. discounted) amount. When the income approach is used, the fair value measurement reflects current market expectations about those future amounts”.*

The capitalisation of net income approach is applied to income producing properties and includes the capitalisation of net income method and discounted cash flow approach. The capitalisation method involves capitalising the estimated net income of the property at an appropriate capitalisation rate (net yield) that has been determined through the analysis of sales evidence.

*“In some cases a single valuation technique will be appropriate (e.g. when valuing an asset or a liability using quoted prices in an active market for identical assets or liabilities). In other cases, multiple valuation techniques will be appropriate (e.g. that might be the case when valuing a cash-generating unit). If multiple valuation techniques are used to measure fair value, the results (i.e. respective indications of fair value) shall be evaluated considering the reasonableness of the range of values indicated by those results. A fair value measurement is the point within that range that is most representative of fair value in the circumstances”.*

Valuation techniques used to measure fair value shall maximise the use of relevant observable inputs and minimise the use of unobservable inputs.

### **3.5 QUALIFICATIONS**

#### **CONFIDENTIAL DOCUMENT FOR AUTHORISED USERS ONLY**

This confidential document is for the sole use of persons directly provided with it by AssetVal Pty Ltd (AssetVal). Use by, or reliance upon this document by anyone other than Shire of Dowerin is not authorised and AssetVal is not liable for any loss arising from such unauthorised use or reliance. The document should not be reproduced without our written authority. This valuation has been assessed for accounting compliance purposes only.

#### **MARKET MOVEMENT**

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

#### **OUR INVESTIGATIONS**

This valuation is conducted on the basis that we are not engaged to carry out all possible investigations in relation to the property. We have identified certain limitations to our investigations to enable you to instruct further investigations if you consider this appropriate. AssetVal is not liable for any loss occasioned by a decision not to instruct further investigations.

#### **ASSUMPTIONS**

Assumptions are a necessary part of this valuation. AssetVal adopts assumptions because some matters are not capable of accurate calculation, or fall outside of the scope of our expertise, or our instructions. The risk that any of the assumptions adopted in this document may be incorrect should be taken into account. AssetVal does not warrant or represent that the assumptions on which this valuation is based are accurate or correct.

#### **INFORMATION SUPPLIED BY OTHERS**

This document contains a significant volume of information that is directly derived from other sources, without verification by us including, but not limited to planning documents and environmental or other expert reports. We confirm that we are not instructed to verify that information. Further, the information is not adopted by AssetVal as our own, even when it is used in our calculations. Where the contents of this document have been derived, in whole or in part, from other sources, AssetVal does not warrant or represent that such information is accurate or correct.



## **FUTURE MATTERS**

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to AssetVal at the date of this document. AssetVal does not warrant that such statements are accurate or correct.

## **CONTAMINATION ISSUES**

Contaminants such as asbestos, chemicals, toxic wastes, or other potentially hazardous materials could, if present, adversely affect the value of the property. Unless otherwise stated in this report, the extent of hazardous substances, which may or may not be represented on or in the property, was not considered by the valuer in the conclusion of value. The stated value estimated is on the assumption that there is no material on or in the property that would cause loss in value. No responsibility is assumed for any such conditions, and the recipient of this report is advised that the valuer is not qualified to detect such substances, quantify the impact on values, or estimate the remediation costs.

## **4. PROPERTY DETAILS**

### **4.1 LOCATION**

The specified assets which we have been instructed to value, are located throughout the Shire of Dowerin Local Government Area. These are predominantly situated within the localities of Dowerin, Minnivale, Manmanning, Koombarkine, Amery and Ejanding. The assets have been identified using a combination of the asset register and previous valuation data provided by the Shire of Dowerin as well as registered lot and plan searches through the RPData Website and Western Australian Government websites. As required, further advice in relation to the assets was sought from Council staff present on site. Inspections have been undertaken of the assets and physical details recorded.

### **4.2 REGISTERED OWNER**

We understand all the advised assets as noted within this report are in the registered ownership of the Shire of Dowerin (excluding vested land of 'regional sporting significance' which include golf courses, race courses and showgrounds where applicable).

We note some lots are subject to dealings and may not yet have titles issued (refer Assumptions, Conditions, and Limitations).

### **4.3 TOWN PLANNING**

The planning information set out within this report has been obtained via the internet site of the Western Australian Planning Commission. We have relied upon this information in assessing the subject properties. No responsibility is accepted for the accuracy of that information and if it is wrong in any significant respect our assessment of value may be different. Proper searches and enquiries should be made before reliance is placed on our report.

We are also unaware of any pending approvals or applications affecting the subject properties.

Should the information prove incorrect in any significant respect, the matter should be referred to the Valuer for review of the valuation as appropriate.

### **4.4 ROAD SYSTEM, ACCESS AND EXPOSURE**

Access to the specific properties ranges significantly in the number of street frontages, the ease with which they can be accessed, and the degree to which access roads are sealed, kerbed and channelled. Some of the specified lots have been identified as landlocked, and where this has occurred, we have viewed the property from aerial photos, site plans and/or via adjoining properties.

### **4.5 SERVICES AND AMENITIES**

The Shire of Dowerin areas have reticulated town water, sewerage, electricity and telephone services available or connected.

#### **4.6 ENVIRONMENTAL ISSUES**

By the Commencement of the Contaminated Sites Act 2003, a Public Register is now kept in Western Australia of land that has been identified as having past or current site contamination. We have undertaken a Contaminated Sites Register search which discloses that the land is not classified as a site with any past or current contamination issues. We do not accept any responsibility or liability whatsoever for the accuracy of the information contained in the search of the Contaminated Sites Register. In addition to searching the Register we have undertaken general enquiries on the previous use of the land and have relied on the accuracy of the information provided by you to use for this purpose.

No soil tests or environmental studies or 'Asbestos Materials Report' have been made available for our perusal. Therefore, our valuation has been assessed on the basis that there are no surface or sub-surface soil problems including instability, toxic or hazardous wastes, toxic mould, asbestos or hazardous building material in or on the property that would adversely affect its existing or potential use and/or reduce its marketability. Should any form of site contamination be known or discovered, we reserve the right to review this valuation.

While comment is made on readily noticeable environmental hazards or contaminations issues, valuers are not expert in such matters. Any party relying on this report should make their own judgement in relation to these matters and seek appropriate expert advice from a suitably qualified environmental consultant if they consider it necessary.

#### **4.7 NATIVE TITLE**

The value and utility of land can be adversely affected by the presence of aboriginal sacred sites. We have made no investigations in this regard, as Aboriginal requirements can only be determined by the appointment of an appropriate expert. Under these circumstances, we cannot warrant that there are no such sites on the land and if it is subsequently determined that the realty is so affected we reserve the right to review this valuation.

#### **4.8 HERITAGE LISTED PROPERTIES**

Heritage assets have been defined as 'assets which a reporting entity has decided to preserve for the duration of their physical life because of their unique historical, geographical, cultural or environmental attributes.' Heritage assets held by the entity are recognised as assets where they satisfy the recognition. In many instances such assets are held only for the reason of satisfying cultural or historical interests. Nevertheless, they provide service or utility to the entities that control them and provide a means by which the entities can pursue their service delivery objectives.

It is not necessary that a functional service be provided by heritage assets. Retention of the asset may well be justified by community needs. In other cases, there may be an identifiable economic reason for the retention of the asset. Application of fair value concepts to Heritage assets should involve the same processes as those undertaken in respect of other specialised assets.

## **5. VALUATION METHODOLOGY**

### **5.1 INTRODUCTION**

In arriving at our opinion of value, we have considered relevant market information and economic factors.

We have valued the specified land on the basis of Fair Value in accordance with:

- Australian Accounting Standards – AASB13 Fair Value Measurement; and
- The Australian Property Institute’s practice standards

The valuation of Council’s specified assets has been completed in accordance with guidance notes and background papers issued by the Australian Accounting Standards Board and the International Assets Valuation Standards Committee of which the Australian Property Institute is a member. Please note that we have provided the Fair Value of the assets having regard to accounting standards, in particular AASB 13 and 116. However, it is the responsibility of the entity to comply with accounting standards. There may be issues that have to be considered in relation to these and other accounting standards prior to adopting the valuations contained within this report as Fair Value for accounting compliance purposes.

Underlying the definition of Fair Value for accounting compliance purposes is a presumption that the entity is a not-for-profit concern that does not have any intention or need to liquidate or otherwise wind up its operations or undertake a transaction on adverse terms. An asset’s Fair Value should be regarded as the maximum value the entity would rationally pay to acquire the asset if it did not currently hold it. It excludes an estimated price inflated or deflated by special terms or circumstances such as financing or sale and leaseback arrangements that are on non-commercial terms.

### **5.2 ASSESSMENT OF LAND VALUES**

Land Values are supported by sales of land in the locality and standard valuation principles have been adopted whereby the direct comparison method for each individual parcel has been utilised. We have relied upon the most relevant sales available and where necessary, adjustments have been made to the sales evidence to account for differences between sold properties and the subject property.

Due regard has been given to zoning, size, shape, location, topography and exposure characteristics for each lot, as well as overall market conditions as at the date of valuation. Research of the various submarkets has been undertaken through the analysis of sales evidence.

It should be noted that there is often a lack of appropriate comparable sales evidence in certain geographic locations and also for properties of certain specific comparable land use and/or area classification. In all cases, regard is given to the closest comparable sales and the subject properties’ characteristics in relation to those sales.

### 5.3 ASSESSMENT OF BUILDING ASSET VALUES

Where appropriate Building asset values have been determined using market value and the consideration of comparable market sales.

There are circumstances where the market approach is not suitable, such as where the subject asset is rarely sold except as part of a continuing business or where the improvements are of a specialised nature and the market buying price would differ materially to the market selling price. Under these circumstances the most appropriate method is the cost approach which is also known as Current Replacement Cost (CRC).

Assets for which the CRC approach may be suitable, include assets such as Civic buildings, Libraries, City Halls, Community Centres, Public Toilets or other assets that cannot be reliably estimated due to a lack of market evidence. An exception is where an asset, though specialised, is leased on a commercial basis – it may be appropriate to undertake the valuation on a market basis.

For valuations undertaken using CRC, we have used straight line depreciation.

CRC is considered to be a Level 3 input according to the AASB13 hierarchy. The cost approach uses a mix of observable and unobservable inputs, and the unobservable inputs are based on experience of the Valuer in assessing many assets of a similar nature combined with available research/publications to support our inputs.

Replacement costs are obtained from a number of sources, such as Rawlinson's 2018 Australian Construction Handbook and The AIQS Construction Cost Guidelines together with contemporary cost information provided by clients or through our own research. Where cost guides are used, we have reflected where regional variances differ from the published rates.

### 5.4 COMPONENTISATION

AASB 116.43 requires that each part of an asset which has a significant cost component relevant to the total cost should be treated separately. The intention of this standard is to recognise that the significant parts of larger assets are likely to have different useful lives.

An example of separating components is where each part of a building has a cost that is significant in relation to the total cost of the item such as the roof, lifts and escalators or mechanical services such as air conditioning and hot water systems.

Separating these assets allows for improved recording and analysis of renewal need, replacement timing and useful life.

Buildings have been separated into the components where appropriate. The componentisation spread that we have adopted varies by building type.

## **5.5 DEFINITION FOR COMPONENT BREAKDOWN ANALYSIS**

We have provided elemental breakdowns of specific Building assets advised by council. The components that have been adopted and utilised within our valuation of Buildings are described as follows:

### **SUBSTRUCTURE**

The Building Substructure includes elements, such as concrete slabs and foundations, as well as bearers, posts, joists and floor sheeting for framed floor areas to provide a sound working platform. Included in this section are also the upper floor slabs, beams etc. as well as bearers, joists and floor sheeting for framed floor areas to provide a sound working platform. It also includes plumbing and external services such as sewer/stormwater drainage and water supply between and up to 3.0 metres from the outside face of the building.

### **SUPERSTRUCTURE**

The Building Superstructure includes the external walls, columns, stairs, external wall cladding, windows and doors, internal walls, screens and doors. It also includes the roof structure, which is part of the building envelope that includes components to provide a sound supporting structure on the uppermost part of the building. Includes for example portal frames, gable, pitched, arched, flat styles along with other walls in roof spaces.

### **ROOF**

The external fabric of the roof includes components to provide a watertight covering over the roof structure as well as fascia, eaves, guttering and downpipes.

### **FINISHES AND FITTINGS**

The Interior Finishes comprise the items necessary to decorate/finish all interior ceilings, wall surfaces and columns, acoustic wall linings, splashbacks and dados, floor finishes. This element includes floor finishes and floor coverings to all levels.

The Fittings (Fitments) of the building include fitments and fixed items such as kitchen items, cupboards, toilets/sanitary items, light fixtures and some special equipment, but excluding loose Plant and furnishings, fire equipment and cool rooms.

### **SERVICES**

#### Plumbing Services

Water Services includes fitting out the building with normal sanitary fixtures together with hot and cold-water services and soil and waste plumbing systems together with all associated ancillaries. Exclusions are rainwater disposal systems and external services from the outside face of the building.

### Mechanical Services

Mechanical services comprise air conditioning, evaporative cooling, mechanical ventilation and hot water systems. Included in this element are those services to transport personnel and or goods from floor to floor or area to area including all lifts, hoists and conveyor systems, escalators and associated equipment other than structural building work.

### Fire Services

Fire Services, which are services provided to detect and or extinguish fires including sprinklers and other automatic extinguishing systems; fire indicator board; manual and automatic fire alarm installations; fire-fighting equipment; hydrant installations and hose reels.

### Electrical Services

Includes all light and power and emergency light and power, power outlets and light fittings, including main distribution board; sub-mains and distribution boards; emergency lighting systems; power sub-mains to mechanical equipment, etc.; systems such as telephone, internal telephone, public address, call, emergency warning and intercommunication, personal paging, clock and/or bell, TV antenna and closed-circuit TV.

### Security Services

Security services include those services designed to detect intrusion, such as motion detection, alarm systems, and surveillance cameras.

### Transportation

Includes all lifts, hoists and conveyor systems, escalators; all associated equipment and work other than structural building work.

### External Services

Covering sewer and stormwater drainage, water supply, etc. between and up to 3.0 metres from the outside face of the building.

## **5.6 CONDITION RATINGS**

AssetVal have only undertaken a low level 'walk-through' physical inspection of the external and internal condition of the individual building assets. This assessment does not constitute a detailed condition-based report and is only intended to provide an indication to the Shire as to the physical condition of the asset, in order for them to undertake their own assessment for asset management purposes. It helps forms the basis of the Fair Value assessments when adopting the Cost Approach (Current Replacement Cost).

The condition rating inputs can be defined in the following table:

GRADE	CONDITION	DESCRIPTION
1	Very Good	A new or near new asset, or an asset recently rehabilitated back to new condition, with no visible signs of deterioration. The asset or component will have no drop in level of service.
2	Good	An asset in excellent overall condition. There would be only very slight condition decline but it would be obvious that the asset was no longer in new condition.
3	Average	An asset in fair overall condition deterioration in condition would be obvious and there would be some serviceability loss.
4	Poor	An asset in fair to poor overall condition. The condition deterioration would be quite obvious. Asset serviceability would now be affected, and maintenance costs would be rising.
5	Very Poor	An asset in poor to unserviceable overall condition deterioration would be quite severe and would be starting to limit the serviceability of the asset. Maintenance cost would be high.

## 5.7 SPECIFIC VALUATION COMMENTS

Upon discussion with the Shire of Dowerin, we advise that:

- Photos of each specific land allotment have not been provided; and
- For various reasons, a selection of buildings were not able to be inspected internally hence we have assumed an internal condition commensurate with the age of the building.

## 5.8 EXTENT OF INSPECTIONS AND OTHER LIMITATIONS

We confirm that the Valuer physically inspected 100% of the assets with relevant details recorded.

To assist with the identification of the assets we have relied on photos, plans, mapping and directions provided by Shire of Dowerin and obtained mapping data from PDS Price Finder and RPData. As required, further advice in relation to the assets was sought from Council staff.



## 6. MARKET COMMENTARY

### 6.1 AUSTRALIAN ECONOMY

Headline CPI grew by 1.9% over the year to December 2017. Whilst the latest quarterly inflation numbers were below market expectations, the annual rate was higher than the previous quarter's. The national figure was skewed upwards by Sydney and Melbourne, where there were emerging signs of inflationary pressure, driven by housing related price gains. Inflation remained below long-term averages across all broad categories, except for liquor and transport. Ongoing competition amongst department stores kept prices for clothing down, with several Australian clothing retailers and designers being forced into liquidation over the last 6 months.

The spread between short term and long-term bond rates are indicative of a normal, albeit somewhat flat yield curve. Long term (10 year) bond rates are currently trading approximately 90 basis points above short term (2 year) bond rates. A rising yield spread is often indicative of a more positive outlook on the future economy. Indeed, an upturn in the yield spread in the first 2 months of 2018 is indicative of stronger economic growth in the year to come, with other economic indicators supporting this positive outlook.



(www.tradingeconomics.com.au)

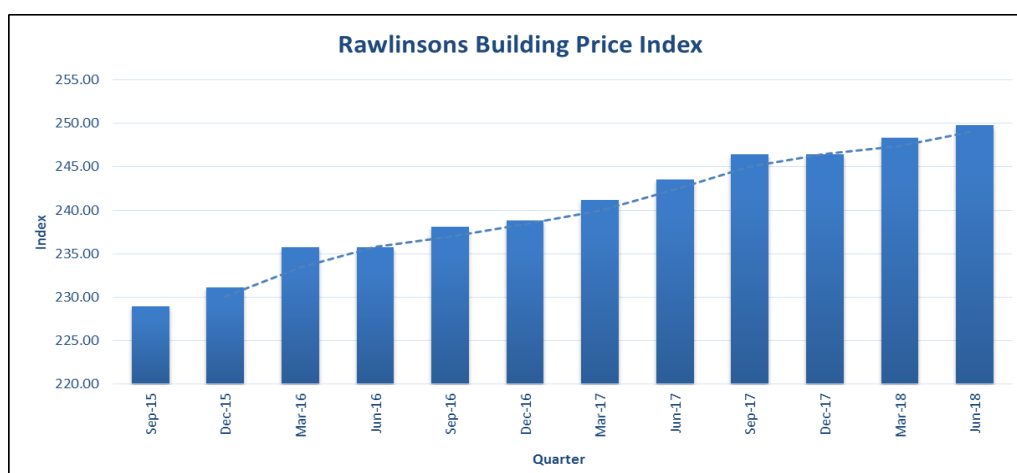
The Gross Domestic Product (GDP) in Australia expanded 2.80% in the third quarter of 2017 over the same quarter of the previous year. GDP Annual Growth Rate in Australia averaged 3.47% from 1960 until 2017, reaching an all-time high of 9% in the first quarter of 1967 and a record low of -3.40% in the second quarter of 1983.

Interest rates have been on a downward trajectory globally since 2009 as central banks used lower interest rates to stimulate economic growth. In Australia, record low interest rates helped fuel the residential housing market as mining investments fell, helping to power the economy through 26 years of uninterrupted growth. Now, whilst there are calls from international authorities (e.g. the OECD) for the RBA to adopt a tighter monetary policy stance; a housing boom that appears to have run its steam, record high levels of household debt, historically low wages growth and inflation below target levels has prompted to the RBA to maintain their 'lower for longer' outlook for the interest rates.

## 6.2 CONSTRUCTION MARKET

According to the Rawlinson’s Quantity Surveyors and Construction Cost Consultants Handbook; 2017 was a boom year for the construction industry with record numbers of houses, home units, office developments, industrial estates and civil projects underway and reaching completion. This has created a huge demand for good tradesmen, sub-contractors and materials leading to higher prices to guarantee availability and quality. As noted in the Rawlinson’s October 2017 quarterly update this boom is expected to continue until late 2018 as 2017 approved and financed projects start in 2018. The massive reduction of “Off the Plan” unit sales to Chinese investors due to the People’s Republic of China’s capital restrictions is expected to slow down home unit construction, however, this may be slightly offset by an increase in sales to permanent migrants whose numbers have reached record numbers. The outlook for 2018 looks positive for all sectors of the construction industry.

Building price indices published by Rawlinson’s Quantity Surveyors and Construction Cost Consultants indicate that construction costs have increased nationally in the vicinity of 11.4% in total for the past three years, this is demonstrated in the following graph.

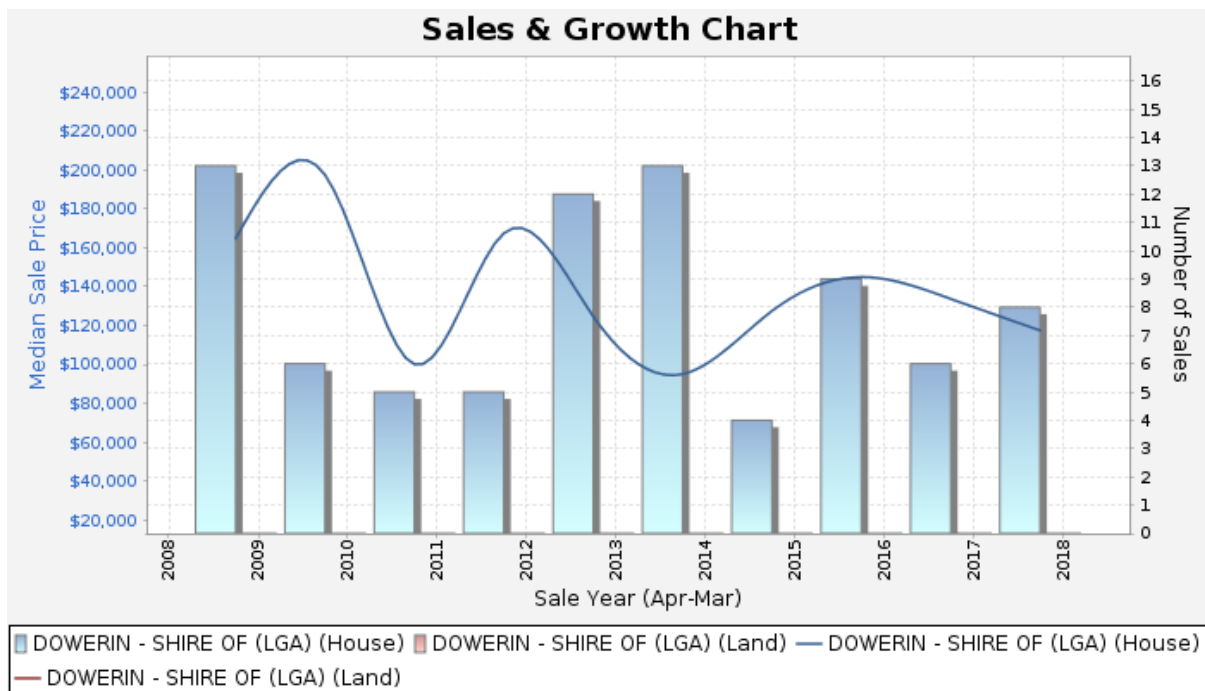


(Source: Rawlinson’s)

### 6.3 GENERAL OVERVIEW AND PROPERTY MARKET

The Shire of Dowerin is a local government area in the Wheatbelt region of Western Australia, about 160 kilometres (99 mi) northeast of the Perth CBD. The local authority area administers approximately 1,847 square kilometres of land.

An analysis of house sales within the Shire of Dowerin over the past 10 years, show that overall, there has been a decrease in house sales prices and in the volume of house sales since the peak in 2013.



## **7. AASB 13 DISCLOSURES**

### **7.1 VALUATION PROCESSES – LAND ASSETS**

Where there is an active and liquid market as evidenced by sales transactions of similar property types, a Market Approach by way of Direct Comparison or Income methods can be utilised and are accepted valuation methodologies under AASB 13. If a Market Approach is adopted, the valuation is deemed to be based on a Level 2 input.

Direct Comparison method, which is considered a Level 2 input on the Fair Value Hierarchy, involves the analysis of sales evidence and comparisons with the subject land taking into account matters such as area, location and other general site characteristics. We note the Direct Comparison approach has been utilised in our assessment for all Shire of Dowerin Land Assets, however our fair value measurement has been based on either Level 2 or 3 inputs, depending on our assumptions as to:

- Whether the land is subject to restrictions as to use and/or sale;
- Whether there is no active market.

If these assumptions apply to the land we have determined Fair Value based on Level 3 inputs. However, if an active market can be established and there are no unreasonable restrictions as to use and/or sale, we have deemed the measurement to be Level 2.

Land that is utilised for footpath or access restriction purposes, land that is a volumetric title, or land that, due to its general characteristics, has no observable active market, is assessed at Level 3.

The valuation techniques used in to measure fair value maximise the use of observable data where it is available and relies as little as possible on entity specifics. The disclosure of valuation estimates is designed to provide users with an insight into the judgements that have been made in the determination of fair values.

### **7.2 VALUATION PROCESS & ASSUMPTIONS – BUILDINGS ASSETS**

Where there is an active and liquid market as evidenced by sales transactions of similar asset types, the Market Approach by Direct Comparison, Income or Summation methods can be utilised, and is an accepted valuation methodology under AASB13. If a Market Approach is adopted, the valuation is deemed to be a Level 2 input.

Where a building is considered to be specialised with no visible market, valuations are undertaken on a Cost Approach (Current Replacement Cost), an accepted valuation methodology under AASB13. The cost approach is deemed to be based on Level 3 Inputs. Under this approach, the following process has been adopted:

- Where there is no market, the net current value of an asset is the gross current replacement cost less accumulated depreciation to reflect the consumed or expired service potential of the asset. Published/available market data for recent projects, and/or published cost guides are utilised to determine the estimated replacement cost (gross value) of the asset, including allowances for preliminaries and professional fees.
- A condition assessment is applied, which is based on factors such as the age of the asset, overall condition as noted by the Valuer during inspection, economic and/or functional obsolescence. The condition assessment directly translates to the level of depreciation applied.
- In determining the level of accumulated depreciation for major assets, we have disaggregated them into significant components that exhibit different patterns of consumption (useful lives).
- While the replacement cost of the assets could be supported by market supplied evidence (level 2), the other unobservable inputs such as estimates of useful life, and asset condition were also required (level 3).

The valuation techniques used in the determination of fair values maximise the use of observable data where it is available and relies as little as possible on entity specifics. The disclosure of valuation estimates is designed to provide users with an insight into the judgements that have been made in the determination of fair values.

## 8. VALUATION

Our assessment of the value of the specified assets on the basis of Fair Value, exclusive of GST and subject to the overriding stipulations contained within the body of this report, as at 30 June 2018 is as follows:

DESCRIPTION	GROSS REPLACEMENT COST	FAIR VALUE
LAND	\$ -	\$ 1,595,000
BUILDINGS	\$32,352,200	\$16,678,128
<b>TOTAL</b>	<b>\$32,352,200</b>	<b>\$18,273,128</b>

This valuation is for the use only of Shire of Dowerin to whom it is addressed and for accounting compliance and no other purpose. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this valuation in any way and neither the valuer nor AssetVal Pty Ltd shall have any liability to any third party who does. No responsibility will be accepted for photocopied signatures.

The figure listed above is the combined, aggregate of the individual Land, Buildings, Other Structure and Golf Course Site Improvement values assessed on an individual valuation basis as contained in the Appendices.

Only a signed original of this valuation should be relied upon and no responsibility will be accepted for photocopies of the report.

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

No liability is accepted for any loss or damage (including consequential or economic loss) suffered as a consequence of fluctuations in the property market subsequent to the date of valuation.

