

## INDEPENDENT AUDITOR'S REPORT

**TO: CITY OF COCKBURN AND WESTERN AUSTRALIAN PLANNING COMMISSION**

### ***Report on the Schedule of Disbursements of Grant Funds***

We have audited the accompanying Statements of Income and Expenditure of the City of Cockburn scheme for Development Contribution Plan 1-14 for the year ended 30 June 2016, which are stamped for identification purposes.

### ***Management's Responsibility for the Statements of Income and Expenditure***

The Management is responsible for the preparation and presentation of the Statements of Income and Expenditure and the information contained therein. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the Statements in accordance with the ['City of Cockburn: Town Planning Scheme No. 3' for the purpose of provision of funding for the "Development Contribution Plan 1-14"].

### ***Auditor's Responsibility***

Our responsibility is to express an opinion on the Statements based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to Management's preparation and fair presentation of the Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Management's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Management, as well as evaluating the overall presentation of the Statements of Income and Expenditure.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Independence***

In conducting our audit, we followed applicable independence requirements of Accounting Professional and Ethical Standards Board.



**INDEPENDENT AUDITOR'S REPORT (continued)**

***Opinion***

In our opinion, the Statements of Income and Expenditure have been properly drawn up so as to present a true and fair view of the operations of the City of Cockburn scheme for Development Contribution Plan 1-14 for the year ended 30 June 2016.

***Distribution***

The Statements of Income and Expenditure are prepared to assist City of Cockburn to meet the requirements of the Western Australian Planning Commission.

Clause 6.3.16.3 of Town Planning Scheme No 3 requires the City to publish an audited annual statement of accounts for that development contribution area. A copy of the statement is available to all owners via the City's webpage: [www.cockburn.wa.gov.au/development-contributions](http://www.cockburn.wa.gov.au/development-contributions).



**MACRI PARTNERS  
CERTIFIED PRACTISING ACCOUNTANTS  
SUITE 2, 137 BURSWOOD ROAD  
BURSWOOD WA 6100**



**A MACRI  
REGISTERED COMPANY AUDITOR**

**PERTH  
DATED THIS 31<sup>st</sup> DAY OF JANUARY 2017**



**DCP 1 - SUCCESS NORTH**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
<u>Owners Contributions:</u>		
	JH Property Development Pty Ltd	384,573.07
	Jardim Holdings Pty Ltd	238,499.06
	Allvidid, Subiaco	28,726.55
	Interest Received	49,572.80
<b>Total Income:</b>		<b>\$ 701,371.48</b>
<b>Expenses:</b>		
	DCP Admin Charges	839.00
	Audit Fee	216.27
	Consultancy	2,196.96
<b>Total Expenses:</b>		<b>\$ 3,252.23</b>
<b>Current Year Surplus:</b>		<b>\$ 698,119.25</b>
<b>Previous Year Balance Brought Forward:</b>		<b>\$ 1,700,725.62</b>
<b>Balance Carried Forward:</b>		<b>\$ 2,398,844.87</b>

**Auditors Certification**

This is to certify that the above Statement of Income & Expenditure has been audited and that:

1. The statement represents the financial position of the scheme; and
2. The City of Cockburn has administered the funds in accordance with the requirements of Clause 6.3.7 (a), (b) and (d) of the City of Cockburn TPS No 3.

To be read in conjunction with the attached Independent Auditor's Report.

*W. J. ...*  
 .....  
**MACRI PARTNERS**  
 (Auditors)

Dated: 21/1/17



**DCP 2 - SUCCESS LAKES**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Interest Received		22,526.82
<b>Total Income:</b>		<b>\$ 22,526.82</b>
<b>Expenses:</b>		
DCP Admin Charges		839.00
Reimburse Municipal - Construction works for Hammond Rd & Russell Rd completed in prior years.		930,912.19
Audit		216.28
<b>Total Expenses:</b>		<b>\$ 931,967.47</b>
<b>Current Year Surplus:</b>		<b>\$ (909,440.65)</b>
<b>Previous Year Balance Brought Forward:</b>		<b>\$ 909,940.65</b>
<b>Balance Carried Forward:</b>		<b>\$ 500.00</b>

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 MACRI PARTNERS  
 (Auditors)

Dated: 31/1/17



**DCP 3 - GAEBLER ROAD**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
<u>Owners Contributions:</u>		
	Gold Estates Holdings Pty Ltd	31,157.12
	Interest Received	24,979.19
<b>Total Income:</b>		<b>\$ 56,136.31</b>
<b>Expenses:</b>		
	DCP Admin Charges	839.00
	Audit	216.27
	Consultancy	1,500.00
	Reimburse Municipal - Construction works for Hammond Rd/Frankland Ave & Russell Rd completed in prior years.	1,059,649.40
<b>Total Expenses:</b>		<b>\$ 1,062,204.67</b>
<b>Current Year Surplus:</b>		<b>\$ (1,006,068.36)</b>
<b>Previous Year Balance Brought Forward:</b>		<b>\$ 1,006,568.36</b>
<b>Balance Carried Forward:</b>		<b>\$ 500.00</b>

