Yangebup East

Development Contribution Plan 5 (DCP 5)

REPORT

2026

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Acknowledgement of Country

The Mayor, Councillors and staff of the City of Cockburn acknowledge the Whadjuk Nyungar people of Beeliar boodja as the traditional custodians of this land. We pay our respect to the Elders, past and present.

Yangebup East Development Contribution Plan Report

Note: This report does not form part of the planning scheme but provides the rationale and justification for the Development Contribution Plan (DCP), the calculation of costs, and the cost apportionment schedule specifying the costs for each owner.

Development Contribution Area

The Development Contribution Area (DCA) is shown on the Scheme Map as: 'DCA 5'.

Purpose

The purpose of the DCP Report is to:

a) enable the applying of infrastructure contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the DCA
b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners
c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the DCA
d) coordinate the timely provision of infrastructure

The DCP provides for the sharing of costs associated with the following works:

1. Construction of Beeliar Drive, between Stock Road and Spearwood Avenue.
2. Construction of Spearwood Avenue, between Beeliar Drive and Fancote Avenue.
3. Closing Yangebup Road at the railway line.

Period of the Plan

10 years commencing 20 October 2023 to 30 June 2033.

The plan may also be extended for further periods (with or without modification) by subsequent Scheme Amendments.

Operation of DCP

DCP 5 has been prepared in accordance with the provisions of TPS 3 and SPP 3.6. It came into effect upon the gazettal of Amendment 197 to TPS 3 on 12 December 2002.

DCP 5 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the following infrastructure:

1. Construction of Beeliar Drive, between Stock Road and Spearwood Avenue.
2. Construction of Spearwood Avenue, between Beeliar Drive and Fancote Avenue.
3. Closing Yangebup Road at the railway line.

The requirement to contribute under DCP 5 would typically arise as a condition of subdivision approval, however it may occur through other arrangements as specified in clause 5.3.14 of TPS 3.

DCP 5 is operational in the same area as DCP 13, which relates to community infrastructure. Landowners will be required to satisfy their contribution obligations under both DCPs.

Application Requirements

Where an application for subdivision, strata subdivision, development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

Items Included in the Plan

The DCP provides for a portion of the cost of land and works associated with constructing Beeliar Drive, between Stock Road and Spearwood Avenue, to be equitably distributed between all developing landowners within the DCA.

The following infrastructure items are included in the DCP as set out in Table 10 of TPS 3:

Construction of Beeliar Drive between Stock Road and Spearwood Avenue, Including:

- Land requirements for the other Regional Road Reservation between Watson Road and Spearwood Avenue under the MRS
- Land requirements for an average 45-metre-wide road reserve between Watson Road and Stock Road and where necessary to accommodate channelisation at intersections and drainage
- Full earthworks
- Construction of a four-lane median divided curbed road
- Dual use path (both sides)
- Pedestrian Crossings (where appropriate at the discretion of the local government)

- Lighting
- Landscaping
- Traffic signals and roundabouts at major intersections
- Drainage
- Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs
- Servicing infrastructure relocation where necessary
- Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beeliar Drive or for any of the abovementioned works.

These works are required to support traffic demand generated from development undertaken within the DCA.

Construction Spearwood Avenue, between Beeliar Drive and Fancote Avenue, Including.

- Land requirements for a 25-metre-wide road reserve
- Full earthworks
- Construction of a two-lane curbed road with channelisation at intersections
- Dual use path (one side only)
- Traffic Management devices
- Drainage
- Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs
- Servicing infrastructure relocation where necessary

These works are required to support traffic demand generated from development undertaken within the DCA.

Closure of Yangebup Road at the Railway Line

The closing of Yangebup Road at the railway line serves to downgrade Yangebup Road in favour of access via Beeliar Drive.

A map detailing the location of the infrastructure in relation to the DCA is included in Annex 1 Maps.

The cost of infrastructure includes all the initial capital costs associated with the provision of the infrastructure item and excludes ongoing maintenance and operating costs of the infrastructure.

Estimated Costs

A detailed summary of the cost breakdown for each infrastructure item is provided in Annex 2 Cost Apportionment Schedule (CAS).

The infrastructure items identified in Table 10 of TPS3 has been completed.

The total cost of the DCP infrastructure works, including land and construction was **$3,393,905.**

The City pre-funded the construction costs of $1,731,864, with a partial drawdown of $1,500,000 from the DCA5 Reserve to Municipal Reserve in 2020.

There are still landowners who have yet to develop and pay a contribution towards the DCP5. The remaining amount owed to the City is **$279,858, including interest.** An additional **$8,910** is allowed for administration costs, resulting in a total remaining DCP costs of **$288,769.**

There are no further expenses other than administrative costs.

Method of Calculating Contribution

All landowners within DCA5 and DCA4 with the exception of Lots 500 and 600 Shallcross Street and Lots 500 and 504 Storey Place within DCA4 shall make a proportional contribution of 40.88% of the total cost of constructing Beeliar Drive between Stock Road and Spearwood Avenue and all landowners within DCA5 south of Beeliar Drive shall make a proportional contribution of 30.65% of the cost of Spearwood Avenue between Beeliar Drive and Fancote Avenue and all landowners north of Beeliar Drive shall make a proportional contribution to 100% of the cost of closing Yangebup Road at the Railway Line.