For and on behalf of

**ASSETVAL PTY LTD**



**Craig Butler B.Bus (Land Ec.) AAPI**  
**Certified Practising Valuer**

**APPENDIX A**  
**SCHEDULE OF LAND VALUES**

**AssetVal P/L**  
**Land Asset Valuation - Shire of Dowerin**  
**Fair Values as at 30 June 2018**



AV REF.	SoD ASSET NO.	ASSET NAME	STREET NO.	STREET NAME	STREET TYPE	SUBURB	LEGAL AREA (SQM)	LEGAL DESCRIPTION (Lot / PLAN NO.)	ZONING	AASB 13 LEVEL	FAIR VALUE (\$)	COMMENTS
LND001	25004	Residence	15	Anderson	Street	Dowerin	2,002	Lot 1 D087136 Vol/Fol: 2007/992	Residential R10/35	2	50,000	Vacant land
LND002	-	Vacant land	Lot 100	Anderson	Street	Dowerin	11,600	Lot 100 D009372 Vol/Fol: 1036/609	Rural	3	35,000	Irregular shaped vacant land
LND003	08021	Childcare Centre	10	Cottrell	Street	Dowerin	1,012	Lot 297 P129090 Vol/Fol: 2684/698	Residential R10/35	2	30,000	With childcare centre (former CWA building); see building sheet
LND004	092	Museum	16	Cottrell	Street	Dowerin	1,012	Lot 48 P129090 Vol/Fol: 1166/480	Residential R10/35	2	30,000	With museum buildings; see building sheet
LND005	069	Residence	19	Cottrell	Street	Dowerin	1,411	Lot 53 P129090 Vol/Fol: 1451/842	Residential R10/35	2	40,000	With residence; see building sheet
LND006	080	Residence	12	Cottrell	Street	Dowerin	1,012	Lot 46 P129090 Vol/Fol: 1103/514	Residential R10/35	2	30,000	With residence; see building sheet
LND007	-	Recycling Depot	72	Cottrell	Street	Dowerin	7,638	Lot 258 P173009 Vol/Fol: 239/127A	Light Industrial	2	60,000	With recycling sheds; dual street frontage (see building sheet)
LND008	-	Shire Depot	28	Cottrell	Street	Dowerin	1,012	Lot 102 P139015 Vol/Fol: 840/128	Commercial	2	20,000	With depot buildings (see building sheet)
LND009	-	Shire Depot	30	Cottrell	Street	Dowerin	1,012	Lot 101 P139015 Vol/Fol: 799/179	Commercial	2	20,000	With depot buildings (see building sheet)
LND010	-	Vacant land	36	Cottrell	Street	Dowerin	1,012	Lot 98 P139015 Vol/Fol: 1155/835	Commercial	2	20,000	Vacant industrial land
LND012	051	Land	184	Goldfields	Road	Dowerin	20,200	Lot 184 P142455 Vol/Fol: 1434/664	Residential R10/35	2	90,000	Potential redevelopment site (upon subdivision)
LND013	08005	Land	22	Goldfields	Road	Dowerin	1,012	Lot 154 P142354 Vol/Fol: 1338/517	Residential R10/35	2	30,000	Vacant land
LND014	08005	Land	24	Goldfields	Road	Dowerin	1,012	Lot 155 P142354 Vol/Fol: 1338/518	Residential R10/35	2	30,000	Vacant land
LND015	-	Land	Lot 9100	Goldfields	Road	Dowerin	11,800	Lot 9100 P070522 Vol/Fol: 2775/311	Residential R10/35	2	100,000	Potential redevelopment site
LND016	-	Vacant land	16	Goldfields	Road	Dowerin	1,193	Lot 233 P168622 Vol/Fol: 179/162A	Public Purposes - Civic	3	15,000	Park allotment with skate-park
LND017	-	Residence	47	Goldfields	Road	Dowerin	1,497	Lot 27 P046654 Vol/Fol: 2625/461	Residential R10/35	2	40,000	Single allotment with 4 dwellings; see building sheet
LND018	-	Op-Shop (former Bowling club)	59	Goldfields	Road	Dowerin	13,400	Lot 28 P046654 Vol/Fol: 2625/462	Parks and Recreation and Residential R10/35	3	100,000	With Op-Shop and former bowling greens; triple street frontage
LND019	-	Land	88	Goldfields	Road	Dowerin	13,100	Lot 9000 P059790 Vol/Fol: 2712/37	Residential R10/35	2	110,000	Potential redevelopment site (upon subdivision)



**AssetVal P/L**  
**Land Asset Valuation - Shire of Dowerin**  
**Fair Values as at 30 June 2018**



AV REF.	SoD ASSET NO.	ASSET NAME	STREET NO.	STREET NAME	STREET TYPE	SUBURB	LEGAL AREA (SQM)	LEGAL DESCRIPTION (Lot / PLAN NO.)	ZONING	AASB 13 LEVEL	FAIR VALUE (\$)	COMMENTS
LND020	201802	Land	23	Hewitt	Street	Minnivale	1,012	Lot 29 P139045 Vol/Fol: 1859/61	Residential R10	2	10,000	Vacant residential allotment
LND021	-	Residence	11	Maisey	Street	Dowerin	948	Lot 13 D036566 Vol/Fol: 1423/508	Residential R10/35	2	35,000	With residence; see building sheet
LND022	-	Residence	18	Memorial	Avenue	Dowerin	3,051	Lot 190 P154234 Vol/Fol: 1873/534	Residential R10/35	2	75,000	Comprising 6 residences with frontage to Dudley St and Anderson St; see building sheet
LND023	0993	Residence	18	O'Loughlen	Street	Dowerin	1,149	Lot 59 D093105 Vol/Fol: 2103/809	Residential R10/35	2	30,000	With residence; see building sheet
LND024	098	Residence	26	O'Loughlen	Street	Dowerin	861	Lot 63 D093106 Vol/Fol: 2132/237	Residential R10/35	2	25,000	With residence; see building sheet
LND025	1000	Residence	4	O'Loughlen	Street	Dowerin	875	Lot 52 D093105 Vol/Fol: 2103/802	Residential R10/35	2	25,000	With residence; see building sheet
LND026	33003	Triplex	13	Stacy	Street	Dowerin	1,012	Lot 26 P222396 Vol/Fol: 1286/287	Residential R10/35	2	30,000	With three residences; see building sheet
LND027	085	Residence	36	Stacy	Street	Dowerin	1,042	Lot 294 P161284 Vol/Fol: 2135/798	Residential R10/35	2	30,000	With residence; see building sheet
LND028	114	Residence	42	Stacy	Street	Dowerin	10,500	Lot 187 P148933 Vol/Fol: 1563/909	Residential R10/35	2	75,000	Large allotment with residence and frontage to Meckering Road and Erhardt Street; see building sheet
LND029	-	Residence	58	Stacy	Street	Dowerin	1,269	Lot 7 D037321 Vol/Fol: 424/129A	Residential R10/35	2	35,000	With residence; see building sheet
LND031	-	Commercial Building	26	Stewart	Street	Dowerin	233	Lot 381 P300902 Vol/Fol: 1264/87	Commercial	2	15,000	Vacant commercial / retail building; see building sheets
LND032	-	Commercial Building	28	Stewart	Street	Dowerin	506	Lot 380 P300902 Vol/Fol: 1264/88	Commercial	2	20,000	Vacant commercial / retail building; see building sheets
LND033	-	Commercial Building	32	Stewart	Street	Dowerin	1,012	Lot 42 P129090 Vol/Fol: 2180/401	Commercial	2	30,000	With community building; see building sheet
LND034	-	Dowerin Golf Course	-	Metcalfe	Street	Dowerin	606,948	Lot 25416 P154683 Vol/Fol: LR3010/277 Lots 28344-345 P075083 Vol/Fol: LR3021/439-440	Parks & Recreation and Rural (Lot 25416 only)	3	300,000	Crown land; include sand greens and synthetic grass tees
LND035	-	Vacant land	Lot 11	Manmanning Town	Road	Manmanning	1,012	Lot 11 P154241 Vol/Fol: 1161/124	Residential R10	2	5,000	Vacant land
LND036	-	Vacant land	Lot 17	Manning	Street	Manmanning	989	Lot 17 P154241 Vol/Fol: 1245/164	Residential R11	2	5,000	Vacant land
<b>TOTAL</b>											<b>\$ 1,595,000</b>	

**APPENDIX B**

**SCHEDULE OF BUILDING VALUES**

**AssetVal P/L**  
**Buildings Asset Valuation - Shire of Dowerin**  
**Fair Values as at 30 June 2018**



AV ASSET ID	SoD ASSET ID	PHOTO NO.	BUILDING NAME	DESCRIPTION	STREET No.	STREET NAME	STREET TYPE	SUBURB	COMPONENT GROUP	AASB13 INPUT LEVEL (1-3)	CONDITION GRADE 1=NEW 5=UNSERVICABLE	REPLACEMENT COST \$	EXPECTED USEFUL LIFE (YRS)	ESTIMATED REMAINING EFFECTIVE LIFE (YRS)	FAIR VALUE \$	ACCUMULATED DEPRECIATION \$	ANNUAL DEPRECIATION \$	ANNUAL DEPRECIATION RATE	COMMENTS
BLDG 001	36	2	Town Hall	Brick and metal clad hall on brick footings with timber floors, lesser hall, stage, kitchen, amenities and store	15	Cottrell	Street	Dowerin	<b>Total Building</b>	<b>3</b>		<b>4,170,000</b>			<b>1,701,421</b>	<b>2,468,579</b>	<b>80,849</b>		Includes paving
BLDG 001	36	2	Town Hall	Brick and metal clad hall on brick footings with timber floors, lesser hall, stage, kitchen, amenities and store	15	Cottrell	Street	Dowerin	<b>Sub Structure</b>		3	290,000	90	45	145,000	145,000	3,222	1.1%	
BLDG 001	36	2	Town Hall	Brick and metal clad hall on brick footings with timber floors, lesser hall, stage, kitchen, amenities and store	15	Cottrell	Street	Dowerin	<b>Super Structure</b>		3	1,920,000	75	30	768,000	1,152,000	25,600	1.3%	
BLDG 001	36	2	Town Hall	Brick and metal clad hall on brick footings with timber floors, lesser hall, stage, kitchen, amenities and store	15	Cottrell	Street	Dowerin	<b>Roof</b>		3	710,000	60	24	284,000	426,000	11,833	1.7%	
BLDG 001	36	2	Town Hall	Brick and metal clad hall on brick footings with timber floors, lesser hall, stage, kitchen, amenities and store	15	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	210,000	38	16	88,421	121,579	5,526	2.6%	
BLDG 001	36	2	Town Hall	Brick and metal clad hall on brick footings with timber floors, lesser hall, stage, kitchen, amenities and store	15	Cottrell	Street	Dowerin	<b>Services</b>		3	1,040,000	30	12	416,000	624,000	34,667	3.3%	
BLDG 002	31	1	Administrative Offices	Brick and tile clad administration and council chambers on concrete slab with ducted A/C	13	Cottrell	Street	Dowerin	<b>Total Building</b>	<b>3</b>		<b>1,453,000</b>			<b>451,520</b>	<b>1,001,480</b>	<b>28,132</b>		Includes paving
BLDG 002	31	1	Administrative Offices	Brick and tile clad administration and council chambers on concrete slab with ducted A/C	13	Cottrell	Street	Dowerin	<b>Sub Structure</b>		3	100,000	90	36	40,000	60,000	1,111	1.1%	
BLDG 002	31	1	Administrative Offices	Brick and tile clad administration and council chambers on concrete slab with ducted A/C	13	Cottrell	Street	Dowerin	<b>Super Structure</b>		4	670,000	75	23	205,467	464,533	8,933	1.3%	
BLDG 002	31	1	Administrative Offices	Brick and tile clad administration and council chambers on concrete slab with ducted A/C	13	Cottrell	Street	Dowerin	<b>Roof</b>		4	250,000	60	18	75,000	175,000	4,167	1.7%	
BLDG 002	31	1	Administrative Offices	Brick and tile clad administration and council chambers on concrete slab with ducted A/C	13	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	73,000	38	12	23,053	49,947	1,921	2.6%	
BLDG 002	31	1	Administrative Offices	Brick and tile clad administration and council chambers on concrete slab with ducted A/C	13	Cottrell	Street	Dowerin	<b>Services</b>		4	360,000	30	9	108,000	252,000	12,000	3.3%	
BLDG 003	70	79	Ejanding Hall / Go-Cart Club	Metal clad hall on concrete flooring with attached canopy	-	Ejanding East	Road	Ejanding	<b>Total Building</b>	<b>3</b>		<b>472,400</b>			<b>98,280</b>	<b>374,120</b>	<b>13,834</b>		-
BLDG 003	70	79	Ejanding Hall / Go-Cart Club	Metal clad hall on concrete flooring with attached canopy	-	Ejanding East	Road	Ejanding	<b>Sub Structure</b>		4	38,000	60	18	11,400	26,600	633	1.7%	
BLDG 003	70	79	Ejanding Hall / Go-Cart Club	Metal clad hall on concrete flooring with attached canopy	-	Ejanding East	Road	Ejanding	<b>Super Structure</b>		4	210,000	50	10	42,000	168,000	4,200	2.0%	
BLDG 003	70	79	Ejanding Hall / Go-Cart Club	Metal clad hall on concrete flooring with attached canopy	-	Ejanding East	Road	Ejanding	<b>Roof</b>		4	85,000	40	8	17,000	68,000	2,125	2.5%	
BLDG 003	70	79	Ejanding Hall / Go-Cart Club	Metal clad hall on concrete flooring with attached canopy	-	Ejanding East	Road	Ejanding	<b>Finishes &amp; Fittings</b>		4	9,400	25	5	1,880	7,520	376	4.0%	
BLDG 003	70	79	Ejanding Hall / Go-Cart Club	Metal clad hall on concrete flooring with attached canopy	-	Ejanding East	Road	Ejanding	<b>Services</b>		4	130,000	20	4	26,000	104,000	6,500	5.0%	

**AssetVal P/L**  
**Buildings Asset Valuation - Shire of Dowerin**  
**Fair Values as at 30 June 2018**



AV ASSET ID	SoD ASSET ID	PHOTO NO.	BUILDING NAME	DESCRIPTION	STREET No.	STREET NAME	STREET TYPE	SUBURB	COMPONENT GROUP	AASB13 INPUT LEVEL (1-3)	CONDITION GRADE 1=NEW 5=UNSERVICABLE	REPLACEMENT COST \$	EXPECTED USEFUL LIFE (YRS)	ESTIMATED REMAINING EFFECTIVE LIFE (YRS)	FAIR VALUE \$	ACCUMULATED DEPRECIATION \$	ANNUAL DEPRECIATION \$	ANNUAL DEPRECIATION RATE	COMMENTS
BLDG 004	70.1	81-82	Ejanding Hall Toilets	Brick clad twin toilet blocks on concrete flooring	-	Ejanding East	Road	Ejanding	<b>Total Building</b>	3		82,000			16,810	65,190	2,703		-
BLDG 004	70.1	81-82	Ejanding Hall Toilets	Brick clad twin toilet blocks on concrete flooring	-	Ejanding East	Road	Ejanding	<b>Sub Structure</b>		4	4,100	60	18	1,230	2,870	68	1.7%	
BLDG 004	70.1	81-82	Ejanding Hall Toilets	Brick clad twin toilet blocks on concrete flooring	-	Ejanding East	Road	Ejanding	<b>Super Structure</b>		4	35,000	50	10	7,000	28,000	700	2.0%	
BLDG 004	70.1	81-82	Ejanding Hall Toilets	Brick clad twin toilet blocks on concrete flooring	-	Ejanding East	Road	Ejanding	<b>Roof</b>		4	7,400	40	8	1,480	5,920	185	2.5%	
BLDG 004	70.1	81-82	Ejanding Hall Toilets	Brick clad twin toilet blocks on concrete flooring	-	Ejanding East	Road	Ejanding	<b>Finishes &amp; Fittings</b>		4	2,500	25	5	500	2,000	100	4.0%	
BLDG 004	70.1	81-82	Ejanding Hall Toilets	Brick clad twin toilet blocks on concrete flooring	-	Ejanding East	Road	Ejanding	<b>Services</b>		4	33,000	20	4	6,600	26,400	1,650	5.0%	
BLDG 005	99013	29	Community Resource Centre (excludes Library books)	Brick and metal clad federation free style designed multi purpose building on concrete footings with split A/C and attached shelters	32	Stewart	Street	Dowerin	<b>Total Building</b>	3		818,000			357,000	461,000	15,779		Includes paving and fencing
BLDG 005	99013	29	Community Resource Centre (excludes Library books)	Brick and metal clad federation free style designed multi purpose building on concrete footings with split A/C and attached shelters	32	Stewart	Street	Dowerin	<b>Sub Structure</b>		3	57,000	90	45	28,500	28,500	633	1.1%	
BLDG 005	99013	29	Community Resource Centre (excludes Library books)	Brick and metal clad federation free style designed multi purpose building on concrete footings with split A/C and attached shelters	32	Stewart	Street	Dowerin	<b>Super Structure</b>		3	380,000	75	30	152,000	228,000	5,067	1.3%	
BLDG 005	99013	29	Community Resource Centre (excludes Library books)	Brick and metal clad federation free style designed multi purpose building on concrete footings with split A/C and attached shelters	32	Stewart	Street	Dowerin	<b>Roof</b>		3	140,000	60	24	56,000	84,000	2,333	1.7%	
BLDG 005	99013	29	Community Resource Centre (excludes Library books)	Brick and metal clad federation free style designed multi purpose building on concrete footings with split A/C and attached shelters	32	Stewart	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	41,000	38	19	20,500	20,500	1,079	2.6%	
BLDG 005	99013	29	Community Resource Centre (excludes Library books)	Brick and metal clad federation free style designed multi purpose building on concrete footings with split A/C and attached shelters	32	Stewart	Street	Dowerin	<b>Services</b>		3	200,000	30	15	100,000	100,000	6,667	3.3%	
BLDG 006	99013.1	30-31	Community Resource Centre - Storage Sheds	Two (2) metal clad general purpose storage sheds on concrete slab	32	Stewart	Street	Dowerin	<b>Total Building</b>	3		36,700			8,433	28,267	1,383		-
BLDG 006	99013.1	30-31	Community Resource Centre - Storage Sheds	Two (2) metal clad general purpose storage sheds on concrete slab	32	Stewart	Street	Dowerin	<b>Sub Structure</b>		4	5,400	36	11	1,650	3,750	150	2.8%	
BLDG 006	99013.1	30-31	Community Resource Centre - Storage Sheds	Two (2) metal clad general purpose storage sheds on concrete slab	32	Stewart	Street	Dowerin	<b>Super Structure</b>		4	24,000	30	6	4,800	19,200	800	3.3%	
BLDG 006	99013.1	30-31	Community Resource Centre - Storage Sheds	Two (2) metal clad general purpose storage sheds on concrete slab	32	Stewart	Street	Dowerin	<b>Roof</b>		4	3,600	24	5	750	2,850	150	4.2%	
BLDG 006	99013.1	30-31	Community Resource Centre - Storage Sheds	Two (2) metal clad general purpose storage sheds on concrete slab	32	Stewart	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	1,500	15	5	500	1,000	100	6.7%	
BLDG 006	99013.1	30-31	Community Resource Centre - Storage Sheds	Two (2) metal clad general purpose storage sheds on concrete slab	32	Stewart	Street	Dowerin	<b>Services</b>		4	2,200	12	4	733	1,467	183	8.3%	

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**Buildings Asset Valuation - Shire of Dowerin**  
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AV ASSET ID	SoD ASSET ID	PHOTO NO.	BUILDING NAME	DESCRIPTION	STREET No.	STREET NAME	STREET TYPE	SUBURB	COMPONENT GROUP	AASB13 INPUT LEVEL (1-3)	CONDITION GRADE 1=NEW 5=UNSERVICABLE	REPLACEMENT COST \$	EXPECTED USEFUL LIFE (YRS)	ESTIMATED REMAINING EFFECTIVE LIFE (YRS)	FAIR VALUE \$	ACCUMULATED DEPRECIATION \$	ANNUAL DEPRECIATION \$	ANNUAL DEPRECIATION RATE	COMMENTS
BLDG 007	1015	74	Minnivale Church	Brick and metal clad church on stone footings with timber floors	17	Dowall	Street	Minnivale	<b>Total Building</b>	3		399,000			178,600	220,400	8,732		Municipal Heritage; includes weatherboard & iron clad drop toilet, water tank & fencing
BLDG 007	1015	74	Minnivale Church	Brick and metal clad church on stone footings with timber floors	17	Dowall	Street	Minnivale	<b>Sub Structure</b>		3	20,000	90	45	10,000	10,000	222	1.1%	
BLDG 007	1015	74	Minnivale Church	Brick and metal clad church on stone footings with timber floors	17	Dowall	Street	Minnivale	<b>Super Structure</b>		3	150,000	75	30	60,000	90,000	2,000	1.3%	
BLDG 007	1015	74	Minnivale Church	Brick and metal clad church on stone footings with timber floors	17	Dowall	Street	Minnivale	<b>Roof</b>		3	59,000	60	24	23,600	35,400	983	1.7%	
BLDG 007	1015	74	Minnivale Church	Brick and metal clad church on stone footings with timber floors	17	Dowall	Street	Minnivale	<b>Finishes &amp; Fittings</b>		3	20,000	38	19	10,000	10,000	526	2.6%	
BLDG 007	1015	74	Minnivale Church	Brick and metal clad church on stone footings with timber floors	17	Dowall	Street	Minnivale	<b>Services</b>		3	150,000	30	15	75,000	75,000	5,000	3.3%	
BLDG 008	6001	19	Home and Community Care Building (HACC)	Brick and metal clad converted dwelling on concrete slab with attached garage, split and evap. A/C	-	East	Street	Dowerin	<b>Total Building</b>			-			-				Asset removed; not council owned
BLDG 008	6001	19	Home and Community Care Building (HACC)	Brick and metal clad converted dwelling on concrete slab with attached garage, split and evap. A/C	-	East	Street	Dowerin	<b>Sub Structure</b>			-			-				
BLDG 008	6001	19	Home and Community Care Building (HACC)	Brick and metal clad converted dwelling on concrete slab with attached garage, split and evap. A/C	-	East	Street	Dowerin	<b>Super Structure</b>			-			-				
BLDG 008	6001	19	Home and Community Care Building (HACC)	Brick and metal clad converted dwelling on concrete slab with attached garage, split and evap. A/C	-	East	Street	Dowerin	<b>Roof</b>			-			-				
BLDG 008	6001	19	Home and Community Care Building (HACC)	Brick and metal clad converted dwelling on concrete slab with attached garage, split and evap. A/C	-	East	Street	Dowerin	<b>Finishes &amp; Fittings</b>			-			-				
BLDG 008	6001	19	Home and Community Care Building (HACC)	Brick and metal clad converted dwelling on concrete slab with attached garage, split and evap. A/C	-	East	Street	Dowerin	<b>Services</b>			-			-				
BLDG 009	5015	32	Main Street Shop	Timber framed asbestos and metal clad building with timber floors and attached canopy	28	Stewart	Street	Dowerin	<b>Total Building</b>	2		576,000			205,124	370,876	15,676		Includes fencing and awning; with land (see land sheet)
BLDG 009	5015	32	Main Street Shop	Timber framed asbestos and metal clad building with timber floors and attached canopy	28	Stewart	Street	Dowerin	<b>Sub Structure</b>		3	34,000	72	29	13,694	20,306	472	1.4%	
BLDG 009	5015	32	Main Street Shop	Timber framed asbestos and metal clad building with timber floors and attached canopy	28	Stewart	Street	Dowerin	<b>Super Structure</b>		4	230,000	60	18	69,000	161,000	3,833	1.7%	
BLDG 009	5015	32	Main Street Shop	Timber framed asbestos and metal clad building with timber floors and attached canopy	28	Stewart	Street	Dowerin	<b>Roof</b>		4	69,000	48	15	21,563	47,437	1,438	2.1%	
BLDG 009	5015	32	Main Street Shop	Timber framed asbestos and metal clad building with timber floors and attached canopy	28	Stewart	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	23,000	30	12	9,200	13,800	767	3.3%	
BLDG 009	5015	32	Main Street Shop	Timber framed asbestos and metal clad building with timber floors and attached canopy	28	Stewart	Street	Dowerin	<b>Services</b>		3	220,000	24	10	91,667	128,333	9,167	4.2%	

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**Buildings Asset Valuation - Shire of Dowerin**  
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BLDG 010	2012-007	55-56	Dowerin Community Club and Changerooms	Brick and metal clad club and changerooms on concrete slab with A/C	15	Memorial Avenue	Avenue	Dowerin	<b>Total Building</b>	3		3,320,000			2,756,400	563,600	104,883		Includes canopies and paving
BLDG 010	2012-007	55-56	Dowerin Community Club and Changerooms	Brick and metal clad club and changerooms on concrete slab with A/C	15	Memorial Avenue	Avenue	Dowerin	<b>Sub Structure</b>		1	170,000	60	54	153,000	17,000	2,833	1.7%	
BLDG 010	2012-007	55-56	Dowerin Community Club and Changerooms	Brick and metal clad club and changerooms on concrete slab with A/C	15	Memorial Avenue	Avenue	Dowerin	<b>Super Structure</b>		1	1,390,000	50	43	1,195,400	194,600	27,800	2.0%	
BLDG 010	2012-007	55-56	Dowerin Community Club and Changerooms	Brick and metal clad club and changerooms on concrete slab with A/C	15	Memorial Avenue	Avenue	Dowerin	<b>Roof</b>		1	430,000	40	32	344,000	86,000	10,750	2.5%	
BLDG 010	2012-007	55-56	Dowerin Community Club and Changerooms	Brick and metal clad club and changerooms on concrete slab with A/C	15	Memorial Avenue	Avenue	Dowerin	<b>Finishes &amp; Fittings</b>		1	300,000	25	20	240,000	60,000	12,000	4.0%	
BLDG 010	2012-007	55-56	Dowerin Community Club and Changerooms	Brick and metal clad club and changerooms on concrete slab with A/C	15	Memorial Avenue	Avenue	Dowerin	<b>Services</b>		1	1,030,000	20	16	824,000	206,000	51,500	5.0%	
BLDG 011	1007	71	Old Dowerin Bowling & Amenities Club (Co-Op Building)	Brick and metal clad former bowling club on concrete slab	-	Goldfields	Road	Dowerin	<b>Total Building</b>	3		1,602,000			380,240	1,221,760	46,597		-
BLDG 011	1007	71	Old Dowerin Bowling & Amenities Club (Co-Op Building)	Brick and metal clad former bowling club on concrete slab	-	Goldfields	Road	Dowerin	<b>Sub Structure</b>		4	130,000	60	18	39,000	91,000	2,167	1.7%	
BLDG 011	1007	71	Old Dowerin Bowling & Amenities Club (Co-Op Building)	Brick and metal clad former bowling club on concrete slab	-	Goldfields	Road	Dowerin	<b>Super Structure</b>		4	720,000	50	10	144,000	576,000	14,400	2.0%	
BLDG 011	1007	71	Old Dowerin Bowling & Amenities Club (Co-Op Building)	Brick and metal clad former bowling club on concrete slab	-	Goldfields	Road	Dowerin	<b>Roof</b>		4	290,000	40	8	58,000	232,000	7,250	2.5%	
BLDG 011	1007	71	Old Dowerin Bowling & Amenities Club (Co-Op Building)	Brick and metal clad former bowling club on concrete slab	-	Goldfields	Road	Dowerin	<b>Finishes &amp; Fittings</b>		4	32,000	25	8	10,240	21,760	1,280	4.0%	
BLDG 011	1007	71	Old Dowerin Bowling & Amenities Club (Co-Op Building)	Brick and metal clad former bowling club on concrete slab	-	Goldfields	Road	Dowerin	<b>Services</b>		4	430,000	20	6	129,000	301,000	21,500	5.0%	
BLDG 012	8023	68-70 & 91	Childcare Centre (Old CWA Building)	Brick and metal clad childcare centre on concrete and timber floors with detached garage and storage shed	10	Cottrell Street	Street	Dowerin	<b>Total Building</b>	3		377,000			129,536	247,464	8,799		-
BLDG 012	8023	68-70 & 91	Childcare Centre (Old CWA Building)	Brick and metal clad childcare centre on concrete and timber floors with detached garage and storage shed	10	Cottrell Street	Street	Dowerin	<b>Sub Structure</b>		3	38,000	72	29	15,306	22,694	528	1.4%	
BLDG 012	8023	68-70 & 91	Childcare Centre (Old CWA Building)	Brick and metal clad childcare centre on concrete and timber floors with detached garage and storage shed	10	Cottrell Street	Street	Dowerin	<b>Super Structure</b>		4	180,000	60	18	54,000	126,000	3,000	1.7%	
BLDG 012	8023	68-70 & 91	Childcare Centre (Old CWA Building)	Brick and metal clad childcare centre on concrete and timber floors with detached garage and storage shed	10	Cottrell Street	Street	Dowerin	<b>Roof</b>		4	53,000	48	15	16,563	36,437	1,104	2.1%	
BLDG 012	8023	68-70 & 91	Childcare Centre (Old CWA Building)	Brick and metal clad childcare centre on concrete and timber floors with detached garage and storage shed	10	Cottrell Street	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	30,000	30	12	12,000	18,000	1,000	3.3%	
BLDG 012	8023	68-70 & 91	Childcare Centre (Old CWA Building)	Brick and metal clad childcare centre on concrete and timber floors with detached garage and storage shed	10	Cottrell Street	Street	Dowerin	<b>Services</b>		3	76,000	24	10	31,667	44,333	3,167	4.2%	

