



CITY of PERTH

Lord Mayor and Councillors,

**NOTICE IS HEREBY GIVEN** that the next meeting of the **Finance and Administration Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Tuesday, 19 April 2016 at 4.00pm.**

Yours faithfully

**MARTIN MILEHAM  
CHIEF EXECUTIVE OFFICER**

14 April 2016

---

**Committee Members (appointed 22 October 2015):**

**Members:**

Cr Davidson OAM JP (Presiding  
Member)  
Cr Chen  
Cr Harley

**1<sup>st</sup> Deputy:**

Cr Green

**2<sup>nd</sup> Deputy:**

Cr Yong

Please convey apologies to Governance on 9461 3250

# EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

## BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

### ALERT ALARM

#### beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

## EVACUATION ALARM/PROCEDURES

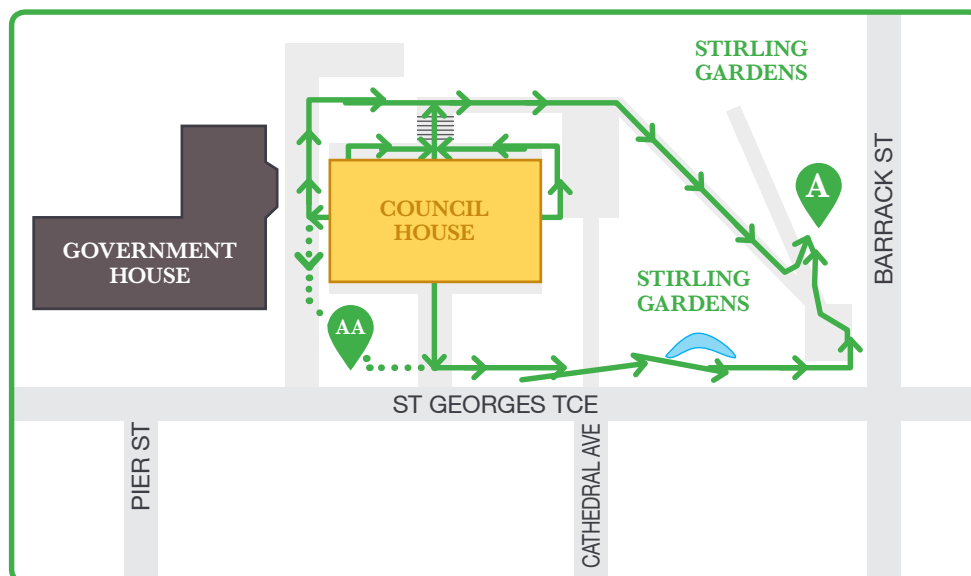
### whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**



### EVACUATION ASSEMBLY AREA



 Assembly Area

 Alternate Assembly Area

# FINANCE AND ADMINISTRATION COMMITTEE

**Established:** 17 May 2005 (Members appointed 22 October 2015)

<b>Members:</b>	<b>1<sup>st</sup> Deputy:</b>	<b>2<sup>nd</sup> Deputy:</b>
Cr Davidson OAM JP (Presiding Member)	Cr Green	Cr Yong
Cr Chen		
Cr Harley		

**Quorum:** Two  
**Expiry:** October 2017

**TERMS OF REFERENCE:** [Adopted OCM 24/11/15]

1. To oversee and make recommendations to the Council on matters related to:
  - a. the financial management of the City including budgeting, payment of accounts, collection of debts, investment of funds and write-offs;
  - b. strategic and annual plans;
  - c. management of local government property including issues relating to the City's civic buildings (Council House, Perth Town Hall, Perth Concert Hall and the City of Perth Library);
  - d. business opportunities and proposals, including those related to parking, having the potential to achieve new income or savings for the City, which may have been initiated by other Committees of the Council;
  - e. fees and charges levied by the City in accordance with Sections 6.16 or 6.32 of the Local Government Act 1995;
  - f. Elected Members, including protocols and procedures, benefits and allowances;
  - g. Council's policies, local laws and Register of Delegations;
  - h. the management and enforcement of permanent and temporary on-street parking proposals or restrictions and any associated fees or signage;
  - i. any other matters requiring a decision of the Council and not specifically defined in the Terms of Reference for any other Committee of the Council or where the substantive Committee is unable to be convened and a decision is necessary to fulfil operational requirements.

(Cont'd)

**NOTE:**

Delegated Authority 1.1.1 – Finance and Administration Committee provides authority for the Committee to:

1. Approve or decline requests for receptions of up to \$5,000 in value referred to the Committee by the Lord Mayor [FM Reg.12(1)(b)].
2. Purchase artworks worth over \$5,000 and the deaccession of artworks [FM Reg.12(1)(b) and s.3.58(2) and (3)].
3. Determine matters assigned by delegated authority to the Marketing, Sponsorship and International Engagement Committee and the Audit and Risk Committee, only where the respective Committee is unable to be convened and a decision is necessary to fulfil operational requirements.

**This meeting is open to members of the public.**

# INFORMATION FOR THE PUBLIC ATTENDING COMMITTEE MEETINGS

## Question Time for the Public

- An opportunity is available at all Committee meetings open to members of the public to ask a question about any issue relating to the City. This time is available only for asking questions and not for making statements. Complex questions requiring research should be submitted as early as possible in order to allow the City sufficient time to prepare a response.
- The Presiding Person may nominate a Member or officer to answer the question, and may also determine that any complex question requiring research be answered in writing. No debate or discussion is allowed to take place on any question or answer.
- To ask a question please write it on the white Question Sheet provided at the entrance to the Council Chamber and hand it to a staff member at least an hour before the meeting begins. Alternatively, questions can be forwarded to the City of Perth prior to the meeting, by:-
  - Letter: Addressed to GPO Box C120, Perth, 6839;
  - Email: [governance@cityofperth.wa.gov.au](mailto:governance@cityofperth.wa.gov.au).
- *Question Sheets are also available on the City's web site: [www.perth.wa.gov.au](http://www.perth.wa.gov.au).*

## Deputations

A deputation wishing to be received by a Committee is to apply in writing to the CEO who will forward the written request to the Presiding Member. The Presiding Member may either approve the request or may instruct the CEO to refer the request to the Committee to decide whether or not to receive the deputation. If the Presiding Member approves the request, the CEO will invite the deputation to attend the meeting.

Please refer to the 'Deputation to Committee' form provided at the entrance to the Council Chamber for further information on the procedures for deputations. These forms are also available on the City's web site: [www.perth.wa.gov.au](http://www.perth.wa.gov.au).

## Disclaimer

Members of the public should note that in any discussion regarding any planning or other application that any statement or intimation of approval made by any Member or officer of the City during the course of any meeting is not intended to be and is not to be taken as notice of approval from the City. No action should be taken on any item discussed at a Committee meeting prior to written advice on the resolution of the Council being received.

Any plans or documents contained in this agenda may be subject to copyright law provisions (Copyright Act 1968, as amended) and the express permission of the copyright owner(s) should be sought prior to their reproduction.

**FINANCE AND ADMINISTRATION COMMITTEE  
19 APRIL 2016  
ORDER OF BUSINESS**

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Question Time for the Public**
- 4. Confirmation of Minutes – 29 March 2016**
- 5. Correspondence**
- 6. Disclosure of Members' Interests**
- 7. Matters for which the Meeting may be Closed**

In accordance with Section 5.23(2) of the *Local Government Act 1995*, should an Elected Member wish to discuss the content of the confidential schedules listed below, it is recommended that Committee resolve to close the meeting to the public prior to discussion of the following:

<b>Confidential Schedule No.</b>	<b>Item No. and Title</b>	<b>Reason</b>
Confidential Schedule 5	Item 3 – Waste Management Service Fees 2016-2017	Section 5.23(f)(i)

- 8. Reports**
- 9. Motions of which Previous Notice has been Given**
- 10. General Business**
  - 10.1 Responses to General Business from a Previous Meeting**  
Nil
  - 10.2 New General Business**

**(Cont'd)**

## **11. Items for Consideration at a Future Meeting**

### **Outstanding Reports:**

- Council Dining Room (raised FA30/09/14, updated 21/04/15)
- Program for CCTV Cameras around the City (raised FA29/10/15, updated FA27/01/16)

## **12. Closure**

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# ITEM NO: 1

## VICTORY TERRACE CAR PARK – LICENCE FROM THE PUBLIC TRANSPORT AUTHORITY

### **RECOMMENDATION:**

**(APPROVAL)**

***That Council agrees to enter into a licence agreement with the Public Transport Authority (PTA) for the management of Victory Terrace Car Park under the terms and conditions as detailed in Schedule 1.***

### **BACKGROUND:**

FILE REFERENCE: P1021488  
REPORTING UNIT: Properties  
RESPONSIBLE DIRECTORATE: Construction and Maintenance  
DATE: 23 February 2016  
MAP / SCHEDULE: Schedule 1 – Licence Terms - Victory Terrace Car Park  
Schedule 2 – Victory Terrace Car Park

Victory Terrace Car Park was developed by the former East Perth Redevelopment Authority (EPRA) now the Metropolitan Redevelopment Authority (MRA), on Perth Transport Authority (PTA) land. The MRA have normalised this area and have been requesting that the City of Perth take on the management of the car park.

The MRA holds a lease over the car park. This lease expires on 31 March 2019 and the MRA does not plan to renew the lease. Under the terms of the lease, the MRA are required to remove the car park and return the land to PTA.

At its meeting held on **13 March 2001**, Council supported the transfer of a lease from the PTA to the City however did not commit to maintain the 'free' status of the car park.

At its meeting held on **30 August 2011**, Council agreed to accept the transfer of various parcels of land in East Perth from the MRA but excluded Victory Terrace Car Park until the City had the opportunity to assess the financial implications of taking over this lease.

There are 33 bays and 2 ACROD bays in the car park.

## LEGISLATION / STRATEGIC PLAN / POLICY:

### Integrated Planning and Reporting Framework Implications

### Corporate Business Plan

Council Four Year Priorities – Getting Around Perth  
S4 Enhanced accessibility in and around the City  
including Parking.  
4.1 Develop a Business Plan for future car park  
development.

## DETAILS:

Until now the City has maintained its position that it would not accept the car park as a 'free' car park. In 2012 the PTA advised that it would consider a lease to the City for a fee paying car park at a rental of \$23,000 per annum. In addition to this the City needed to meet the cost of the State Car Parking Levy. The offer was not accepted.

The MRA has recently contacted the City again in an effort to have this matter resolved as it believes it is not the appropriate body to lease the car park.

Although the PTA is the owner of the land, it does not see the management of the car park as part of their role. On expiry of the lease between the MRA and the PTA on 31 March 2019, the MRA is required to remove the car park.

In the event that the City does not enter into an agreement with the PTA the car park will be extinguished and a much used facility will be lost. The development of the new Perth Stadium will further add to the usage of the car park.

There are three options available to the City:

1. Refuse to accept management/licence over the car park.
2. Enter into a licence arrangement with PTA for a free car park.
3. Enter into a licence agreement for a paid car park.

### OPTION 1

The car park will be removed and returned to the PTA as PTA land. This is not a preferred option.

### OPTION 2

The PTA enters into a licence agreement with the City for a free car park at \$1.00 per annum for 10 years. The City would incur relatively minor costs (approx. \$2,000) for documentation and signage and ongoing cleaning and maintenance costs of an estimated \$6,000 per annum. The State Government Car Park Levy will not apply as the car park is adjacent to a recreational facility. There is no financial benefit to the City.

### OPTION 3

The City agrees to enter into an agreement with the PTA whereby the car park is converted into a fee paying facility. This will incur the State Car Parking Levy.

In the event that this is the City's preferred option, the PTA have agreed to a rental payment of \$1,000 per annum. The City would also incur the cost of the State Government Car Park Levy.

The overall costs of utilising the car park as a fee paying facility are:

<b>Capital</b>	<b>\$45,000</b> (estimated)
2 x TVX Ticket Machines	\$20,000
Lighting Upgrade	\$20,000
New Signage	\$ 5,000
<b>Ongoing</b>	<b>\$58,860</b>
Rent	\$ 1,000
State Parking Levy	\$32,860
Cleaning	\$ 6,000
Other Costs	\$19,000

Other costs include depreciation, security, collection fees, maintenance, printing and advertising.

Projected income at 80% occupancy and based on ten hour blocks at \$13.50 is \$91,260 per annum (\$82,000 after GST). This figure assumes the car park is free on weekends as per other East Perth car parks such as Victoria Gardens.

These figures indicate a net income of \$24,100 (excluding GST) in the first year.

The licence terms shown in Schedule 1 contain a six month break clause, which given the location of the car park, is highly unlikely to be acted upon. There is also a requirement for the City to make good at the expiry of the licence should a further term not be entered into.

PTA has committed to maintain the vegetation on its land surrounding the car park.

### FINANCIAL IMPLICATIONS:

The ticket machines value \$20,000 are in stock and no further expenditure is required. Any upgrade required for signage and lighting are provided for in the City's 2015/16 budget.

The State Parking Levy will be met in the 2016/17 Financial Year and the ongoing operating costs can be met from the current budget.

The City has the opportunity to receive a net contribution of \$24,100 in the first full year of operation with the potential to increase this by increasing the paid operating hours over weekends once the new Perth Stadium becomes operational.

**COMMENTS:**

Victory Terrace Car Park will be demolished if the City of Perth does not enter into an arrangement to manage the car park. There is a positive financial (although minor) advantage for the City to do so.

City of Perth will manage the car park as a leased facility within its portfolio.