The area which benefits from the infrastructure is shared between DCP 4 and DCP 5 (Yangebup West and East), as shown in DCA4 & DCA5 Scheme Maps. The total DCP 4 and 5 cost is apportioned to each DCP based on their respective net developable areas, equating to 47.63% and 52.37% split, respectively.

All other aspects of the contribution are to be determined in accordance with the provisions of clause 5.3 of TPS 3.

Contributions shall be calculated on a per hectare basis.

The adopted contribution rate of DCP 5 is **$16,904.76/ha,** as of 16 October 2026**.** The rate has been determined based on the remaining DCP cost to be recovered, after deducting the funds currently available in the DCA5 Reserve, as follows:

Contribution Rate ($/ha)

= (Total Remaining DCP Cost ($) – Reserve Balance ($) / Net Developable Area

= (288,769.26 - $189,431.79) / 5.8763ha

As the contribution rate is based on the actual remaining DCP cost to be recovered, rather than an estimate of future infrastructure cost, no indexation is applied to the adopted contribution rate.

An owner's contribution will be calculated based on the area of the subject site developed, multiplied by the applicable contribution rate, as follows:

Landowner's Cost Contribution ($)

= Area of Subject Site (ha) x Contribution Rate ($/ha)

A detailed summary of the overall DCP costs and remaining costs to be recovered is included in Annex 2 Cost Apportionment Schedule (CAS).

Infrastructure Costs

Land Acquisition

The total cost of acquiring land identified under the Metropolitan Region Scheme (MRS) for **'Other Regional Roads'** and provided for under DCP5 was **$7,763,334**, as detailed in Annex 2 Cost Apportionment Schedule (CAS).

Land acquisition costs were calculated based on the area required for the MRS reservation and the applicable valuation rate per square meter, using:

Land Acquisition Cost ($)

= MRS Reserved Area x Valuation Rate ($/m²)

The proportion of the land acquisition cost applicable to DCA4 and DCA5 was calculated on a pro-rata basis using:

Land Acquisition Cost ($)

= Actual Land Acquisition Cost x 40.88%

=$7,763,334 x 40.88%

=$3,173,650

The total DCA4 and DCA5 land acquisition cost was then apportioned between the two DCAs based on their respective net developable area, using 47.63% share for DCA4 and a 52.37% share for DCA5.

DCA5 Land Acquisition Cost ($)
=$3,173,651 x 52.37%
=$1,662,041

A separate DCA5 adjustment of $893,899.16 applies to SCL Pt 451 Yangebup Road. This amount represents the City's share of the land cost, which was subsequently offset against construction costs previously pre-funded by the City. The adjustment is shown separately from the normal pro-rata land acquisition calculation.

Actual DCA5 Land Cost ($)
= $1,662,041 + $893,899
= $2,555,940

Note: The DCA5 adjustment of $893,899.16 does not represent an additional land acquisition cost to be recovered from landowners. It reflects an internal offset against construction costs previously pre-funded by the City.

Beeliar Drive Construction

The construction of Beeliar Drive between Stock Road and Spearwood Avenue has been completed as outlined in Table 10 of TPS3.

The total cost of Beeliar Drive construction works was **$8,089,474.94,** as detailed in Annex 2 Cost Apportionment Schedule (CAS).

The proportion of the construction cost applicable to DCA4 and DCA5 was calculated on a pro-rata basis using:

Road Construction Cost ($)
= Actual Construction Cost x 40.88%
=$8,089,474 x 40.88%
=$3,306,977

The total DCA4 and DCA5 construction cost was then apportioned between the two DCAs based on their respective net developable area, with DCA4 having a 47.63% share and DCA5 having a 52.37% share.

DCA5 Construction Cost ($)
= $3,306,977.36 x 52.37%
=$1,731,864

The DCAs paid the full cost of acquiring SCL Pt 451 Yangebup Road. The City's share of the land cost was subsequently offset against the construction costs owed to the City for Beeliar Drive, which had been prefunded by the City.

Accordingly, the $893,899.16 DCA5 adjustment is deducted from the DCA5 construction cost, reducing it from $1,731,864 to $837,964.

There are still landowners who have yet to develop and pay their contributions towards DCP5. The remaining construction cost to be recovered is $279,858. An additional $8,910 is allowed for administration costs, resulting in a total remaining DCP5 costs of $288,769.

There will be no further infrastructure costs, other than annual administration costs.

Spearwood Avenue Construction

All landowners within DCA 5 South of Beeliar Drive shall make a proportional contribution of 30.65% of the total cost of Spearwood Avenue, between Beeliar Drive and Fancote Avenue.

The total construction cost of Spearwood Avenue was **$3,893,949.76**.

Road Construction Cost ($)
= (Actual Construction Cost x 30.65%) + Design and Valuation Costs
= ($3,893,949 x 30.65%) + $15,481
=$1,208,976

A summary of the actual costs for each infrastructure item is included in Annex 2 Cost Apportionment Schedule (CAS).

The construction works for Spearwood Avenue, between Beeliar Drive and Fancote Avenue, have been completed.