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BLDG 013	17	13	Shire Depot - Workshop & Store	Steel framed metal clad skillion roofed workshop and open sided store on concrete slab with ablation block, inground pit, store and attached pedestrian shelter	24	Cottrell	Street	Dowerin	<b>Total Building</b>	3		451,500			187,000	264,500	12,022		-
BLDG 013	17	13	Shire Depot - Workshop & Store	Steel framed metal clad skillion roofed workshop and open sided store on concrete slab with ablation block, inground pit, store and attached pedestrian shelter	24	Cottrell	Street	Dowerin	<b>Sub Structure</b>		3	64,000	60	30	32,000	32,000	1,067	1.7%	
BLDG 013	17	13	Shire Depot - Workshop & Store	Steel framed metal clad skillion roofed workshop and open sided store on concrete slab with ablation block, inground pit, store and attached pedestrian shelter	24	Cottrell	Street	Dowerin	<b>Super Structure</b>		3	260,000	50	20	104,000	156,000	5,200	2.0%	
BLDG 013	17	13	Shire Depot - Workshop & Store	Steel framed metal clad skillion roofed workshop and open sided store on concrete slab with ablation block, inground pit, store and attached pedestrian shelter	24	Cottrell	Street	Dowerin	<b>Roof</b>		3	23,000	40	16	9,200	13,800	575	2.5%	
BLDG 013	17	13	Shire Depot - Workshop & Store	Steel framed metal clad skillion roofed workshop and open sided store on concrete slab with ablation block, inground pit, store and attached pedestrian shelter	24	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	4,500	25	10	1,800	2,700	180	4.0%	
BLDG 013	17	13	Shire Depot - Workshop & Store	Steel framed metal clad skillion roofed workshop and open sided store on concrete slab with ablation block, inground pit, store and attached pedestrian shelter	24	Cottrell	Street	Dowerin	<b>Services</b>		3	100,000	20	8	40,000	60,000	5,000	5.0%	
BLDG 014	17.1	12	Shire Depot - Machinery shed	Steel framed metal clad general purpose open sided storage shed on concrete footings with concrete and dirt floors	24	Cottrell	Street	Dowerin	<b>Total Building</b>	3		140,400			58,260	82,140	3,851		-
BLDG 014	17.1	12	Shire Depot - Machinery shed	Steel framed metal clad general purpose open sided storage shed on concrete footings with concrete and dirt floors	24	Cottrell	Street	Dowerin	<b>Sub Structure</b>		3	21,000	60	30	10,500	10,500	350	1.7%	
BLDG 014	17.1	12	Shire Depot - Machinery shed	Steel framed metal clad general purpose open sided storage shed on concrete footings with concrete and dirt floors	24	Cottrell	Street	Dowerin	<b>Super Structure</b>		3	76,000	50	20	30,400	45,600	1,520	2.0%	
BLDG 014	17.1	12	Shire Depot - Machinery shed	Steel framed metal clad general purpose open sided storage shed on concrete footings with concrete and dirt floors	24	Cottrell	Street	Dowerin	<b>Roof</b>		3	7,000	40	16	2,800	4,200	175	2.5%	
BLDG 014	17.1	12	Shire Depot - Machinery shed	Steel framed metal clad general purpose open sided storage shed on concrete footings with concrete and dirt floors	24	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	1,400	25	10	560	840	56	4.0%	
BLDG 014	17.1	12	Shire Depot - Machinery shed	Steel framed metal clad general purpose open sided storage shed on concrete footings with concrete and dirt floors	24	Cottrell	Street	Dowerin	<b>Services</b>		3	35,000	20	8	14,000	21,000	1,750	5.0%	
BLDG 015	17.2	11	Shire Depot - Gardeners Shed	Steel framed metal clad general purpose storage shed on concrete slab	24	Cottrell	Street	Dowerin	<b>Total Building</b>	3		78,700			40,566	38,134	2,170		-
BLDG 015	17.2	11	Shire Depot - Gardeners Shed	Steel framed metal clad general purpose storage shed on concrete slab	24	Cottrell	Street	Dowerin	<b>Sub Structure</b>		2	12,000	60	36	7,200	4,800	200	1.7%	
BLDG 015	17.2	11	Shire Depot - Gardeners Shed	Steel framed metal clad general purpose storage shed on concrete slab	24	Cottrell	Street	Dowerin	<b>Super Structure</b>		3	42,000	50	25	21,000	21,000	840	2.0%	
BLDG 015	17.2	11	Shire Depot - Gardeners Shed	Steel framed metal clad general purpose storage shed on concrete slab	24	Cottrell	Street	Dowerin	<b>Roof</b>		3	3,900	40	20	1,950	1,950	98	2.5%	
BLDG 015	17.2	11	Shire Depot - Gardeners Shed	Steel framed metal clad general purpose storage shed on concrete slab	24	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	800	25	13	416	384	32	4.0%	
BLDG 015	17.2	11	Shire Depot - Gardeners Shed	Steel framed metal clad general purpose storage shed on concrete slab	24	Cottrell	Street	Dowerin	<b>Services</b>		3	20,000	20	10	10,000	10,000	1,000	5.0%	

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BLDG 016	98016	14	Shire Depot - Transportable Office	Steel framed metal clad transportable office on steel footings with timber floors	24	Cottrell	Street	Dowerin	<b>Total Building</b>	3		18,000			9,000	9,000	-		Building not compartmentised (i.e. transportable unit); value attributed to Superstructure for purpose of report
BLDG 016	98016	14	Shire Depot - Transportable Office	Steel framed metal clad transportable office on steel footings with timber floors	24	Cottrell	Street	Dowerin	<b>Sub Structure</b>			-	-	-	-	-	-		
BLDG 016	98016	14	Shire Depot - Transportable Office	Steel framed metal clad transportable office on steel footings with timber floors	24	Cottrell	Street	Dowerin	<b>Super Structure</b>		3	18,000	20	10	9,000	9,000	-	5.0%	
BLDG 016	98016	14	Shire Depot - Transportable Office	Steel framed metal clad transportable office on steel footings with timber floors	24	Cottrell	Street	Dowerin	<b>Roof</b>			-	-	-	-	-	-		
BLDG 016	98016	14	Shire Depot - Transportable Office	Steel framed metal clad transportable office on steel footings with timber floors	24	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>			-	-	-	-	-	-		
BLDG 016	98016	14	Shire Depot - Transportable Office	Steel framed metal clad transportable office on steel footings with timber floors	24	Cottrell	Street	Dowerin	<b>Services</b>			-	-	-	-	-	-		
BLDG 017	5007	75	Minnivale Fire Brigade Shed	Steel framed metal clad shed on concrete slab and pad	-	Hewitt	Street	Minnivale	<b>Total Building</b>	3		55,700			31,940	23,760	1,532		-
BLDG 017	5007	75	Minnivale Fire Brigade Shed	Steel framed metal clad shed on concrete slab and pad	-	Hewitt	Street	Minnivale	<b>Sub Structure</b>		2	8,300	60	36	4,980	3,320	138	1.7%	
BLDG 017	5007	75	Minnivale Fire Brigade Shed	Steel framed metal clad shed on concrete slab and pad	-	Hewitt	Street	Minnivale	<b>Super Structure</b>		2	30,000	50	28	16,800	13,200	600	2.0%	
BLDG 017	5007	75	Minnivale Fire Brigade Shed	Steel framed metal clad shed on concrete slab and pad	-	Hewitt	Street	Minnivale	<b>Roof</b>		3	2,800	40	20	1,400	1,400	70	2.5%	
BLDG 017	5007	75	Minnivale Fire Brigade Shed	Steel framed metal clad shed on concrete slab and pad	-	Hewitt	Street	Minnivale	<b>Finishes &amp; Fittings</b>		2	600	25	15	360	240	24	4.0%	
BLDG 017	5007	75	Minnivale Fire Brigade Shed	Steel framed metal clad shed on concrete slab and pad	-	Hewitt	Street	Minnivale	<b>Services</b>		2	14,000	20	12	8,400	5,600	700	5.0%	
BLDG 018	48	18	Dowerin Bushire Brigade Shed	Steel framed metal clad purpose built building on concrete slab	-	East	Street	Dowerin	<b>Total Building</b>	3		104,200			32,880	71,320	2,857		-
BLDG 018	48	18	Dowerin Bushire Brigade Shed	Steel framed metal clad purpose built building on concrete slab	-	East	Street	Dowerin	<b>Sub Structure</b>		3	16,000	60	24	6,400	9,600	267	1.7%	
BLDG 018	48	18	Dowerin Bushire Brigade Shed	Steel framed metal clad purpose built building on concrete slab	-	East	Street	Dowerin	<b>Super Structure</b>		4	56,000	50	15	16,800	39,200	1,120	2.0%	
BLDG 018	48	18	Dowerin Bushire Brigade Shed	Steel framed metal clad purpose built building on concrete slab	-	East	Street	Dowerin	<b>Roof</b>		4	5,200	40	12	1,560	3,640	130	2.5%	
BLDG 018	48	18	Dowerin Bushire Brigade Shed	Steel framed metal clad purpose built building on concrete slab	-	East	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	1,000	25	8	320	680	40	4.0%	
BLDG 018	48	18	Dowerin Bushire Brigade Shed	Steel framed metal clad purpose built building on concrete slab	-	East	Street	Dowerin	<b>Services</b>		4	26,000	20	6	7,800	18,200	1,300	5.0%	



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BLDG 019	1003	88	Amery Acres - Shed	Steel framed metal clad shed on concrete slab	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Total Building</b>	3		53,600			22,161	31,439	2,016		-
BLDG 019	1003	88	Amery Acres - Shed	Steel framed metal clad shed on concrete slab	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Sub Structure</b>		3	8,000	36	18	4,000	4,000	222	2.8%	
BLDG 019	1003	88	Amery Acres - Shed	Steel framed metal clad shed on concrete slab	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Super Structure</b>		3	35,000	30	12	14,000	21,000	1,167	3.3%	
BLDG 019	1003	88	Amery Acres - Shed	Steel framed metal clad shed on concrete slab	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Roof</b>		3	5,300	24	9	1,988	3,312	221	4.2%	
BLDG 019	1003	88	Amery Acres - Shed	Steel framed metal clad shed on concrete slab	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Finishes &amp; Fittings</b>		3	2,100	15	6	840	1,260	140	6.7%	
BLDG 019	1003	88	Amery Acres - Shed	Steel framed metal clad shed on concrete slab	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Services</b>		3	3,200	12	5	1,333	1,867	267	8.3%	
BLDG 020	1001	87	Amery Acres - Transportable Residence	Steel framed metal clad transportable residence on steel footings with timber floors	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Total Building</b>	3		179,000			41,650	137,350	12,213		Transportable building
BLDG 020	1001	87	Amery Acres - Transportable Residence	Steel framed metal clad transportable residence on steel footings with timber floors	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Sub Structure</b>		4	27,000	24	8	9,000	18,000	1,125	4.2%	
BLDG 020	1001	87	Amery Acres - Transportable Residence	Steel framed metal clad transportable residence on steel footings with timber floors	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Super Structure</b>		4	71,000	20	4	14,200	56,800	3,550	5.0%	
BLDG 020	1001	87	Amery Acres - Transportable Residence	Steel framed metal clad transportable residence on steel footings with timber floors	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Roof</b>		4	27,000	16	4	6,750	20,250	1,688	6.3%	
BLDG 020	1001	87	Amery Acres - Transportable Residence	Steel framed metal clad transportable residence on steel footings with timber floors	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Finishes &amp; Fittings</b>		4	36,000	10	2	7,200	28,800	3,600	10.0%	
BLDG 020	1001	87	Amery Acres - Transportable Residence	Steel framed metal clad transportable residence on steel footings with timber floors	-	Wyalkatchem-Dowerin Rd	Road	Dowerin	<b>Services</b>		4	18,000	8	2	4,500	13,500	2,250	12.5%	
BLDG 021	2	9	Dwelling	Brick and metal clad 3 bedroom residence on concrete footings with timber floors, evaporative A/C and single carport under main roof	12	Cottrell	Street	Dowerin	<b>Total Building</b>	2		392,000			53,033	338,967	9,117		Market approach (with land; see land sheet)
BLDG 021	2	9	Dwelling	Brick and metal clad 3 bedroom residence on concrete footings with timber floors, evaporative A/C and single carport under main roof	12	Cottrell	Street	Dowerin	<b>Sub Structure</b>		4	39,000	72	11	5,958	33,042	542	1.4%	
BLDG 021	2	9	Dwelling	Brick and metal clad 3 bedroom residence on concrete footings with timber floors, evaporative A/C and single carport under main roof	12	Cottrell	Street	Dowerin	<b>Super Structure</b>		5	190,000	60	6	19,000	171,000	3,167	1.7%	
BLDG 021	2	9	Dwelling	Brick and metal clad 3 bedroom residence on concrete footings with timber floors, evaporative A/C and single carport under main roof	12	Cottrell	Street	Dowerin	<b>Roof</b>		5	54,000	48	5	5,625	48,375	1,125	2.1%	
BLDG 021	2	9	Dwelling	Brick and metal clad 3 bedroom residence on concrete footings with timber floors, evaporative A/C and single carport under main roof	12	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	31,000	30	6	6,200	24,800	1,033	3.3%	
BLDG 021	2	9	Dwelling	Brick and metal clad 3 bedroom residence on concrete footings with timber floors, evaporative A/C and single carport under main roof	12	Cottrell	Street	Dowerin	<b>Services</b>		4	78,000	24	5	16,250	61,750	3,250	4.2%	

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BLDG 022	11	23	Dwelling	Brick and metal clad 3 bedroom residence with timber floors, attached carport, patio and evaporative A/C	36	Stacy	Street	Dowerin	<b>Total Building</b>	2		267,000			63,394	203,606	6,207		Market approach (with land; see land sheet)
BLDG 022	11	23	Dwelling	Brick and metal clad 3 bedroom residence with timber floors, attached carport, patio and evaporative A/C	36	Stacy	Street	Dowerin	<b>Sub Structure</b>		4	26,000	72	22	7,944	18,056	361	1.4%	
BLDG 022	11	23	Dwelling	Brick and metal clad 3 bedroom residence with timber floors, attached carport, patio and evaporative A/C	36	Stacy	Street	Dowerin	<b>Super Structure</b>		4	130,000	60	15	32,500	97,500	2,167	1.7%	
BLDG 022	11	23	Dwelling	Brick and metal clad 3 bedroom residence with timber floors, attached carport, patio and evaporative A/C	36	Stacy	Street	Dowerin	<b>Roof</b>		4	37,000	48	10	7,708	29,292	771	2.1%	
BLDG 022	11	23	Dwelling	Brick and metal clad 3 bedroom residence with timber floors, attached carport, patio and evaporative A/C	36	Stacy	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	21,000	30	6	4,200	16,800	700	3.3%	
BLDG 022	11	23	Dwelling	Brick and metal clad 3 bedroom residence with timber floors, attached carport, patio and evaporative A/C	36	Stacy	Street	Dowerin	<b>Services</b>		4	53,000	24	5	11,042	41,958	2,208	4.2%	
BLDG 023	8	84	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport, patio and evaporative A/C	13	Maisey	Street	Dowerin	<b>Total Building</b>	2		296,000			70,133	225,867	6,925		Market approach (with land; see land sheet)
BLDG 023	8	84	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport, patio and evaporative A/C	13	Maisey	Street	Dowerin	<b>Sub Structure</b>		3	30,000	72	26	10,833	19,167	417	1.4%	
BLDG 023	8	84	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport, patio and evaporative A/C	13	Maisey	Street	Dowerin	<b>Super Structure</b>		4	140,000	60	15	35,000	105,000	2,333	1.7%	
BLDG 023	8	84	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport, patio and evaporative A/C	13	Maisey	Street	Dowerin	<b>Roof</b>		4	42,000	48	8	7,000	35,000	875	2.1%	
BLDG 023	8	84	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport, patio and evaporative A/C	13	Maisey	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	24,000	30	6	4,800	19,200	800	3.3%	
BLDG 023	8	84	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport, patio and evaporative A/C	13	Maisey	Street	Dowerin	<b>Services</b>		4	60,000	24	5	12,500	47,500	2,500	4.2%	
BLDG 024	64	16	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof, single metal clad attached carport and evaporative A/C	16	Anderson	Street	Dowerin	<b>Total Building</b>	3		352,000			59,537	292,463	8,190		Situated on a large allotment with group housing; cost approach adopted
BLDG 024	64	16	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof, single metal clad attached carport and evaporative A/C	16	Anderson	Street	Dowerin	<b>Sub Structure</b>		4	35,000	72	18	8,750	26,250	486	1.4%	
BLDG 024	64	16	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof, single metal clad attached carport and evaporative A/C	16	Anderson	Street	Dowerin	<b>Super Structure</b>		4	170,000	60	9	25,500	144,500	2,833	1.7%	
BLDG 024	64	16	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof, single metal clad attached carport and evaporative A/C	16	Anderson	Street	Dowerin	<b>Roof</b>		5	49,000	48	5	5,104	43,896	1,021	2.1%	
BLDG 024	64	16	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof, single metal clad attached carport and evaporative A/C	16	Anderson	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	28,000	30	6	5,600	22,400	933	3.3%	
BLDG 024	64	16	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof, single metal clad attached carport and evaporative A/C	16	Anderson	Street	Dowerin	<b>Services</b>		4	70,000	24	5	14,583	55,417	2,917	4.2%	

**AssetVal P/L**  
**Buildings Asset Valuation - Shire of Dowerin**  
**Fair Values as at 30 June 2018**



AV ASSET ID	SoD ASSET ID	PHOTO NO.	BUILDING NAME	DESCRIPTION	STREET No.	STREET NAME	STREET TYPE	SUBURB	COMPONENT GROUP	ANSB13 INPUT LEVEL (1-3)	CONDITION GRADE 1=NEW 5=UNSERVICABLE	REPLACEMENT COST \$	EXPECTED USEFUL LIFE (YRS)	ESTIMATED REMAINING EFFECTIVE LIFE (YRS)	FAIR VALUE \$	ACCUMULATED DEPRECIATION \$	ANNUAL DEPRECIATION \$	ANNUAL DEPRECIATION RATE	COMMENTS
BLDG 025	65	17	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof and evaporative A/C	18	Anderson	Street	Dowerin	<b>Total Building</b>	3		358,000			60,613	297,387	8,363		Situated on a large allotment with group housing; cost approach adopted
BLDG 025	65	17	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof and evaporative A/C	18	Anderson	Street	Dowerin	<b>Sub Structure</b>		4	36,000	72	18	9,000	27,000	500	1.4%	
BLDG 025	65	17	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof and evaporative A/C	18	Anderson	Street	Dowerin	<b>Super Structure</b>		4	170,000	60	9	25,500	144,500	2,833	1.7%	
BLDG 025	65	17	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof and evaporative A/C	18	Anderson	Street	Dowerin	<b>Roof</b>		5	51,000	48	5	5,313	45,687	1,063	2.1%	
BLDG 025	65	17	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof and evaporative A/C	18	Anderson	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	29,000	30	6	5,800	23,200	967	3.3%	
BLDG 025	65	17	Duplex Unit	Brick and tile clad 3 bedroom residence on concrete slab with single carport under main roof and evaporative A/C	18	Anderson	Street	Dowerin	<b>Services</b>		4	72,000	24	5	15,000	57,000	3,000	4.2%	
BLDG 026	22	58	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	1/18	Memorial	Avenue	Dowerin	<b>Total Building</b>	3		226,000			127,361	98,639	5,260		Situated on a large allotment with group housing; cost approach adopted
BLDG 026	22	58	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	1/18	Memorial	Avenue	Dowerin	<b>Sub Structure</b>		2	22,000	72	47	14,361	7,639	306	1.4%	
BLDG 026	22	58	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	1/18	Memorial	Avenue	Dowerin	<b>Super Structure</b>		2	110,000	60	36	66,000	44,000	1,833	1.7%	
BLDG 026	22	58	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	1/18	Memorial	Avenue	Dowerin	<b>Roof</b>		3	31,000	48	24	15,500	15,500	646	2.1%	
BLDG 026	22	58	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	1/18	Memorial	Avenue	Dowerin	<b>Finishes &amp; Fittings</b>		3	18,000	30	15	9,000	9,000	600	3.3%	
BLDG 026	22	58	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	1/18	Memorial	Avenue	Dowerin	<b>Services</b>		3	45,000	24	12	22,500	22,500	1,875	4.2%	
BLDG 027	22.1	61	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	2/18	Memorial	Avenue	Dowerin	<b>Total Building</b>	3		206,000			116,108	89,892	4,788		Situated on a large allotment with group housing; cost approach adopted
BLDG 027	22.1	61	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	2/18	Memorial	Avenue	Dowerin	<b>Sub Structure</b>		2	21,000	72	47	13,708	7,292	292	1.4%	
BLDG 027	22.1	61	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	2/18	Memorial	Avenue	Dowerin	<b>Super Structure</b>		2	99,000	60	36	59,400	39,600	1,650	1.7%	
BLDG 027	22.1	61	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	2/18	Memorial	Avenue	Dowerin	<b>Roof</b>		3	29,000	48	24	14,500	14,500	604	2.1%	
BLDG 027	22.1	61	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	2/18	Memorial	Avenue	Dowerin	<b>Finishes &amp; Fittings</b>		3	16,000	30	15	8,000	8,000	533	3.3%	
BLDG 027	22.1	61	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	2/18	Memorial	Avenue	Dowerin	<b>Services</b>		3	41,000	24	12	20,500	20,500	1,708	4.2%	

**AssetVal P/L**  
**Buildings Asset Valuation - Shire of Dowerin**  
**Fair Values as at 30 June 2018**



AV ASSET ID	SoD ASSET ID	PHOTO NO.	BUILDING NAME	DESCRIPTION	STREET No.	STREET NAME	STREET TYPE	SUBURB	COMPONENT GROUP	ANSB13 INPUT LEVEL (1-3)	CONDITION GRADE 1=NEW 5=UNSERVICABLE	REPLACEMENT COST \$	EXPECTED USEFUL LIFE (YRS)	ESTIMATED REMAINING EFFECTIVE LIFE (YRS)	FAIR VALUE \$	ACCUMULATED DEPRECIATION \$	ANNUAL DEPRECIATION \$	ANNUAL DEPRECIATION RATE	COMMENTS
BLDG 028	22.2	60	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	3/18	Memorial Avenue		Dowerin	<b>Total Building</b>	3		206,000			116,108	89,892	4,788		Situated on a large allotment with group housing; cost approach adopted
BLDG 028	22.2	60	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	3/18	Memorial Avenue		Dowerin	<b>Sub Structure</b>		2	21,000	72	47	13,708	7,292	292	1.4%	
BLDG 028	22.2	60	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	3/18	Memorial Avenue		Dowerin	<b>Super Structure</b>		2	99,000	60	36	59,400	39,600	1,650	1.7%	
BLDG 028	22.2	60	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	3/18	Memorial Avenue		Dowerin	<b>Roof</b>		3	29,000	48	24	14,500	14,500	604	2.1%	
BLDG 028	22.2	60	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	3/18	Memorial Avenue		Dowerin	<b>Finishes &amp; Fittings</b>		3	16,000	30	15	8,000	8,000	533	3.3%	
BLDG 028	22.2	60	Villa Residence	Brick and metal clad 1-bedroom villa residence on concrete slab with single carport under main roof and split A/C	3/18	Memorial Avenue		Dowerin	<b>Services</b>		3	41,000	24	12	20,500	20,500	1,708	4.2%	
BLDG 029	22.3	59	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	4/18	Memorial Avenue		Dowerin	<b>Total Building</b>	3		226,000			127,361	98,639	5,260		Situated on a large allotment with group housing; cost approach adopted
BLDG 029	22.3	59	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	4/18	Memorial Avenue		Dowerin	<b>Sub Structure</b>		2	22,000	72	47	14,361	7,639	306	1.4%	
BLDG 029	22.3	59	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	4/18	Memorial Avenue		Dowerin	<b>Super Structure</b>		2	110,000	60	36	66,000	44,000	1,833	1.7%	
BLDG 029	22.3	59	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	4/18	Memorial Avenue		Dowerin	<b>Roof</b>		3	31,000	48	24	15,500	15,500	646	2.1%	
BLDG 029	22.3	59	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	4/18	Memorial Avenue		Dowerin	<b>Finishes &amp; Fittings</b>		3	18,000	30	15	9,000	9,000	600	3.3%	
BLDG 029	22.3	59	Villa Residence	Brick and metal clad 2-bedroom villa residence on concrete slab with single carport under main roof and split A/C	4/18	Memorial Avenue		Dowerin	<b>Services</b>		3	45,000	24	12	22,500	22,500	1,875	4.2%	
BLDG 030	21025	43	Dwelling	Steel framed fibro and metal clad 4-bedroom, 2 bathroom residence on concrete slab with attached double carport and evaporative A/C	4	O'Loghlen Street		Dowerin	<b>Total Building</b>	2		394,000			240,450	153,550	11,308		Market approach (with land; see land sheet)
BLDG 030	21025	43	Dwelling	Steel framed fibro and metal clad 4-bedroom, 2 bathroom residence on concrete slab with attached double carport and evaporative A/C	4	O'Loghlen Street		Dowerin	<b>Sub Structure</b>		1	35,000	60	45	26,250	8,750	583	1.7%	
BLDG 030	21025	43	Dwelling	Steel framed fibro and metal clad 4-bedroom, 2 bathroom residence on concrete slab with attached double carport and evaporative A/C	4	O'Loghlen Street		Dowerin	<b>Super Structure</b>		2	190,000	50	35	133,000	57,000	3,800	2.0%	
BLDG 030	21025	43	Dwelling	Steel framed fibro and metal clad 4-bedroom, 2 bathroom residence on concrete slab with attached double carport and evaporative A/C	4	O'Loghlen Street		Dowerin	<b>Roof</b>		2	47,000	40	24	28,200	18,800	1,175	2.5%	
BLDG 030	21025	43	Dwelling	Steel framed fibro and metal clad 4-bedroom, 2 bathroom residence on concrete slab with attached double carport and evaporative A/C	4	O'Loghlen Street		Dowerin	<b>Finishes &amp; Fittings</b>		3	35,000	25	13	18,200	16,800	1,400	4.0%	
BLDG 030	21025	43	Dwelling	Steel framed fibro and metal clad 4-bedroom, 2 bathroom residence on concrete slab with attached double carport and evaporative A/C	4	O'Loghlen Street		Dowerin	<b>Services</b>		3	87,000	20	8	34,800	52,200	4,350	5.0%	