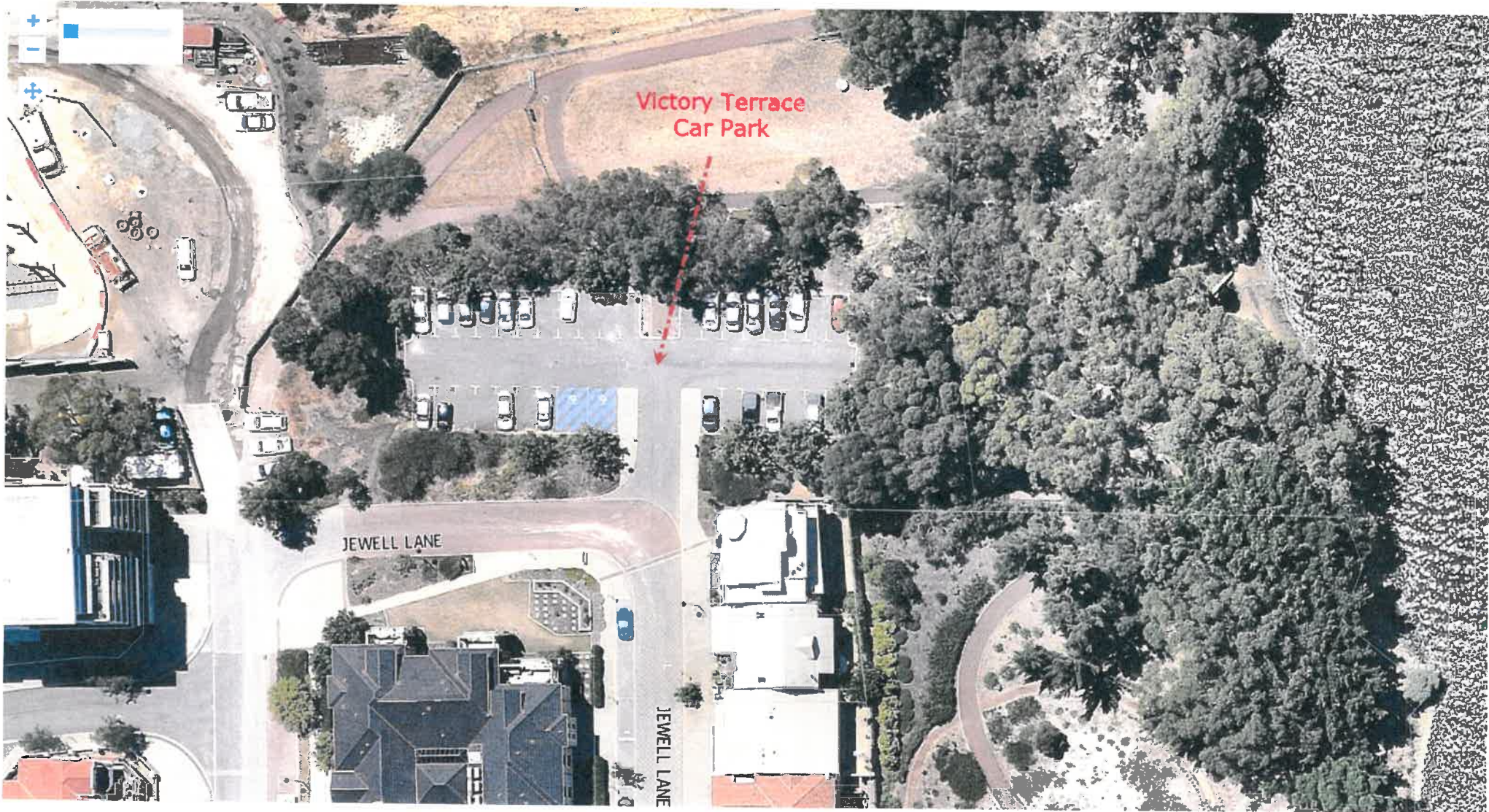
The car park can be converted to a paid for facility in approximately two weeks after finalisation of the document.

The proposal is supported.

SCHEDULE 1

**Proposed Licence Terms and Conditions  
Victory Terrace Car Park**

Licensor	Public Transport Authority of WA
Licensee	City of Perth
Premises	Victory Terrace Car Park – Part Lot 500 Plan 54478
Permitted Use	Car Park
Commencement	1 April 2016
Term	10 Years
Option	Nil
Rent	\$1,000 per annum
Percentage Rent	N/A
Outgoings	Nil
Payment Date	As demanded
Reviews	N/A
Insurance	Public Liability not less than \$20,000,000
Costs	Capital - \$45,000 estimated
Special Conditions	<ul style="list-style-type: none"> <li>• 6 month break clause</li> <li>• City to make good at licence expiry if new licence not agreed</li> </ul>



## ITEM NO: 2

### NATIONAL INFRASTRUCTURE SUMMIT, 15-16 JUNE 2016 – LORD MAYOR ATTENDANCE

**RECOMMENDATION:** (APPROVAL)

***That Council approves attendance by the Lord Mayor at the National Infrastructure Summit to be held on 15 and 16 June 2016 in Sydney at an estimated cost of \$7,475.***

#### BACKGROUND:

FILE REFERENCE: P1004067-59  
REPORTING UNIT: Executive Support  
RESPONSIBLE DIRECTORATE: Chief Executive's Office  
DATE: 6 April 2016  
MAP / SCHEDULE: Schedule 3 – Invitation from Informa to Participate in a Lord Mayors' Roundtable  
Schedule 4 – National Infrastructure Summit 2016 Brochure

The Lord Mayor of Perth has been invited to participate in a Lord Mayors' Roundtable at the Australian Financial Review's second annual National Infrastructure Summit to be held on 15-16 June 2016 at the Four Seasons in Sydney. The National Infrastructure Summit is part of the Australian Financial Review's National Policy Series.

The invitation and Summit brochure are attached. The Lord Mayor also attended the inaugural event in 2015.

#### LEGISLATION / STRATEGIC PLAN / POLICY:

##### **Integrated Planning and Reporting Framework Implications**

##### **Corporate Business Plan**

Council Four Year Priorities: Perth as a Capital City  
S6 Maintain a strong profile and reputation for Perth as a city that is attractive for investment.  
S7 Collaborate with private sector to leverage city enhancements.

##### **Policy**

Policy No and Name: 10.3 – Elected Members – Interstate and Overseas Travel and Expenses

## **DETAILS:**

The focus of summit will be on driving growth through enabling smarter cities. The expected audience is Australia's top infrastructure investors, planners, contractors, advisers and policy makers.

The Lord Mayor of Perth has been invited to be key speaker at the event, participating in a Lord Mayors' Roundtable on the topic 'Infrastructure for the People – Rebuilding Public Confidence'. The Lord Mayor of Sydney is also a key speaker at the roundtable.

One of the special roles of the Lord Mayor under the City of Perth Act is to develop and maintain inter-governmental relationships at regional, State, national and international levels, and as part of that to develop and implement strategies and policies that seek to ensure consistency in policies and strategic direction at all levels of government.

## **FINANCIAL IMPLICATIONS:**

ACCOUNT NO:	CL 42A 01000
BUDGET ITEM:	Governance – Members of Council – Lord Mayor
BUDGET PAGE NUMBER:	6
BUDGETED AMOUNT:	\$844,132
AMOUNT SPENT TO DATE:	\$563,430
PROPOSED COST:	\$ 7,475
BALANCE:	\$273,227

All figures quoted in this report are exclusive of GST.

The estimated costs associated with attendance at this event include registration (\$3,075), flights (\$4,000) and accommodation (\$400).

## **COMMENTS:**

Attendance at the National Infrastructure Summit 2016 provides an opportunity to gain insights from key stakeholders regarding Australia's infrastructure priorities and associated strategies. This could enhance Perth's capital city status in a federal election year.





Dear Lord Mayor,

**We write to extend an invitation to you to participate in a Lord Mayors' Roundtable at the *Financial Review's* second annual National Infrastructure Summit, 15-16 June 2016 at the Four Seasons, Sydney.**

Following the success of the inaugural event last year (to which you were a significant contributor), the National Infrastructure Summit returns in 2016 with a focus on driving growth through enabling smarter cities. We are currently developing the agenda in collaboration with a steering group of sector leaders, including Scott Charlton (Transurban), Brett Himbry (IFM), Steve McCann (Lend Lease), Graeme Hunt (Broadspectrum), Mark Birrell (Infrastructure Australia), and Carolyn McNally (NSW DPE).

We expect an audience of 300+ of Australia's top infrastructure investors, planners, contractors, advisers and policy-makers at what is the biggest event in the AFR National Policy Series.

**We would be honoured if you would again consider joining us a key speaker at the event,** participating in a Lord Mayors' Roundtable on the topic "Building true community engagement and support". Moderated by a senior AFR journalist (who will discuss content with all participants well in advance of the Summit), this panel discussion will likely deal with questions such as:

- What are the priorities for our cities from the community's point of view?
- How can we get the politics out of the debate to regain public confidence and enable medium-to-long-term planning?
- How can we better focus on desired outcomes rather than specific project details?
- Are there any opportunities to break up larger projects to deliver benefits to the public sooner?
- How can we deal with the high turnover of governments and policies in Australia?

This session will be allocated 45 minutes, and will not require preparation of a presentation or address. At present it looks to be scheduled for 15 June, but if you could also advise of your availability on both 15 and 16 June we would be very appreciative.

Given the imperative for a healthy lead time, we would appreciate if your office could please contact the series Director, Dr Alana Piper, at the earliest convenience to discuss your potential involvement in the Summit.

We look forward to hearing from you!

Yours Sincerely,



Michael Stutchbury  
Editor-in-Chief  
*The Australian Financial Review*



Dr Alana Piper  
Director  
*AFR National Policy Series*

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**Dr Alana Piper**  
Director, AFR National Policy Series

**FINANCIAL REVIEW** **informa**

Level 18, 347 Kent Street Sydney NSW, 2000  
PO Box Q1439, Sydney QVB, NSW 1230  
T: +61 (2) 9080 4333 | M: 0481 394 828 | F: +61 (2) 9290 2577  
E: [Alana.Piper@informa.com.au](mailto:Alana.Piper@informa.com.au) | W: [www.nationalpolicyseries.com.au](http://www.nationalpolicyseries.com.au)

# National Infrastructure Summit

## Wednesday 15 June 2016

# DAY 1

### 9:00 PREMIER'S ADDRESS



The Hon Mike Baird MP, **Premier of New South Wales**

### 9:30 KEYNOTE

The reforms and projects Australia needs



Mark Birrell, *Chairman, Infrastructure Australia*

### 9:55 DIALOGUE

Infrastructure for the people: rebuilding public confidence

- How can we get the politics out of the debate to regain public confidence and enable longer-term planning?
- Switching the focus to desired outcomes rather than specific project details
- Are there any opportunities to break up larger projects to deliver benefits to the public sooner?
- How can we deal with the high turnover of governments and policies in Australia?



Rt Hon Clover Moore, **Lord Mayor of Sydney**



Rt Hon Lisa Scaffidi, **Lord Mayor of Perth**

10:25 Morning tea

### 10:50 FEDERAL OPPOSITION ADDRESS



The Hon Bill Shorten MP, **Leader of the Opposition**

### 11:15 KEYNOTE

Planning integrated transport infrastructure for tomorrow's global city



Lucy Hughes Turnbull AO, *Chief Commissioner, Greater Sydney Commission*

### 11:40 ROUNDTABLE

Public transport for a new era

- How can public transport transform cities?
- What are the major challenges in the current climate?
- What additional infrastructure is needed to complement public transport networks?



Michael Deegan, *CEO, SA Department of Planning, Transport & Infrastructure*



Benedicte Colin, *Chief Executive, Kelois Downer*



Peter Lodge, *Acting CEO, TransDev Australasia*

12:25 Lunch

### 1.10 FEDERAL GOVERNMENT ADDRESS



The Hon Josh Frydenberg MP, **Minister for Resources, Energy & Northern Australia**

### 1:35 KEYNOTE

Technology and transport networks: the next five years



Scott Charlton, *CEO, Transurban*

### 2:00 ROUNDTABLE

Road pricing: how do we make it fair, effective and palatable?



- The case for a more direct user pays approach to the road network
- What needs to happen to facilitate this transition?
- What information is needed?
- How can the Australian people be brought along for the ride?



Scott Charlton, *CEO, Transurban*



Philip Davies, *CEO, Infrastructure Australia*



Tracy Howe, *CEO, NCOSS*

### 2:40 ROUNDTABLE

Towards an integrated freight and logistics strategy



- How do we improve the transport of goods into and out of the cities, and to international markets?
- How are changes in our economy affecting what is moved around, and how should that affect our strategy?
- Could large retailers completely redesign how we transport goods?



Maurice James, *CEO, Qube Holdings*



Lance Hockridge, *CEO, Aurizon*



Marika Calfas, *CEO, NSW Ports*



Michael Kilgariff, *CEO, Australian Logistics Council*

3:20 Afternoon tea

### 3:40 Fixing Australia's infrastructure problem: converting dollars into benefits



Professor Garry Bowditch, *Executive Director - Better Infrastructure Initiative, John Grill Centre for Project Leadership, The University of Sydney*

### 4:05 ROUNDTABLE

Building a fair, broad-based and consistent model for value capture



- What tools are out our disposal?
- How can we take the property cycle out of the equation?
- What supporting policy and tax legislation is needed?