Closure of Yangebup Road at the railway line

All landowners north of Beeliar Drive shall make a proportional contribution to the full cost of closing Yangebup Road at the railway line.

The total cost of the works is **$126,085.06.**

A summary of the actual cost for each infrastructure item is included in Annex 2 – Cost Apportionment Schedule (CAS)

The works to close Yangebup Road at the railway line have been completed.

Priority and Timing of Delivery

The works set out in TPS 3 have been completed and there are no further expenses other than administrative costs.

Payment of Contributions

Payment of contributions are in accordance with the provisions of clause 5.3.14 of TPS 3:

5.3.14.1 The owner, with the agreement of the local government, is to pay the owner's cost contribution by

i. cheque or cash
ii. transferring to the local government or a public authority land in satisfaction of the cost contribution
iii. the provision of physical infrastructure
iv. some other method acceptable to the local government; or
v. Any combination of these methods.

5.3.14.2 The owner, with the agreement of the local government, may pay the owner's cost contribution in a lump sum, by instalment or in such other manner acceptable to the local government.

5.3.14.3 Payment by an owner of the cost contribution, including a cost contribution based upon estimated costs in a manner acceptable to the local government constitutes full and final discharge of the owner's liability under the development contribution plan and the local government shall provide certification in writing to the owner of such discharge if requested by the owner.

Review

The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the

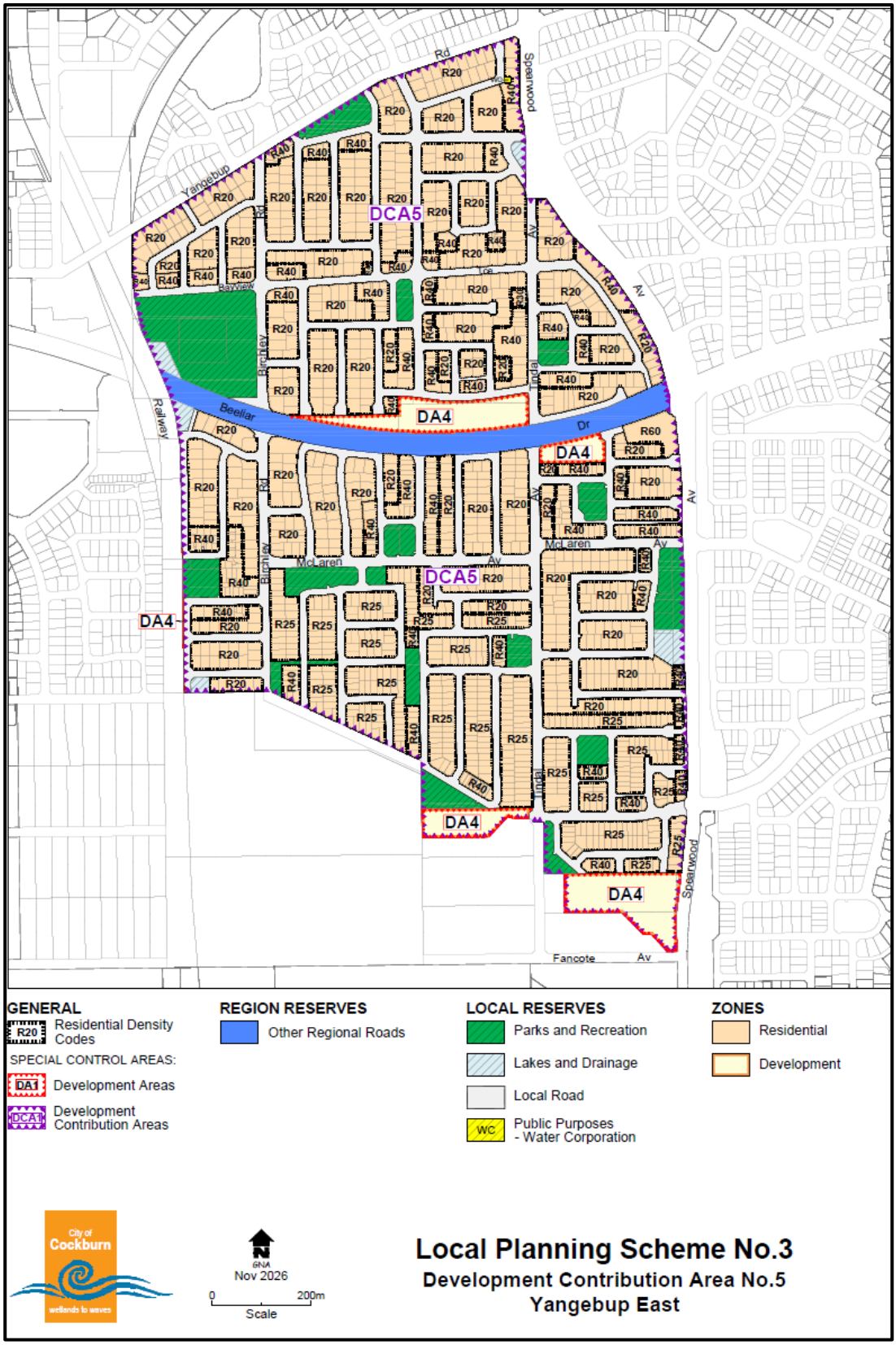
local government consider it appropriate, having regard to the rate of development in the area and the degree of development potential still existing.