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AV ASSET ID	SoD ASSET ID	PHOTO NO.	BUILDING NAME	DESCRIPTION	STREET No.	STREET NAME	STREET TYPE	SUBURB	COMPONENT GROUP	AASB13 INPUT LEVEL (1-3)	CONDITION GRADE 1=NEW 5=UNSERVICABLE	REPLACEMENT COST \$	EXPECTED USEFUL LIFE (YRS)	ESTIMATED REMAINING EFFECTIVE LIFE (YRS)	FAIR VALUE \$	ACCUMULATED DEPRECIATION \$	ANNUAL DEPRECIATION \$	ANNUAL DEPRECIATION RATE	COMMENTS
BLDG 031	31003	15	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	19	Cottrell	Street	Dowerin	<b>Total Building</b>	2		540,000			366,328	173,672	12,628		Market approach (with land; see land sheet)
BLDG 031	31003	15	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	19	Cottrell	Street	Dowerin	<b>Sub Structure</b>		1	53,000	72	58	42,694	10,306	736	1.4%	
BLDG 031	31003	15	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	19	Cottrell	Street	Dowerin	<b>Super Structure</b>		1	260,000	60	45	195,000	65,000	4,333	1.7%	
BLDG 031	31003	15	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	19	Cottrell	Street	Dowerin	<b>Roof</b>		2	74,000	48	34	52,417	21,583	1,542	2.1%	
BLDG 031	31003	15	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	19	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	43,000	30	18	25,800	17,200	1,433	3.3%	
BLDG 031	31003	15	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	19	Cottrell	Street	Dowerin	<b>Services</b>		3	110,000	24	11	50,417	59,583	4,583	4.2%	
BLDG 032	32003	42	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	18	O'Loghlen	Street	Dowerin	<b>Total Building</b>	2		540,000			370,911	169,089	12,628		Market approach (with land; see land sheet)
BLDG 032	32003	42	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	18	O'Loghlen	Street	Dowerin	<b>Sub Structure</b>		1	53,000	72	58	42,694	10,306	736	1.4%	
BLDG 032	32003	42	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	18	O'Loghlen	Street	Dowerin	<b>Super Structure</b>		1	260,000	60	45	195,000	65,000	4,333	1.7%	
BLDG 032	32003	42	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	18	O'Loghlen	Street	Dowerin	<b>Roof</b>		2	74,000	48	34	52,417	21,583	1,542	2.1%	
BLDG 032	32003	42	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	18	O'Loghlen	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	43,000	30	18	25,800	17,200	1,433	3.3%	
BLDG 032	32003	42	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	18	O'Loghlen	Street	Dowerin	<b>Services</b>		3	110,000	24	12	55,000	55,000	4,583	4.2%	
BLDG 033	2010-08	41	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	26	O'Loghlen	Street	Dowerin	<b>Total Building</b>	2		540,000			432,405	107,595	12,628		Market approach (with land; see land sheet)
BLDG 033	2010-08	41	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	26	O'Loghlen	Street	Dowerin	<b>Sub Structure</b>		1	53,000	72	65	47,847	5,153	736	1.4%	
BLDG 033	2010-08	41	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	26	O'Loghlen	Street	Dowerin	<b>Super Structure</b>		1	260,000	60	51	221,000	39,000	4,333	1.7%	
BLDG 033	2010-08	41	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	26	O'Loghlen	Street	Dowerin	<b>Roof</b>		1	74,000	48	39	60,125	13,875	1,542	2.1%	
BLDG 033	2010-08	41	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	26	O'Loghlen	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	43,000	30	21	30,100	12,900	1,433	3.3%	
BLDG 033	2010-08	41	Dwelling	Brick and metal clad 4 bedroom, 2 bathroom residence on concrete slab with double garage under main roof and split A/C	26	O'Loghlen	Street	Dowerin	<b>Services</b>		2	110,000	24	16	73,333	36,667	4,583	4.2%	

**AssetVal P/L**  
**Buildings Asset Valuation - Shire of Dowerin**  
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BLDG 034	8018	25	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	1/13	Stacy	Street	Dowerin	<b>Total Building</b>	3		229,000			130,292	98,708	5,336		Triplex development; cost approach adopted (with land; see land sheet)
BLDG 034	8018	25	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	1/13	Stacy	Street	Dowerin	<b>Sub Structure</b>		2	23,000	72	51	16,292	6,708	319	1.4%	
BLDG 034	8018	25	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	1/13	Stacy	Street	Dowerin	<b>Super Structure</b>		2	110,000	60	36	66,000	44,000	1,833	1.7%	
BLDG 034	8018	25	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	1/13	Stacy	Street	Dowerin	<b>Roof</b>		3	32,000	48	24	16,000	16,000	667	2.1%	
BLDG 034	8018	25	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	1/13	Stacy	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	18,000	30	15	9,000	9,000	600	3.3%	
BLDG 034	8018	25	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	1/13	Stacy	Street	Dowerin	<b>Services</b>		3	46,000	24	12	23,000	23,000	1,917	4.2%	
BLDG 035	8018.1	26	Triplex Residence	Brick and metal clad 3 bedroom, 2 bathroom residence on concrete slab with single carport under main roof and split A/C	2/13	Stacy	Street	Dowerin	<b>Total Building</b>	3		311,000			176,958	134,042	7,243		Triplex development; cost approach adopted (with land; see land sheet)
BLDG 035	8018.1	26	Triplex Residence	Brick and metal clad 3 bedroom, 2 bathroom residence on concrete slab with single carport under main roof and split A/C	2/13	Stacy	Street	Dowerin	<b>Sub Structure</b>		2	31,000	72	51	21,958	9,042	431	1.4%	
BLDG 035	8018.1	26	Triplex Residence	Brick and metal clad 3 bedroom, 2 bathroom residence on concrete slab with single carport under main roof and split A/C	2/13	Stacy	Street	Dowerin	<b>Super Structure</b>		2	150,000	60	36	90,000	60,000	2,500	1.7%	
BLDG 035	8018.1	26	Triplex Residence	Brick and metal clad 3 bedroom, 2 bathroom residence on concrete slab with single carport under main roof and split A/C	2/13	Stacy	Street	Dowerin	<b>Roof</b>		3	43,000	48	24	21,500	21,500	896	2.1%	
BLDG 035	8018.1	26	Triplex Residence	Brick and metal clad 3 bedroom, 2 bathroom residence on concrete slab with single carport under main roof and split A/C	2/13	Stacy	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	25,000	30	15	12,500	12,500	833	3.3%	
BLDG 035	8018.1	26	Triplex Residence	Brick and metal clad 3 bedroom, 2 bathroom residence on concrete slab with single carport under main roof and split A/C	2/13	Stacy	Street	Dowerin	<b>Services</b>		3	62,000	24	12	31,000	31,000	2,583	4.2%	
BLDG 036	8018.2	27	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	3/13	Stacy	Street	Dowerin	<b>Total Building</b>	3		229,000			130,292	98,708	5,336		Triplex development; cost approach adopted (with land; see land sheet)
BLDG 036	8018.2	27	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	3/13	Stacy	Street	Dowerin	<b>Sub Structure</b>		2	23,000	72	51	16,292	6,708	319	1.4%	
BLDG 036	8018.2	27	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	3/13	Stacy	Street	Dowerin	<b>Super Structure</b>		2	110,000	60	36	66,000	44,000	1,833	1.7%	
BLDG 036	8018.2	27	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	3/13	Stacy	Street	Dowerin	<b>Roof</b>		3	32,000	48	24	16,000	16,000	667	2.1%	
BLDG 036	8018.2	27	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	3/13	Stacy	Street	Dowerin	<b>Finishes &amp; Fittings</b>		3	18,000	30	15	9,000	9,000	600	3.3%	
BLDG 036	8018.2	27	Triplex Residence	Brick and metal clad 3 bedroom residence on concrete slab with single carport under main roof and split A/C	3/13	Stacy	Street	Dowerin	<b>Services</b>		3	46,000	24	12	23,000	23,000	1,917	4.2%	

**AssetVal P/L**  
**Buildings Asset Valuation - Shire of Dowerin**  
**Fair Values as at 30 June 2018**



AV ASSET ID	SoD ASSET ID	PHOTO NO.	BUILDING NAME	DESCRIPTION	STREET No.	STREET NAME	STREET TYPE	SUBURB	COMPONENT GROUP	ANSB13 INPUT LEVEL (1-3)	CONDITION GRADE 1=NEW 5=UNSERVICABLE	REPLACEMENT COST \$	EXPECTED USEFUL LIFE (YRS)	ESTIMATED REMAINING EFFECTIVE LIFE (YRS)	FAIR VALUE \$	ACCUMULATED DEPRECIATION \$	ANNUAL DEPRECIATION \$	ANNUAL DEPRECIATION RATE	COMMENTS
BLDG 037	24004	34	Aged Care Unit	Brick and metal clad 1-bedroom aged residence on concrete slab with single carport under main roof and split A/C	2/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Total Building</b>	<b>3</b>		<b>207,000</b>			<b>139,563</b>	<b>67,437</b>	<b>4,821</b>		Cost approach; includes fencing & brick paving
BLDG 037	24004	34	Aged Care Unit	Brick and metal clad 1-bedroom aged residence on concrete slab with single carport under main roof and split A/C	2/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Sub Structure</b>		1	21,000	72	58	16,917	4,083	292	1.4%	
BLDG 037	24004	34	Aged Care Unit	Brick and metal clad 1-bedroom aged residence on concrete slab with single carport under main roof and split A/C	2/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Super Structure</b>		2	99,000	60	42	69,300	29,700	1,650	1.7%	
BLDG 037	24004	34	Aged Care Unit	Brick and metal clad 1-bedroom aged residence on concrete slab with single carport under main roof and split A/C	2/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Roof</b>		2	29,000	48	29	17,521	11,479	604	2.1%	
BLDG 037	24004	34	Aged Care Unit	Brick and metal clad 1-bedroom aged residence on concrete slab with single carport under main roof and split A/C	2/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	17,000	30	18	10,200	6,800	567	3.3%	
BLDG 037	24004	34	Aged Care Unit	Brick and metal clad 1-bedroom aged residence on concrete slab with single carport under main roof and split A/C	2/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Services</b>		2	41,000	24	15	25,625	15,375	1,708	4.2%	
BLDG 038	24004.1	35	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	3/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Total Building</b>	<b>3</b>		<b>226,000</b>			<b>152,376</b>	<b>73,624</b>	<b>5,260</b>		Cost approach; includes fencing & brick paving
BLDG 038	24004.1	35	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	3/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Sub Structure</b>		1	22,000	72	58	17,722	4,278	306	1.4%	
BLDG 038	24004.1	35	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	3/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Super Structure</b>		2	110,000	60	42	77,000	33,000	1,833	1.7%	
BLDG 038	24004.1	35	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	3/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Roof</b>		2	31,000	48	29	18,729	12,271	646	2.1%	
BLDG 038	24004.1	35	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	3/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	18,000	30	18	10,800	7,200	600	3.3%	
BLDG 038	24004.1	35	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	3/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Services</b>		2	45,000	24	15	28,125	16,875	1,875	4.2%	
BLDG 039	24004.2	36	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	4/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Total Building</b>	<b>3</b>		<b>250,000</b>			<b>168,535</b>	<b>81,465</b>	<b>5,826</b>		Cost approach; includes fencing & brick paving
BLDG 039	24004.2	36	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	4/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Sub Structure</b>		1	25,000	72	58	20,139	4,861	347	1.4%	
BLDG 039	24004.2	36	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	4/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Super Structure</b>		2	120,000	60	42	84,000	36,000	2,000	1.7%	
BLDG 039	24004.2	36	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	4/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Roof</b>		2	35,000	48	29	21,146	13,854	729	2.1%	
BLDG 039	24004.2	36	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	4/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	20,000	30	18	12,000	8,000	667	3.3%	
BLDG 039	24004.2	36	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	4/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Services</b>		2	50,000	24	15	31,250	18,750	2,083	4.2%	

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BLDG 040	24004.3	33	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	1/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Total Building</b>	3		250,000			168,535	81,465	5,826		Cost approach; includes fencing, garden shed & brick paving
BLDG 040	24004.3	33	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	1/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Sub Structure</b>		1	25,000	72	58	20,139	4,861	347	1.4%	
BLDG 040	24004.3	33	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	1/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Super Structure</b>		2	120,000	60	42	84,000	36,000	2,000	1.7%	
BLDG 040	24004.3	33	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	1/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Roof</b>		2	35,000	48	29	21,146	13,854	729	2.1%	
BLDG 040	24004.3	33	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	1/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	20,000	30	18	12,000	8,000	667	3.3%	
BLDG 040	24004.3	33	Aged Care Unit	Brick and metal clad 2-bedroom aged residence on concrete slab with single carport under main roof and split A/C	1/11	Hilda (cnr Goldfields Rd)	Street	Dowerin	<b>Services</b>		2	50,000	24	15	31,250	18,750	2,083	4.2%	
BLDG 041	2010-22	94	Dwelling	Timber framed fibro and metal clad residence with timber floor	42 (Lot 187)	Stacy	Street	Dowerin	<b>Total Building</b>	2		276,000			28,100	247,900	7,967		Market approach (with land; see land sheet)
BLDG 041	2010-22	94	Dwelling	Timber framed fibro and metal clad residence with timber floor	42 (Lot 187)	Stacy	Street	Dowerin	<b>Sub Structure</b>		5	25,000	60	6	2,500	22,500	417	1.7%	
BLDG 041	2010-22	94	Dwelling	Timber framed fibro and metal clad residence with timber floor	42 (Lot 187)	Stacy	Street	Dowerin	<b>Super Structure</b>		5	130,000	50	5	13,000	117,000	2,600	2.0%	
BLDG 041	2010-22	94	Dwelling	Timber framed fibro and metal clad residence with timber floor	42 (Lot 187)	Stacy	Street	Dowerin	<b>Roof</b>		5	34,000	40	4	3,400	30,600	850	2.5%	
BLDG 041	2010-22	94	Dwelling	Timber framed fibro and metal clad residence with timber floor	42 (Lot 187)	Stacy	Street	Dowerin	<b>Finishes &amp; Fittings</b>		5	25,000	25	3	3,000	22,000	1,000	4.0%	
BLDG 041	2010-22	94	Dwelling	Timber framed fibro and metal clad residence with timber floor	42 (Lot 187)	Stacy	Street	Dowerin	<b>Services</b>		5	62,000	20	2	6,200	55,800	3,100	5.0%	
BLDG 042	1004	95	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport and evaporative A/C	58	Stacy	Street	Dowerin	<b>Total Building</b>	2		296,000			60,300	235,700	6,925		Market approach (with land; see land sheet)
BLDG 042	1004	95	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport and evaporative A/C	58	Stacy	Street	Dowerin	<b>Sub Structure</b>		4	30,000	72	15	6,250	23,750	417	1.4%	
BLDG 042	1004	95	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport and evaporative A/C	58	Stacy	Street	Dowerin	<b>Super Structure</b>		4	140,000	60	12	28,000	112,000	2,333	1.7%	
BLDG 042	1004	95	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport and evaporative A/C	58	Stacy	Street	Dowerin	<b>Roof</b>		4	42,000	48	10	8,750	33,250	875	2.1%	
BLDG 042	1004	95	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport and evaporative A/C	58	Stacy	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	24,000	30	6	4,800	19,200	800	3.3%	
BLDG 042	1004	95	Dwelling	Brick and tile clad 3 bedroom residence on concrete slab with attached single carport and evaporative A/C	58	Stacy	Street	Dowerin	<b>Services</b>		4	60,000	24	5	12,500	47,500	2,500	4.2%	



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BLDG 043	98019	28	Public Toilets - Stewart St.	Brick and metal clad change room and toilet block on concrete slab with attached canopy	-	Stewart	Street	Dowerin	<b>Total Building</b>	3		192,500			121,450	71,050	6,329		-
BLDG 043	98019	28	Public Toilets - Stewart St.	Brick and metal clad change room and toilet block on concrete slab with attached canopy	-	Stewart	Street	Dowerin	<b>Sub Structure</b>		2	9,700	60	42	6,790	2,910	162	1.7%	
BLDG 043	98019	28	Public Toilets - Stewart St.	Brick and metal clad change room and toilet block on concrete slab with attached canopy	-	Stewart	Street	Dowerin	<b>Super Structure</b>		2	83,000	50	33	54,780	28,220	1,660	2.0%	
BLDG 043	98019	28	Public Toilets - Stewart St.	Brick and metal clad change room and toilet block on concrete slab with attached canopy	-	Stewart	Street	Dowerin	<b>Roof</b>		2	17,000	40	24	10,200	6,800	425	2.5%	
BLDG 043	98019	28	Public Toilets - Stewart St.	Brick and metal clad change room and toilet block on concrete slab with attached canopy	-	Stewart	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	5,800	25	15	3,480	2,320	232	4.0%	
BLDG 043	98019	28	Public Toilets - Stewart St.	Brick and metal clad change room and toilet block on concrete slab with attached canopy	-	Stewart	Street	Dowerin	<b>Services</b>		2	77,000	20	12	46,200	30,800	3,850	5.0%	
BLDG 044	73	8	Dowerin District Museum	Timber framed jarrah weatherboard and metal clad converted dwelling with timber floors and attached verandah (Heritage)	16	Cottrell	Street	Dowerin	<b>Total Building</b>	3		291,000			98,820	192,180	8,348		-
BLDG 044	73	8	Dowerin District Museum	Timber framed jarrah weatherboard and metal clad converted dwelling with timber floors and attached verandah (Heritage)	16	Cottrell	Street	Dowerin	<b>Sub Structure</b>		3	26,000	60	24	10,400	15,600	433	1.7%	
BLDG 044	73	8	Dowerin District Museum	Timber framed jarrah weatherboard and metal clad converted dwelling with timber floors and attached verandah (Heritage)	16	Cottrell	Street	Dowerin	<b>Super Structure</b>		3	140,000	50	18	50,400	89,600	2,800	2.0%	
BLDG 044	73	8	Dowerin District Museum	Timber framed jarrah weatherboard and metal clad converted dwelling with timber floors and attached verandah (Heritage)	16	Cottrell	Street	Dowerin	<b>Roof</b>		4	35,000	40	12	10,500	24,500	875	2.5%	
BLDG 044	73	8	Dowerin District Museum	Timber framed jarrah weatherboard and metal clad converted dwelling with timber floors and attached verandah (Heritage)	16	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	26,000	25	8	8,320	17,680	1,040	4.0%	
BLDG 044	73	8	Dowerin District Museum	Timber framed jarrah weatherboard and metal clad converted dwelling with timber floors and attached verandah (Heritage)	16	Cottrell	Street	Dowerin	<b>Services</b>		4	64,000	20	6	19,200	44,800	3,200	5.0%	
BLDG 045	73.1	5-7	Dowerin District Museum - General Purpose Building	Timber framed fibro and metal clad general purpose display building on concrete slab	16	Cottrell	Street	Dowerin	<b>Total Building</b>	3		81,000			27,132	53,868	2,366		-
BLDG 045	73.1	5-7	Dowerin District Museum - General Purpose Building	Timber framed fibro and metal clad general purpose display building on concrete slab	16	Cottrell	Street	Dowerin	<b>Sub Structure</b>		3	6,400	60	24	2,560	3,840	107	1.7%	
BLDG 045	73.1	5-7	Dowerin District Museum - General Purpose Building	Timber framed fibro and metal clad general purpose display building on concrete slab	16	Cottrell	Street	Dowerin	<b>Super Structure</b>		3	36,000	50	18	12,960	23,040	720	2.0%	
BLDG 045	73.1	5-7	Dowerin District Museum - General Purpose Building	Timber framed fibro and metal clad general purpose display building on concrete slab	16	Cottrell	Street	Dowerin	<b>Roof</b>		4	15,000	40	12	4,500	10,500	375	2.5%	
BLDG 045	73.1	5-7	Dowerin District Museum - General Purpose Building	Timber framed fibro and metal clad general purpose display building on concrete slab	16	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		4	1,600	25	8	512	1,088	64	4.0%	
BLDG 045	73.1	5-7	Dowerin District Museum - General Purpose Building	Timber framed fibro and metal clad general purpose display building on concrete slab	16	Cottrell	Street	Dowerin	<b>Services</b>		4	22,000	20	6	6,600	15,400	1,100	5.0%	



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BLDG 049	1009	85	Toilet (incl water tank) - Naaning Well	Timber and metal clad toilet block on concrete slab	-	Goomalling - Wyalkatchem	Road	Dowerin	<b>Total Building</b>	3		16,000			9,536	6,464	341		-
BLDG 049	1009	85	Toilet (incl water tank) - Naaning Well	Timber and metal clad toilet block on concrete slab	-	Goomalling - Wyalkatchem	Road	Dowerin	<b>Sub Structure</b>		2	3,200	60	42	2,240	960	53	1.7%	
BLDG 049	1009	85	Toilet (incl water tank) - Naaning Well	Timber and metal clad toilet block on concrete slab	-	Goomalling - Wyalkatchem	Road	Dowerin	<b>Super Structure</b>		2	8,800	50	30	5,280	3,520	176	2.0%	
BLDG 049	1009	85	Toilet (incl water tank) - Naaning Well	Timber and metal clad toilet block on concrete slab	-	Goomalling - Wyalkatchem	Road	Dowerin	<b>Roof</b>		3	3,200	40	20	1,600	1,600	80	2.5%	
BLDG 049	1009	85	Toilet (incl water tank) - Naaning Well	Timber and metal clad toilet block on concrete slab	-	Goomalling - Wyalkatchem	Road	Dowerin	<b>Finishes &amp; Fittings</b>		3	800	25	13	416	384	32	4.0%	
BLDG 049	1009	85	Toilet (incl water tank) - Naaning Well	Timber and metal clad toilet block on concrete slab	-	Goomalling - Wyalkatchem	Road	Dowerin	<b>Services</b>			-	-	-	-	-	-		
BLDG 050	1010	86	Toilet (incl water tank) - Culimbin Well	Timber and metal clad toilet block on concrete slab	-	Off Dowerin - Kalamine	Road	Dowerin	<b>Total Building</b>	3		16,000			9,536	6,464	341		-
BLDG 050	1010	86	Toilet (incl water tank) - Culimbin Well	Timber and metal clad toilet block on concrete slab	-	Off Dowerin - Kalamine	Road	Dowerin	<b>Sub Structure</b>		2	3,200	60	42	2,240	960	53	1.7%	
BLDG 050	1010	86	Toilet (incl water tank) - Culimbin Well	Timber and metal clad toilet block on concrete slab	-	Off Dowerin - Kalamine	Road	Dowerin	<b>Super Structure</b>		2	8,800	50	30	5,280	3,520	176	2.0%	
BLDG 050	1010	86	Toilet (incl water tank) - Culimbin Well	Timber and metal clad toilet block on concrete slab	-	Off Dowerin - Kalamine	Road	Dowerin	<b>Roof</b>		3	3,200	40	20	1,600	1,600	80	2.5%	
BLDG 050	1010	86	Toilet (incl water tank) - Culimbin Well	Timber and metal clad toilet block on concrete slab	-	Off Dowerin - Kalamine	Road	Dowerin	<b>Finishes &amp; Fittings</b>		3	800	25	13	416	384	32	4.0%	
BLDG 050	1010	86	Toilet (incl water tank) - Culimbin Well	Timber and metal clad toilet block on concrete slab	-	Off Dowerin - Kalamine	Road	Dowerin	<b>Services</b>			-	-	-	-	-	-		
BLDG 051	2014-01	76-77	Toilet & Shower (Minnivale Tennis Club)	Brick and metal clad toilet and shower buildings on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Total Building</b>	3		34,800			13,110	21,690	1,146		-
BLDG 051	2014-01	76-77	Toilet & Shower (Minnivale Tennis Club)	Brick and metal clad toilet and shower buildings on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Sub Structure</b>		3	1,700	60	27	765	935	28	1.7%	
BLDG 051	2014-01	76-77	Toilet & Shower (Minnivale Tennis Club)	Brick and metal clad toilet and shower buildings on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Super Structure</b>		3	15,000	50	20	6,000	9,000	300	2.0%	
BLDG 051	2014-01	76-77	Toilet & Shower (Minnivale Tennis Club)	Brick and metal clad toilet and shower buildings on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Roof</b>		3	3,100	40	14	1,085	2,015	78	2.5%	
BLDG 051	2014-01	76-77	Toilet & Shower (Minnivale Tennis Club)	Brick and metal clad toilet and shower buildings on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Finishes &amp; Fittings</b>		3	1,000	25	9	360	640	40	4.0%	
BLDG 051	2014-01	76-77	Toilet & Shower (Minnivale Tennis Club)	Brick and metal clad toilet and shower buildings on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Services</b>		3	14,000	20	7	4,900	9,100	700	5.0%	

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BLDG 052	2015	78	Shelter (Minnivale Tennis Club)	Steel and timber framed metal clad tennis shelter on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Total Building</b>	3		30,800			8,530	22,270	1,156		-
BLDG 052	2015	78	Shelter (Minnivale Tennis Club)	Steel and timber framed metal clad tennis shelter on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Sub Structure</b>		4	4,900	36	11	1,497	3,403	136	2.8%	
BLDG 052	2015	78	Shelter (Minnivale Tennis Club)	Steel and timber framed metal clad tennis shelter on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Super Structure</b>		4	21,000	30	8	5,600	15,400	700	3.3%	
BLDG 052	2015	78	Shelter (Minnivale Tennis Club)	Steel and timber framed metal clad tennis shelter on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Roof</b>		4	1,600	24	5	333	1,267	67	4.2%	
BLDG 052	2015	78	Shelter (Minnivale Tennis Club)	Steel and timber framed metal clad tennis shelter on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Finishes &amp; Fittings</b>		4	1,300	15	5	433	867	87	6.7%	
BLDG 052	2015	78	Shelter (Minnivale Tennis Club)	Steel and timber framed metal clad tennis shelter on concrete slab	-	Cunderdin - Minnivale	Road	Minnivale	<b>Services</b>		4	2,000	12	4	667	1,333	167	8.3%	
BLDG 053	1011	65	Refuse Site - Office & WC	Steel framed metal clad office on concrete slab with attached metal clad chemical toilet	-	Old Koorda	Road	Dowerin	<b>Total Building</b>	3		23,200			15,038	8,162	650		-
BLDG 053	1011	65	Refuse Site - Office & WC	Steel framed metal clad office on concrete slab with attached metal clad chemical toilet	-	Old Koorda	Road	Dowerin	<b>Sub Structure</b>		2	3,600	48	34	2,550	1,050	75	2.1%	
BLDG 053	1011	65	Refuse Site - Office & WC	Steel framed metal clad office on concrete slab with attached metal clad chemical toilet	-	Old Koorda	Road	Dowerin	<b>Super Structure</b>		2	16,000	40	26	10,400	5,600	400	2.5%	
BLDG 053	1011	65	Refuse Site - Office & WC	Steel framed metal clad office on concrete slab with attached metal clad chemical toilet	-	Old Koorda	Road	Dowerin	<b>Roof</b>		2	1,200	32	20	750	450	38	3.1%	
BLDG 053	1011	65	Refuse Site - Office & WC	Steel framed metal clad office on concrete slab with attached metal clad chemical toilet	-	Old Koorda	Road	Dowerin	<b>Finishes &amp; Fittings</b>		2	1,000	20	11	550	450	50	5.0%	
BLDG 053	1011	65	Refuse Site - Office & WC	Steel framed metal clad office on concrete slab with attached metal clad chemical toilet	-	Old Koorda	Road	Dowerin	<b>Services</b>		2	1,400	16	9	788	612	88	6.3%	
BLDG 054	-	66	Train Station	Brick and metal clad skillion roofed train station on concrete slab	-	Stewart	Street	Dowerin	<b>Total Building</b>	-		141,000			-	-	-		Building removed; not council owned (replacement value only)
BLDG 054	-	66	Train Station	Brick and metal clad skillion roofed train station on concrete slab	-	Stewart	Street	Dowerin	<b>Sub Structure</b>		-	7,000							
BLDG 054	-	66	Train Station	Brick and metal clad skillion roofed train station on concrete slab	-	Stewart	Street	Dowerin	<b>Super Structure</b>		-	59,000							
BLDG 054	-	66	Train Station	Brick and metal clad skillion roofed train station on concrete slab	-	Stewart	Street	Dowerin	<b>Roof</b>		-	18,000							
BLDG 054	-	66	Train Station	Brick and metal clad skillion roofed train station on concrete slab	-	Stewart	Street	Dowerin	<b>Finishes &amp; Fittings</b>		-	13,000							
BLDG 054	-	66	Train Station	Brick and metal clad skillion roofed train station on concrete slab	-	Stewart	Street	Dowerin	<b>Services</b>		-	44,000							