Mike Mrdak, *Secretary, Australian Department of Infrastructure and Regional Development*



Steve McCann, *CEO, Lend Lease*



Ken Morrison, *CEO, Property Council*



Greg Dyer, *CEO, Parramatta City Council*

### 4:45 MINISTERIAL ADDRESS + INTERVIEW



The Hon Angus Taylor MP, **Assistant Minister for Cities**



5:15 Closing Remarks and Networking drinks



REGISTER NOW > [www.afrinrastructure.com.au](http://www.afrinrastructure.com.au)

9:00 Opening Remarks

### 9:10 INTERNATIONAL ADDRESS



Sir David Higgins, *Chairman, HS2 (UK)*



### 9:35 INVESTORS' ROUNDTABLE



- What are investors looking for?
- How can we deliver greater regulatory and policy certainty, eg on foreign investment issues?
- What can be done to increase the accessibility of long-term debt funding?



- Andrew Day, *CEO, Hastings Infrastructure*
- Jason Peasley, *Head of Infrastructure, Australian Super*
- Matina Papathanasiou, *Deputy Head of Global Infrastructure, QIC*
- Michael Hanna, *Head of Infrastructure - Australia, IFM Investors*

### 10:20 DIALOGUE

- Can we evidence the value of private sector management?
- How does the private sector approach to managing performance and operational efficiency compare to the government's approach?
  - Can we establish any trend in how assets perform after they are transferred to private ownership/management?
  - How can technology and digital platforms enhance both asset performance and data capture?
  - Would addressing this information gap help to mobilise private capital?



- Graeme Hunt, *CEO, Broadspectrum*
- Julie-Anne Mizzi, *Head of Social Investment, AMP Capital*

10:50 Morning tea

### 11:15 ROUNDTABLE



- Making social investment mainstream
- What are the main developments in planning and funding social infrastructure, especially social housing?
  - How can we make social infrastructure investment more mainstream?
  - How can (ongoing) social outcomes be better codified and incorporated into contracts?
  - Could Green Bonds be used in infrastructure?



- Brendan Lyon, *Chief Executive, Infrastructure Partnerships Australia*
- Sam Sangster, *Chief Executive, Health Infrastructure NSW*
- Leilani Frew, *Head of Infrastructure & Structured Finance, NSW Treasury*

### 11:55 KEYNOTE

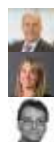


- Water reform: what needs to be done?
- Dr Kerry Schott AO, *Board Member, Infrastructure Australia and former CEO and MD, Sydney Water*

### 12:20 ROUNDTABLE



- Disruption and opportunity in the energy sector
- How are we coming to grips with disruption in the energy market, including solar, improved battery storage and off-grid power?
  - What are the key developments in renewables, especially wind?
  - What assumptions are being made in the valuation of existing energy assets?
  - When will we see more certainty in policy/regulation around energy?



- Andrew Pickering, *Chief Investment Officer, Infrastructure Capital Australia*
- Paula Conboy, *Chair, Australian Energy Regulator*
- Matt Rennie, *Managing Partner, Power & Utilities, EY*

1:00 Lunch

### 1:45 INTERNATIONAL ADDRESS



Luis Castilla, *CEO, ACCIONA Infrastructure (Spain)*



### 2:15 KEYNOTE



- Market-led proposals: finding the right balance
- Jim Salmon, *EGM Infrastructure, John Holland*

### 2:40 MINISTERIAL ADDRESS + INTERVIEW



- The Hon Paul Fletcher MP, *Minister for Major Projects, Territories and Local Governments*

3:10 Closing Remarks and Close of Summit

## Sponsorship and Exhibition

For sponsorship and exhibition opportunities please contact  
keith.barks@informa.com.au | Tel 02 9080 4342

## Venue Details

Four Seasons Sydney, 199 George St, Sydney NSW 2000  
Phone: (02) 9250 3100, [www.fourseasons.com/sydney](http://www.fourseasons.com/sydney)



### 3 Easy Ways to Register

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## Pricing Details

Register Early & Save	Early Bird Rate				Standard Rate		
	Book & pay on or before 15 May 2016				Book & pay from 16 May 2016		
Conference Package	PRICE	GST	TOTAL	SAVE	PRICE	GST	TOTAL
Two Day Conference	\$2,795	\$279.50	\$3,074.50	\$330	\$3,095	\$309.50	\$3,404.50

For full terms and conditions, please visit:  
[www.afrinfrastructure.com.au](http://www.afrinfrastructure.com.au)



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## ITEM NO: 3

### WASTE MANAGEMENT SERVICE FEES 2016 – 2017

**RECOMMENDATION:** (APPROVAL)

**That Council:**

- 1. approves the Waste Management Fees as listed in Table 2 and as outlined in the report titled, “Waste Management Service Fees 2016 – 2017”; and**
- 2. approves the Waste Management Fees for inclusion in the 2016/17 Budget Schedule of Fees and Charges.**

#### BACKGROUND:

FILE REFERENCE: P1013202-3  
REPORTING UNIT: Waste and Cleansing  
RESPONSIBLE DIRECTORATE: Construction and Maintenance  
DATE: 7 April 2016  
MAP / SCHEDULE: Confidential Schedule 5 – Bin Fees Projection 2016/17 to 2026/27

In addition Schedule 5 is Confidential in accordance with Section 5.23(f)(i) of the *Local Government Act 1995*.

Waste management service fees are calculated on a full cost recovery. The report analyses emerging waste issues, service growth and the various costs involved in waste collection, transportation and disposal. Fees are imposed on properties utilising the City’s waste services under Section 67 of the Waste Avoidance and Resource Recovery (WARR) Act 2007.

#### LEGISLATION / STRATEGIC PLAN / POLICY:

**Legislation** Sections 6.16 and 6.17 of the *Local Government Act 1995*  
Part 6, Division 3, Section 67 of the *Waste Avoidance and Resource Recovery Act 2007*

**Integrated Planning and Reporting Framework Implications** **Strategic Community Plan**  
Council Four Year Priorities: Capable and Responsive Organisation  
S18 Strengthen the capacity of the organisation

**Policy**

Policy No and Name: 9.1 – Budget Policy

**DETAILS:**

**1. COST FACTORS**

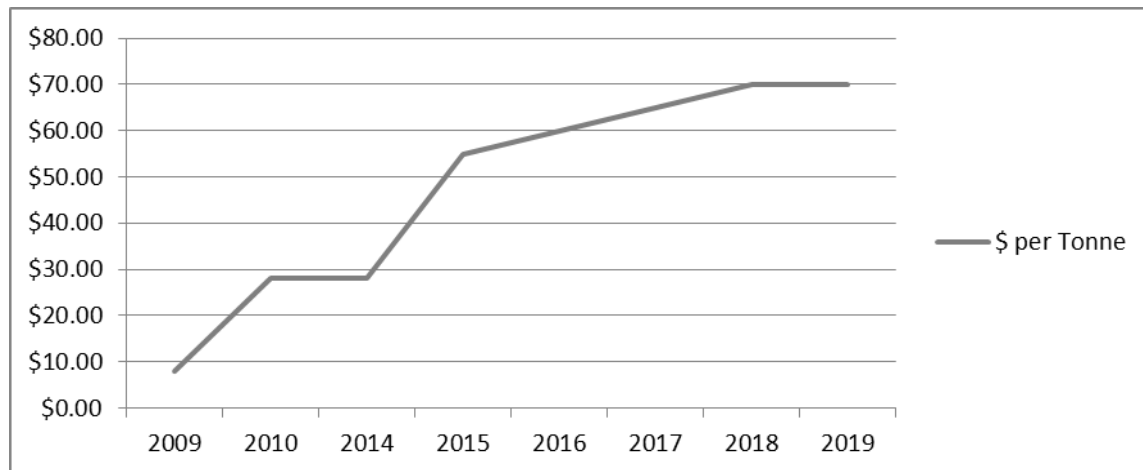
**1.1 Labour Costs**

Labour to provide waste services to the community accounts for approximately 52% of the service cost provision and includes all related costs. Indirect labour costs such as those originating in the City’s workshop for the servicing, repair and maintenance of relevant fleet and plant are also included.

**1.2 Disposal Costs**

The cost to dispose of Municipal Solid Waste (MSW) to landfill accounts for up to one third of the overall expense of providing waste services. The City currently pays \$155.00 per tonne of MSW delivered to the Tamala Park landfill site (GST exclusive) of which 35% is attributable to the levy. Further increases in the Levy over the next three years have been announced placing additional pressure on service costs. Mindarie Regional Council has advised that the anticipated member gate fee at Tamala Park will increase 9.6% to \$170.00 per tonne from 1 July 2016. The landfill levy accounts for \$60 per tonne. Costs are also payable for the disposal of recyclables however these costs do not incur the landfill levy.

Figure 1 – State Waste Levy - \$ per Tonne



**1.3 Service Demand**

The demand for the City’s waste collection services has a direct impact upon the cost of the service. Maintaining an acceptable level of service is directly dependent upon the number of staff and collection vehicles available. Waste services consist of MSW and recyclable collection, transportation and disposal.

On 1 July 2015 the City commenced a range of new services to support the requests and needs of our ratepayers. These services were primarily based around co-mingled and cardboard recycling.

The commencement of these services has stopped the decline in bin lifts experienced in previous years and resulted in MSW collection services increasing.

A number of residential properties currently under development will be completed over the next four to five years resulting in an average growth of 32,760 bin lifts per annum (630 per week). Under the WARR Act the City is responsible for residential (domestic) collection of MSW.

#### **1.4 Residential Recycling**

The City introduced co-mingled recycling to East Perth residential properties in 2006 and gradually expanded the service to all areas of the municipality over the following two years. Throughout this period, the City has borne the cost of providing this service to residents in order to encourage recycling and reduce waste to landfill. Annual cost per residential property has varied between \$43.00 and \$50.00 per property equating to an annual cost in 2014/15 of \$30,326.

#### **1.5 Waste Strategy**

At its meeting on **22 April 2014**, Council adopted the City of Perth Waste Strategy 2014 – 2024 which included 19 prioritised actions required to meet the demands of a growing city and the pressures resulting from competition for street space. Costs associated with implementing those actions are to be funded from both annual revenue and the Refuse Disposal and Treatment Reserve Fund which, as at 29 February, 2015 had a balance of approximately \$2,892,628.

#### **1.6 Other Factors**

Other associated costs can be attributed to the provision and maintenance of Mobile Garbage Bins (MGBs), which are provided to properties free of charge, and to the internal hire of plant and equipment.

### **2. FEES AND CHARGES**

#### **Fees and Charges – Assumptions for Budget Projections**

The City's reserve fund 'Refuse Disposal and Treatment Reserve' (the Reserve) has been gradually built up over previous years in anticipation of the introduction of secondary waste treatment for the purpose of subsidising the waste fees to ratepayers for a period of time thus softening the financial impact.

Cost increases, including the State Government levy, has effectively amplified the need for subsidisation resulting in the Reserve being utilised over the last six years. The Reserve was budgeted in 2015/16 to provide a further \$1,269,433 in additional subsidises. The implementation of the new service initiatives and operational reform has reversed this trend and no monies were been drawn from the Reserve. In fact for



the first time in seven years the City transferred funds from the accumulated surplus adding an extra \$49,104 to the Reserve so far in 2016.

Assumptions for 2016/17 centre around maintaining an income that contributes to the Reserve, recovers the cost of the State Government levy and adds value to City ratepayers. Residential properties currently receive one bulk verge collection each calendar year. In 2016/17 we are proposing to add a second collection and have costed this into our residential fee.

The increase in the levy and charges has also been calculated and they represent over 3.2% of the Fee increase.

The final cost component of the 2016/17 fees is the current Perth All Groups CPI indicator which at the end of the December quarter 2015 is 1.6%.

It is estimated that the commercial business activities will provide continued opportunity and an increase in services of 5% is budgeted.

Additional event service fees are included in the 2016/17 fees and charges with the expectation of growing this market segment. No income is allocated to these costs for 2016/17 as we establish City services in the event industry.

An increase of 5.15% has been applied to the residential service charges to cover all costs and 5% to commercial services. These increases will recover costs and eliminate reliance on the Reserve. Confidential Schedule 5 indicates an increase of 5.15% and 5% respectively for 2016/17 followed by 1.5% for residential and 5% commercial in 2017/18 and subsequent years. The Reserve in this forecast will not be eroded and funds from the Reserve can be available to introduce new technology and services to the City.

### **Recommended Fee Schedule 2016/17**

It is recommended that the waste management fees for 2016/17 be increased by 5.15% for residential and 5% for business in accordance with Table 2 below.

Each standard fee type provides one service per week for the full year (i.e. 52 services per annum). In order to provide an appropriate frequency of removal for health and hygiene reasons or to reduce the number of bins stored at premises, many commercial and multi-tenanted residential properties are serviced multiple times per week.

In Table 2, Item 3 below, residential service charges are the same as those for the equivalent service in Item 1. This is because the 660L MGB is designed to replace three 240L MGBs at multi tenanted properties. Each property therefore pays for one service per week whether from 240L MGBs or shared 660L MGBs.

Table 3 provides a comparison of fees and charges between City of Perth fees for 2015/16 and 2016/17 (proposed) and those of six other local governments for 2015/16.