Annexes

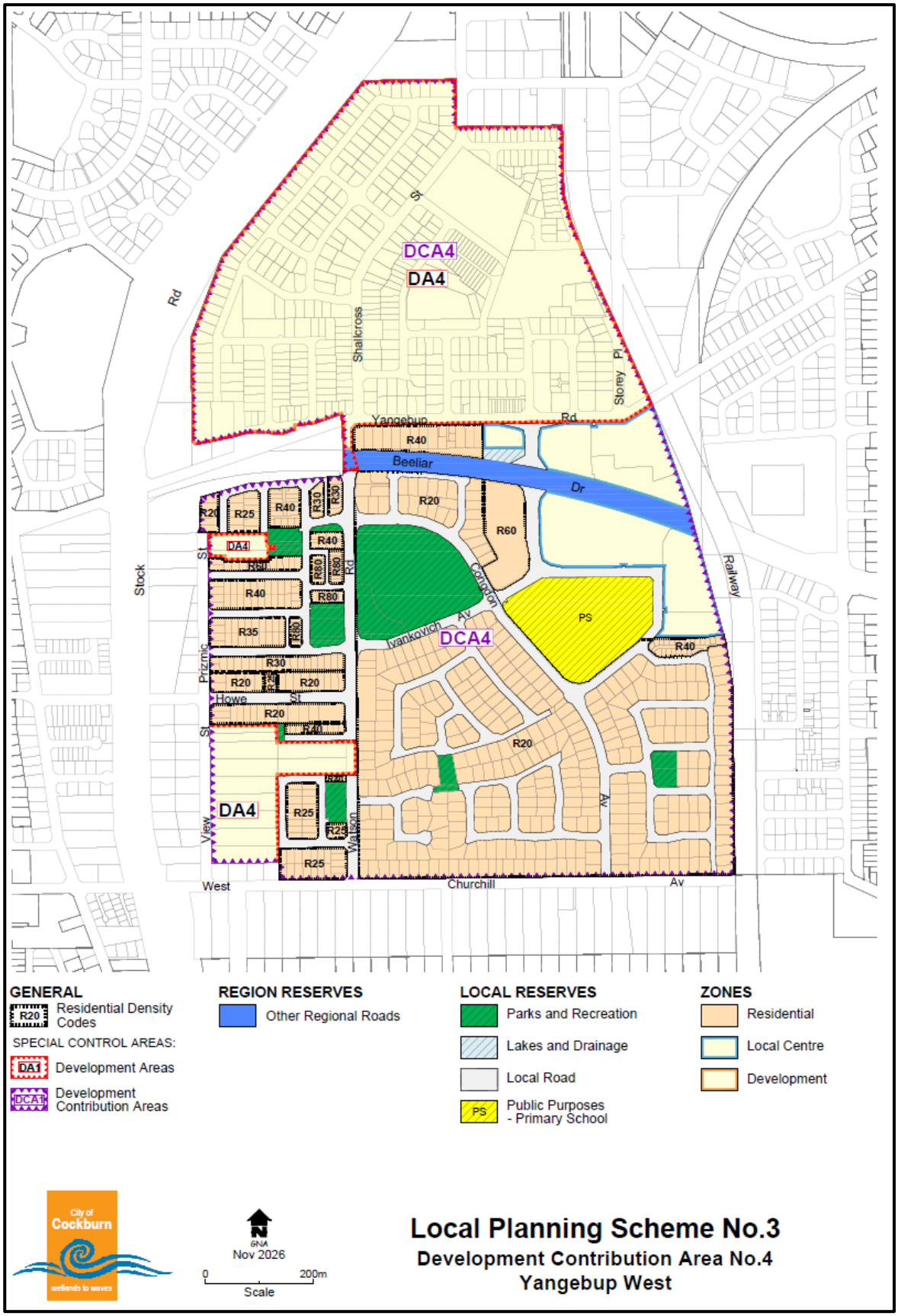
1. Maps
2. Cost Apportionment Schedule (CAS)

Annex 1 – Maps

DCA5 Scheme Map



DCA4 Scheme Map



Location of DCA4 & DCA5 Infrastructure Items



Annex 2 – Cost Apportionment Schedule (CAS)

Summary Sheet

DCA 5 Yangebup East - Cost Apportionment Schedule (CAS)			
Remaining Contributions Overview			
Item	**Schedule**	**Actual ($)**	**Remaining Costs ($)**
Land Acquisition for Beeliar Drive *Prorata contribution to 40.88%*	Schedule 1	2,555,940.24	0.00
Construction of Beeliar Drive *Prorata contribution to 40.88%*	Schedule 2	837,964.88	279,858.91
Administration Costs	Schedule 3	85,841.57	8,910.35
	Total Costs	**3,479,746.70**	**288,769.26**

Description	Area (ha)	Remaining Costs ($)
Remaining land area	5.8763	
Remaining Total Cost		288,769.26
Less funds available		189,431.79
Outstanding Contributions		99,337.47
Cost Contribution Rate ($/Ha)		**16,904.76**