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AV ASSET ID	SoD ASSET ID	PHOTO NO.	BUILDING NAME	DESCRIPTION	STREET No.	STREET NAME	STREET TYPE	SUBURB	COMPONENT GROUP	ANSB13 INPUT LEVEL (1-3)	CONDITION GRADE 1=NEW 5=UNSERVICABLE	REPLACEMENT COST \$	EXPECTED USEFUL LIFE (YRS)	ESTIMATED REMAINING EFFECTIVE LIFE (YRS)	FAIR VALUE \$	ACCUMULATED DEPRECIATION \$	ANNUAL DEPRECIATION \$	ANNUAL DEPRECIATION RATE	COMMENTS
BLDG 055	1016	21	STA (Dowerin Caravan Park) 3 x One-Bedroom Apartments	Weatherboard and metal clad detached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Total Building</b>	3		<b>637,000</b>			<b>618,810</b>	<b>18,190</b>	<b>18,190</b>		Recently completed Short Stay Accommodation
BLDG 055	1016	21	STA (Dowerin Caravan Park) 3 x One-Bedroom Apartments	Weatherboard and metal clad detached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Sub Structure</b>		1	51,000	60	59	50,150	850	850	1.7%	
BLDG 055	1016	21	STA (Dowerin Caravan Park) 3 x One-Bedroom Apartments	Weatherboard and metal clad detached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Super Structure</b>		1	290,000	50	49	284,200	5,800	5,800	2.0%	
BLDG 055	1016	21	STA (Dowerin Caravan Park) 3 x One-Bedroom Apartments	Weatherboard and metal clad detached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Roof</b>		1	100,000	40	39	97,500	2,500	2,500	2.5%	
BLDG 055	1016	21	STA (Dowerin Caravan Park) 3 x One-Bedroom Apartments	Weatherboard and metal clad detached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Finishes &amp; Fittings</b>		1	76,000	25	24	72,960	3,040	3,040	4.0%	
BLDG 055	1016	21	STA (Dowerin Caravan Park) 3 x One-Bedroom Apartments	Weatherboard and metal clad detached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Services</b>		1	120,000	20	19	114,000	6,000	6,000	5.0%	
BLDG 056	1016.1	20	STA (Dowerin Caravan Park) - 4 x Studio Apartments	Weatherboard and metal clad attached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Total Building</b>	3		<b>812,000</b>			<b>788,887</b>	<b>23,113</b>	<b>23,113</b>		Recently completed Short Stay Accommodation
BLDG 056	1016.1	20	STA (Dowerin Caravan Park) - 4 x Studio Apartments	Weatherboard and metal clad attached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Sub Structure</b>		1	65,000	60	59	63,917	1,083	1,083	1.7%	
BLDG 056	1016.1	20	STA (Dowerin Caravan Park) - 4 x Studio Apartments	Weatherboard and metal clad attached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Super Structure</b>		1	370,000	50	49	362,600	7,400	7,400	2.0%	
BLDG 056	1016.1	20	STA (Dowerin Caravan Park) - 4 x Studio Apartments	Weatherboard and metal clad attached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Roof</b>		1	130,000	40	39	126,750	3,250	3,250	2.5%	
BLDG 056	1016.1	20	STA (Dowerin Caravan Park) - 4 x Studio Apartments	Weatherboard and metal clad attached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Finishes &amp; Fittings</b>		1	97,000	25	24	93,120	3,880	3,880	4.0%	
BLDG 056	1016.1	20	STA (Dowerin Caravan Park) - 4 x Studio Apartments	Weatherboard and metal clad attached self-contained apartments on concrete slab with split A/C	0	Fraser	Street	Dowerin	<b>Services</b>		1	150,000	20	19	142,500	7,500	7,500	5.0%	
BLDG 057	1016.2	22	STA (Dowerin Caravan Park) - Ablutions, camp kitchen, camp laundry, cleaners storeroom	Weatherboard and metal clad camp kitchen, laundry, cleaners store and ablutions on concrete slab	0	Fraser	Street	Dowerin	<b>Total Building</b>	3		<b>768,000</b>			<b>743,690</b>	<b>24,310</b>	<b>24,310</b>		Recently completed Short Stay Accommodation
BLDG 057	1016.2	22	STA (Dowerin Caravan Park) - Ablutions, camp kitchen, camp laundry, cleaners storeroom	Weatherboard and metal clad camp kitchen, laundry, cleaners store and ablutions on concrete slab	0	Fraser	Street	Dowerin	<b>Sub Structure</b>		1	39,000	60	59	38,350	650	650	1.7%	
BLDG 057	1016.2	22	STA (Dowerin Caravan Park) - Ablutions, camp kitchen, camp laundry, cleaners storeroom	Weatherboard and metal clad camp kitchen, laundry, cleaners store and ablutions on concrete slab	0	Fraser	Street	Dowerin	<b>Super Structure</b>		1	320,000	50	49	313,600	6,400	6,400	2.0%	
BLDG 057	1016.2	22	STA (Dowerin Caravan Park) - Ablutions, camp kitchen, camp laundry, cleaners storeroom	Weatherboard and metal clad camp kitchen, laundry, cleaners store and ablutions on concrete slab	0	Fraser	Street	Dowerin	<b>Roof</b>		1	100,000	40	39	97,500	2,500	2,500	2.5%	
BLDG 057	1016.2	22	STA (Dowerin Caravan Park) - Ablutions, camp kitchen, camp laundry, cleaners storeroom	Weatherboard and metal clad camp kitchen, laundry, cleaners store and ablutions on concrete slab	0	Fraser	Street	Dowerin	<b>Finishes &amp; Fittings</b>		1	69,000	25	24	66,240	2,760	2,760	4.0%	
BLDG 057	1016.2	22	STA (Dowerin Caravan Park) - Ablutions, camp kitchen, camp laundry, cleaners storeroom	Weatherboard and metal clad camp kitchen, laundry, cleaners store and ablutions on concrete slab	0	Fraser	Street	Dowerin	<b>Services</b>		1	240,000	20	19	228,000	12,000	12,000	5.0%	

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BLDG 058	3	57	Bush fire Services Building	Metal clad fire brigade ched with office on concrete slab	Lot 35	Memorial Avenue		Dowerin	<b>Total Building</b>	3		266,700			259,509	7,191	7,191		Recently completed fire shed
BLDG 058	3	57	Bush fire Services Building	Metal clad fire brigade ched with office on concrete slab	Lot 35	Memorial Avenue		Dowerin	<b>Sub Structure</b>		1	38,000	60	59	37,367	633	633	1.7%	
BLDG 058	3	57	Bush fire Services Building	Metal clad fire brigade ched with office on concrete slab	Lot 35	Memorial Avenue		Dowerin	<b>Super Structure</b>		1	150,000	50	49	147,000	3,000	3,000	2.0%	
BLDG 058	3	57	Bush fire Services Building	Metal clad fire brigade ched with office on concrete slab	Lot 35	Memorial Avenue		Dowerin	<b>Roof</b>		1	14,000	40	39	13,650	350	350	2.5%	
BLDG 058	3	57	Bush fire Services Building	Metal clad fire brigade ched with office on concrete slab	Lot 35	Memorial Avenue		Dowerin	<b>Finishes &amp; Fittings</b>		1	2,700	25	24	2,592	108	108	4.0%	
BLDG 058	3	57	Bush fire Services Building	Metal clad fire brigade ched with office on concrete slab	Lot 35	Memorial Avenue		Dowerin	<b>Services</b>		1	62,000	20	19	58,900	3,100	3,100	5.0%	
BLDG 059	47	90	Dowerin Sports Recreation Centre	Brick and metal clad recreation centre with concrete and timber floors, mezzanine level, attached office suite and shelters	-	Memorial Avenue		Dowerin	<b>Total Building</b>	3		3,060,000			1,611,500	1,448,500	83,042		-
BLDG 059	47	90	Dowerin Sports Recreation Centre	Brick and metal clad recreation centre with concrete and timber floors, mezzanine level, attached office suite and shelters	-	Memorial Avenue		Dowerin	<b>Sub Structure</b>		2	180,000	72	44	110,000	70,000	2,500	1.4%	
BLDG 059	47	90	Dowerin Sports Recreation Centre	Brick and metal clad recreation centre with concrete and timber floors, mezzanine level, attached office suite and shelters	-	Memorial Avenue		Dowerin	<b>Super Structure</b>		2	1,230,000	60	33	676,500	553,500	20,500	1.7%	
BLDG 059	47	90	Dowerin Sports Recreation Centre	Brick and metal clad recreation centre with concrete and timber floors, mezzanine level, attached office suite and shelters	-	Memorial Avenue		Dowerin	<b>Roof</b>		3	370,000	48	24	185,000	185,000	7,708	2.1%	
BLDG 059	47	90	Dowerin Sports Recreation Centre	Brick and metal clad recreation centre with concrete and timber floors, mezzanine level, attached office suite and shelters	-	Memorial Avenue		Dowerin	<b>Finishes &amp; Fittings</b>		3	120,000	30	15	60,000	60,000	4,000	3.3%	
BLDG 059	47	90	Dowerin Sports Recreation Centre	Brick and metal clad recreation centre with concrete and timber floors, mezzanine level, attached office suite and shelters	-	Memorial Avenue		Dowerin	<b>Services</b>		3	1,160,000	24	12	580,000	580,000	48,333	4.2%	
BLDG 060	24	54	Sports Ground - Ram Shed	Steel framed metal clad open sided 'Ram Shed' with bitumen floor	-	Memorial Avenue		Dowerin	<b>Total Building</b>	3		264,000			118,869	145,131	7,477		-
BLDG 060	24	54	Sports Ground - Ram Shed	Steel framed metal clad open sided 'Ram Shed' with bitumen floor	-	Memorial Avenue		Dowerin	<b>Sub Structure</b>		3	40,000	48	24	20,000	20,000	833	2.1%	
BLDG 060	24	54	Sports Ground - Ram Shed	Steel framed metal clad open sided 'Ram Shed' with bitumen floor	-	Memorial Avenue		Dowerin	<b>Super Structure</b>		3	170,000	40	18	76,500	93,500	4,250	2.5%	
BLDG 060	24	54	Sports Ground - Ram Shed	Steel framed metal clad open sided 'Ram Shed' with bitumen floor	-	Memorial Avenue		Dowerin	<b>Roof</b>		3	27,000	32	13	10,969	16,031	844	3.1%	
BLDG 060	24	54	Sports Ground - Ram Shed	Steel framed metal clad open sided 'Ram Shed' with bitumen floor	-	Memorial Avenue		Dowerin	<b>Finishes &amp; Fittings</b>		3	11,000	20	8	4,400	6,600	550	5.0%	
BLDG 060	24	54	Sports Ground - Ram Shed	Steel framed metal clad open sided 'Ram Shed' with bitumen floor	-	Memorial Avenue		Dowerin	<b>Services</b>		3	16,000	16	7	7,000	9,000	1,000	6.3%	

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BLDG 061	74	48	Sports Ground - Hockey Pavilion	Steel framed metal clad building on concrete slab with attached shelters, concrete and gravel hardstand	-	Memorial Avenue	Dowerin		<b>Total Building</b>	3		51,000			30,628	20,372	1,908		-
BLDG 061	74	48	Sports Ground - Hockey Pavilion	Steel framed metal clad building on concrete slab with attached shelters, concrete and gravel hardstand	-	Memorial Avenue	Dowerin		<b>Sub Structure</b>		2	8,000	36	24	5,333	2,667	222	2.8%	
BLDG 061	74	48	Sports Ground - Hockey Pavilion	Steel framed metal clad building on concrete slab with attached shelters, concrete and gravel hardstand	-	Memorial Avenue	Dowerin		<b>Super Structure</b>		2	35,000	30	18	21,000	14,000	1,167	3.3%	
BLDG 061	74	48	Sports Ground - Hockey Pavilion	Steel framed metal clad building on concrete slab with attached shelters, concrete and gravel hardstand	-	Memorial Avenue	Dowerin		<b>Roof</b>		2	2,700	24	14	1,575	1,125	113	4.2%	
BLDG 061	74	48	Sports Ground - Hockey Pavilion	Steel framed metal clad building on concrete slab with attached shelters, concrete and gravel hardstand	-	Memorial Avenue	Dowerin		<b>Finishes &amp; Fittings</b>		3	2,100	15	8	1,120	980	140	6.7%	
BLDG 061	74	48	Sports Ground - Hockey Pavilion	Steel framed metal clad building on concrete slab with attached shelters, concrete and gravel hardstand	-	Memorial Avenue	Dowerin		<b>Services</b>		3	3,200	12	6	1,600	1,600	267	8.3%	
BLDG 062	66 & 77	91-92	Sports Ground - Field Day Sports Pavilion & Kiosk	Steel framed metal clad building on concrete footings with basketball courts and attached brick and metal clad kiosk	-	Memorial Avenue	Dowerin		<b>Total Building</b>	3		2,242,000			1,355,200	886,800	60,397		-
BLDG 062	66 & 77	91-92	Sports Ground - Field Day Sports Pavilion & Kiosk	Steel framed metal clad building on concrete footings with basketball courts and attached brick and metal clad kiosk	-	Memorial Avenue	Dowerin		<b>Sub Structure</b>		2	310,000	60	39	201,500	108,500	5,167	1.7%	
BLDG 062	66 & 77	91-92	Sports Ground - Field Day Sports Pavilion & Kiosk	Steel framed metal clad building on concrete footings with basketball courts and attached brick and metal clad kiosk	-	Memorial Avenue	Dowerin		<b>Super Structure</b>		2	1,280,000	50	30	768,000	512,000	25,600	2.0%	
BLDG 062	66 & 77	91-92	Sports Ground - Field Day Sports Pavilion & Kiosk	Steel framed metal clad building on concrete footings with basketball courts and attached brick and metal clad kiosk	-	Memorial Avenue	Dowerin		<b>Roof</b>		2	110,000	40	22	60,500	49,500	2,750	2.5%	
BLDG 062	66 & 77	91-92	Sports Ground - Field Day Sports Pavilion & Kiosk	Steel framed metal clad building on concrete footings with basketball courts and attached brick and metal clad kiosk	-	Memorial Avenue	Dowerin		<b>Finishes &amp; Fittings</b>		2	22,000	25	15	13,200	8,800	880	4.0%	
BLDG 062	66 & 77	91-92	Sports Ground - Field Day Sports Pavilion & Kiosk	Steel framed metal clad building on concrete footings with basketball courts and attached brick and metal clad kiosk	-	Memorial Avenue	Dowerin		<b>Services</b>		2	520,000	20	12	312,000	208,000	26,000	5.0%	
BLDG 063	19	45	Sports Ground - Old Exhibition Building	Concrete block and metal clad hall on concrete slab with attached shelter	-	Memorial Avenue	Dowerin		<b>Total Building</b>	3		670,000			243,391	426,609	13,024		-
BLDG 063	19	45	Sports Ground - Old Exhibition Building	Concrete block and metal clad hall on concrete slab with attached shelter	-	Memorial Avenue	Dowerin		<b>Sub Structure</b>		3	47,000	90	36	18,800	28,200	522	1.1%	
BLDG 063	19	45	Sports Ground - Old Exhibition Building	Concrete block and metal clad hall on concrete slab with attached shelter	-	Memorial Avenue	Dowerin		<b>Super Structure</b>		3	310,000	75	27	111,600	198,400	4,133	1.3%	
BLDG 063	19	45	Sports Ground - Old Exhibition Building	Concrete block and metal clad hall on concrete slab with attached shelter	-	Memorial Avenue	Dowerin		<b>Roof</b>		3	110,000	60	21	38,500	71,500	1,833	1.7%	
BLDG 063	19	45	Sports Ground - Old Exhibition Building	Concrete block and metal clad hall on concrete slab with attached shelter	-	Memorial Avenue	Dowerin		<b>Finishes &amp; Fittings</b>		3	33,000	38	14	12,158	20,842	868	2.6%	
BLDG 063	19	45	Sports Ground - Old Exhibition Building	Concrete block and metal clad hall on concrete slab with attached shelter	-	Memorial Avenue	Dowerin		<b>Services</b>		3	170,000	30	11	62,333	107,667	5,667	3.3%	

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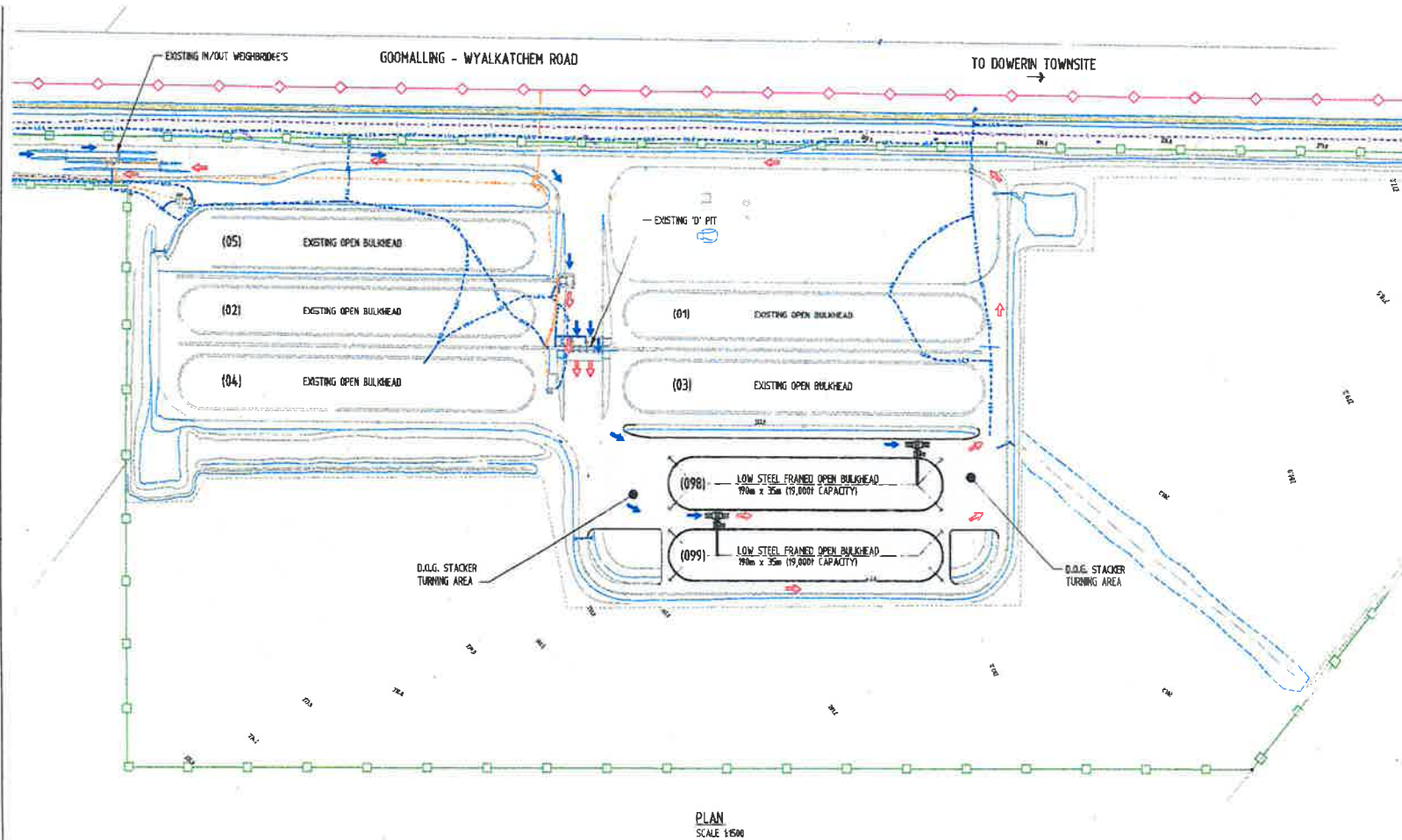
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BLDG 064	-	44	Dowerin Memorial Swimming Pool - Changerooms & Kiosk	Brick and metal clad skillion roofed change rooms and kiosk on concrete slab with attached shelters	-	Memorial	Avenue	Dowerin	<b>Total Building</b>	3		505,000			140,750	364,250	16,042		-
BLDG 064	-	44	Dowerin Memorial Swimming Pool - Changerooms & Kiosk	Brick and metal clad skillion roofed change rooms and kiosk on concrete slab with attached shelters	-	Memorial	Avenue	Dowerin	<b>Sub Structure</b>		4	25,000	60	18	7,500	17,500	417	1.7%	
BLDG 064	-	44	Dowerin Memorial Swimming Pool - Changerooms & Kiosk	Brick and metal clad skillion roofed change rooms and kiosk on concrete slab with attached shelters	-	Memorial	Avenue	Dowerin	<b>Super Structure</b>		4	210,000	50	13	54,600	155,400	4,200	2.0%	
BLDG 064	-	44	Dowerin Memorial Swimming Pool - Changerooms & Kiosk	Brick and metal clad skillion roofed change rooms and kiosk on concrete slab with attached shelters	-	Memorial	Avenue	Dowerin	<b>Roof</b>		4	65,000	40	10	16,250	48,750	1,625	2.5%	
BLDG 064	-	44	Dowerin Memorial Swimming Pool - Changerooms & Kiosk	Brick and metal clad skillion roofed change rooms and kiosk on concrete slab with attached shelters	-	Memorial	Avenue	Dowerin	<b>Finishes &amp; Fittings</b>		4	45,000	25	8	14,400	30,600	1,800	4.0%	
BLDG 064	-	44	Dowerin Memorial Swimming Pool - Changerooms & Kiosk	Brick and metal clad skillion roofed change rooms and kiosk on concrete slab with attached shelters	-	Memorial	Avenue	Dowerin	<b>Services</b>		4	160,000	20	6	48,000	112,000	8,000	5.0%	
BLDG 065	-	89	Dowerin Memorial Swimming Pool - Plant Room	Brick and metal clad flat roofed general purpose building on concrete slab	-	Memorial	Avenue	Dowerin	<b>Total Building</b>	3		46,500			12,588	33,912	1,043		-
BLDG 065	-	89	Dowerin Memorial Swimming Pool - Plant Room	Brick and metal clad flat roofed general purpose building on concrete slab	-	Memorial	Avenue	Dowerin	<b>Sub Structure</b>		4	7,300	60	18	2,190	5,110	122	1.7%	
BLDG 065	-	89	Dowerin Memorial Swimming Pool - Plant Room	Brick and metal clad flat roofed general purpose building on concrete slab	-	Memorial	Avenue	Dowerin	<b>Super Structure</b>		4	32,000	50	13	8,320	23,680	640	2.0%	
BLDG 065	-	89	Dowerin Memorial Swimming Pool - Plant Room	Brick and metal clad flat roofed general purpose building on concrete slab	-	Memorial	Avenue	Dowerin	<b>Roof</b>		4	2,400	40	10	600	1,800	60	2.5%	
BLDG 065	-	89	Dowerin Memorial Swimming Pool - Plant Room	Brick and metal clad flat roofed general purpose building on concrete slab	-	Memorial	Avenue	Dowerin	<b>Finishes &amp; Fittings</b>		4	1,900	25	8	608	1,292	76	4.0%	
BLDG 065	-	89	Dowerin Memorial Swimming Pool - Plant Room	Brick and metal clad flat roofed general purpose building on concrete slab	-	Memorial	Avenue	Dowerin	<b>Services</b>		4	2,900	20	6	870	2,030	145	5.0%	
BLDG 066	2012-006	96	Recycling Shed	Steel framed metal clad shed on concrete slab	72	Cottrell	Street	Dowerin	<b>Total Building</b>	2		71,300			49,883	21,417	2,672		With land; see land sheet
BLDG 066	2012-006	96	Recycling Shed	Steel framed metal clad shed on concrete slab	72	Cottrell	Street	Dowerin	<b>Sub Structure</b>		1	11,000	36	27	8,250	2,750	306	2.8%	
BLDG 066	2012-006	96	Recycling Shed	Steel framed metal clad shed on concrete slab	72	Cottrell	Street	Dowerin	<b>Super Structure</b>		2	49,000	30	21	34,300	14,700	1,633	3.3%	
BLDG 066	2012-006	96	Recycling Shed	Steel framed metal clad shed on concrete slab	72	Cottrell	Street	Dowerin	<b>Roof</b>		2	3,800	24	16	2,533	1,267	158	4.2%	
BLDG 066	2012-006	96	Recycling Shed	Steel framed metal clad shed on concrete slab	72	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	3,000	15	9	1,800	1,200	200	6.7%	
BLDG 066	2012-006	96	Recycling Shed	Steel framed metal clad shed on concrete slab	72	Cottrell	Street	Dowerin	<b>Services</b>		2	4,500	12	8	3,000	1,500	375	8.3%	



**AssetVal P/L**  
**Buildings Asset Valuation - Shire of Dowerin**  
**Fair Values as at 30 June 2018**



AV ASSET ID	SoD ASSET ID	PHOTO NO.	BUILDING NAME	DESCRIPTION	STREET No.	STREET NAME	STREET TYPE	SUBURB	COMPONENT GROUP	AASB13 INPUT LEVEL (1-3)	CONDITION GRADE 1=NEW 5=UNSERVICABLE	REPLACEMENT COST \$	EXPECTED USEFUL LIFE (YRS)	ESTIMATED REMAINING EFFECTIVE LIFE (YRS)	FAIR VALUE \$	ACCUMULATED DEPRECIATION \$	ANNUAL DEPRECIATION \$	ANNUAL DEPRECIATION RATE	COMMENTS
BLDG 067	2010-25	97	Recycling Shelter	Steel framed metal clad open-sided shelter on concrete slab	72	Cottrell	Street	Dowerin	<b>Total Building</b>	2		50,200			35,084	15,116	1,781		With land; see land sheet
BLDG 067	2010-25	97	Recycling Shelter	Steel framed metal clad open-sided shelter on concrete slab	72	Cottrell	Street	Dowerin	<b>Sub Structure</b>		1	2,600	36	27	1,950	650	72	2.8%	
BLDG 067	2010-25	97	Recycling Shelter	Steel framed metal clad open-sided shelter on concrete slab	72	Cottrell	Street	Dowerin	<b>Super Structure</b>		2	44,000	30	21	30,800	13,200	1,467	3.3%	
BLDG 067	2010-25	97	Recycling Shelter	Steel framed metal clad open-sided shelter on concrete slab	72	Cottrell	Street	Dowerin	<b>Roof</b>		2	1,000	24	16	667	333	42	4.2%	
BLDG 067	2010-25	97	Recycling Shelter	Steel framed metal clad open-sided shelter on concrete slab	72	Cottrell	Street	Dowerin	<b>Finishes &amp; Fittings</b>		2	1,000	15	9	600	400	67	6.7%	
BLDG 067	2010-25	97	Recycling Shelter	Steel framed metal clad open-sided shelter on concrete slab	72	Cottrell	Street	Dowerin	<b>Services</b>		2	1,600	12	8	1,067	533	133	8.3%	