### **Table 2 – Proposed Waste Management Fees 2016/17**

Service Type		Residential Customers		Commercial Customers (Non-residential)	
Item	Description	Current 2015/16	Proposed 2016/17	Current 2015/16	Proposed 2016/17
1	<i>MSW - Basic (240L bin)<sup>1</sup></i>	\$272.00	\$286.00	\$320.91* (\$353.00 incl)	\$337.00*
2	<i>MSW – Additional (240L bin or service)</i>	\$272.00	\$286.00	\$220.00* (\$242.00 incl)	\$231.00*
3	<i>MSW 660L</i>	\$272.00 <sup>2</sup>	\$286.00 <sup>2</sup>	\$649.09* (\$714.00 incl)	\$682.00*
4	<i>MSW 1100L</i>	NA	NA	NA	\$1136.00*
5	<i>Commercial Co-mingled Recycling 240L</i>	NA	NA	\$140.91* (\$155.00 incl)	\$151.00*
6	<i>Commercial Co-mingled Recycling 660L</i>	NA	NA	\$421.82* (\$464.00 incl)	\$443.00*
7	<i>Commercial Co-mingled Recycling 1100L</i>	NA	NA	\$703.03* (\$773.33 incl)	\$738.00*
8	<i>Paper/Cardboard 240L</i>	NA	NA	\$143.64* (\$158.00 incl)	\$151.00*
9	<i>Cardboard only bin hire 660L</i>	NA	NA	\$208.00* (228.8 incl)	\$219.00
10	<i>Cardboard only bin hire 1100L</i>	NA	NA	\$260.00* (\$286.00 inc)	\$273.00
11	<i>Glass Recycling 240L</i>	NA	NA	NA	\$605.00*

Note:

<sup>1</sup> The fees in Item 1 include co-mingled recycling service for residential customers and a free conditional cardboard removal service for commercial customers.

<sup>2</sup> The residential fee for 660L waste is the same as that for a basic 240L as one 660L replaces three 240L services from three properties.

\* 10% GST Exempt

**Table 3 – Comparative Fees by Local Government**

<b>Service Type (240L MGB)</b>	<b>Perth<sup>1</sup> 15/16 \$</b>	<b>Perth<sup>1</sup> 16/17 \$</b>	<b>Vincent<sup>2</sup> 15/16 \$</b>	<b>Swan<sup>3</sup> 15/16 \$</b>	<b>Nedlands<sup>4</sup> 15/16 \$</b>	<b>Sydney<sup>5</sup> 15/16 \$</b>
Residential	272.00	286.00	285.00	372.00	293.00	797.00
Commercial	320.91	345.00	350.00	372.00	355.00	NA
Establishment	NA	NA	NA	65.00	80.00	NA
<p>Note:</p> <p><sup>1</sup> Perth includes a co-mingled recycling service for residential properties in the basic fee.</p> <p><sup>2</sup> Vincent's waste charges are incorporated in the Property Rates. Prices indicated are for additional weekly services to rateable properties. Additional recycling service is \$80.00.</p> <p><sup>3</sup> Swan provides a 240L waste bin and a 240lt recycling bin to properties in the basic fee.</p> <p><sup>4</sup> Nedlands provide residential properties with one 240L recycle bin, one 240L green waste bin and one 120L rubbish bin in their standard service fees. Other options are available at reduced or additional costs. Commercial properties are provided one free 240L recycle bin for every basic waste service, if required.</p> <p><sup>5</sup> Sydney provides both a waste and comingled recycling 240L MGB to residential properties in their basic fee. Organics bin is an option. Smaller MGB sizes are available at reduced cost. Sydney does not service commercial properties.</p>						
<b>Service Type (240L MGB)</b>	<b>Fremantle<sup>6</sup> 15/16 \$</b>	<b>Subiaco<sup>7</sup> 15/16 \$</b>	<b>Commercial<sup>8</sup> Waste Companies Tender \$</b>	<b>Commercial<sup>8</sup> Waste Companies Quote \$</b>		
Residential	471.00	505.00	NA	NA		
Commercial	522.60	521.40	392.08	780.00		
Establishment	164.00	NA	NA	50.00		
<p>Note:</p> <p><sup>6</sup> Fremantle includes a fortnightly co-mingled recycling service for residential properties in the basic fee. The cost of a 240L general waste bin for commercial services can be discounted.</p> <p><sup>7</sup> Subiaco's commercial waste service incorporates a free weekly 240L recycling bin if at least half full.</p> <p><sup>8</sup> Commercial operator rates vary depending upon the number of bins serviced, concentration of customers and waste material collected.</p>						

Table 4 below, summarises costs and revenues by service types based on proposed fees for 2016/17. Costs have been grouped into residential and commercial customers based on a recent extraction of service records from the City's database plus projected growth.

Current projections indicate the cost to provide waste and recycling services will increase from an estimated \$7,453,742.16 in 2015/16 to \$7,581,157 in 2016/17, an overall increase of 17%. The increase in operating costs includes a 15% allocation of \$667,270 for indirect costs. Income will increase from an estimated \$7,473,923.63 in 2015/16 to \$8,182,282.42 in 2016/17.

**Table 4 – Operating Costs and Revenues**

SERVICE TYPE	Projected No of bin services per week	Projected Operating Costs 2016/17	Proposed Fees 2016/17	Income Using Proposed Fees 2016/17
Basic Residential <sup>1</sup>	11,517		\$286.00*	\$3,291,273.91
Basic Commercial <sup>2</sup>	2429		\$337.00*	\$818,346.98
Additional Residential	398		\$286.00*	\$113,736.67
Additional Commercial	15,282		\$231.00*	\$3,530,072.70
MSW Residential 660L	108		\$286.00*	\$30,902.17
MSW Commercial 660L	30		\$682.00*	\$20,753.03
MSW Commercial 1100L	25		\$1136.00*	\$28,397.78
Commercial Co-Mingled Recycling 240L	32		\$151.00*	\$4,762.80
Commercial Co-mingled Recycling 660L	11		\$443.00*	\$4,650.57
Commercial Co-mingled Recycling 1100L	10		\$738.00*	\$7,381.50
Glass Recycling 240L	25		\$605.00*	\$15,120.00
Paper/Cardboard 240L	1,444		\$151.00*	\$218,295.00
Paper/Cardboard 660L Bin Hire	48		\$219.00	\$10,557.85
Paper/Cardboard 1100L Bin Hire	39		\$273.00	\$10,581.48
Total Residential (40% of total service cost)		\$3,032,462.93		
Total Commercial (60% of total service cost)		\$4,548,694.40		
Recycling Income <sup>3</sup>				\$77,000.00
		<b>\$7,581,157.33</b>		<b>8,182,282.42</b>

Notes:

<sup>1</sup> Basic Residential fee includes one waste bin and one recycling bin.

<sup>2</sup> Basic Commercial fee includes one waste bin and loose cardboard collection if requested.

<sup>3</sup> The City receives a small income from the sale of clean paper and cardboard to a specialist recycler/manufacturer.

\* 10% GST Exempt

As indicated in Table 5 below, the recommended 5.15% and 5% increases in 2016/17 fees will allow for a transfer of \$601,125.09 into the Reserve.

### Goods and Services Tax

The City has received a determination from the Australian Tax Office (ATO) stating that the Goods and Services Tax (GST) is not to be applied to commercial waste service fees charged by the City.

Table 5 – Waste Management – Comparison of Total Service Costs and Income between 2015/16 and 2016/17 financial years.

2015/16				2016/17		
Revised Budgeted Service Cost \$	Projected Service Cost \$	Revised Budgeted Income \$	Projected Income \$	Proposed Service Cost \$	Proposed Income \$	Balance to Waste Reserve\$
7,451,818	7,451,818	7,643,665	7,643,665	7,581,157	8,182,282	601,125.09

Projected 2015/16 service costs and proposed 2016/17 service costs include a 15% expense for corporate overhead.

### COMMENTS:

The City's Waste Management services and operations were restructured in 2015/16. The new business initiatives delivered a heightened level of service and productivity and eliminated the reliance upon the Refuse Disposal and Treatment Reserve.

An increase in fees of up to 5.15% for 2016/17, will enable full cost recovery and result in additional funds being available for service improvements and utilising relevant new waste management technologies and methodologies.

CONFIDENTIAL SCHEDULE 5  
ITEM 3 – WASTE MANAGEMENT SERVICE  
FEES 2016 – 2017

FOR THE FINANCE AND ADMINISTRATION COMMITTEE  
MEETING

19 APRIL 2016

DISTRIBUTED TO ELECTED MEMBERS UNDER  
SEPARATE COVER

## ITEM NO: 4

### INVESTMENTS AND INVESTMENT RETURNS FOR THE PERIOD ENDED 31 MARCH 2016

**RECOMMENDATION:** (APPROVAL)

***That the Finance and Administration Committee receives the report detailing investments and investment returns for the period ended 31 March 2016, as detailed in Schedule 6.***

#### BACKGROUND:

FILE REFERENCE: P1031639-9  
RESPONSIBLE UNIT: Finance  
RESPONSIBLE DIRECTORATE: Corporate Services  
DATE: 8 April 2016  
MAP / SCHEDULE: Schedule 6 – Investment Report for the period ended 31 March 2016 Short Term Investments and Institutional Credit and Ratings

Investments are made in accordance with Policy 9.3 – Management of Investments. The policy sets objectives and risk management guidelines for investing surplus and reserve funds not immediately required for any other purpose.

This report reviews the results for the month of March 2016.

#### LEGISLATION / STRATEGIC PLAN / POLICY:

**Legislation** Section 6.14 of the *Local Government Act 1995*  
Regulation 19C of the *Local Government (Financial Management) Regulations 1996*

**Integrated Planning and Reporting Framework Implications** **Strategic Community Plan**  
Council Four Year Priorities: Community Outcome Capable and Responsive Organisation  
A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

**Policy**  
Policy No and Name: 9.3 – Management of Investments

**DETAILS:**

	<b>Actual \$</b>	<b>Budget \$</b>	<b>Variation \$</b>
Interest Earnings	549,215	392,250	156,965

Average Rate	5.29%
Benchmark Rate	2.36%
RBA Cash Rate	2.00%

\*Figures exclude interest on rate arrears.

**Call Accounts**

Balance at 31 March 2016	\$17.4 million
Interest Earned	\$37,201
Rate for balances over \$2 million	2.50%

**Term Deposits**

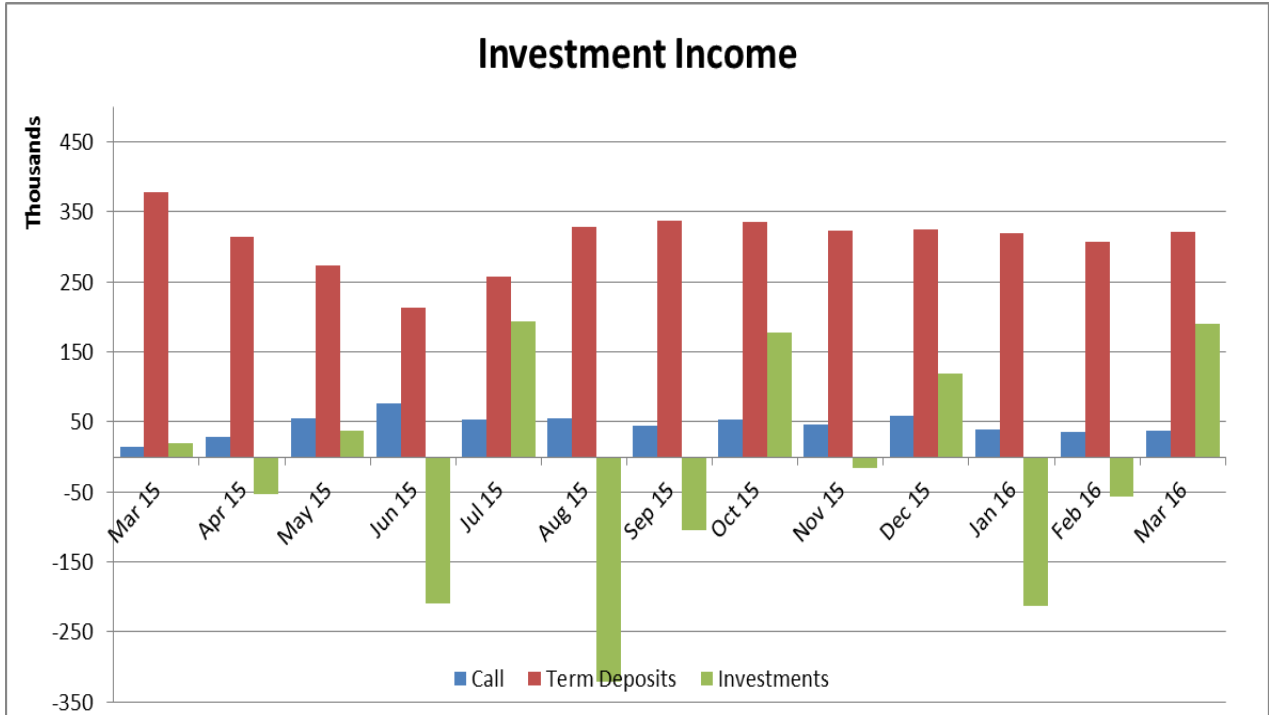
Balance at 31 March 2016	\$116.6 million
Interest Earned	\$321,505
Average Rate (Municipal funds)	3.00%
Most Recent Rate (Municipal funds)	3.10%

**Other Investments**

	<b>Interest Earned \$</b>	<b>Interest Rate %</b>
Emerald Mortgage Backed Security	11,781	3.14
Colonial Share Index Balanced Fund	178,729	N/A

The ASX 200 rose by 4.1% in March which was reflected in the performance of the Colonial Share Index Balanced Fund, an increase in value of \$178,729. It should be noted that for the current financial year, negative returns have occurred in five out of the nine months.





**Spread of Investments**

The City’s exposure to investment institutions is as follows:

Institution	Credit Rating	Percentage	Percentage Allowed
ANZ	A1+	12%	100%
Bankwest	A1+	5%	
NAB	A1+	28%	
AMP	A1	7%	
Suncorp Metway	A1	14%	
		66%	
Bank of Queensland	A2	29%	60%
Barclays	NR	2%	10%
Colonial	NR	3%	
		5%	

**FINANCIAL IMPLICATIONS:**

Reported investment earnings (excluding interest on rates arrears) at \$549,215 after Trust Account adjustments, were \$156,965 above budget in March.