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 .....  
 MACRI PARTNERS  
 (Auditors)

Dated: 31/1/17



**DCP 4 - YANGETUP WEST**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	Mate Dropulich	35,101.71
	Interest Received	9,355.34
	<b>Total Income:</b>	<b>\$ 44,457.05</b>
<b>Expenses:</b>		
	DCP Admin Charges	839.00
	Audit	216.27
	Consultancy	1,849.45
	<b>Total Expenses:</b>	<b>\$2,904.72</b>
	<b>Current Year Surplus:</b>	<b>\$ 41,552.33</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 377,918.53</b>
	<b>Balance Carried Forward:</b>	<b>\$ 419,470.86</b>

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 MACRI PARTNERS  
 (Auditors)

Dated: 21/11/17



**DCA 5 - YANGETUP EAST**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	Rose Garbin	8,910.45
	Everswell Pty Ltd	249,197.62
	Interest Received	24,464.29
	<b>Total Income:</b>	<b>\$ 282,572.36</b>
<b>Expenses:</b>		
	DCP Admin Charges	840.00
	Audit	216.27
	Consultancy	2,024.83
	<b>Total Expenses:</b>	<b>\$ 3,081.10</b>
	<b>Current Year Surplus:</b>	<b>\$ 279,491.26</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 851,367.68</b>
	<b>Balance Carried Forward:</b>	<b>\$ 1,130,858.94</b>

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*Wynne Adams*  
 .....  
 MACRI PARTNERS  
 (Auditors)

Dated: 31/11/17



**DCP 6 - MUNSTER**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Nellie Makjanich		22,192.41
Ante Mihalj Yvonne Mihalj		31,170.70
West Churchill 90 Pty Ltd		20,311.65
Wayne Radonich		96,169.63
Housing Authority		28,913.85
Werok Pty Ltd		100,012.76
Feymore Pty Ltd		77,681.44
Interest		19,543.55
	<b>Total Income:</b>	<b>\$ 395,995.99</b>
<b>Expenses:</b>		
DCP Admin Charges		2,517.71
Audit		216.28
Consultancy		5,843.92
	<b>Total Expenses:</b>	<b>\$ 8,577.91</b>
	<b>Current Year Deficit:</b>	<b>\$ 387,418.08</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 692,061.96</b>
	<b>Balance Carried Forward:</b>	<b>\$ 1,079,480.04</b>

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*Mum ME*  
 .....  
 MACRI PARTNERS  
 (Auditors)

Dated: 31/1/17





**DCP 7 - AUBIN GROVE**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>	<u>Owners Contributions:</u>	
	Interest Received	4,318.70
	<b>Total Income:</b>	<b>\$ 4,318.70</b>
<b>Expenses:</b>		
	DCP Admin Charges	420.00
	Audit	216.27
	Reimburse Municipal - prior year works relating to Russell Road Arterial Drainage Scheme	177,660.61
	<b>Total Expenses:</b>	<b>\$ 178,296.88</b>
	<b>Current Year Surplus:</b>	<b>\$ (173,978.18)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 174,479.32</b>
	<b>Balance Carried Forward:</b>	<b>\$ 501.14</b>

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 MACRI PARTNERS  
 (Auditors)

Dated: 31/1/17



**DCP 8 - SOLOMON ROAD**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
<u>Owners Contributions:</u>		
	Antonio Mangano Cona Mangano	79,965.78
	Jandakot Capital Pty Ltd	115,807.11
	Interest Received	14,388.21
	<b>Total Income:</b>	<b>\$ 210,161.10</b>
<b>Expenses:</b>		
	DCP Admin Charges	1,260.00
	Audit	216.63
	Consultancy	2,654.28
	<b>Total Expenses:</b>	<b>\$ 4,130.91</b>
	<b>Current Year Surplus:</b>	<b>\$ 206,030.19</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 411,392.85</b>
	<b>Balance Carried Forward:</b>	<b>\$ 617,423.04</b>

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 .....  
 MACRI PARTNERS  
 (Auditors)

Dated: 31/11/17



**DCP 9 - HAMMOND PARK**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
<u>Owners Contributions:</u>		
	Gino & Mary Della Maddalena	126,416.16
	Nickola & Pamela Joy Baskovich	78,169.47
	QUBE Hammond South Development Pty Ltd	181,700.84
	QUBE Hammond South Development Pty Ltd	737,009.79
	Interest Received	10,390.98
	<b>Total Income:</b>	<b>\$ 1,133,687.24</b>
<b>Expenses:</b>		
	DCP Admin Charges	4,196.18
	Audit	216.27
	Consultancy	1,700.00
	Land - Vested in Crown	\$610,366.32
	<b>Total Expenses:</b>	<b>\$ 616,478.77</b>
	<b>Current Year Surplus:</b>	<b>\$ 517,208.47</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 457,824.52</b>
	<b>Balance Carried Forward:</b>	<b>\$ 975,032.99</b>

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*[Signature]*  
 MACRI PARTNERS  
 (Auditors)