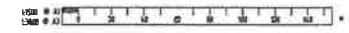


	POWER CABLES
	UNDERGROUND WATER PIPES
	CONTOURS - MAJOR
	CONTOURS - MINOR
	CONTOUR LABELS
	VEGETATION
	FALLWAY

HATCHING LEGEND	
	AREA OF NEW WORKS 24,775m <sup>2</sup>

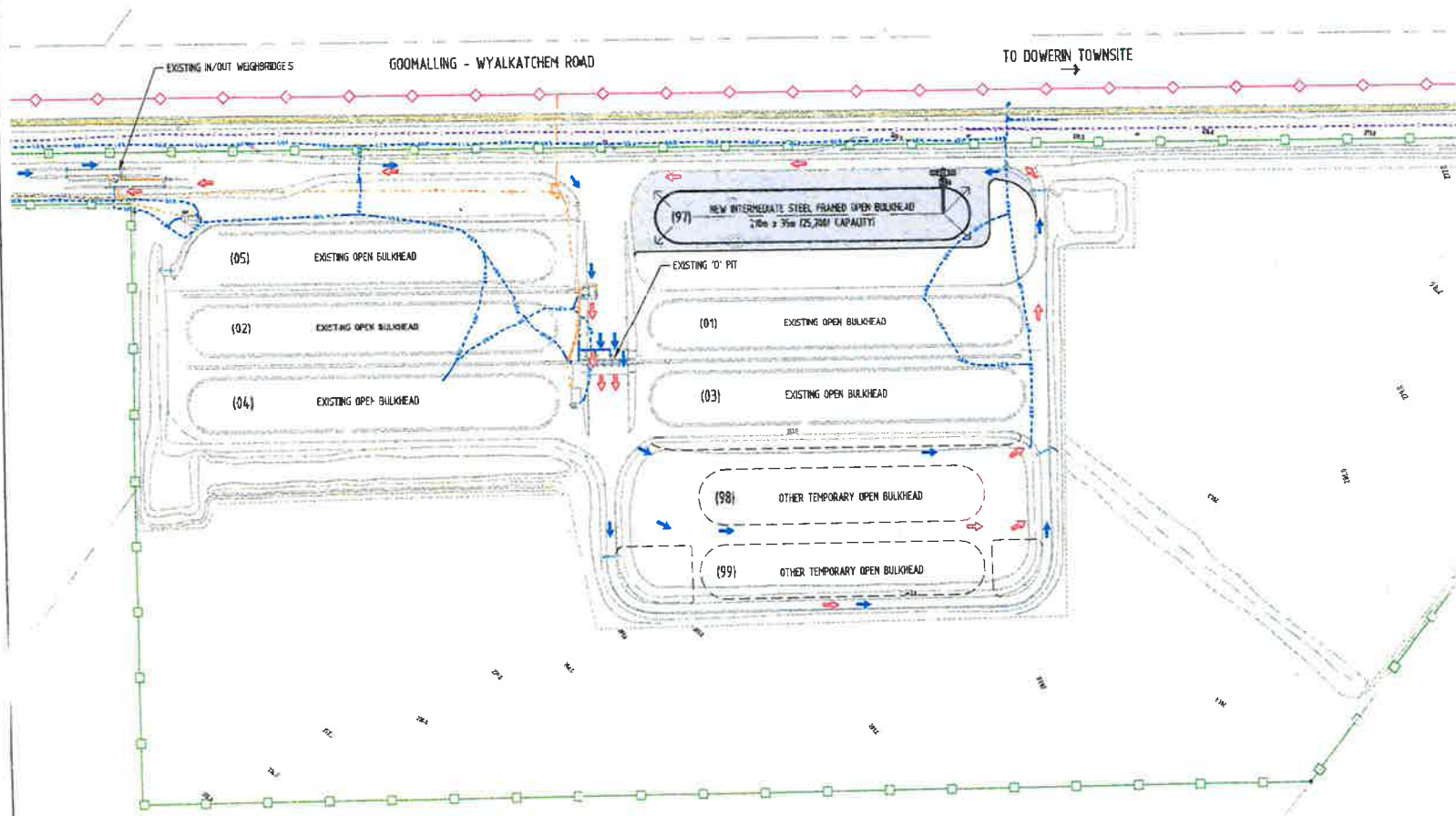
STORAGE CAPACITIES	
<b>EXISTING STORAGE</b>	
STEEL INTERMEDIATE (01)	30,000 t
STEEL INTERMEDIATE (02)	30,000 t
STEEL INTERMEDIATE (03)	30,000 t
STEEL INTERMEDIATE (04)	30,000 t
STEEL INTERMEDIATE (05)	25,000 t
<b>TOTAL EXISTING STORAGE</b>	<b>145,000 t</b>
<b>PROPOSED STORAGE</b>	
LOW STEEL FRAMED OPEN STORAGE (098)	19,000 t
LOW STEEL FRAMED OPEN STORAGE (099)	19,000 t
<b>TOTAL PROPOSED STORAGE</b>	<b>38,000 t</b>
<b>TOTAL SITE STORAGE</b>	<b>183,000 t</b>

**PRELIMINARY ISSUE**  
 DO NOT USE FOR CONSTRUCTION  
 DATE: 04.07.18



PLAN  
SCALE 1:500

	CBH GROUP HEAD OFFICE 78 COLLIER STREET WELLS PERth W.A. 6185 PH (815) 9227 9400 FAX (815) 9227 2012	A BAKER HILL DESIGN AS CHECK POINT AND FINAL REVIEW J.B.	SCALE AS SHOWN 	DRAWN J. Buntingham 04.07.18	PROJECT INFRASTRUCTURE PLANNING 2018 EMERGENCY STORAGE 38,000t ADDITIONAL STORAGE - D.O.G. FED CONCEPTUAL LAYOUT No. 2	SHEET DOWERIN WEST OF 2 A1
	DO NOT SCALE FROM THIS DRAWING - ASK !!	REFERENCE DRAWING TITLES DATE REVISIONS BY DATE	APPROVED 	CHECKED 	DATE 2013-361-0061 A	



PLAN  
SCALE 1:500

	UNDERGROUND WATER PIPES
	CONTOURS - MAJOR
	CONTOURS - MINOR
	CONTOUR LABELS
	VEGETATION
	RAILWAY

HATCHING LEGEND	
	AREA OF NEW WORKS 12,900m <sup>2</sup>

STORAGE CAPACITIES		
EXISTING STORAGE		
INT STEEL FRAME OBH	(01)	30,000 t
INT STEEL FRAME OBH	(02)	30,000 t
INT STEEL FRAME OBH	(03)	30,000 t
INT STEEL FRAME OBH	(04)	30,000 t
INT STEEL FRAME OBH	(05)	27,600 t
LOW STEEL FRAME OBH (TEMPORARY)	(98)	19,000 t
LOW STEEL FRAME OBH (TEMPORARY)	(99)	19,000 t
TOTAL EXISTING STORAGE		185,600 t

PROPOSED STORAGE		
INT STEEL FRAME OBH (TEMPORARY)	(97)	25,200 t
TOTAL PROPOSED STORAGE		25,200 t

TOTAL SITE STORAGE 210,800 t

TOTAL INCREASE IN STORAGE 25,200 t

**PRELIMINARY ISSUE**  
DO NOT USE FOR CONSTRUCTION  
DATE 12.09.18



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CBH GROUP HEAD OFFICE  
30 BELLA STREET  
WEST PERTH  
W.A. 6150  
PH (08) 9371 3444  
FAX (08) 9371 3943

NO.	DATE	BY	CHKD	DESCRIPTION

SCALE	1:500
DESIGNER	
REVISION	
DRAWN	P. Forrest
CHECKED	
APPROVED	

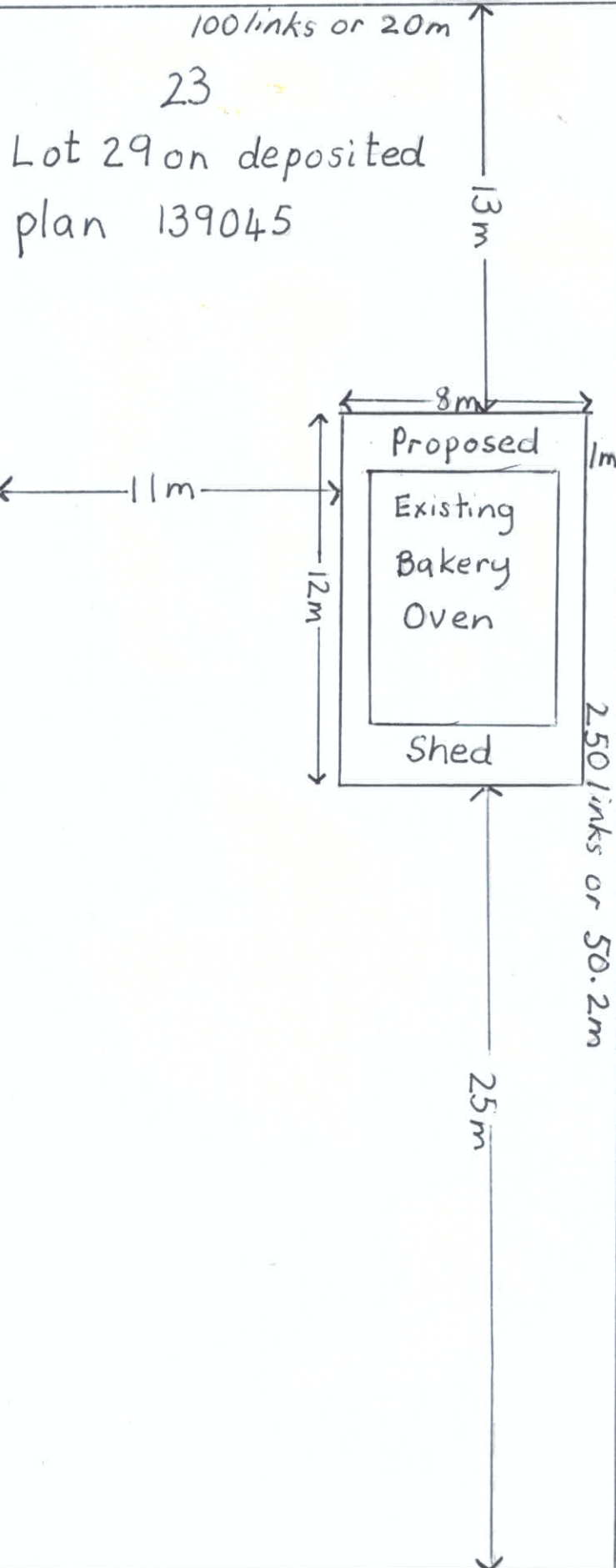
DOWERN WEST  
PRE FEASIBILITY STUDY  
25,000t EMERGENCY HARVEST STORAGE  
CONCEPTUAL LAYOUT No. 1

PROJECT	DOWERN	SHEET NO.	A1
PROJECT	M-XXXX	DATE	
PROJECT	361-ENG-CI-DCO-0001	DATE	

# Site plan for proposed open-sided shed for 23 Hewitt Street Minnivale

HEWITT STREET

Volume 1859  
Folio 61



# SHIRE OF DOWERIN

## MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 30 September 2018

LOCAL GOVERNMENT ACT 1995

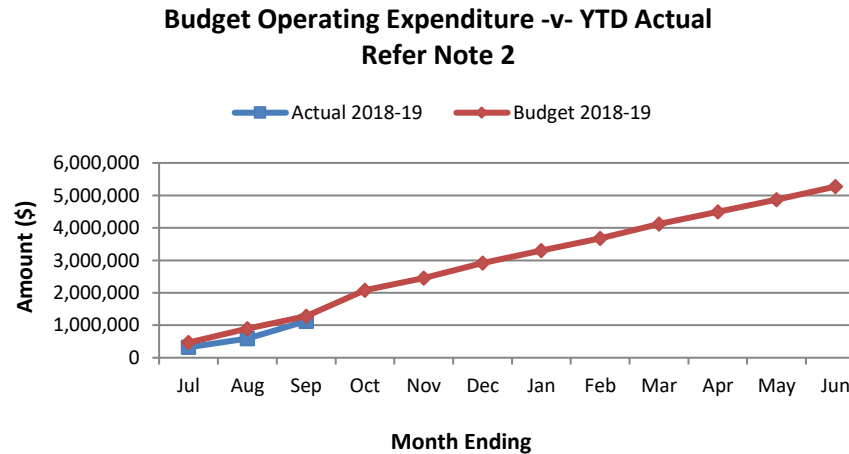
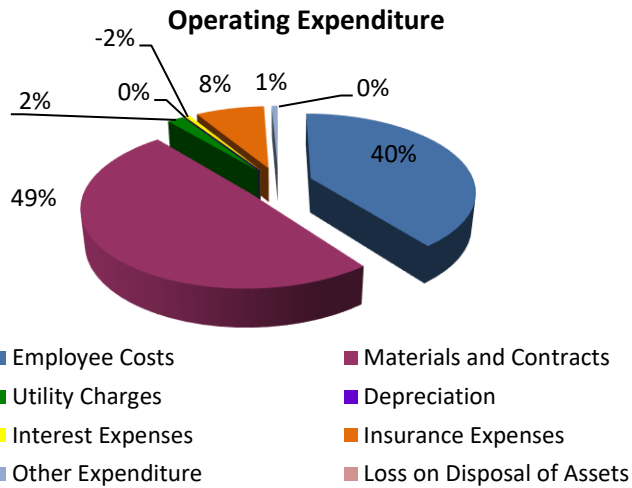
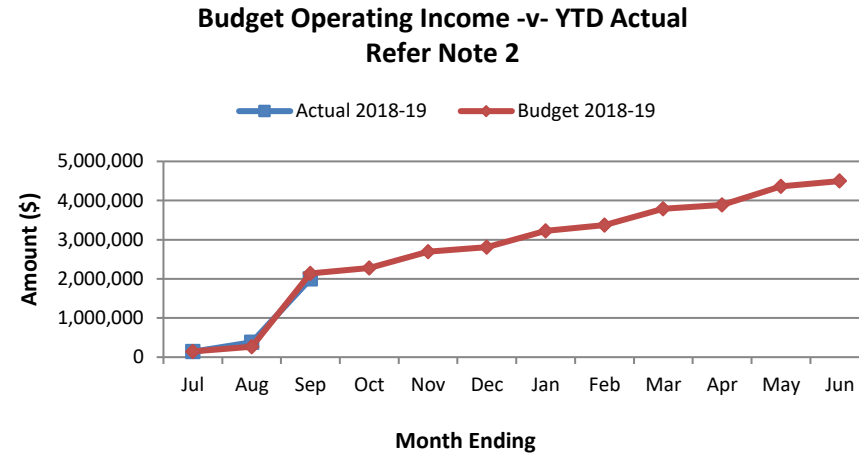
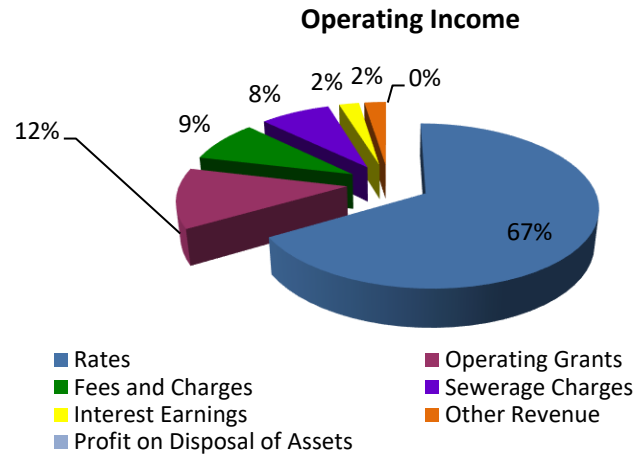
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

### TABLE OF CONTENTS

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may change with finalisation of the 2018 Annual Financial Report.

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**SHIRE OF DOWERIN**  
**Information Summary**  
**For the Period Ended 30 September 2018**



**SHIRE OF DOWERIN**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Statutory Reporting Program)**  
**For the Period Ended 30 September 2018**

	Note	Original Annual Budget	Annual Budget	YTD Budget (a)	YTD Actual (b)	(b)-(a)	(b)-	Var.
		\$	\$	\$	\$	\$	%	
<b>Opening Funding Surplus(Deficit)</b>	3	1,492,612	1,492,612	1,492,612	<b>1,493,303</b>	691	0%	
<b>Revenue from operating activities</b>								
Governance		5,730	5,730	1,428	<b>1,413</b>	(15)	(1%)	
General Purpose Funding - Rates	8a	1,309,983	1,309,983	1,336,057	<b>1,331,120</b>	(4,937)	(0%)	
General Purpose Funding - Other		758,336	758,336	348,450	<b>220,853</b>	(127,597)	(37%)	☹️
Law, Order and Public Safety		14,234	14,234	3,426	<b>768</b>	(2,659)	(78%)	
Health		237,241	237,241	59,299	<b>60,430</b>	1,131	2%	
Education and Welfare		135,160	135,160	33,789	<b>25,403</b>	(8,386)	(25%)	☹️
Housing		181,870	181,870	40,206	<b>35,211</b>	(4,995)	(12%)	
Community Amenities		262,387	262,387	185,669	<b>253,227</b>	67,558	36%	😊
Recreation and Culture		48,421	48,421	10,098	<b>4,483</b>	(5,615)	(56%)	☹️
Transport		672,953	672,953	77,560	<b>14,109</b>	(63,451)	(82%)	☹️
Economic Services		137,652	137,652	34,404	<b>34,697</b>	293	1%	
Other Property and Services		15,362	15,362	4,630	<b>16,357</b>	11,727	253%	😊
		<b>3,779,329</b>	<b>3,779,329</b>	<b>2,135,016</b>	<b>1,998,072</b>	(136,944)		
<b>Expenditure from operating activities</b>								
Governance		(503,348)	(503,348)	(138,051)	<b>(124,710)</b>	13,341	10%	😊
General Purpose Funding		(146,063)	(146,063)	(39,575)	<b>(50,788)</b>	(11,213)	(28%)	☹️
Law, Order and Public Safety		(54,449)	(54,449)	(16,741)	<b>(13,202)</b>	3,539	21%	
Health		(334,824)	(334,824)	(78,057)	<b>(67,774)</b>	10,283	13%	😊
Education and Welfare		(174,454)	(174,454)	(43,590)	<b>(31,471)</b>	12,119	28%	😊
Housing		(296,845)	(296,845)	(59,613)	<b>(22,161)</b>	37,452	63%	😊
Community Amenities		(302,336)	(302,336)	(75,519)	<b>(44,579)</b>	30,940	41%	😊
Recreation and Culture		(831,932)	(831,932)	(206,730)	<b>(93,784)</b>	112,946	55%	😊
Transport		(2,263,582)	(2,263,582)	(460,794)	<b>(547,711)</b>	(86,917)	(19%)	☹️
Economic Services		(347,332)	(347,332)	(121,314)	<b>(70,772)</b>	50,542	42%	😊
Other Property and Services		(15,415)	(15,415)	(38,538)	<b>(59,561)</b>	(21,023)	(55%)	☹️
		<b>(5,270,579)</b>	<b>(5,270,579)</b>	<b>(1,278,522)</b>	<b>(1,126,512)</b>	152,010		
<b>Operating activities excluded from budget</b>								
Add back Depreciation		1,331,346	1,331,346	332,793	<b>0</b>	(332,793)	(100%)	😊
Adjust (Profit)/Loss on Asset Disposal	8	45,627	45,627	(1,722)	<b>0</b>	1,722	(100%)	
Movement in Leave Reserve and Accruals		1,109	1,109	1,064	<b>1,062</b>	(2)	(0)	
		<b>1,378,082</b>	<b>1,378,082</b>	<b>332,135</b>	<b>1,062</b>	(331,073)		
<b>Amount attributable to operating activities</b>		<b>(113,169)</b>	<b>(113,169)</b>	<b>1,188,629</b>	<b>872,622</b>	(316,008)		
<b>Investing Activities</b>								
Non-operating grants and Contributions	10	717,862	717,862	0	<b>0</b>	0		
Proceeds from Disposal of Assets	8	283,000	283,000	0	<b>0</b>	0		
Land Held for Resale		0	0	0	<b>0</b>	0		
Land and Buildings	12	(616,716)	(616,716)	(154,176)	<b>(218,108)</b>	(63,932)	41%	
Infrastructure Assets - Roads	12	(1,350,333)	(1,350,333)	(337,581)	<b>(39,100)</b>	298,481	(88%)	
Infrastructure Assets - Footpaths	13	(30,000)	(30,000)	0	<b>0</b>	0		
Infrastructure Assets - Other	13	0	0	0	<b>0</b>	0		
Plant and Equipment	12	(742,000)	(742,000)	(52,000)	<b>(49,044)</b>	2,956	(6%)	
Furniture and Equipment	12	0	0	0	<b>0</b>	0		
<b>Amount attributable to investing activities</b>		<b>(1,738,187)</b>	<b>(1,738,187)</b>	<b>(543,757)</b>	<b>(306,252)</b>	237,505		
<b>Financing Activities</b>								
Proceeds from New Debentures		480,000	480,000	0	<b>0</b>	0		
Self-Supporting Loan Principal		24,534	24,534	0	<b>0</b>	0		
Transfer from Reserves	7	299,520	299,520	0	<b>0</b>	0		
Repayment of Debentures	9	(126,735)	(126,735)	0	<b>0</b>	0		
Transfer to Reserves	7	(314,092)	(314,092)	(35,544)	<b>(35,544)</b>	0	0%	
<b>Amount attributable to financing activities</b>		<b>363,227</b>	<b>363,227</b>	<b>(35,544)</b>	<b>(35,544)</b>	0		
<b>Closing Funding Surplus(Deficit)</b>	3	<b>4,483</b>	<b>4,483</b>	<b>2,101,940</b>	<b>2,024,130</b>	(77,812)		



More Revenue OR Less Expenditure  
Less Revenue OR More Expenditure

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

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

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

**SHIRE OF DOWERIN**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(By Nature or Type)**  
**For the Period Ended 30 September 2018**

	Note	Original Annual Budget	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	\$	%	
<b>Opening Funding Surplus (Deficit)</b>	3	1,492,612	1,492,612	1,492,612	<b>1,493,303</b>	691	0%	
<b>Revenue from operating activities</b>								
Rates	8a	1,336,057	1,336,057	1,336,057	<b>1,331,120</b>	(4,937)	(0%)	
Operating Grants, Subsidies and								
Contributions	10	1,535,380	1,535,380	474,014	<b>241,555</b>	(232,459)	(49%)	☹
Fees and Charges		470,855	470,855	112,290	<b>170,048</b>	57,758	51%	😊
Sewerage Charges		160,100	160,100	160,100	<b>160,100</b>	0	0%	
Interest Earnings		63,111	63,111	4,986	<b>45,918</b>	40,932	821%	😊
Other Revenue		192,550	192,550	45,849	<b>49,331</b>	3,482	8%	
Profit on Disposal of Assets		21,276	21,276	1,722	<b>0</b>	(1,722)	(100%)	
		<b>3,779,329</b>	<b>3,779,329</b>	<b>2,135,017</b>	<b>1,998,072</b>	(136,946)		
<b>Expenditure from operating activities</b>								
Employee Costs		(1,712,602)	(1,712,602)	(456,467)	<b>(451,274)</b>	5,193	1%	
Materials and Contracts		(1,661,763)	(1,661,763)	(345,479)	<b>(560,925)</b>	(215,446)	(62%)	☹
Utility Charges		(193,792)	(193,792)	(48,417)	<b>(21,870)</b>	26,547	55%	😊
Depreciation on Non-Current Assets		(1,331,346)	(1,331,346)	(332,793)	<b>0</b>	332,793	100%	😊
Interest Expenses		(44,684)	(44,684)	(10,017)	<b>6,448</b>	16,465	164%	😊
Insurance Expenses		(159,868)	(159,868)	(58,642)	<b>(91,039)</b>	(32,398)	(55%)	☹
Other Expenditure		(99,622)	(99,622)	(26,707)	<b>(7,851)</b>	18,856	71%	😊
Loss on Disposal of Assets		(66,903)	(66,903)	0	<b>0</b>	0		
		<b>(5,270,579)</b>	<b>(5,270,579)</b>	<b>(1,278,522)</b>	<b>(1,126,512)</b>	152,010		
<b>Operating activities excluded from budget</b>								
Add back Depreciation		1,331,346	1,331,346	332,793	<b>0</b>	(332,793)	(100%)	😊
Adjust (Profit)/Loss on Asset Disposal	8	45,627	45,627	(1,722)	<b>0</b>	1,722	(100%)	
Movement in Leave Reserve and Accruals		1,109	1,109	1,064	<b>1,062</b>	(2)	(0%)	
		<b>1,378,082</b>	<b>1,378,082</b>	<b>332,135</b>	<b>1,062</b>	(331,073)		
<b>Amount attributable to operating activities</b>		<b>(113,169)</b>	<b>(113,169)</b>	<b>1,188,630</b>	<b>872,622</b>	(316,009)		
<b>Investing activities</b>								
Non-operating Grants, and Contributions	10	717,862	<b>717,862</b>	0	<b>0</b>	0		
Proceeds from Disposal of Assets	8	283,000	<b>283,000</b>	0	<b>0</b>	0		
Land and Buildings	12	(616,716)	<b>(616,716)</b>	<b>(154,176)</b>	<b>(218,108)</b>	(63,932)	41%	
Infrastructure Assets - Roads	12	(1,350,333)	<b>(1,350,333)</b>	<b>(337,581)</b>	<b>(39,100)</b>	298,481	(88%)	
Infrastructure Assets - Footpaths	13	(30,000)	<b>(30,000)</b>	0	<b>0</b>	0		
Plant and Equipment	13	(742,000)	<b>(742,000)</b>	<b>(52,000)</b>	<b>(49,044)</b>	2,956	(6%)	
<b>Amount attributable to investing activities</b>		<b>(1,738,187)</b>	<b>(1,738,187)</b>	<b>(543,757)</b>	<b>(306,252)</b>	237,505		
<b>Financing Activities</b>								
Proceeds from New Debentures	8	480,000	480,000	0	<b>0</b>	0		
Self-Supporting Loan Principal		24,534	24,534	0	<b>0</b>	0		
Transfer from Reserves	7	299,520	299,520	0	<b>0</b>	0		
Repayment of Debentures	9	(126,735)	(126,735)	0	<b>0</b>	0		
Transfer to Reserves	7	(314,092)	(314,092)	(35,544)	<b>(35,544)</b>	0	0%	
<b>Amount attributable to financing activities</b>		<b>363,227</b>	<b>363,227</b>	<b>(35,544)</b>	<b>(35,544)</b>	0		
<b>Closing Funding Surplus (Deficit)</b>	3	<b>4,483</b>	<b>4,483</b>	<b>2,101,941</b>	<b>2,024,129</b>	(77,813)	(4%)	

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.  
Refer to Note 2 for an explanation of the reasons for the variance.