**COMMENTS**

The City continues to adhere to its policy of obtaining the best returns commensurate with risk and the constraints imposed by the State Government regulations.

SCHEDULE 6

**INVESTMENT REPORT**

31-Mar-16

	Market Value 29-Feb-16	Market Value 31-Mar-16	Cost & Impairment 31-Mar-16	% of Class	Interest Earned Mar	Weighted Average Monthly Rate	Interest Earned YTD
<b>Municipal</b>							
<b>Short term Direct Investments</b>							
Call	\$11,988,436	\$8,198,107	\$8,198,107	6.0%	\$25,938	2.63%	\$299,966
Term Deposits	\$68,500,000	\$57,000,000	\$57,000,000	41.7%	\$162,272	3.00%	\$1,387,579
<b>Short</b>	<b>\$80,488,436</b>	<b>\$65,198,107</b>	<b>\$65,198,107</b>		<b>\$188,210</b>	<b>2.95%</b>	<b>\$1,687,545</b>
<b>Total Municipal - Cash Back Securities</b>	<b>\$80,488,436</b>	<b>\$65,198,107</b>	<b>\$65,198,107</b>		<b>\$188,210</b>	<b>2.95%</b>	<b>\$1,687,545</b>
<b>Total Municipal Investments</b>	<b>\$80,488,436</b>	<b>\$65,198,107</b>	<b>\$65,198,107</b>		<b>\$188,210</b>	<b>2.95%</b>	<b>\$1,687,545</b>
<b>Reserves</b>							
<b>Short term Direct Investments</b>							
Call	\$2,387,082	\$6,503,094	\$6,503,094	4.8%	\$5,486	2.50%	\$77,840
Term Deposits	\$57,500,000	\$53,500,000	\$53,500,000	39.2%	\$144,328	3.02%	\$1,353,363
<b>Total</b>	<b>\$59,887,082</b>	<b>\$60,003,094</b>	<b>\$60,003,094</b>		<b>\$149,814</b>	<b>3.00%</b>	<b>\$1,431,203</b>
<b>Floating Rate Notes/ CLNs</b>							
WPAC- Sub Debt -FRN	\$0	\$0	\$0	0.0%	\$0	0.00%	\$1,985
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>0.00%</b>	<b>\$1,985</b>
<b>Medium term Direct Investments</b>							
Barclays - Emerald -MBS	2,442,770	2,442,770	\$2,674,623	2.0%	\$11,781	3.14%	\$101,522
<b>Total</b>	<b>\$2,442,770</b>	<b>\$2,442,770</b>	<b>\$2,674,623</b>		<b>\$11,781</b>	<b>3.14%</b>	<b>\$101,522</b>
<b>Total Reserve - Cash Back Securities</b>	<b>\$62,329,852</b>	<b>\$62,445,864</b>	<b>\$62,677,718</b>		<b>\$161,595</b>	<b>3.01%</b>	<b>\$1,534,709</b>
<b>Balanced Funds</b>							
Colonial Share Index	\$3,805,501	\$3,984,315	\$3,984,315	100%	\$178,729	72.11%	-\$134,630
<b>Total</b>	<b>\$3,805,501</b>	<b>\$3,984,315</b>	<b>\$3,984,315</b>		<b>\$178,729</b>	<b>72.11%</b>	<b>-\$134,630</b>
<b>Total Reserve Investments</b>	<b>\$66,135,353</b>	<b>\$66,430,180</b>	<b>\$66,662,033</b>		<b>\$340,324</b>	<b>72.11%</b>	<b>\$1,400,078</b>
<b>Trust</b>							
<b>Short term Direct Investments</b>							
Call	\$2,733,254	\$2,675,469	\$2,675,469	2.0%	\$5,777	2.50%	\$45,088
Term Deposits	\$5,814,505	\$6,064,505	\$6,064,505	4.4%	\$14,905	3.00%	\$113,957
<b>Total</b>	<b>\$8,547,759</b>	<b>\$8,739,975</b>	<b>\$8,739,975</b>		<b>\$20,682</b>	<b>2.86%</b>	<b>\$159,045</b>
<b>Total Trust - Cash Back Securities</b>	<b>\$8,547,759</b>	<b>\$8,739,975</b>	<b>\$8,739,975</b>		<b>\$20,682</b>	<b>2.86%</b>	<b>\$159,045</b>
<b>Total Investments-Cash Back Securities</b>	<b>\$151,366,047</b>	<b>\$136,383,946</b>	<b>\$136,615,800</b>		<b>\$370,486</b>	<b>2.97%</b>	<b>\$3,381,299</b>
<b>Grand Total Investments</b>	<b>\$155,171,548</b>	<b>\$140,368,261</b>	<b>\$140,600,115</b>		<b>\$549,215</b>	<b>5.20%</b>	<b>\$3,246,669</b>

INVESTMENT RATES:

CASH RATE

2.00%

BENCHMARK

2.36%

AVERAGE excl.Trust

5.29%

**CITY OF PERTH - SHORT TERM INVESTMENTS ( Excluding Call) AS AT 31 MARCH 2016**

<u>FUND</u>	<u>INSTITUTION</u>	<u>TYPE</u>	<u>AMOUNT</u>	<u>RATE</u>	<u>LOGGED</u>	<u>MATURITY</u>	<u>Total Investment Days</u>	<u>TOTAL INTEREST individual outstanding investment</u>
MUNICIPAL	ANZ	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.05%	4/02/2016	31/05/2016	117	\$ 48,883.56
MUNICIPAL	BANKWEST	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.00%	25/01/2016	26/05/2016	122	\$ 50,136.99
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	2.95%	20/10/2015	29/04/2016	192	\$ 77,589.04
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	\$ 8,000,000.00	2.90%	29/10/2015	6/05/2016	190	\$ 120,767.12
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.00%	11/02/2016	9/06/2016	119	\$ 48,904.11
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.00%	18/02/2016	16/06/2016	119	\$ 48,904.11
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.00%	29/02/2016	23/06/2016	115	\$ 47,260.27
MUNICIPAL	BQLD	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.05%	28/01/2016	30/06/2016	154	\$ 64,342.47
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.05%	31/12/2015	14/04/2016	105	\$ 43,869.86
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 4,000,000.00	3.00%	11/02/2016	19/05/2016	98	\$ 32,219.18
MUNICIPAL	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.08%	7/01/2016	30/06/2016	175	\$ 73,835.62
			<b>\$ 57,000,000.00</b>					
RESERVES	AMP	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.10%	8/07/2015	11/07/2016	369	\$ 156,698.63
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	\$ 3,000,000.00	2.95%	5/11/2015	5/05/2016	182	\$ 44,128.77
RESERVES	BQLD	Short Term Direct Investments TERM DEPOSITS	\$ 5,000,000.00	3.00%	19/11/2015	19/05/2016	182	\$ 74,794.52
RESERVES	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 2,500,000.00	3.00%	11/02/2016	26/05/2016	105	\$ 21,575.34
RESERVES	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 1,000,000.00	3.08%	14/01/2016	16/06/2016	154	\$ 12,995.07
RESERVES	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 2,000,000.00	3.03%	21/01/2016	23/06/2016	154	\$ 25,568.22
RESERVES	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 2,500,000.00	3.04%	29/01/2016	30/06/2016	153	\$ 31,857.53
RESERVES	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 4,000,000.00	3.10%	7/01/2016	7/07/2016	182	\$ 61,830.14
RESERVES	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 7,000,000.00	3.10%	31/03/2016	29/07/2016	120	\$ 71,342.47
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	\$ 6,000,000.00	2.85%	30/10/2015	29/04/2016	182	\$ 85,265.75
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	\$ 7,000,000.00	3.05%	3/12/2015	2/06/2016	182	\$ 106,457.53
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	\$ 3,000,000.00	3.00%	31/03/2016	30/06/2016	91	\$ 22,438.36
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	\$ 2,000,000.00	3.08%	9/03/2016	14/07/2016	127	\$ 21,433.42
RESERVES	SUNCORP	Short Term Direct Investments TERM DEPOSITS	\$ 3,500,000.00	3.08%	10/03/2016	14/07/2016	126	\$ 37,213.15
			<b>\$ 53,500,000.00</b>					
ROD EVANS	BWEST	Short Term Direct Investments TERM DEPOSITS	\$ 310,711.88	2.85%	18/12/2015	19/05/2016	153	\$ 3,711.94
TRUST	BANKWEST	Short Term Direct Investments TERM DEPOSITS	\$ 2,000,000.00	3.00%	26/11/2015	21/04/2016	147	\$ 24,164.38
TRUST	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 1,000,000.00	3.00%	3/02/2016	19/05/2016	106	\$ 8,712.33
TRUST	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 753,793.30	3.08%	7/01/2016	9/06/2016	154	\$ 9,795.60
TRUST	NAB	Short Term Direct Investments TERM DEPOSITS	\$ 2,000,000.00	3.10%	24/03/2016	28/07/2016	126	\$ 21,402.74
			<b>\$ 6,064,505.18</b>					
<b>TOTAL investments</b>			<b>\$ 116,564,505.18</b>					
							<b>\$ 1,498,098.22</b>	

## ITEM NO: 5

### DIFFERENTIAL RATING – PRELIMINARY SETTING OF THE ANNUAL RATES LEVY FOR 2016/17

**RECOMMENDATION:**

**(APPROVAL)**

***That Council:***

1. ***approves the advertising of the differential rates based on the predominant purpose for which the land is held in accordance with Section 6.36(3)(b) of the Local Government Act 1995 as follows:***
  - 1.1 ***Commercial*** – 5.008334 cents in the dollar;
  - 1.2 ***Hotel*** – 5.008334 cents in the dollar;
  - 1.3 ***Office*** – 2.95448 cents in the dollar;
  - 1.4 ***Residential*** – 4.48135 cents in the dollar;
  - 1.5 ***Retail*** – 5.08334 cents in the dollar;
  - 1.6 ***Vacant Land*** – 5.90855 cents in the dollar;
2. ***notes the intent of increasing rates revenue by 1.6%, comprising of only a CPI adjustment;***
3. ***notes the increase in rate revenue on the current rate base of \$1.3 million;***
4. ***notes the intention of retaining the principle of rating vacant land at twice the rate applied to the lowest rated category, being the Office category; and***
5. ***notes the increase to the minimum rate by \$10 to \$695 in each rate differential category.***

**BACKGROUND:**

FILE REFERENCE: P1032338  
REPORTING UNIT: Finance  
RESPONSIBLE DIRECTORATE: Corporate Services Directorate  
DATE: 11 April 2016  
MAP / SCHEDULE: Schedule 7 – Rates Comparison Schedule

**LEGISLATION / STRATEGIC PLAN / POLICY:**

**Legislation** Section 6.33 of the Local Government Act 1995

**Integrated Planning and Reporting Framework Implications** **Strategic Community Plan**  
Council Four Year Priorities: Community Outcome Capable and Responsive Organisation  
A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

**Policy**  
Policy No and Name: 9.1 – Budget Policies

**DETAILS:**

Differential rating enables the City to vary the impact of its rates on different classes of ratepayers.

The revenue raised from rates in accordance with the Annual Budget 2015/16 is as follows:

Details	Gross Rental Value (inc. Minimum)	Rate in \$	Estimated Rate Revenue				
			Minimum Rates		Non Minimum Rates		Total
			No of Prop	Revenue	No of Prop	Revenue	
<b>Rates</b>	(\$)	(cents)		(\$)		(\$)	(\$)
Commercial	416,953,184	5.0032	550	376,750	1,937	20,454,351	20,831,101
Office	1,486,761,541	2.9079	198	135,630	2,173	43,190,275	43,325,905
Residential	328,193,967	4.4107	871	596,635	10,725	13,973,563	14,570,198
Vacant Land	21,460,150	5.8157	2	1,370	81	1,261,120	1,262,490
<b>Total Rates</b>			<b>1,621</b>	<b>1,110,385</b>	<b>14,916</b>	<b>78,879,309</b>	<b>79,989,694</b>

A “Differential Rate Review” was conducted in 2015 and made the following recommendations for setting of the City’s differential rates into the future:

- The Office category is the largest contributing sector to rates, yet falls below the cost of services provided to it by the City; this is after including the net contribution from parking. The Rate in the Dollar for Office is the only category not previously adjusted to reduce the funding shortfall. Scope therefore exists for higher increases in the Rate in the Dollar of the Office sector relative to other categories;
- In order to achieve a closer alignment with the other categories, a higher increase in the Rate in a Dollar for Office should be pursued in future years;
- Apply a higher increase to Residential Rate in a Dollar but still maintain it lower than other metropolitan Councils;
- Maintain maximum Rate in a Dollar for Vacant land; and
- To progressively increase the general minimum rate.

The winding down of the resources boom has resulted in higher than anticipated office vacancy rates. Perth's CBD vacancy rate is estimated to be close to 20% as at the end of January 2016, reaching a 21-year high. It is expected that at the next triennial revaluation due in 2017/18, Office's GRV values will be significantly lower.

The City of Perth's Rate in a Dollar values for Residential ratepayers compares favourably with all neighbouring Councils. Residential rates have historically been kept low to attract residents to the City. In the 2015/16 budget, residential rates were increased by 4.52% which compared to the average increase of 3.2% to address this imbalance. The residential property market has seen reductions in property prices and rental values over the last 12 months.

The Commercial category accounts for 6.5% and Hotel for 7.1% of the overall ratebase. Changes made to the Rate in the Dollar for these categories will have a minimal impact on overall rates raised for the City.