Schedule 1 Beeliar Drive Land Costs

Schedule 1 - Beeliar Drive Land Costs					
Property Description	**Area (ha)**	**Total Cots ($)**	**Pro-rata 40.88%**	**DCA 4 47.63%**	**DCA 5 52.37%**
Mrs Reserve					
CSL Pt 451 Yangebup Rd	1.0020	1,544,575	631,422.26	300,746.42	330,675.84
Lot 6 Watson Rd	0.8954	179,080	73,207.90	34,868.92	38,338.98
Pt Lot 9001 Yangebup Rd (Lot 621 Yangebup Rd	1.5004	1,985,850	811,815.48	386,667.71	425,147.77
Lot 12 Birchley Rd	0.3391	119,363	48,795.59	23,241.34	25,554.25
Lot 26 Birchley Rd	0.5604	197,260	80,639.89	38,408.78	42,231.11
		105,000	42,924.00	20,444.70	22,479.30
Lot 75 Birchley Rd	0.0241	9,544	3,901.59	1,858.33	2,043.26
Lot 101 Birchley Rd	1.1730	1,401,140	572,786.03	272,817.99	299,968.04
Lot 77 Birchley Rd	0.0105	4,158	1,699.79	809.61	890.18
Lot 33 Tindal Ave	0.5490	786,800	321,643.84	153,198.96	168,444.88
Lot 34 Tindal Ave	0.6410	253,836	103,768.16	49,424.77	54,343.38
Lot 181 Tindal Ave	0.3963	237,600	97,130.88	46,263.44	50,867.44
Pt Lot 58 Tindal Ave	0.8371	331,492	135,513.93	64,545.28	70,968.64
Lot 45 Fancote Avenue	0.0240	36,709	15,006.64	7,147.66	7,858.98
Widenings					
Pt Lot 9001 Yangebup Rd (621 Yangebup road)	0.0960	101,570	41,521.82	19,776.84	21,744.98
Pt Lot 26 Birchley Rd	0.0133	21,003	8,586.03	4,089.52	4,496.50
Lot 101 Birchley Rd	0.0135	15,850	6,479.48	3,086.18	3,393.30
Pt Lot 33 Tindal Ave	0.0475	53,250	21,768.60	10,368.38	11,400.22
Pt Lot 34 Tindal Ave	0.0839	93,440	38,198.27	18,193.84	20,004.44
Pt Lot 35 Tindal Ave	0.0215	24,650	10,076.92	4,799.64	5,277.28
Pt Lot 58 Tindal Ave	0.0657	27,898	11,404.70	5,432.06	5,972.64
Pt Lot 59 Tindal Ave	0.0207	45,000	18,396.00	8,762.01	9,633.99
Drainage					
Lot 9001 Yangebup Rd (Lot 621 Yangebup Rd)	0.1508	159,600	65,244.48	31,075.95	34,168.53
Associated Costs					
Purchase and settlement costs		28,666	11,718.83	5,581.68	6,137.15
Total Cost	**8.4652**	**7,763,334**	**3,173,651.11**	**1,511,610.02**	**1,662,041.08**
CSL Pt 451 Yangebup Rd – DCA 4 adjustment				19,253.58	
CSL Pt 451 Yangebup Rd – DCA 5 adjustment					893,899.16
Actual DCA Cost			**4,086,803.85**	**1,530,863.60**	**2,555,940.24**

Note: The DCAs paid the full cost of acquiring CSL Pt 451 Yangebup Rd. The City's portion of the land cost was subsequently offset against the construction costs owed to the City for Beeliar Drive, which had been prefunded by the City. The resulting adjustments of $19,253.58 for DCA 4 and $893,899.16 for DCA 5 are shown separately and are not included in the normal pro-rata land acquisition calculation. ECM DocSetId #8796030

Schedule 2 Beeliar Drive Construction Costs

Schedule 2 - Beeliar Drive Construction Costs				
Description	**Total Cost ($)**	**Prorata 40.88%**	**DCA 4 47.63%**	**DCA 5 52.37%**
Drainage (1996)	13,891.00	5,678.64	2,704.74	2,973.90
Preliminary earthworks contract (railway to Watson Road) Dec 99	254,542.25	104,056.87	49,562.29	54,494.58
Consultants for preliminary earthworks	30,359.75	12,411.07	5,911.39	6,499.68
Stage 1 Construction (Spearwood Ave to Watson Rd) August 01	1,713,250.00	700,376.60	333,589.37	366,787.23
Consultants for Stage 1	84,854.00	34,688.32	16,522.05	18,166.27
Stage 2 estimated cost Watson Road to Stock Rd	734,591.00	300,300.80	143,033.27	157,267.53
Intersection Birchley and Beeliar Drive	97,900.00	40,021.52	19,062.25	20,959.27
Stage 3 estimated cost second carriageway & assoc works	4,030,956.00	1,647,854.81	784,873.25	862,981.57
Intersection Spearwood Ave and Beeliar Drive (75% contribution)	258,555.94	105,697.67	50,343.80	55,353.87
Landscaping estimated cost	870,575.00	355,891.06	169,510.91	186,380.15
Subtotal	**8,089,474.94**	**3,306,977.36**	**1,575,113.32**	**1,731,864.04**
Less: Land Cost funded in advance by DCA5 - 59% City Share				*893,899.16*
Less: Land Cost funded in advance by DCA4 - 59% City Share			*19,253.58*	
Total Cost	**8,089,474.94**	**2,393,824.62**	**1,555,859.74**	**837,964.88**