😊 More Revenue OR Less Expenditure  
☹ Less Revenue OR More Expenditure

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



**SHIRE OF DOWERIN**  
**STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING**  
For the Period Ended 30 September 2018

**Capital Acquisitions**

	Note	Original Annual Budget	% Source of Funding	YTD Actual Total
		\$		\$
Land and Buildings	12	616,716		218,108
Infrastructure Assets - Roads	12	1,350,333		39,100
Infrastructure Assets - Footpaths	13	30,000		0
Infrastructure Assets - Other	13	0		0
Plant and Equipment	13	742,000		49,044
Furniture and Equipment	13	0		0
<b>Capital Expenditure Totals</b>		<b>2,739,049</b>		<b>306,252</b>
<b>Capital acquisitions funded by:</b>				
Capital Grants and Contributions	10	717,862	26%	0
Borrowings	9	480,000	18%	0
Other (Disposals & C/Fwd)		541,000	20%	0
Council contribution - Cash Backed Reserves	7	299,520	11%	0
<b>Council contribution - operations</b>		<b>700,667</b>	<b>26%</b>	<b>\$306,252</b>
<b>Capital Funding Total</b>		<b>2,739,049</b>	<b>100%</b>	<b>306,252</b>

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 1: Significant Accounting Policies**

**(a) Basis of Accounting**

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

**Critical Accounting Estimates**

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

**(b) The Local Government Reporting Entity**

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

**(c) Rounding Off Figures**

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

**(d) Rates, Grants, Donations and Other Contributions**

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

**(e) Goods and Services Tax**

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

**(f) Cash and Cash Equivalents**

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

**(g) Trade and Other Receivables**

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

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

**(h) Inventories**

**General**

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**Land Held for Resale**

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed. Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point. Land held for sale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

**(i) Fixed Assets**

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 1: Significant Accounting Policies**

**(j) Depreciation of Non-Current Assets**

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

<b>Asset</b>	<b>Years</b>
Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets	
formation	not depreciated
pavement	50 years
seal	
bituminous seals	20 years
asphalt surfaces	25 years
Gravel Roads	
formation	not depreciated
pavement	50 years
gravel sheet	12 years
Formed roads	
formation	not depreciated
pavement	50 years
Footpaths - slab	40 years

**(k) Trade and Other Payables**

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

**(l) Employee Benefits**

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

*(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)*

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

*(ii) Annual Leave and Long Service Leave (Long-term Benefits)*

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

**(m) Interest-bearing Loans and Borrowings**

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

**Borrowing Costs**

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

**(n) Provisions**

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 1: Significant Accounting Policies**

**(o) Current and Non-Current Classification**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

**(p) Nature or Type Classifications**

**Rates**

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

**Operating Grants, Subsidies and Contributions**

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

**Non-Operating Grants, Subsidies and Contributions**

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

**Profit on Asset Disposal**

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure

**Fees and Charges**

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

**Service Charges**

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

**Interest Earnings**

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

**Other Revenue / Income**

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

**Employee Costs**

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

**Materials and Contracts**

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

**Utilities (Gas, Electricity, Water, etc.)**

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

**Insurance**

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

**Loss on asset disposal**

Loss on the disposal of fixed assets.

**Depreciation on non-current assets**

Depreciation expense raised on all classes of assets.

**Interest expenses**

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

**Other expenditure**

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

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 1: Significant Accounting Policies**

**(r) Program Classifications (Function/Activity)**

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

**GOVERNANCE**

**GENERAL PURPOSE FUNDING**

**LAW, ORDER, PUBLIC SAFETY**

**HEALTH**

**EDUCATION AND WELFARE**

**HOUSING**

**COMMUNITY AMENITIES**

**RECREATION AND CULTURE**

**TRANSPORT**

**ECONOMIC SERVICES**

**OTHER PROPERTY AND SERVICES**

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 2: Explanation of Material**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget or greater.

- ⊕ More Revenue OR Less Expenditure  
⊖ Less Revenue OR More Expenditure

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permane nt	Explanation of Variance
<b>Operating Income</b>	\$	%			
Governance	(15)	(1%)			Within Variance Threshold
General Purpose Funding - Rates	(4,937)	(0%)			Within Variance Threshold
General Purpose Funding - Other	(127,597)	(37%)	⊖	Timing	The roads grant is pending payment
Law, Order and Public Safety	(2,659)	(78%)			Fire brigade grant is pending payment
Health	1,131	2%			Within Variance Threshold
Education and Welfare	(8,386)	(25%)	⊖	Timing	Dowerin Childcare reimbursement below average; this is confirmed by expenditure decrease as per below.
Housing	(4,995)	(12%)		Timing	Housing rentals slightly reduced due to vacant units
Community Amenities	67,558	36%	⊕	Timing	Rubbish and recycling charges invoiced in September with the rates billing.
Recreation and Culture	(5,615)	(56%)	⊖	Timing	Revenue is low this is anticipated to even out during the year.
Transport	(63,451)	(82%)	⊖	Timing	We are waiting on Wandrra roads reimbursement for September costs
Economic Services	293	1%			Within Variance Threshold
Other Property and Services	11,727	253%	⊕	Timing	Internal over-recovery to be reviewed
<b>Operating Expense</b>	\$	%			
Governance	13,341	10%	⊕		Within Variance Threshold
General Purpose Funding	(11,213)	(28%)	⊖	Timing	Admin Overheads are higher than YTD budget. This is due to advance payment of insurances. This will even out during the year
Law, Order and Public Safety	3,539	21%		Timing	Depreciation has not been processed, pending finalisation of FY18 Asset data and the Annual Audit
Health	10,283	13%	⊕	Timing	Underexpenditure in the Hacc programs. This will even out during the year.
Education and Welfare	12,119	28%	⊕	Timing	Dowerin Childcare expenditure below average, this should even out as the year is progressed
Housing	37,452	63%	⊕	Timing	Depreciation of \$31k has not been processed for the first quarter, pending finalisation of FY18 Asset data and the Annual Audit.
Community Amenities	30,940	41%	⊕	Timing	Depreciation of \$16k for the first quarter has not yet been processed, pending finalisation of FY18 Asset data and the Annual Audit.
Recreation and Culture	112,946	55%	⊕	Timing	Depreciation of \$82k for the first quarter has not been processed, pending finalisation of FY18 Asset data and the Annual Audit.
Transport	(86,917)	(19%)	⊖	Timing	Depreciation of \$116K for the first quarter has not been processed. Wandrra roads expenditure of \$280K has been processed in September
Economic Services	50,542	42%	⊕	Timing	Expenditure for the Field Day event and other area promotions have underspent, This is likely to even out over the year.
Other Property and Services	(21,023)	(55%)	⊖		Within Variance Threshold
<b>Operating activities excluded from budget</b>					
Depreciation	332,793	(100%)	⊕	Timing	Depreciation for the first quarter has not yet been processed, pending finalisation of FY18 Asset data and the Annual Audit.
<b>Capital Revenues</b>					
Grants, Subsidies and Contributions	0				Within Variance Threshold.
<b>Capital Expenses</b>					<i>Refer to Note 12 For detail</i>
Land and Buildings	(63,932)				Groh house is nearing completion - Budget phasing to be reviewed
Infrastructure - Roads	298,481	(88%)			Capital road expenditure due to be expensed in the New Year
Infrastructure - Footpaths	0				Within Variance Threshold.
Infrastructure Assets - Other	0	0%			Within Variance Threshold.
Plant and Equipment	2,956	(6%)			Within Variance Threshold.
Furniture and Equipment	0				Within Variance Threshold.
<b>Financing</b>					
Proceeds from New Debentures	0				
Self-Supporting Loan Principal	0				
Transfer from Reserves	0				
<b>Opening Funding Surplus(Deficit)</b>	691	0%			

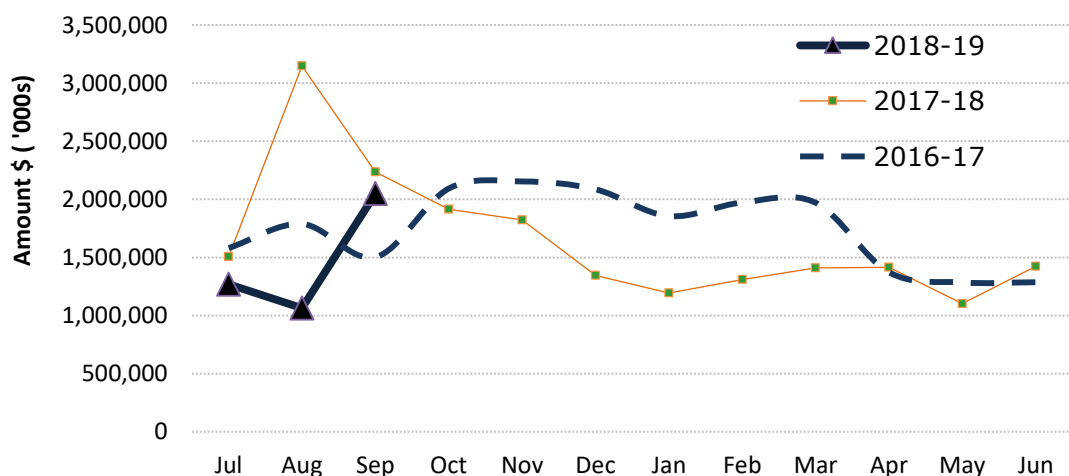
**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 3: Net Current Funding Position**

Positive=Surplus (Negative=Deficit)

		Last Years Actual Closing	Current
	Note	30 June 2018	30 Sep 2018
		\$	\$
<b>Current Assets</b>			
Cash Unrestricted	4	1,736,002	1,027,238
Cash Restricted	4	2,198,691	2,192,906
Receivables - Rates		62,263	1,043,947
Receivables - Other		137,540	279,463
Interest / ATO Receivable/Trust		34,871	39,227
Inventories		27,769	14,793
		4,197,136	4,597,574
<b>Less: Current Liabilities</b>			
Payables		(422,598)	(257,727)
Current Borrowings		(121,879)	(121,879)
Provisions		(153,558)	(153,558)
		(698,035)	(533,164)
Net Current Assets		3,499,102	4,064,410
Less: Cash Reserves	7	(2,157,361)	(2,192,906)
Plus: Current Borrowings included in Budget		97,344	97,344
Plus : Liabilities funded by Cash Backed Reserves		54,217	55,281
<b>Net Current Funding Position</b>		<b>1,493,303</b>	<b>2,024,130</b>

**Note 3 - Liquidity Over the Year**



Cash Restricted includes Cash Backed Reserves and the STA Retention Bond.

Payables include STA bond and GST to be paid to the ATO

Current Ratio equals 1:4.51

This means that for every \$1.00 of liability Council has \$4.51 of Current assets available to cover current debt

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 4: Cash and Investments**

	Unrestricted	Restricted	Trust	Total Amount	Institution	Interest Rate	Maturity Date
	\$	\$	\$	\$			
<b>(a) Cash Deposits</b>							
Municipal Bank Account	251,170			251,170	NAB	Variable	At Call
Cash Maximiser	637,145			637,145	NAB	Variable	At Call
Trust Bank Account			12,108				
<b>(b) Term Deposits</b>							
TD 2712291	168,840	990,864		1,159,704	Bendigo	2.75%	24-Jun-19
TD 2712289		266,625		266,625	Bendigo	2.60%	15-Nov-18
TD 2671483		935,417		935,417	Bendigo	2.60%	07-Jan-19
	<b>1,057,155</b>	<b>2,192,906</b>	<b>12,108</b>	<b>3,250,061</b>			

**Comments/Notes - Investments**

The above balances are the funds held in bank accounts and on hand as at reporting date.  
Note Retention bond for STA has been released paid into the Municipal account



**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 5: Budget Amendments**

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

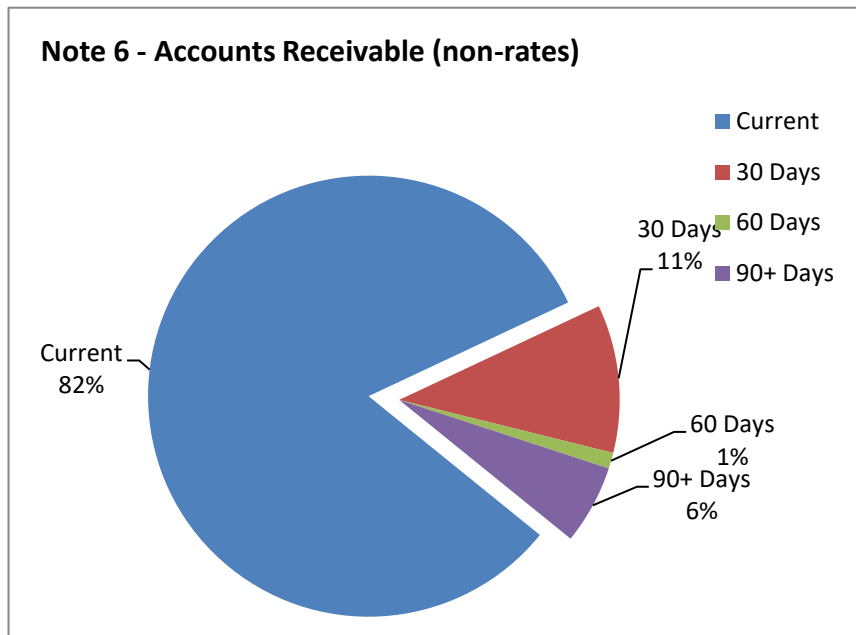
GL Account Code	Description	Council Resolution	Classification	Original Budget	Amended Budget	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
						\$	\$	\$
	<b>Budget Adoption</b>		Opening Surplus(Deficit)					<b>4,483</b>

There has been no budget amendments to date.

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 6: Receivables**

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	33,695	4,450	480	2,377	41,002
<b>Balance per Trial Balance</b>					
Sundry Debtors					41,003
<b>Total Receivables General Outstanding</b>					<b>41,003</b>



**Comments/Notes - Receivables General**

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 7: Cash Backed Reserve**

Name	Opening Balance	Original Budget	Actual Interest	Original Budget	Actual Transfers	Original Budget	Actual Transfers	Original Budget	Actual YTD
		Interest Earned	Interest Earned	Transfers In (+)	In (+)	Transfers Out (-)	Out (-)	Closing Balance	Closing Balance
Leave Reserve	\$ 54,217	\$ 1,109	\$ 1,064	\$ 0	\$ 0	\$ 0	\$ 0	\$ 55,326	\$ 55,281
Plant Reserve	369,806	1,874	3,652	0	0	(266,625)	0	105,055	373,458
Sewerage Asset Preservation Reserve	1,161,589	25,838	20,749	104,941	0	0	0	1,292,368	1,182,338
Land & Building Reserve	148,579	6,032	2,915	150,000	0	0	0	304,611	151,494
Swimming Pool Reserve	32,895	0	0	0	0	(32,895)	0	0	32,895
Recreation Facilities Reserve	185,022	3,782	4,275	0	0	0	0	188,804	189,297
Community Housing Project Reserve	46,847	958	919	0	0	0	0	47,805	47,766
Community Bus Reserve	0	0	0	0	0	0	0	(0)	(0)
Economic Development Reserve	54,183	1,108	239	0	0	0	0	55,291	54,422
All Hours Gym Reserve	0	0	0	0	0	0	0	0	0
Bowling Green Replacement Reserve	72,293	1,678	1,222	10,000	0	0	0	83,971	73,515
Tennis Court Replacement Reserve	31,930	772	509	6,000	0	0	0	38,702	32,439
	<b>2,157,361</b>	<b>43,151</b>	<b>35,544</b>	<b>270,941</b>	<b>0</b>	<b>(299,520)</b>	<b>0</b>	<b>2,171,933</b>	<b>2,192,906</b>

Reserve funds are fully cash-backed in a term Deposit and Bank Account - Refer Note 4.

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 8: Disposal of Assets**

Asset Number	Asset Description	Program	YTD Actual				Budget			
			Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
			\$	\$	\$	\$	\$	\$	\$	
	Housing Stock	Governance					208,233	150,000		(58,233)
	Skid Steer	Governance					11,000	5,000		(6,000)
D018	Toyota Hilux	Transport					278	2,000	1,722	
D007	Grader - ACT 12M	Transport					101,341	120,000	18,659	
D013	Toyota Hilux	Transport					2,409	2,000		(409)
D07	Ford Courier	Transport					1,105	2,000	895	
D008	Ford Ranger	Transport					4,261	2,000		(2,261)
			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>328,627</b>	<b>283,000</b>	<b>21,276</b>	<b>(66,903)</b>

**Comments**

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

Note 8: Rating Information	Rate in	Number of Properties	Rateable Value	YTD Actual				Budget			
				Rate Revenue	Interim Rates	Back Rates	Total Revenue	Rate Revenue	Interim Rate	Back Rate	Total Revenue
	\$		\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Differential General Rate</b>											
GRV - Residential	9.6915	182	1,325,547	128,465	0	0	128,465	128,465	0	0	128,465
GRV - Commercial/Indust	9.6915	33	256,474	24,856	0	0	24,856	24,856	0	0	24,856
GRV - Town Rural	9.6915	27	127,602	12,367	0	0	12,367	12,367	0	0	12,367
GRV - Other Towns	9.6915	0	0	0	0	0	0	0	0	0	0
UV - Rural Farmland	0.8306	292	122,317,000	1,015,965	0	0	1,015,965	1,015,965	0	0	1,015,965
<b>Sub-Totals</b>		<b>534</b>	<b>124,026,623</b>	<b>1,181,653</b>	<b>0</b>	<b>0</b>	<b>1,181,653</b>	<b>1,181,653</b>	<b>0</b>	<b>0</b>	<b>1,181,653</b>
<b>Minimum Payment</b>	<b>Minimum</b>										
	\$						0				
GRV - Residential	741	48	260,468	35,582	0	0	35,582	35,582	0	0	35,582
GRV - Commercial/Indust	741	18	66,871	13,343	0	0	13,343	13,343	0	0	13,343
GRV - Town Rural	741	16	41,551	11,861	0	0	11,861	11,861	0	0	11,861
GRV - Other Towns	216	19	7,659	4,110	0	0	4,110	4,110	0	0	4,110
UV - Rural Farmland	741	64	3,587,300	57,596	0	0	57,596	57,596	0	0	57,596
UV - Commercial/Industri	741	4	400	2,965	0	0	2,965	2,965	0	0	2,965
UV - Town Rural	741	3	64,000	2,224	0	0	2,224	2,224	0	0	2,224
UV - Mining Tenement	216	3	5,867	649	0	0	649	649	0	0	649
<b>Sub-Totals</b>		<b>175</b>	<b>4,034,116</b>	<b>128,330</b>	<b>0</b>	<b>0</b>	<b>128,330</b>	<b>128,330</b>	<b>0</b>	<b>0</b>	<b>128,330</b>
		<b>709</b>	<b>128,060,739</b>	<b>1,309,983</b>	<b>0</b>	<b>0</b>	<b>1,309,983</b>	<b>1,309,983</b>	<b>0</b>	<b>0</b>	<b>1,309,983</b>
Concession							0				0
<b>Amount from General Rates</b>							<b>1,309,983</b>	<b>1,309,983</b>			<b>1,309,983</b>
Ex-Gratia Rates							32,947	26,074			26,074
Specified Area Rates							0	0			0
<b>Totals</b>							<b>1,342,930</b>	<b>1,336,057</b>			<b>1,336,057</b>

**Comments - Rating Information**

Rates were levied on 5th September 2018

1331119.8

1,331,120

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 9 : Information on Borrowings**  
**(a) Debenture Repayments**

Particulars	01 Jul 2018	Actual	Principal Repayments		Principal Outstanding		Interest Repayments	
			New Loans	Actual	Budget	Actual	Budget	Actual
			\$	\$	\$	\$	\$	\$
<b>Recreation and Culture</b>								
Loan 97 - Community Club	286,063		0	67,233	286,063	218,830	-673	11,019
<b>Economic Services</b>								
Loan 99 - Short Term Accommodation Project	741,805		0	30,112	741,805	711,693	-5,616	23,058
<b>Self Supporting Loans</b>								
Loan 98 - Dowerin Events	37,101		0	24,534	37,101	12,567	-159	1,008
<b>Housing</b>						0		
Loan 101 - Pool		200,000	0		0	200,000		4,600
Loan 100 - Groh housing loan		280,000	0	4,856	0	275,144	-	4,998
	1,064,969	480,000	0	126,735	1,064,969	1,418,234	(6,447)	44,684
							*	
<b>Self Supporting Loan Principal received</b>			0					

Accrual reversal

Description of Debentures:	Expiry date
Loan - 97	08.06.22
Loan - 98	11.11.19
Loan - 99	04.10.36
Loan - 100	

**(b) New Debentures**

The Shire proposes to raise a debenture this financial year for the purposes of GROH House funding and Pool Renewal/Upgrade.

**(c) Unspent Debentures**

The Shire has no unspent debentures.

**(d) Overdraft**

Council has an overdraft facility of \$60,000 with NAB.

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 10: Grants and Contributions**

	Original Annual Budget (a)	YTD Actual Revenue (b)	YTD Variance (a)-(b)
	\$	\$	\$
<b>General Purpose Funding</b>			
OP Grants Commission - General Purpose	428,995	111,550	4,300
OP Grants Commission - Roads	234,903	62,900	(172,003)
<b>Law, Order and Public Safety</b>			
OP DFES Grant - Bush Fire Brigade	8,829	0	(8,829)
<b>Health</b>			
OP HACC - Recurrent Grant	220,901	56,349	(164,552)
<b>Recreation and Culture</b>			
OP Grant - Youth Week	6,000	0	(6,000)
<b>Transport</b>			
CAP Grant - Regional Roads	423,883	0	(423,883)
CAP Roads To Recovery Grant	293,979	0	(293,979)
OP Main Roads - Direct Grant	72,769	0	(72,769)
OP Flood Damage - WANDRRA	562,343	10,756	(551,587)
<b>Economic Services</b>			
OP Community Events	640	0	(640)
<b>TOTALS</b>	<b>2,253,242</b>	<b>241,555</b>	<b>(1,689,942)</b>
<b>SUMMARY</b>			
OP Operating	1,535,380	241,555	(972,080)
CAP Non-operating	717,862	0	(717,862)
	<b>2,253,242</b>	<b>241,555</b>	<b>(1,689,942)</b>

**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 11: Trust Fund**

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

Description	Opening Balance 01 Jul 2018	Amount Received	Amount Paid	Closing Balance 30 Sep 2018
	\$	\$	\$	\$
Housing Bonds	3,228	0	0	3,228
Key Deposits	90	0	0	90
Tidy Towns	3,219	0	0	3,219
HACC Vehicle	691	0	0	691
Building Deposits	0	0	0	0
AROC Funds	0	0	0	0
HACC Fundraising	2,522	0	0	2,522
Recreation Steering Committee	0	0	0	0
Centenary Park	2,111	0	0	2,111
Nomination Deposits	0	0	0	0
Yellow Ribbon	247	0	0	247
	<b>12,108</b>	<b>0</b>	<b>0</b>	<b>12,108</b>

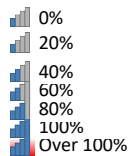


**SHIRE OF DOWERIN**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2018**

**Note 12: Capital Acquisitions**

Assets	Account	Program	YTD Actual			Budget			
			New/Upgr	Renewal	Total YTD	Original Annual Budget	Current Budget	Current YTD Budget	YTD Variance
			\$	\$	\$	\$	\$	\$	\$
<i>Level of completion indicator (based on expenditure), please see table at the end of this note for further detail.</i>									
<b>Buildings</b>									
Shire Office	0364	Governance		0	0	20,821	20,821	5,205	(5,205)
HACC - Capex - Building Renewal	1605	Health		6,730	6,730	0	0	0	6,730
BUILDINGS - FIRE SHED PAD	0884	Law, Order And Public Saf	0		0	0	0	0	0
SWIM POOL CAPITAL EXPENDITURE	3444	Recreation & Culture		0	0	232,895	232,895	58,224	(58,224)
WHEATBELT HERITAGE RAIL PROJECT	7144	Economic Services		135	135	0	0	0	135
SHORT TERM ACCOMMODATION	7145	Economic Services	39,189		39,189	83,000	83,000	20,748	18,441
GROH Housing	2584	Housing	171,950		171,950	280,000	280,000	69,999	101,951
<b>Buildings Total</b>			<b>211,139</b>	<b>6,865</b>	<b>218,004</b>	<b>616,716</b>	<b>616,716</b>	<b>154,176</b>	<b>63,828</b>
<b>Furniture &amp; Office Equip.</b>									
FURN - PHOTOCOPIER	374	Governance		0	0	0	0	0	0
FURN - OFFICE EQUIPMENT	0414	Governance		0	0	0	0	0	0
HACC - Capex - Furniture and Equipment	1624	Health		0	0	0	0	0	0
<b>Furniture &amp; Equipment Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Plant , Equip. &amp; Vehicles</b>									
Admin Vehicles	394	Governance		49,016	49,016	52,000	52,000	52,000	(2,984)
HACC - VEHICLE PURCHASE	1604	Health		0	0	0	0	0	0
Plant	6284	Case Tractor		0	0	0	0	0	0
ASSET - TOOLS	6291	Minor tools		28	28	0	0	0	28
PLANT - SKID STEER	6394	Transport				170,000	170,000	0	0
PLANT - WORKS VEHICLES	6244	Transport		0	0	120,000	120,000	0	0
PLANT - FINISHING MOWER	6396	Transport		0	0	50,000	50,000	0	0
PLANT - GRADER	6254	Transport		0	0	350,000	350,000	0	0
<b>Plant &amp; Equipment Total</b>			<b>0</b>	<b>49,044</b>	<b>49,044</b>	<b>742,000</b>	<b>742,000</b>	<b>52,000</b>	<b>(2,956)</b>
<b>Infrastructure - Roads</b>									
ROADS - ROADS TO RECOVERY	4184	Transport		0	0	574,103	574,103	143,526	(143,526)
ROADS - UNCLASSIFIED	4604	Transport		0	0	0	0	0	0
ROADS - STATE 20/20-REGIONAL ROADS	4884	Transport		39,100	39,100	776,230	776,230	194,055	(154,955)
ROADS - SIGNS	4194	Transport		0	0	0	0	0	0
<b>Roads Total</b>			<b>0</b>	<b>39,100</b>	<b>39,100</b>	<b>1,350,333</b>	<b>1,350,333</b>	<b>337,581</b>	<b>(298,481)</b>
<b>Infrastructure - Footpaths</b>									
FOOTPATH/CYCLEWAYS	6094	Transport		0	0	30,000	30,000	0	0
<b>Infrastructure - Footpaths TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>30,000</b>	<b>30,000</b>	<b>0</b>	<b>0</b>
<b>Infrastructure - Other</b>									
Infrastructure Other - Environment	2910	Transport		0	0	0	0	0	0
Infrastructure - other	4195	Transport		0	0	0	0	0	0
<b>Infrastructure -Other Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Capital Expenditure Total</b>			<b>211,243</b>	<b>95,009</b>	<b>306,252</b>	<b>2,739,049</b>	<b>2,739,049</b>	<b>543,757</b>	<b>(237,505)</b>

**Level of Completion Indicators**



Percentage YTD Actual to Annual Budget  
Expenditure over budget highlighted in red.



## Dowerin Bushfire Advisory Committee

### Draft Minutes of Annual Meeting

Wednesday, 3 October 2018  
Held at the Council Chambers

#### 1. ATTENDANCE AND APOLOGIES

##### Present

Phil Pickering, CBFCO  
Stephen Crute  
Bob Hammond  
Lindsay Hagboom  
Adam Metcalf  
Simon Emmott  
Gavin Howard  
Paul Millstead  
Daniel Hendriksen, DFES  
Anne Hoareau  
Doug Smith  
Rebecca McCall, CEO

##### Apologies

Gavin Hagboom  
Alan Bear

#### 2. OPENING

The Chief Bush Fire Control Officer, Phil Pickering declared the meeting open at 4.35pm.

#### 3. CONFIRMATION OF MINUTES

**Moved:** Adam Metcalf

**Seconded:** Paul Millstead

That the minutes of the 2017 Annual General Meeting of the Dowerin Bushfire Advisory Committee be Accepted.