The City has traditionally restricted average rate increases to CPI. Exception has been made in recent years when modest increases above CPI were utilised to fund an intensive capital works program. Increase in the demands for the City's services is anticipated as major developments in a number of areas come to fruition. According to the Australian Bureau of Statistics, the CPI for Perth for December year was 1.6%.

The strategic Long Term Financial Plan for 2014/15 to 2024/24 flagged the need to continue with moderate rate increases above the predicted CPI increases. Accordingly the average rate in the dollar was increased in previous years by CPI and an additional 2.0%. The current long term financial plan shows a proposed 1.5% increase above CPI to reduce over future years to the level of CPI only.

## Consider the level of Minimum Rate

Section 6.35(6)(c) of the Local Government Act 1995 gives local governments the power to raise a minimum payment in each differential rating category where a differential general rate is imposed.

Traditionally the Council has employed a general minimum rate for all categories and currently has a minimum rate of \$685, which is the lowest in the metropolitan area. Minimum ratepayers have access to the same services as other ratepayers, even though their GRV's are lower. It is justifiable for them to pay a minimum rate to cover basic services.

The Act provides for consideration to be given to set or vary the minimum rates in conjunction to the relative movement in GRV's for each category. Foreshadowed in the Long Term Financial Plan is the intention to gradually increase the minimum payments to levels aligned closer to those of neighbouring councils.

## Minimum Rate Comparison

<b>2015/16 MINIMUM RATE COMPARISONS</b>		
<b>COUNCIL</b>	<b>MINIMUM RATE - RESIDENTIAL</b>	<b>MINIMUM RATE - COMMERCIAL</b>
ARMADALE	\$1,084	\$1,262
BAYSWATER	\$795	\$795
BELMONT	\$790	\$930
COCKBURN	\$1,250	\$722
FREMANTLE	\$1,222	\$1,222
JOONDALUP	\$828	\$846
MANDURAH	\$1,016	\$1,022
NEDLANDS	\$1,333	\$1,820
PERTH	<b>\$685</b>	<b>\$685</b>
ROCKINGHAM	\$1,043	\$1,043
STIRLING	\$805	\$805
SUBIACO	\$780	\$780
SWAN	\$845	\$1,340
VICTORIA PARK	\$1,112	\$1,156
VINCENT	\$907	\$1,414

## CONCLUSION:

Based on the factors highlighted in this report, the recommendations for adopting Differential Rates for 2016/17 are as follows:

- The Office category is the largest contributing sector to rates yet falls below the cost of services provided to it by the City; this is after including the net contribution from parking. It should also be noted that the allocation of parking contribution to the Office category is substantial, which, when revenue from parking fluctuates, has a significant effect in offsetting the funding shortfall;
- In the current economic conditions, an increase of CPI of 1.6% in the Rate in the Dollar for the Office category is proposed. In future years' strategies should be undertaken to reduce the underrating in this category;
- Apply a 1.6% increase to the Residential Rate in a Dollar; in keeping with the strategy to have this category lower than other metropolitan Councils;
- Maintain maximum Rate in the Dollar for Vacant land to encourage development; and
- Increase the general minimum rate by \$10 to \$695 for all categories.

### **FINANCIAL IMPLICATIONS:**

The City requires a quantum of rates each year to fund a portion of the budget. The spread of rates amongst differential rate classes is an exercise undertaken to make up that total. Other rate considerations such as the level of minimum rates and the application of rate rebates are also incorporated into the total of rates needed.

The Long Term Financial Plan flagged the need to for a moderate increase above the predicted CPI. The plan foreshadowed an increase of 1.5% above CPI in 2016/17 and continue to increase above the level of inflation for the following 4 years. With the effect of the winding down of the resources boom, this additional increase is not advisable in the current economic climate and therefore it is recommended any rate increase be limited to the current inflation level.

The rates for 2016/17 as set out in this report allow for an increase of CPI of 1.6%.

In this report the estimated annual rates levy to be raised in 2016/17 is \$85.5 million including predicted interim growth of \$1.1 million during the year.

Information produced by this report will be available for consideration in preparing the four-year budget and an updated Long Term Financial Plan to be presented to Council in June.

ACCOUNT NO:	-
BUDGET ITEM:	Rate Revenue
BUDGETED AMOUNT:	\$ 85,498,189

All figures quoted in this report are exclusive of GST.

Under the *Local Government Act 1995*, the City is required to advertise the Differential Rates for 21 days prior to adopting of the Differential Rates.



SCHEDULE 7

**City of Perth  
Differential Rates 2016/17 - examples**

	Valuation	2015/16 Rates	2016/17 Rates	Difference
<b>Commercial</b>				
Murray Street PERTH	16,337.00	817.35	830.45	13.10
Lake Street NORTHBRIDGE	180,715.00	9,041.50	9,186.35	144.85
<b>Hotel</b>				
Royal Street EAST PERTH	14,716.00	736.25	748.05	11.80
Kensington Street EAST PERTH	91,028.00	4,554.30	4,627.25	72.95
<b>Office</b>				
Ventnor Avenue WEST PERTH	21,060.00	740.90	752.80	11.90
Adelaide Terrace EAST PERTH	690,924.00	20,091.40	20,413.20	321.80
<b>Residential</b>				
Little Brown Street EAST PERTH	16,120.00	711.05	722.40	11.35
Tully Road EAST PERTH	29,120.00	1,284.40	1,304.95	20.55
Brown Street EAST PERTH	156,000.00	6,880.70	6,990.90	110.20
<b>Retail</b>				
Murray Street PERTH	16,864.00	843.75	857.25	13.50
Hay Street PERTH	196,425.00	9,827.55	9,984.95	157.40
<b>Vacant</b>				
Haig Park Circle EAST PERTH	15,900.00	924.70	939.50	14.80
Pier Street PERTH	285,000.00	16,574.75	16,804.20	229.46

## ITEM NO: 6

### PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – FEBRUARY 2016

**RECOMMENDATION:** (APPROVAL)

***That in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, the list of payments made under delegated authority for the month ended 29 February 2016, be received and recorded in the Minutes of the Council, the summary of which is as follows:***

<b>FUND</b>	<b>PAID</b>
<b>Municipal Fund</b>	<b>\$ 13,997,949</b>
<b>Trust Fund</b>	<b>\$105,873</b>
<b>TOTAL:</b>	<b>\$ 14,103,822</b>

#### BACKGROUND:

FILE REFERENCE: P1031101-24  
REPORTING UNIT: Finance  
RESPONSIBLE DIRECTORATE: Corporate Services  
DATE: 29 February 2016  
MAP / SCHEDULE: TRIM ref. 32989/16

#### LEGISLATION / STRATEGIC PLAN / POLICY:

**Legislation** Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*

**Integrated Planning and Reporting Framework Implications** **Strategic Community Plan**  
Council Four Year Priorities: Community Outcome Capable and Responsive Organisation  
A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

**COMMENTS:**

Payments for the month of February 2016 included the following significant items:

- \$624,390 to Schindler Lifts Australia Pty Ltd for the first payment of 30% in relation to the upgrade of the Council House elevators; and
- \$338,425 to Advantearing Civil Engineers for the December 2015 progress claim in relation to the Museum Street enhancement project.

## ITEM NO: 7

### PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – MARCH 2016

**RECOMMENDATION:**

**(APPROVAL)**

*That in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, the list of payments made under delegated authority for the month ended 31 March 2016, be received and recorded in the Minutes of the Council, the summary of which is as follows:*

<b>FUND</b>	<b>PAID</b>
<b>Municipal Fund</b>	<b>\$ 25,400,269</b>
<b>Trust Fund</b>	<b>\$ 179,411</b>
<b>TOTAL:</b>	<b>\$ 25,579,680</b>

**BACKGROUND:**

FILE REFERENCE: P1031101-24  
REPORTING UNIT: Finance  
RESPONSIBLE DIRECTORATE: Corporate Services  
DATE: 31 March 2016  
MAP / SCHEDULE: TRIM ref. 51298/16

**LEGISLATION / STRATEGIC PLAN / POLICY:**

**Legislation** Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*

**Integrated Planning and Reporting Framework Implications** **Strategic Community Plan**  
Council Four Year Priorities: Community Outcome Capable and Responsive Organisation  
A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

**COMMENTS:**

Payments for the month of March 2016 included the following significant items:

- \$7,164,456 to the Department of Fire and Emergency Services for the emergency service levy third quarter contribution for 2015/16;
- \$1,379,014 to the Western Australian Treasury Corporation for loan payments of \$541,200 for the Elder Street Carpark, \$560,574 for the Perth Convention and Exhibition Centre Carpark, \$32,774 for the Goderich Street Carpark and \$244,464 for the construction of the new Perth City Library and Public Plaza; and
- \$1,240,419 to Department of Lands for rental payments of \$281,090 for 2014/2015 rent of the Cultural Central Car Park, \$877,532 for net rents covering the period 2012-2015 for the State Library Car Park, \$69,690 for the 6 month lease rent for the City Arcade underpass and \$12,105 for the 6 month lease rent for the underpass from Allandale Square to Trinity Arcade.

## ITEM NO: 8

### MARDALUP JETTY, CLAISEBROOK – PROPOSED REFURBISHMENT AND MODIFICATION AND HANDOVER TO THE CITY OF PERTH

**RECOMMENDATION:** (APPROVAL)

***That Council agrees to enter into a Jetty Licence Agreement with the Department of Transport (DoT) for the Management of the Mardalup Jetty in Claisebrook.***

#### BACKGROUND:

FILE REFERENCE: P1024168  
REPORTING UNIT: Properties  
RESPONSIBLE DIRECTORATE: Construction and Maintenance  
DATE: 11 April 2016  
MAP / SCHEDULE: Schedule 8 – Proposed structural modifications  
Schedule 9 – Visual of proposed structure

At its meeting held on **26 June 2001**, Council accepted the assignment of the Management Licences over the Claisebrook boardwalks and jetties from the East Perth Redevelopment Authority on satisfactory completion of restoration of the Jetties.

The Mardalup Jetty which formed part of the original Management Licence was not handed over to the City due to its poor condition.

At its meeting held on **7 October 2008**, Council reaffirmed its decision to accept the Management Licence over the Claisebrook boardwalks and jetties and agreed to accept the Management Licence over the Mardalup Jetty subject to repair work identified by Sinclair Knight Mertz being completed at a cost of \$128,000. The City agreed to meet 50 percent of this cost. The repair work was never undertaken.

The Mardalup Jetty is not used by vessels to tie up because of the wash created by passing vessels and because the structural capacity of the jetty head section has been assessed as operating at a reduced capacity and does not provide any lateral support at the neck/ramp connection which poses a safety risk to users.

The Licence for the Claisebrook Cove Jetty Complex No 1582 (excluding Mardalup Jetty) was issued on 12 November 2012.

## LEGISLATION / STRATEGIC PLAN / POLICY:

<b>Legislation</b>	Section 3.58 of the Local Government Act 1995
<b>Integrated Planning and Reporting Framework Implications</b>	<b>Corporate Business Plan</b> Council Four Year Priorities: Living in Perth S12 Provide facilities to cater for the growth of the residential community 12.1 Develop East Perth infrastructure and land use plan.

## DETAILS:

The Department of Transport (DoT), Coastal Infrastructure has approached the City to seek its agreement to accept a jetty licence agreement for the management of the Mardalup Jetty, Claisebrook.

The DoT's initial intention was to demolish the jetty in full. Subsequent discussions with the Department of Parks and Wildlife (which now incorporates the former Swan River Trust) suggested that the existing use as a fishing structure was very popular and loss of such an amenity should be avoided.

The DoT has reviewed its case for complete demolition and with recommendation from a practising marine engineer proposes to convert the structure into a fishing platform by:

- Completely removing the entire existing jetty head and ramp section from the riverbed upwards;
- The head piles will be cut off at seabed level;
- The circular steel structure under the jetty head will be cut off at seabed level;
- The remaining timber structure to be retained and re-decked with new timber to the extent of the outside piles (currently not decked) and kerbing installed; and
- The existing sub-structure (stringer beams, packers and half caps) are to be replaced with new timber sections.

On completion of this work and subject to the City's satisfaction, the DoT proposes to hand the jetty over to the City.

In its proposal the DoT states that its maintenance contractor believes that once the planned upgrades have been completed there should be little if any maintenance required above or below the water.

While there is no Western Australian Legislation regarding inspections of public jetties, the City, in an effort to ensure public safety and best practice, has undertaken to follow the NSW legislation that requires annual inspection above water and tri-annual inspections below water. The cost of these inspections is estimated at

\$50,000 over a ten year period. Additionally DoT in consultation with its contractors estimates another \$50,000 for routine/reactive maintenance over 10 years.

The Dot has agreed to contribute to these costs on 50/50 basis with the City and the DoT has agreed to engross the proposed Licence documentation to reflect this commitment over the first 10 years.

### **FINANCIAL IMPLICATIONS:**

All cost associated with the modification/refurbishment of the jetty will be borne by the DoT.

With the DoT contributing 50% of inspection and maintenance costs there is a potential cost of \$5,000 per annum over the initial 10 years of the licence.

ACCOUNT NO:	N/A
BUDGET ITEM:	N/A
BUDGET PAGE NUMBER:	N/A
BUDGETED AMOUNT:	\$0
AMOUNT SPENT TO DATE:	\$0
PROPOSED COST:	\$0
BALANCE:	\$0
ANNUAL MAINTENANCE:	\$ 5,000.00 per annum
ESTIMATED WHOLE OF LIFE COST:	\$50,000.00

All figures quoted in this report are exclusive of GST.

### **COMMENTS:**

The existing Claisebrook Cove finger jetties were handed over to the City from the East Perth Redevelopment Authority as part of its normalisation programme.