Schedule 3 Administration Costs

Schedule 3 - Summary of Administration Costs	
Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.	
Period	
Costs to 2019/20	70,233.62
2020/21	1,497.91
2021/22	1,474.27
2022/23	1,800.00
2023/24	1,925.42
2024/25	4,435.00
2025/26	4,475.35
Total Cost	**85,841.57**

Schedule 4 Spearwood Ave Costs

Schedule 4 - Spearwood Ave Costs		
Beeliar Drive to Fancote Ave	**Actual Cost ($)**	**DCA 5 30.65%**
Land		
Stage 1 Beeliar - Bluebush + McLaren Ave connection (1.0620 ha)	1,066,133.00	326,769.76
Stage 2 Bluebush - Henderson (2.1159ha)	1,198,345.00	367,292.74
Drainage (0.1615 ha)	182,352.50	55,891.04
Initial valuation advice		1,720.00
Construction		
Preliminary design and costs		10,050.00
Design Modifications and recost (06/04)		3,710.00
Stage 1 construction to Bluebush	370,388.64	113,524.12
Estimated construction Bluebush to Henderson Ave	1,076,730.62	330,017.94
Total Project Cost	**3,893,949.76**	**1,208,975.60**

Schedule 5 Yangebup Road Costs

Schedule 5 - Yangebup Road Costs Closure at the railway line	
Item	**Actual Cost ($)**
Initial design and costs	6,900.00
Actual cost of works	118,805.06
Cost update	380.00
Total Project Cost	**126,085.06**