**CARRIED**

#### 4. BUSINESS ARISING FROM PREVIOUS MINUTES

##### 4.1 Tanks in the Manmanning Area

The previous CEO was to contact Steven Geerdink to determine the outcome of the tanks. The outcome remains unknown.

**Action**

*Simon Emmott to follow up and advise Rebecca McCall.*

**4.2 Formal Acknowledgement of Mr Eric Emmott**

The CBFCO, Phil Pickering formally acknowledged the commitment and efforts of Mr Eric Emmott who has made a great contribution to the community as a Fire Control Officer since 1966. The meeting supported this formal acknowledgement. The previous CEO was to investigate options for acknowledgement with the DFES.

**Action**

*Rebecca McCall to investigate and report back to the CBFCO.*

**4.3 Access to Water (tanks and standpipes)**

Tanks are needed in the West Ucarty area and at the intersection of 54 Gate West Road – Dowerin Kalannie Road. The status of the investigation to determine cost and funding is unknown.

**Action**

- a. Lindsay to investigate the tank to the south of Dowerin.*
- b. Rebecca McCall to acquire costings for consideration during the 2019/20 budget deliberations.*

<b>5. ELECTION OF OFFICE BEARERS</b>
--------------------------------------

All positions declared vacant and nominations called.

**5.1 Chief Bush Fire Control Officer**

**Moved:** Gavin Howard

**Seconded:** Paul Millstead

That Phil Pickering is elected as Chief Bush Fire Control Officer.

**CARRIED**

**5.2 Deputy Chief Bush Fire Control Officer**

**Moved:** Lindsay Hagboom

**Seconded:** Simon Emmott

That Paul Millstead is elected as Deputy Chief Bush Fire Control Officer.

**CARRIED**

**5.3 Fire Control Officers**

**Moved:** Adam Metcalf

**Seconded:** Simon Emmott

That the Dowerin Bushfire Advisory Committee recommend to Council that the following persons be appointed as Fire Control Officers for the 2018/19 season.

Position	Name	Mobile
Fire Weather Officers	Phil Pickering	0429 311 250
Bush Fire Control Officers	Phil Pickering	0429 311 250
	Rebecca McCall	0417 449 451
	Glen Brigg	0429 311 160
Minnivale	Stephen Crute	0429 631 303
	Vacant	
Cadoux-Manmanning	Alan Bear	9632 1278
	Simon Booth	0427 732 013
	Simon Emmott	0428 955 940
Ejanding	Paul Millsteed	0427 311 721
	Brett Jones	0428 323 012
Ucarty	Darrel Hudson	0428 311 063
	Gavin Hagboom	0427 341 026
<b>Dual Fire Control Officers</b>		
Shire of Cunderdin	Gavin Hagboom	0427 341 026
Shire of Goomalling	Phil Pickering	0429 311 250
	Gavin Hagboom	0427 341 026
Shire of Koorda	John Bear <b>(to confirm)</b>	
Shire of Wongan-Ballidu	Simon Emmott	0428 955 940
	Paul Millsteed	0427 311 721
Shire of Wyalkatchem	Stephen Crute	0429 631 303

**CARRIED**

<b>6. GENERAL BUSINESS</b>
----------------------------

### 6.1 DFES Budget

The CEO advised the following:

- 2016/17 Budget - underspent
- 2017/18 Budget - fully expended
- 2018/19 Budget – allocation reduced due to the 2016/17 under expenditure (note: there is currently limited funds for equipment)

The CEO advised that approval for capital equipment can be approved by DFES.

The CEO will ensure that the Advisory Committee is provided with financials to enable more efficient planning.

A meeting will be required in early 2019 to determine capital requirements to be included in the DFES submission due in mid-February.

**Action**

- a. Daniel Hendriksen, DFES to work with the Brigade to ascertain equipment requirements for the 2018/19 season and advise the CEO for action.
- b. Daniel Hendriksen, DFES to work with the Brigade to determine capital requirements for the 2019/20 submission and advise the CEO for action.

**6.2 Personnel Protection Equipment**

All officers are eligible to be issued with the necessary PPE.

**Action**

All locations are to provide a list of PPE requirements to Paul Millstead.

**6.3 Access to Shire Water Tank**

In the event of a fire the Shire's water tank may be required. It is a preference that the tanker is full (or half full) to increase efficiencies.

**Action**

Rebecca McCall to determine accessibility and availability of tanker.

**6.4 Equipment Orders 2017/18**

There are outstanding orders for equipment. A standing order of \$13,500 for the new Dowerin Fire Shed did not occur due in the 2017/18 year due to funds not been available.

**Action**

- a. Phil Pickering to order the nozzles.
- b. Daniel Hendriksen to liaise with Rebecca McCall to apply for an additional allocation seeking approval for the funds to acquire the standing order.

**6.5 Fire Reports (Form 2)**

It was reaffirmed the requirement to complete the Form 2 correctly after an incident, and ensuring all attendees are listed. The provision of full attendance listings certifies the eligibility for volunteers to submit claims if the need arises. Fire Report books are available at the Shire.

**6.6 Communications**

The need to review the communication platform to ensure efficiencies and effectiveness was raised.

**Action**

Rebecca McCall to liaison with Daniel Hendriksen to discuss communication platform options.

**6.7 Fire Break Orders**

The Shire's Ranger will be inspecting fire breaks and vacant blocks. If required, infringements will be issued. Several issues were raised for actioning.

**Action**

- a. *Rebecca McCall to liaise with Shire's Works and Assets Manager to ascertain Council's road verge maintenance program.*
- b. *Rebecca McCall to provide notice in the next edition of the Despatch informing property owners to ensure fire breaks conform (no flammable material).*

**6.8 Burning**

The following was discussed for consideration and confirmation;

- Issuing of permits will be determined by the season
- Canola and lupin stubble/windrow burning to be completed early in the season (automatically creates additional fire breaks between paddocks)
- Weekly grain stubble and dumps burns cannot be undertaken after midnight on Thursday to reduce risk of fires occurring on a Sunday.

**Action**

*Phil Pickering to discuss with Daniel Hendriksen the option to undertake a controlled burn at the Railway Reserve for a training exercise.*

**6.9 Dowerin Fire Shed Signage**

**Action**

*Phil Pickering to liaise with Daniel Hendriksen to arrange compliant signage for new fire shed.*

<b>7. MEETING CLOSED</b>
--------------------------

The meeting closed at 5.50pm.



## Local Emergency Management Committee Dowerin

**Unconfirmed Minutes**  
**Tuesday, 9 October 2018**  
**Held at the Council Chambers**

### ABBREVIATIONS

Crisis Care	CC
Department of Communities – Emergency Services Unit	DoC
Department of Fire & Emergency Services	DFES
Strategy & Emergency Management Command	SEMC
Dowerin Bush Fire Brigade	DBFB
Dowerin Community Resource Centre	DCRC
Dowerin District High School	DDHS
Dowerin Events Management	DEM
Dowerin St John Ambulance	DSJA
St John Ambulance	SJA
Shire of Dowerin	SoD

### 1. ATTENDANCE AND APOLOGIES

#### Present

Darrel Hudson	SoD - Shire President (Chair)
Rebecca McCall	SoD - CEO
Glen Brigg	SoD – Works and Assets Manager
Phil Pickering	DBFB – Chief Bush Fire Control Officer
Duncan Jones	SJA – Community Paramedic
Denise Sutherland	DSJA - Chair
Tiffany Davey	DEM – Acting Event Coordinator
Yvette Grigg	SEMC - District Advisor
Jo Spadaccini	DoC - DESO
Norma Metcalf	CC - Coordinator
Lynley Arnott	DCRC - Coordinator
Barb Garner	DDHS - Principal

#### Apologies

Daniel Hendriksen	DFES Northam – Area Officer
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### 2. OPENING

The Chair, Darrel Hudson declared the meeting open at 11.05am.

### 3. CONFIRMATION OF MINUTES

**Moved:** Phil Pickering

**Seconded:** Jo Spadaccini

That the minutes of the meeting of the Local Emergency Management Committee held on 31 July 2018 be confirmed as true and correct record of proceedings.

**CARRIED**

#### **4. BUSINESS ARISING FROM PREVIOUS MINUTES**

##### **4.1 Communications**

- Communications currently been installed at the BFB. The installation will include testing.
- Interagency communication for emergency purposes between the DBFB and DSJA is via phone. Direct communication is not encouraged as correct protocol for communication is via the base units.
- All vehicles contain UHF radio.

##### **4.2 Power Back Up - Bush Fire Brigade and St John Ambulance**

- It was highlighted that the communication towers have limited back up:

Telstra Tower – approximately 2 days

Optus Tower - approximately 6 to 8 hours

Yvette Griggs advised that SEMC are liaising with Telstra to ascertain the capabilities of infrastructure and contingencies in terms of power back up to mitigate against loss of mobile services. It is planned to also have discussions with Optus.

It was noted that communities cannot rely on Telstra or Optus for continuous service and need to investigate alternative, workable solutions as a means of communication when power is not available.

- The DBFB is investigating a shared power back up system to include the DSJA. Pricing and specifications will be ready to include in the DFES annual submission due in February 2019 for an August 2019 installation.

#### **5. Standing Items**

##### **5.1 Agency Updates**

Crisis Care Nil

DoC

- Jo Spadaccini is under secondment and largely based in Perth for the coming months. Jo will be mentoring her replacement. Jo's remains contactable and will be available for emergencies.

DEM

- The Fields Days experienced power issues on the Wednesday and currently looking at ways to prevent power lose (loss of power during the event was not isolated, whole townsite impacted).



- DEM extended their appreciation and thanks to the local Emergency Services for their ongoing support during the field days.
- SEMC
- The Shires of Dalwallinu, Dowerin, Wongan-Ballidu and Victoria Plains are in a cluster as part of the State Risk Project. Yvette Grigg will be facilitating the joint workshop(s). The aim is to schedule the first workshop for February 2019.
- DSJA
- Handover of the new building has taken place and relocation has commenced.
  - The date of the official opening is yet to be confirmed – the date is likely to be set on a Sunday for the end of November or early December.
- DBFB
- The second ambulance is now operational enabling transfer
  - Bush Fire Advisory Committee held AGM on 3 October 2018
  - Organising quotations to complete paving and railing around the new shed.
  - Fire trucks identified for routine maintenance and renewal due to be undertaken is scheduled.
- DDHS
- The local police facilitated a school lock down drill. A debrief is yet to take place.
- DCRC            Nil
- SoD                Nil

## 5.2 Emergency Contact List Update

Organisation	Name and Position	Mobile
Bush Fire Brigade	Paul Millsted, Deputy Chief Bush Fire Control Officer	0427 311 721
Shire of Dowerin	Rebecca McCall, CEO	0417 449 451
Shire of Dowerin	Rebecca McCall, Bush Fire Control Officer	0417 449 451
Shire of Dowerin	Glen Brigg, Bush Fire Control Officer	0429 311 160
St John Ambulance	Maxi McDonald, Community Paramedic	0438 059 257

*Commences December 3, 2018*

<b>6. GENERAL BUSINESS</b>
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Nil

<b>7. NEXT MEETING</b>
------------------------

5 February 2019 at Dowerin St John Ambulance commencing at 11am.

<b>8. MEETING CLOSED</b>
--------------------------

The meeting closed at 11.45pm



# Shire of Dowerin

## Finance Committee Meeting Minutes

15 October 2018 – 3pm

### Committee Members

Cr D.P. Hudson

Cr R.I Trepp

Cr. B.N. Walsh

### Staff

Ms R McCall, Chief Executive Officer

Ms S Fitchat, Finance Manager

Mr G Brigg, Asset and Works Manager

### Apology

NII

**SHIRE OF DOWERIN**  
**MINUTES OF THE FINANCE COMMITTEE MEETING HELD ON 15 OCTOBER 2018 at 3 pm**  
**TABLE OF CONTENTS**

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**1. DECLARATION OF OPENING**

The Chair, Cr R Trepp opened the meeting at 3 pm.

**2. ATTENDANCE**

**Members**

Cr R.I Trepp, Chair

Cr D.P. Hudson

Cr. B.N. Walsh

**Staff**

Ms R McCall, Chief Executive Officer

Ms S Fitchat, Finance Manager

Mr G Brigg, Asset and Works Manager

**3. DISCLOSURE OF INTEREST**

Nil.

IMPORTANT: Committee members to complete a “Disclosure of Interest” form for each item on the agenda in which they wish to disclose a financial/proximity/impartiality interest. They should give the form to the Presiding Member before the meeting commences. After the meeting, the form is to be forwarded to the Administration Office for inclusion in the Corporate Financial Disclosures Register.

**4. CONFIRMATION OF MINUTES**

---

OFFICER RECOMMENDATION – ITEM 4.1

***THAT THE MINUTES OF THE FINANCE COMMITTEE MEETING HELD ON 19 SEPTEMBER 2018 BE CONFIRMED AS A TRUE AND CORRECT RECORD OF PROCEEDINGS.***

---

COMMITTEE RECOMMENDATION – ITEM 4.1

***MOVED: CR D HUDSON***

***SECONDED: CR B WALSH***

***THAT THE MINUTES OF THE FINANCE COMMITTEE MEETING HELD ON 19 SEPTEMBER 2018 BE CONFIRMED AS A TRUE AND CORRECT RECORD OF PROCEEDINGS.***

**CARRIED 3/0**

**5. PRESENTATIONS**

Nil

**5.1 STANDING ITEM – BUSINESS ARISING FROM PREVIOUS MEETING/S**

Date: 15 October 2018  
File Ref:  
Disclosure of Interest: Nil  
Author: Susan Fitchat, Finance Manager  
Attachments:

Summary

This report provides an update on business arising from previous Finance Committee meetings.

Background

At the Finance Committee Meeting on the 15 October 2018, the Finance Committee followed up on:

Payments:

1. Outstanding Payments

The balance outstanding for the tenant arrears as at the end of September is \$1,770.  
A payment has not been received for October and this shall be followed up.

The outstanding payments for the football club will be followed up by the shire.

2. Financial Statements Cash Flow Forecast

The Committee requested a cashflow projection graph of the estimated funding position for the whole of 2018-2019 to be inserted into the Monthly Financial Report. This will be included in the Note 3 "Liquidity Over the Year" graph and will be prepared for presentation in the October 2018 financial statements.

This will require an assessment of rate payment commitments, roads grant income, transfers of reserves, loan drawdown and loan payments.

3. Trust Fund Account

The review and consideration of the closure of obsolete trust fund accounts shall be assessed within the requirements of the Local Government (Financial Management) Regulations 1996 and the Local Government Act 1995.

Consultation

Chief Executive Officer

Financial Implications

Nil

Risk

The item ensures that recommendations arising from Finance Committee meetings are considered and actioned and updates provided to the Committee.

Policy Implications

Nil

Statutory Implications

Nil

Strategic Implications

Strategic Community Plan - Theme 4 – Local Government Leadership

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***OFFICER RECOMMENDATION – ITEM 5.1***

***THAT THE FINANCE COMMITTEE NOTES THE PROGRESS ON ACTIONS AND RECOMMENDATIONS ARISING FROM PREVIOUS MEETING/S.***

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COMMITTEE RECOMMENDATION – ITEM 5.1

***MOVED: CR R TREP                      SECONDED: CR D HUDSON***

***THAT THE FINANCE COMMITTEE NOTES THE PROGRESS ON ACTIONS AND RECOMMENDATIONS ARISING FROM PREVIOUS MEETING/S.***

**CARRIED 3/0**

## 6. FINANCE REPORT

### 6.1 FINANCIAL ACTIVITY STATEMENTS – SEPTEMBER 2018

Date:	15 October 2018
Applicant:	Shire of Dowerin
File Ref:	Organisation/FinancialManagement/Reporting/Financial Statements/2018-2019 Monthly Financial Statements
Disclosure of Interest:	Nil
Author:	Susan Fitchat, Finance Manager
Senior Officer:	Rebecca McCall, Chief Executive Officer
Attachments:	1. Monthly Financial Activity Statements- September 2018

#### Summary

The Statement of Financial Activity, which includes Detailed Schedules, Statement of Financial Position, Current Ratios and Investment Register for the period ending 30 September 2018 are presented for the Finance Committee to review.

Please note, that the figures are actual at the time of reporting, and the depreciation figures shall be quantified in the October 2018 statements once the end of the financial year 2017-2018 has been audited and the asset rollover data finalized.

#### Background

Section 6.4 of the *Local Government Act 1995* requires a Local Government to prepare financial reports.

The *Local Government (Financial Management) Regulations 34 & 35* set out the form and content of the financial reports which have been prepared for the periods as above and are presented to Council for approval.

#### Comment

In order to fulfil statutory reporting requirements, and to provide the Council with a synopsis of the Shire's overall financial performance on a year to date basis, the following financial reports are attached.

- Statements of Financial Activity – Statutory Reports by Program and Nature or Type

The Statements of Financial Activity provide details of the Shire's operating revenues and expenditures on a year to date basis. The reports further include details of non-cash adjustments and capital revenues and expenditures, to identify the Shire's net current position; which reconciles with associated Net Current Position note (Note 3).

- Capital Acquisitions

This report provides year to date budget performance in respect of the following capital expenditure activities and their funding sources. Individual project information can be found at Note 12.

- Note 1 – Significant Accounting Policies

This note provides details of the accounting policies relating to the Shire's accounts.

- Note 2 - Explanation of Material Variances

Council adopted (in conjunction with the Annual Budget) a material reporting variance threshold of 5% or \$5,000, whichever is the greater. This note explains the reasons for any material variances identified in the Statements of Financial Activity at the end of the reporting period.

- Note 3 - Net Current Funding Position - Statutory Requirement

This note provides details of the composition of the net current asset position on a year to date basis and reconciles with the closing funding position as per the Statement of Financial Activity.

- Note 4 – Cash and Investments

This note provides Council with the details of the actual amounts in the Shire's bank accounts and/or Investment accounts as at reporting date.

- Note 5 – Budget Amendments

This note provides council with a list of all budget amendments to date.

- Note 6 – Receivables

This note provides Council with the sundry debtors outstanding as at reporting date.

- Note 7 - Cash Backed Reserves

This note provides summary details of transfers to and from reserve funds, and associated interest earnings on reserve funds, on a year to date basis.

- Note 8 – Rating Information

This note provides details of rates levied during the year.

- Note 9 – Information on Borrowings

This note shows the Shire's current debt position and lists all borrowings.

- Note 10 – Grants and Contributions received

This note is being redeveloped and will be provided as soon as possible.

- Note 11 – Trust Funds

This note shows the balance of funds held by the Shire in its Trust Fund on behalf of another person/entity.

- Note 12 – Capital Acquisitions

This note details the capital expenditure program for the year.

### Consultation

At the Finance Committee meeting on 15 October 2018, the following was clarified in relation to the financial statements.

1. Note 12 : Capital acquisitions – Buildings:

Groh house – 12 Anderson Street.

The Groh house is nearing completion and the lease agreement to rent out the property is pending finalization with the Department of Communities (Housing Program).

Swimming pool.

The swimming pool renewal and upgrade is underway at a current estimated cost of \$210,000. Loan 101 for \$200,000 shall be utilized to cover the cost of the pool upgrade.



The swimming pool upgrade is budgeted for at \$232,895.

2. Note 9: Information on Borrowings:

Drawdown of loan 100 of \$280,000 for the GROH house has been completed in October 2018.

3. Note 4: Cash and investments:

The Short Term Accommodation (STA) building retention bond of \$42,342 has been released into the Municipal bank account as the final retention payment for the building has been processed.

Financial Implications

The budgeted opening funding surplus as per the Budget adopted on 21 August 2018 presents a \$1,492,612 (Rate Setting Statement).

Risk Implications

Timely preparation of the monthly financial statements within statutory guidelines is vital to good financial management. Failure to submit compliant reports within statutory time limits will lead to non-compliance with the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

Policy Implications

The Shire of Dowerin has a comprehensive suite of financial management policies. Finances have been managed in accordance with these policies.

Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

Voting Requirements

Simple Majority will be required at the Ordinary Meeting of Council.

Statutory Implications

Council is required to adopt monthly statements of financial activity to comply with Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*. The FMR r. 34(4) allows for the Statements to be presented to Council at an Ordinary Meeting of Council within 2 months after the end of the month to which the statements relate, therefore by presenting the financial statements in October, the Shire of Dowerin complies with statutory obligations.

**OFFICER RECOMMENDATION – ITEM 6.1**

***THAT THE FINANCE COMMITTEE RECEIVES THE STATUTORY FINANCIAL ACTIVITY STATEMENT REPORTS FOR THE PERIOD ENDING 30 SEPTEMBER 2018 PURSUANT TO REGULATION 34(4) OF THE LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996.***

**COMMITTEE RECOMMENDATION – ITEM 6.1**

***THAT THE COUNCIL RECEIVES THE STATUTORY FINANCIAL ACTIVITY STATEMENT REPORTS FOR THE PERIOD ENDING 30 SEPTEMBER 2018 PURSUANT TO REGULATION 34(4) OF THE LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996.***

**MOVED: CR B WALSH**

**SECONDED: CR D HUDSON**

***CARRIED 3/0***

**6.2 ACCOUNTS FOR PAYMENT – 1 to 30 SEPTEMBER 2018**

Date: 16 October 2018  
 Applicant: Shire of Dowerin  
 File Ref: Organisation/FinancialManagement/Reporting/Financial Statements/2018-2019 Monthly Payment List  
 Disclosure of Interest: Nil  
 Author: Kathleen Brigg – Finance Officer  
 Senior Officer: Susan Fitchat – Finance Manager  
 Attachments: 2. List of accounts for September 2018  
 3. Credit Card Statement for September 2018

Background

The attached schedules of cheques drawn and electronic payments that have been raised under delegated authority during the month since the last Council meeting are presented to Council to be received.

The credit card statement with supporting invoices was reviewed by the committee.

Comment

The list as presented has been reviewed by the Finance Manager and Chief Executive Officer. The ending sequence number for August were as follows:

Cheque: 10561  
 EFT: 6161

The beginning sequence EFT number for September is as follows:

Cheque: 10562  
 EFT: 6162

Consultation

At the Finance Committee meeting on 15<sup>th</sup> October 2018, the Finance Committee checked the sequencing of the payments and enquired about the following payments and contras:

EFT6183	<p>Kenneth Myers</p> <p>Home and Community Care - Garage wall and replace with colorbond steel wall. Removal of all building rubbish. Supply and install 820 solid core door and steel door frame. Supply and install one roller door and electric motor. \$7,403.</p> <p>Response: This payment is a contra and paid for by capital grant funding for Home and Community Care.</p>
EFT6173	<p>Brilliant Security Pty Ltd</p> <p>Short Term Accommodation – attend site and repair broken locks in Studio units due to vandalism. \$812.45</p> <p>Response: This is a contra and the damages shall be reimbursed.</p>
EFT6216	<p>Rural Ranger Service</p> <p>Updating of synergy \$827.45</p> <p>Response: This is a contra and covered under the dog and cat registration fees.</p>

EFT 6207	Landgate Slip system Payment is for 1 year subscription for the Shared Location Information Platform (SLIP) system. \$2550.20. Response: The SLIP system shall be used by the shire to verify the title deeds and the details of the current owners of properties in the shire. The system will be used to update the Synergy rates system as required.
EFT6217	True Plumbing and Gas Excavate and repair collapsed sewerage line – Stacy Street. \$3984.20 Response: This repair required urgent repairs and excavation to the broken 150mm sewer main.

#### Statutory Implications

Regulation 12 & 13 of the *Local Government (Financial Management) Regulations 1996* requires that a separate list be prepared each month for adoption by Council showing:

- Creditors paid under delegated authority from Council

#### Policy Implications

The Shire of Dowerin has a comprehensive suite of financial management policies. Finances have been managed in accordance with these policies. Payments have been made under delegation.

#### Financial Implications

Funds expended are in accordance with Council's adopted budget for the 2018-19 financial year.

#### Risk Implications

Council would not be contravening to the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996* if this item was not presented to Council.

#### Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

#### Voting Requirements

Simple Majority will be required at the Ordinary Meeting of Council.

**OFFICER RECOMMENDATION – ITEM 6.2**

***THAT THE FINANCE COMMITTEE RECOMMEND THAT COUNCIL RECEIVE THE REPORT FROM THE CHIEF EXECUTIVE OFFICER ON THE EXERCISE OF DELEGATED AUTHORITY IN RELATION TO CREDITOR PAYMENTS FROM THE MUNICIPAL FUND FOR THE PERIOD 1 SEPTEMBER 2018 TO 30 SEPTEMBER 2018 AS PER THE ATTACHED SCHEDULE CHEQUE PAYMENTS 10562 TO 10572, AND EFT 6162 TO EFT 6221.***

**COMMITTEE RECOMMENDATION – ITEM 6.2**

***MOVED: CR B WALSH***

***SECONDED: CR D HUDSON***

***THAT THAT THE COUNCIL RECEIVE THE REPORT FROM THE ACTING CHIEF EXECUTIVE OFFICER ON THE EXERCISE OF DELEGATED AUTHORITY IN RELATION TO CREDITOR PAYMENTS FROM THE MUNICIPAL FUND FOR THE PERIOD 1 SEPTEMBER 2018 TO 30 SEPTEMBER 2018***

**CARRIED 3/0**

**6.3 2018-2019 WRITE OFF OF REJECTED PENSION REBATE – A449**

Date:	15 October 2018
File Ref:	Organisation/Financial Management/Budgeting
Disclosure of Interest:	Nil
Author:	Susan Fitchat, Finance Manager
Senior Officer:	Rebecca McCall, Chief Executive Officer
Attachments:	Nil

Summary

A pension rebate was rejected on 23 February 2018 for Assessment claim number 449. The reason for rejection was because the “Concession number is ineligible”. No action was performed to recover the monies.

The property was then sold to the current owners on 16 April 2018. On settlement this money was not recovered.

Due to incorrect administrative processes this amount should be written off due to.

- a) Previous owner is most probably deceased; and
- b) Council did not advise on settlement that the monies were due.

The amount to be written off is \$851.60, which consists of:

- Rates \$460.76
- ESL \$37.50
- Sewerage \$353.34

Financial Implications

The financial implications will result in additional expenses for 2018-2019 financial year of \$851.60.

Risk Implications

There is minimal risk as the adjustments will be implemented within accordance of the Local Government Act 1995.

Current rejections are actioned immediately, therefore future occurrence should be minimised.

Consultation

Louise Sequerah – Rates Officer

Policy Implications

Nil

Statutory Implications

The Local Government Act 1995, Section 6.4 (2)(b).

Strategic Implications

Strategic Community Plan - Theme 4 – Our Leaders – Outcome 3 - Reference L5

Voting Requirements

Absolute Majority is required is required for this recommendation.

**COMMITTEE RECOMMENDATION – ITEM 6.3**

**MOVED: CR B WALSH**

**SECONDED: CR D HUDSON**

**THAT THE FINANCE COMMITTEE RECOMMEND TO COUNCIL THE FOLLOWING:**

- 1. COUNCIL WRITES OFF THE BALANCE OF THE RATES ASSESSMENT FOR THE REJECTED REBATE FOR A449 OF \$851.60.**

**CARRIED 3/0**

**7. QUESTIONS FROM MEMBERS**

Nil

**8. URGENT BUSINESS**

Sporting club facilities:

Usage is confirmed at \$30 per player for the financial year 2018-2019. There is no additional cost. At the start of the season the Club advises the Shire of their senior play numbers. The Shire invoices the Clubs for the amount per senior player as agreed and there is free use of facilities for juniors.

Christmas closure:

The proposed dates for the Christmas closure shutdown between Christmas and New Year is: 21 December 2018 to 2 January 2019 for administration staff and 21 December 2018 to 7 January 2019 for the works crew.

**9. DATE OF NEXT MEETING**

Date: 19<sup>th</sup> November 2018

**10. CLOSURE OF MEETING**

The presiding member closed the meeting at 3.45pm.