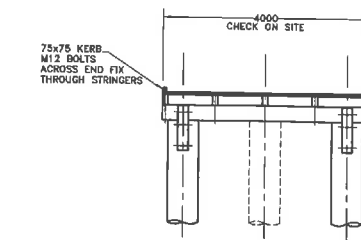
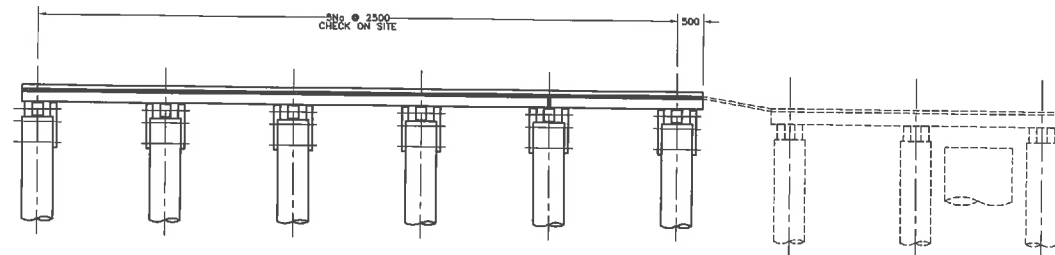
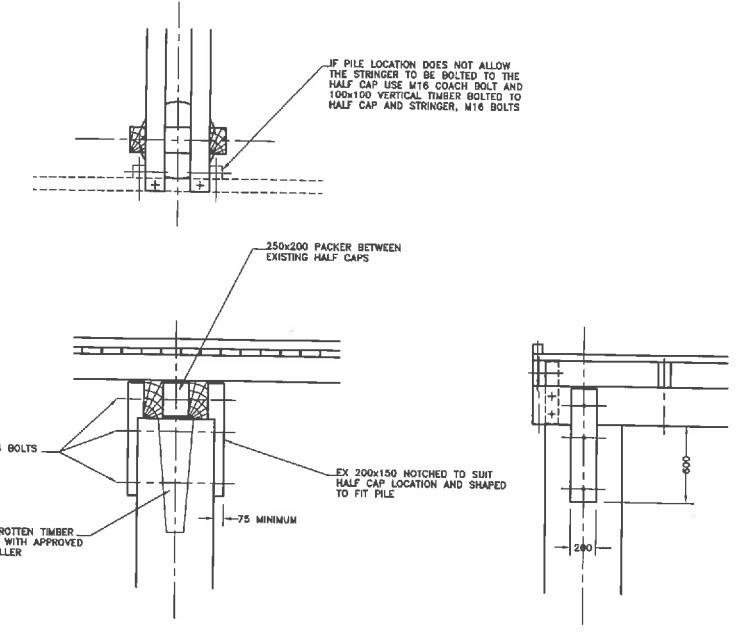
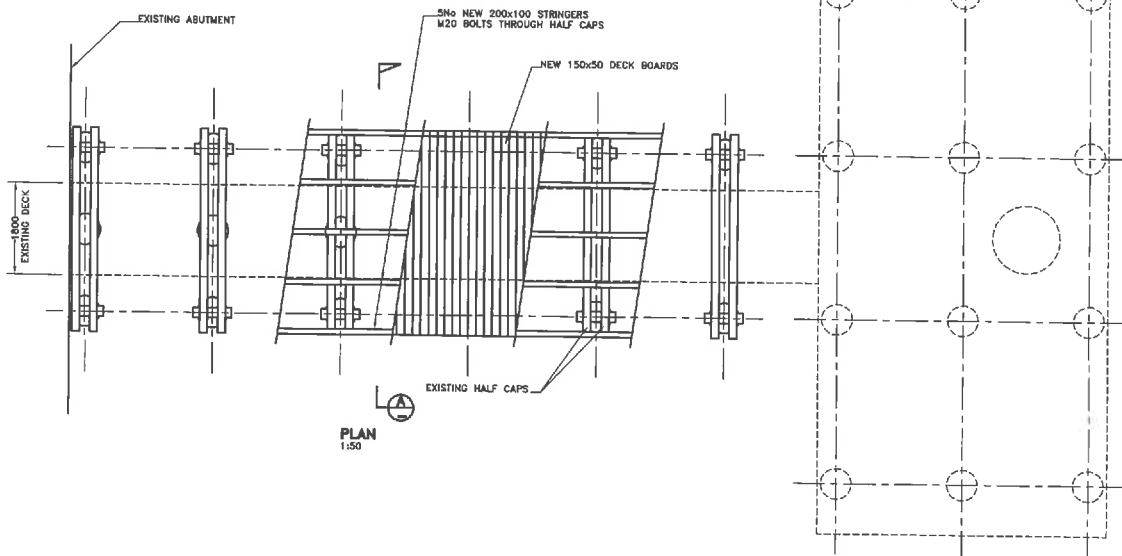
While the City initially agreed to accept the Management Licence for Mardalup Jetty the Licence was never transferred to the City due to incompleteness of repair works. The ownership has since reverted to the DoT.

The new modified/refurbished jetty will finalise the enhancement of the jetties in the Claisebrook area.

The proposal is supported.



REMOVE EXISTING DECK AND STRINGERS  
 REMOVE COMPLETE STRUCTURE INCLUDING CIRCULAR STEEL STRUCTURE ON/N SEA BED



**PRELIMINARY**  
 REVISED



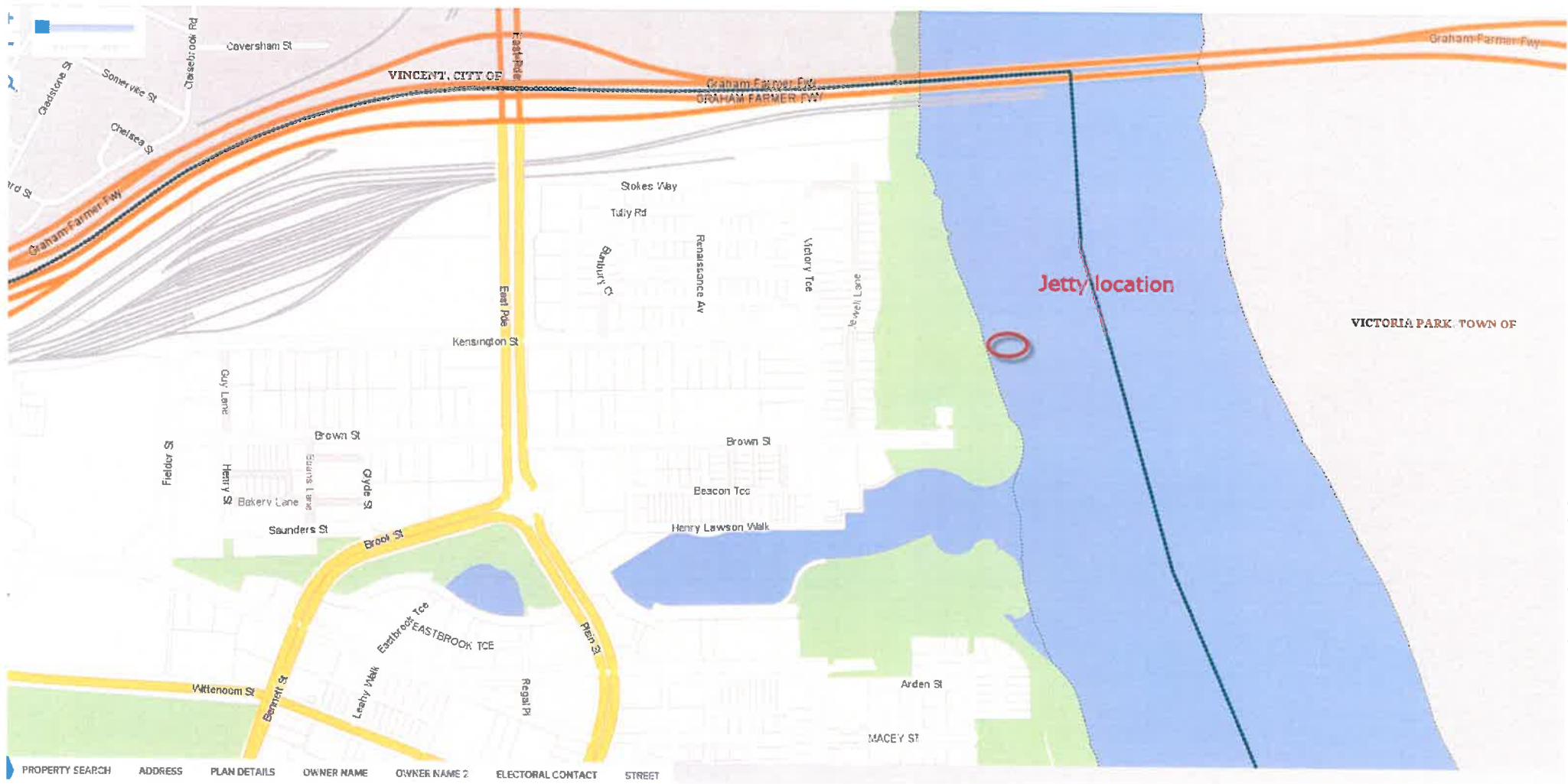
GENERAL NOTES

**SEARLE CONSULTING**  
 CIVIL ENGINEERING CONSULTANTS  
 9 ARUNDEL STREET FREMANTLE WA 6160  
 TEL (08)9336 2404 FAX(08)9336 3904

SCALE: AS NOTED (A1)	DESIGNED	APPROVED
UNLESS OTHERWISE STATED DIMENSIONS IN m	CHECKED	APPROVED
HORIZ:	ENGINEER	APPROVED
VERT:	PROJECT MANAGER	AUTHORISED
0 10 20 30 40 50 60m		MANAGER NEW COASTAL ASSETS
BAR MEASURE INDICATES IF SCALES HAVE BEEN VARIED		

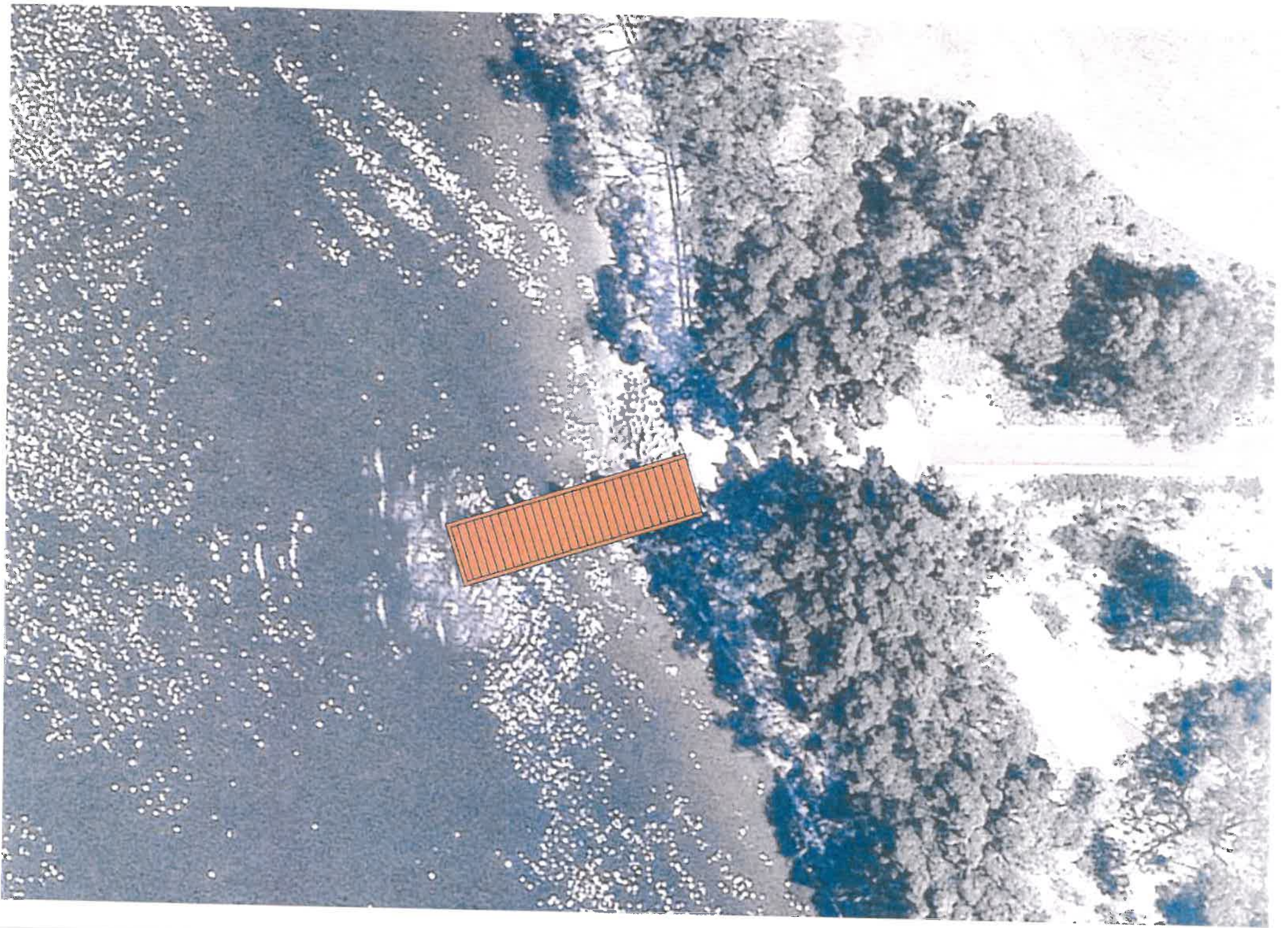
Department of Transport	
CLAISEBROOK	
DRAWING NUMBER	

REV#	DATE	BY/EA	FILE NO	AMENDMENT	CHK	DESIGN APPROVAL
A1				SURVEY BOOKS		





Current aerial view of Mardalup Jetty



## ITEM NO: 9

### INVITATION FOR THE LORD MAYOR TO ADDRESS THE PROPERTY COUNCIL LEADERS CONFERENCE

**RECOMMENDATION:** (APPROVAL)

***That the Council approve the attendance of the Lord Mayor at the Property Council Leaders Conference 19 to 20 May 2016 at an estimated cost of \$2,100.***

#### BACKGROUND:

FILE REFERENCE: P1004067  
REPORTING UNIT: Executive Support  
RESPONSIBLE DIRECTORATE: Chief Executive  
DATE: 11 April 2016  
MAP / SCHEDULE: Schedule 10 – Letter of Invitation

The Property Council of Australia, has invited the Lord Mayor to be involved in a session of the Leaders Conference 2016.