Schedule 6 Contribution Register

Schedule 6 - Contribution Register									
Description		Overall DCA				North		South	
		Beeliar Drive				Yangebup Road		Spearwood Ave	
		Area Ha	Total ($)	Area Ha	Contribution ($)	Area Ha	Contribution ($)	Area Ha	Contribution ($)
Bayview 1 Coburg Nominees	Jan-01		111,989.00		111,989.00				
Bayview 2 house lots	Feb-02		1,996.46		1,996.46				
Review adjustment	Mar-02		45,172.45		45,172.45				
Interest 01/02			**24.99**		**24.99**				
	Balance	**110.7427**	0.00	**110.7427**		**43.5322**		**67.2105**	
Bayview 2 Coburg Nominees	Oct-02	8.8908	140,804.67	8.8908	133,248.11	8.8908	7,556.56		
Bayview 4 house lots	Mar-03	0.3603	5,706.11	0.3603	5,399.88	0.3603	306.23		
Interest 02/03			**98.27**		**98.27**				
Carcione Nominees Lot 61 & 62 Tindal	Mar-04	1.5951	25,261.79	1.5951	23,906.07	1.5951	1,355.72		
Bayview 3 Coburg Nom Lot 73,74 & 75 Birchley	Apr-04	5.6668	89,745.79	5.6668	84,929.41	5.6668	4,816.38		
Interest 03/04			**6,946.97**		**6,946.97**				
Ciotti house lots	Oct-04	0.2847	8,818.34	0.2847	5,922.54			0.2847	2,895.80
Bayview 5 Coburg Nominees	Feb-05	3.2003	99,126.57	3.2003	66,575.01			3.2003	32,551.56
Feymore Pty Ltd	May-05	1.8912	46,578.18	1.8912	39,342.14	1.8912	7,236.04		
Interest 04/05			**19,341.06**		**19,341.06**				
Aust Mineral Invest P/L Lot 69 Yangebup Rd Stg 1	Sep-05	1.4895	46,873.28	1.4895	40,988.31	1.4895	5,884.97		
Fazio & Gelati Lot 29 Tindal Ave	Nov-05	2.0252	63,731.30	2.0252	55,729.80	2.0252	8,001.50		
West Coast Const P/L Lot 30 Tindal Ave	Dec-05	2.0313	63,923.26	2.0313	55,897.66	2.0313	8,025.60		
Coburg Nominees Bayview 4	Jan-06	2.6741	84,151.63	2.6741	73,586.34	2.6741	10,565.29		
Coburg Nominees	Jan-06	0.1346	5,148.82	0.1346	3,703.94			0.1346	1,444.88
Dept Housing & Works	Jan-06	0.4476	14,085.59	0.4476	12,317.13	0.4476	1,768.46		
Dept Housing & Works	Jan-06	2.0234	63,674.66	2.0234	55,680.26	2.0234	7,994.40		
Carcione Nominees Lot 71 Birchley Rd	May-06	2.8326	89,139.49	2.8326	77,947.96	2.8326	11,191.53		
Panizza Lot 70 Yangebup Rd	May-06	2.9170	91,795.48	2.9170	80,270.50	2.9170	11,524.98		
Carcione Nominees Lots 31 & 32 Tindal Ave	May-06	4.0468	127,349.32	4.0468	111,360.53	4.0468	15,988.79		
Aust Mineral Invest P/L Lot 69 Yangebup Rd Stg 2	Jun-06	0.2047	6,441.73	0.2047	5,632.97	0.2047	808.76		
Interest 05/06			**38,504.52**		**38,504.52**				
Coburg Nominees - Bayview Stage 6	Apr-07	4.1944	308,120.63	4.1944	223,079.33			4.1944	85,041.30
Panama Dev Lot 27 Birchley Rd House lot	Jun-07	0.2124	17,212.90	0.2124	12,462.14			0.2124	4,750.76
Interest 06/07			**91,802.34**		**91,802.34**				
Panama Dev Balance Lot 27 Birchley Rd	Jan-08	0.7924	64,847.64	0.7924	40,789.16			0.7924	24,058.48
Coburg Nominees - Bayview Stage 7	Feb-08	4.3576	356,612.91	4.3576	224,309.52			4.3576	132,303.39
Dharma Developments - Lot 56 Tindal Stage 1 & 2	Apr-08	2.3233	200,693.62	2.3233	126,236.28			2.3233	74,457.34
Interest 07/08			**28,470.37**		**28,470.37**				
Carcione Nominees P/L Lot 1009 Spinaker Heights	Apr-09	0.3984	22,398.85	0.3984	21,332.66	0.3984	1,066.18		
Interest 08/09			**85,472.02**		**85,472.02**				
Beeliar JV Lots 9503 & 9504 Spearwood Ave	Aug-09	0.3396	19,090.64	0.3396	13,842.48			0.3396	5,248.15
Audit adjustment incl. indexation - JV Lots 9503 & 9504 Spearwood	Apr-20		-4,943.76		-4,943.76				
Interest 09/10			**15,262.39**		**15,262.39**				
Sureland Pty Ltd	Jul-11	2.0060	93,985.11	2.0060	89,511.42	2.0060	4,473.69		
Audit adjustment incl. indexation - Sure Land Pty Ltd			-7,568.88		-7,568.88				
M & C Grieco	Jul-11	0.3632	17,016.75	0.3632	10,703.54			0.3632	6,313.21
Audit adjustment incl. indexation- M & C Grieco	Apr-20		-1,370.52		-1,370.52				
Interest 10/11			**2,558.86**		**2,558.86**				
Everlevel Lot 79 Birchley Road	Apr-12	2.0234	67,694.83	2.0234	42,580.05			2.0234	25,117.78
Terranovis Lot 37 Tindal Avenue Stage 2	Jun-12	1.6767	56,095.64	1.6767	35,284.16			1.6767	20,811.48
Interest 11/12			**931.31**		**931.31**				
Part Lot 69 Yangebup Road-Aust Minerals	Dec-12	0.5553	14,665.62	0.5553	13,327.20	0.5553	1,338.42		
Lot 53 Tindal Avenue Beeliar - Anham Nominnes	May-13	2.0399	75,731.90	2.0399	48,905.43			2.0399	26,826.47
Lot 36 Tindal Avenue Beeliar Redfair	May-13	2.0234	75,116.01	2.0234	48,509.86			2.0234	26,606.15
Interest 12/13			**1,272.34**		**1,272.34**				
Lot 35 Tindal Ave Beeliar	Feb-14	2.0234	87,705.55	2.0234	61,099.40			2.0234	26,606.15
Lot 34 Tindal Ave Beeliar	Mar-13	1.3850	60,033.70	1.3850	33,427.57			1.3850	26,606.15
Lot 51 & 52 Tindal Ave	May-14	4.2846	185,718.69	4.2846	129,379.54			4.2846	56,339.15