Dated: 31/1/17



**DCP 10 - WATTLEUP**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
<u>Owners Contributions:</u>		
	Interest	64.61
	<b>Total Income:</b>	<b>\$ 64.61</b>
<b>Expenses:</b>		
	DCP Admin Charges	4,196.18
	Audit	216.27
	Consultancy	1,700.00
	<b>Total Expenses:</b>	<b>\$ 6,112.45</b>
	<b>Current Year Surplus:</b>	<b>-\$ 6,047.84</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 2,646.94</b>
	<b>Balance Carried Forward:</b>	<b>\$ (3,400.90)</b>

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 .....  
 MACRI PARTNERS  
 (Auditors)

Dated: 31/1/17



**DCP 11 - MURIEL COURT**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	<b>Total Income:</b>	<b>\$ -</b>
<b>Expenses:</b>		
	DCP Admin Charges	8,392.35
	Audit	216.28
	Interest Charged	1,967.39
	Consultancy expenses	2,243.16
	<b>Total Expenses:</b>	<b>\$ 12,819.18</b>
	<b>Current Year Surplus:</b>	<b>\$ (12,819.18)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ (79,428.91)</b>
	<b>Balance Carried Forward:</b>	<b>\$ (92,248.09)</b>

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*Mani Arora*  
 .....  
 MACRI PARTNERS  
 (Auditors)

Dated: 31/11/17



**DCP 12 - PACKHAM NORTH**  
**Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
<u>Owners Contributions:</u>		
	Katica Donjerkovich	25,818.48
	Interest	\$676.71
	<b>Total Income:</b>	<b>\$ 26,495.19</b>
<b>Expenses:</b>		
	DCP Admin Charges	5,874.65
	Consultancy	2,637.40
	Audit	216.27
	<b>Total Expenses:</b>	<b>\$ 8,728.32</b>
	<b>Current Year Surplus:</b>	<b>\$ 17,766.87</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 7,269.53</b>
	<b>Balance Carried Forward:</b>	<b>\$ 25,036.40</b>

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 .....  
 MACRI PARTNERS  
 (Auditors)

Dated: 31/11/17



**DCP 13 - Community Infrastructure  
Statement of Income & Expenditure 2015/16**

<b>Income:</b>	
<u>Owners Contributions:</u>	
Stocklands WA Development 9015L Solomon Rd Jandakot	612,462.65
Sureland Developments	565,960.50
Stocklands WA Development 9002L Jandakot Rd Banjup	543,775.25
Port Coogee No 790 Pty Ltd	338,468.76
Harvest Properties WA Pty Ltd	246,725.25
Stockland WA Development 9015L Solomon Rd Jandakot	240,405.90
Stocklands WA Development 9007L Fraser Rd Banjup	220,480.80
Everswell Pty Ltd	212,841.58
Stocklands WA Development 9007L Fraser Rd Banjup	209,456.76
Gold Estates Holdings Pty Ltd	176,688.30
60 Flourish Loop Pty Ltd	173,366.64
Gino Della Maddalena, Mary J Della Maddalena	140,341.60
Jardim Holdings Pty Ltd	130,415.40
Otan South Beach Apartments Pty Ltd	125,358.80
Acefield Holdings Pty Ltd, 9007L Scala Gardens Yangebup	122,619.54
WA Land Authority 511L Benedict Rd, Coolbellup	121,023.20
WA Land Authority 2103 L Cockburn Rd North Coogee	115,956.89
IPD One Pty Ltd	100,000.00
All other receipts under \$100,000	2,126,254.42
Interest Earnings	264,336.59
<b>Total Income:</b>	<b>\$ 6,786,938.83</b>
<b>Expenses:</b>	
DCA Admin Charges	46,661.93
Consultancy Expenses	10,440.00
Audit	216.27
Reimburse Municipal - Coogee Beach Surf Lifesaving prior year building costs	3,732,774.00
Reimburse Municipal - Success Library prior year building costs	8,721,130.00
Reimburse Municipal - Botany Park clubrooms prior year building costs	234,691.00
CW4485 Atwell Clubroom Upgrades	154,672.35
<b>Total Expenses:</b>	<b>\$ 12,900,585.55</b>
<b>Current Year Surplus:</b>	<b>\$ (6,113,646.72)</b>
<b>Previous Year Balance Brought Forward:</b>	<b>\$ 16,474,905.01</b>
<b>Balance Carried Forward:</b>	<b>\$ 10,361,258.29</b>

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.....  
MACRI PARTNERS  
(Auditors)

Dated: 21/1/17



**DCP 14 - Cockburn Coast  
Statement of Income & Expenditure 2015/16**

<b>Income:</b>		
	<b>Total Income:</b>	\$ -
<b>Expenses:</b>		
DCA Admin Charges		57,621.69
Consultancy Expenses		9,310.00
	<b>Total Expenses:</b>	\$ 66,931.69
	<b>Current Year Surplus:</b>	\$ (66,931.69)
	<b>Previous Year Balance Brought Forward:</b>	\$ -
	<b>Balance Carried Forward:</b>	\$ (66,931.69)

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