Interest 13/14			**5,363.55**		**5,363.55**				
9510 Spearwood Avenue Beeliar	Sep-14	0.6424	35,047.59	0.6424	26,756.09			0.6424	8,291.50
Audit adjustment incl. indexation 9510 Spearwood Ave Beeliar	Apr-20		-1,291.82		-1,291.82				
Lot 54 Tindal Ave Beeliar	Nov-14	2.4433	133,299.78	2.4433	101,763.94			2.4433	31,535.84
Audit adjustment incl. indexation - Lot 54 Tindal Ave Beeliar	Apr-20		-4,932.99		-4,932.99				
Lot 50 & 49 Tindal Ave Beeliar	May-15	4.2870	233,892.47	4.2870	178,559.86			4.2870	55,332.61
Audit adjustment - incl. idexation - Lot 50 & 49 Tindal Ave Beeliar	Apr-20		-8,585.36		-8,585.36				
Interest 14/15			**14,341.13**		**14,341.13**				
Part Lot 48 Tindal Ave	Oct-15	0.1480	8,910.45	0.1480	7,000.21			0.1480	1,910.24
Audit adjustment incl. indexation - Part Lot 48 Tindal	Apr-20		-1,538.02		-1,538.02				
Remainder Lot 48 Tindal Ave	Oct-15	1.9968	120,218.84	1.9968	94,446.00			1.9968	24,772.83
Audit adjustment including indexation- Remainder Lot 48 Tindal Ave	Apr-20		-22,417.87		-22,417.87				
Lot 47 Tindal Ave	Dec-15	2.1423	128,978.78	2.1423	101,327.96			2.1423	27,650.81
Audit adjustment incl indexation- Lot 47 Tindal Ave	Apr-20		-20,753.98		-20,753.98				
Interest 15/16			**24,464.29**		**24,464.29**				
Lot 39 Tindal Ave	Nov-16	2.2182	90,618.48	2.2182	61,988.01			2.2182	28,630.46
Lot 38 Tindal Ave	May-17	2.2207	90,720.61	2.2207	62,057.87			2.2207	28,662.73
Lot 9041 Spearwood Ave	Mar-17	0.1746	9,661.10	0.1746	7,407.52			0.1746	2,253.57
Audit adjustment incl. indexation - Lot 9041 Spearwood Ave	Nov-19		-1,459.44		-1,459.44				
Interest 16/17			**26,914.60**		**26,914.60**				
Lot 9041 Spearwood Ave	Aug-17	0.0176	651.60	0.0176	424.43			0.0176	227.16
41 Tindal Ave (Beeliar Gardens Stage 3 phase2)	Mar-18	1.2454	46,108.27	1.2454	30,033.80			1.2454	16,074.46
Interest 17/18			**28,857.83**		**28,857.83**				
9012 Lisianthus Terrace - 6031664	Jul-18	0.1125	4,165.07	0.1125	2,713.02			0.1125	1,452.04
9013 Lisianthus Terrace - 6031665	Aug-18	0.2809	10,399.72	0.2809	6,774.12			0.2809	3,625.59
9013 Lisianthus Terrace - 6031665	Nov-18	0.1500	10,920.65	0.1500	4,400.37			0.1500	2,406.93
Audit adjustment incl. indexation - 9013 Lisianthus Terrace	Apr-20		-4,200.90		-4,200.90				
Lot 81 McLaren Ave - 6031029 - Stage 1	Feb-19	3.0272	220,393.18	3.0272	33,812.09			3.0272	103,568.32
Audit adjustment - Lot 81 McLaren Ave 6031029	Apr-20		-84,354.35		-84,354.35				
Lot 9015 Tindal Ave - 6032274	Jan-19	0.2868	20,880.27	0.2868	3,203.39			0.2868	9,812.16
Audit adjustment incl. indexation - Lot 9015 Tindal Ave 6032274	Apr-20		-8,005.73		-8,005.73				
Lot 9018 & 9014 Tindal Ave - 6032909 & 6032273	Feb-19	1.3086	95,271.71	1.3086	14,616.31			1.3086	44,770.59
Audit adjustment incl. indexation - 9018 & 9014 Tindal Ave	Apr-20		-36,476.46		-36,476.46				
Lot 9044 Spearwood Ave - 6030352 DP414095	Jul-19	0.7345	53,474.76	0.7345	8,203.94			0.7345	25,129.14
Audit adjustment incl. indexation - Lot 9044 Spearwood Ave	Apr-20		-20,327.41		-20,327.41				
Interest 18/19			**33,559.54**		**33,559.54**				
Lot 100 Birhley Road - DP411237	Jan-20	0.3116	8,141.29	0.3116	2,961.66			0.3116	5,179.63
Lot 9000 Laurina Way - 6017896 DP419400	Jul-20	0.0947	2,474.26	0.0947	904.74			0.0947	1,569.52
Lot 9022-9024 Lisianthus Terrace DP419399	Jul-20	0.5733	14,978.83	0.5733	5,477.16			0.5733	9,501.66
Lot 9011 (26) Astelia Road Beeliar - DP419862	Sep-20	0.0751	1,962.17	0.0751	1,394.99			0.0751	567.18
Lot 9000 Mclaren Ave - 6033456 DP417347 - Stage 2		1.1578	30,250.29	1.1578	11,061.33			1.1578	19,188.96
Lot 9001 McLaren Ave - 6035013 DP418621 - Stage 3		0.5972	15,603.28	0.5972	5,705.49			0.5972	9,897.79
Lot 9001 McLaren Ave - 6035013 DP418624 - Stage 4		1.021	26,676.07	1.0210	9,754.37			1.0210	16,921.70
Lot 9001 McLaren Ave - 6035013 DP418992 - Stage 4A		0.3157	8,248.42	0.3157	3,016.11			0.3157	5,232.31
Lot 9004 Honeymyrtle Ave - 6035658 DP421228- Atop Stage 5	Jul-02	1.6674	54,705.75	1.6674	30,972.23			1.6674	23,733.52
Interest 19/20			**21,597.01**		**21,597.01**				
Lot 9005 Honeymyrtle Ave - 6036776 DP421567 Atop Stage 6	Oct-21	1.9008	66,808.43	1.9008	66,808.43			1.9008	66,808.43
Interest 20/21			**2,096.57**		**2,096.57**				
Interest 21/22			**1,300.94**		**1,300.94**				
Interest 22/23			**4,138.96**		**4,138.96**				
Interest 23/24			**6,405.28**		**6,405.28**				
Interest 24/25			**8,327.10**		**8,327.10**				
	Total	**104.8664**	**4,737,541.78**	**104.8664**	**3,389,746.41**	**42.0561**	**109,903.50**	**62.8103**	**$1,152,685.88**

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