#### LEGISLATION / STRATEGIC PLAN / POLICY:

**Legislation** N/A

**Integrated Planning and Reporting Framework Implications** **Corporate Business Plan**  
Council Four Year Priorities: Perth as a Capital City  
Maintain a strong profile and reputation for  
Perth as a city that is attractive for investment  
Collaborate with private sector to leverage city  
enhancements

**Policy**  
Policy No and Name: N/A

#### DETAILS:

The Property Council of Australia holds a Leader's Conference each year which is an exclusive forum (invitation only) that brings together prominent industry leaders of the Western Australian property industry, senior government representatives (key decision makers) and CEO's from the wider business community.

The Leaders Conference recognises leadership in the industry, imparts crucial information relating to property and the economy, facilitates debate, and determines the barriers and opportunities for development in WA across all sectors. Only property developers, investors, owners and managers are invited to attend.

The Lord Mayor has been invited to participate in a session on 20 May 2016 that will explore the property industries priorities and The Election 2017.

The Conference will be held at the Pullman Resort, Bunker Bay.

**FINANCIAL IMPLICATIONS:**

ACCOUNT NO:	42A01000
BUDGET ITEM:	Lord Mayor
BUDGET PAGE NUMBER:	6
BUDGETED AMOUNT:	\$844,132
AMOUNT SPENT TO DATE:	\$525,981
PROPOSED COST:	\$ 2,100
BALANCE:	\$316,051

ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

The estimated cost includes conference registration, attendance at the official welcome dinner, lunch, two nights' accommodation.

All figures quoted in this report are exclusive of GST.

**COMMENTS:**

The participants in the Leaders Conference are important stakeholders of the City of Perth. The current downturn in the Western Australian economy has resulted in high vacancy rates in the CBD commercial property sector and the property market faces significant challenges in the coming years. The Leaders Conference provides an opportunity to share knowledge and discuss the issues they are facing, the attendance of the Lord Mayor will provide an opportunity for participants to understand the City of Perth's priorities and for the Lord Mayor to hear first-hand the issues facing the industry



Property Council of Australia  
ABN 13 008 474 422

Mezzanine Level, Australia Place  
15 - 17 William Street  
Perth WA 6000

T. +61 8 9426 1200  
E. info@propertycouncil.com.au

[propertycouncil.com.au](http://propertycouncil.com.au)  
[@propertycouncil](https://twitter.com/propertycouncil)

Thursday, March 17, 2016

Hon Lisa Scaffidi  
Lord Mayor  
City of Perth  
GPO Box C120  
Perth WA 6039

Dear Right Honourable the Lord Mayor,

### Property Council Leaders' Conference

The Property Council of Australia would like to formally extend the invitation to you to address the leaders of the property industry at our annual Leaders Conference on Thursday 19<sup>th</sup> to Friday, 20<sup>th</sup> May 2016 at Pullman Bunker Bay Resort, Dunsborough.

The conference theme is 'Setting the Agenda: 2017 State Election', with an underlying focus on the impact of government policy on the property industry.

The Property Council's annual conference is an invitation-only event attended by the CEO's of WA's leading property investment and development businesses. It is run under Chatham House rules, a principal adopted by the conference over a number of years to ensure honest, frank and forward-focused conversation.

Kind regards,

Joe Lenzo  
Executive Director  
Property Council of Australia

<b>RECEIVED LORD MAYOR'S OFFICE</b>	
LM REPLIED: TRIM # _____	
REGISTER ONLY (NFA) _____	
<b>21 MAR 2016</b>	
REFER FOR _____	
ACTION TO: _____	
INFO TO: _____	

## ITEM NO: 10

### SETTING OF ON-STREET AND OFF-STREET PARKING FEES 2016/17

**RECOMMENDATION:** (APPROVAL)

**That Council:**

- 1. Supports the proposed fee settings detailed as Option 1 in Schedule 12 – Schedule of Parking Fees 2016/17, for adoption as part of Council’s 2016/17 Annual Budget-Schedule of Fees and Charges.**
- 2. Supports the proposal to pass on the Merchant Fee that is charged by the bank, to the customer, as an additional charge which will be shown separately to the parking fee.**

#### BACKGROUND:

FILE REFERENCE: P1003659-7  
REPORTING UNIT: Commercial Parking  
RESPONSIBLE DIRECTORATE: Director Community and Commercial Services  
DATE: 12 April 2016  
MAP / SCHEDULE: Schedule 11 – Fee comparison by Market Provider  
Schedule 12 – Schedule of Parking Fees 2016/17

On-Street and Off-Street Parking fees have been reviewed in accordance with Council Policy 9.1 – Budget Policies and anticipated influences for the 2016/17 financial year. The On-Street Parking Policy which relates mainly to traffic management and transport considerations has been taken into account.

#### LEGISLATION / STRATEGIC PLAN / POLICY:

<b>Legislation</b>	6.1.6 and 6.1.7 of the <i>Local Government Act 1995</i> <i>Perth Parking Management Act and Regulations.</i>
<b>Integrated Planning and Reporting Framework Implications</b>	<b>Strategic Community Plan</b> Council Four Year Priorities: Community Outcome Major Strategic Investments S2 Optimise the commercial and community outcomes Within the property portfolio. S4 Enhanced accessibility in and around the City including parking.



## Policy

Policy No and Name: 9.1 – Budget Policies – Parking business states that the City is engaged in a parking business for the following purposes:

5.1 – To ensure that there is adequate public parking for both commuters and shoppers to ensure the long term viability of the City as the premier business district of Perth and the state of Western Australia and that the Parking business be operated at a profit.

5.2 – To that end the City has adopted the following principles in relation to the business operations:

5.2.1 Commuter car parks are developed for revenue production purposes with the intent to levy fees at market price.

5.2.2 Multi-storey shopper car parks will be operated to achieve a reasonable return on investment. At the same time fees will be set at levels to assist and ensure visitation to the city.

5.2.3 Special events will be charged as per the Council's adopted fee schedule. Parking for City Sponsored events/programs will be considered under Policy 9.5 – Sponsorship of City of Perth Activities and Policy 18.8 – Provision of Sponsorship and Donations.

5.2.4 Parking fees are to be determined taking into account the control and management of traffic in the City.

## DETAILS:

Emerging Issues and Influences on the 2016/17 parking fee setting.

### 1. State Government Parking Levy

It is not yet known by how much the state Parking Levy is expected to increase by the department. A provision has been made for an increase of 5%. The table below provides details of increases in the last four years.

Year	Short term			Long Term			Tenant		
	Existing Levy	Increase %	New Levy	Existing Levy	Increase %	New Levy	Existing Levy	Increase %	New Levy
2013/14	\$600.70	5.01%	\$630.80	\$633.60	10.01%	\$697.00	N/A	N/A	N/A
2014/15	\$630.80	28.93%	\$813.30	\$697.00	26.18%	\$879.50	\$728.70	25.04%	\$911.20
2015/16	\$813.30	22.44%	\$995.80	\$879.5	20.75%	\$1,062.00	\$911.20	20.03%	\$1,093.70
2016/17	\$995.80	5%	\$1045.60	\$1062	5%	\$1115.10	\$1093.70	5%	\$1148.40

*Note: Tenant parking was introduced by the State Government in 2014/15 which relates to Parking bays available on-site for the use of tenants/owners/occupiers of that site.*

In the current year 2015/16 the City will pay \$16.93 million in parking levies, for 2016/17 that amount is estimated to escalate by 5% to \$17.78 million, an increase of \$0.85 million.

Each time a motorist pays for parking, more than 20% is direct State Government costs in the form of the parking levy.

Based on an estimated total income of \$74.71 million for the 2015/16 year the \$16.93 million levy charge constitutes 22.66% of the parking fees collected.

Over the past few years, the parking business has consistently sought to lower those operating costs over which it exercises control. For example, the business has achieved significant reduction in electricity consumption (and therefore cost) through the adoption of intelligent lighting systems. However, the impact of the continuing increases in parking levies will negate the financial benefits of such measures introduced by City of Perth Parking (CPP). De-licensing bays is regularly reviewed as a means of reducing the levy impact however the strict criteria to enable the reduction to occur are a challenge to comply with.

## **2. Income Below Budget in 2015/16**

Income as a total is projected to be \$74.71 million made up of \$15.34 million from on-street bays, \$58.96 million from off-street bays and \$0.41 million from other revenue for the 2015/16 year.

Over the 2015/16 year the original budgeted figure of \$77.20 million will have decreased to \$74.71 million. There are a number of indicators as to the weaker economic circumstances influencing whether and how people come into the City thereby resulting in a diminishing parking demand. The indicators both published and reported are:

- As reported in local media and business chronicles the commercial office floor space vacancy rate has increased from 3% three years ago, to 19% at the time of writing this report. This indicates a reduction in the number of workers employed in the CBD;
- Reported unemployment is still at a relatively high 6.3% in February 2016. This indicates an impact on employment opportunities and shopping activities; and
- There has been some loss of on-street parking bays both permanent and temporary due to road network changes. Demand for CPP car park bays is being further limited as a result of private spaces being privately leased.

The above factors indicate that there has been a shift in travel patterns of the workforce in Metropolitan Perth. Changing economic trends and working practices means that car usage and parking habits have been impacted. However, it is important to note that significant changes have been observed in recent months whereby occupancy in certain car parks has seen a marked increase, in particular since the opening of Elizabeth Quay in January 2016. Another reason is the response to innovative pricing options offered by CPP.

Careful consideration has been given to anticipating what might happen economically to the city parking environment for the next 12 months when recommending fees for 2016/17.

It is important to highlight that the income received from the City's parking business contributes significantly to City projects and services including investment in infrastructure and improvements to community facilities.

### **3. Market competitiveness**

As can be seen from Schedule 11 the City's car parking fee structure is competitive with other private providers. Nevertheless, parking customers are prepared to pay a little extra for convenience. It is also noted that many employees who have bays in multi-storey commercial premises also have parking as part of their salary package. These bays tend to be lease managed by private sector parking companies. The City's parking business has had some difficulty entering this sector of the market.

### **4. Cost of living increase**

The Consumer Price Index (CPI) is currently at 1.6% and is likely to fall further. An increase of 1.6% has been selectively applied to potential operational cost increases. However it needs to be recognised that the City's labour costs will rise as negotiated EBA increases come into force during 2016/17.

## **PARKING FEE OPTIONS**

Three options are presented below and are in Schedule 12 for consideration.

### **Option 1**

This option proposes an increase on hourly parking fees and capped fees based on CPI, which is currently 1.6%, rounded off to the nearest 10c. Increases in Long Term Permit rates will also be increased by 1.6%, but rounded off to the nearest dollar. It is proposed to drop the 12 hour capped fee due to low customer take up.

### **Option 2**

This option is similar to option 1, but includes an extra 3% increase, taking the total proposed increase to 4.6%. This is to cover for expenditure that increases by more than CPI, such as the anticipated parking levy, increase electricity and other utilities.

### **Option 3**

This option provides for a restructure of the fees for pay on foot car parks. There is no change to pay and display car parks or to on street fees. The reasoning is to round fees off to the nearest 50 cents in order to use less change in payment machines and reduce coin collection. Pricing becomes more transparent and easier to navigate.

A targeted 4 hour maximum rate will be introduced in specific car parks. In introducing the 4 hour rate CPP aims to better cater for existing patron requirements. Part time workers have raised the issue of the lack of shorter block rates. The 12 hour capped fee will also be dropped under this option.

This option could increase the baseline cost at some car parks to over 13%.

#### **OTHER CONSIDERATIONS:**

Parking fees in the area of City of Subiaco that will be incorporated into the City of Perth as from 1 July 2016 are proposed to increase by 1.6% rounded off to the nearest 10 cents. An estimate of the revenue from this area has not been included in these figures.

The minimum \$2 fee on street will continue.

The minimum of 1 hour or part thereof for car parks will continue.

Merchant fees charged by the banks can be passed on to customers as a separate charge. It is estimated that this will recover direct costs currently absorbed by the City of \$400,000. Currently the City is paying merchant fees for Visa, Mastercard and Amex transactions; we are planning to recover these costs via a user pay system. Competitors already separate their charges.

#### **FINANCIAL IMPLICATIONS:**

The financial implications of each of the three options have been discussed in the body of the report and as a consequence financial impacts will align with the particular option which is decided.

#### **COMMENTS:**

Option 1 is the preferred option, as it proposes the lowest increase, taking into account Council's concerns in relation to tight economic circumstances and the need to curtail high parking fees increases balanced against possible increases in expenditure that are larger than CPI, such as the Parking Levy.

It should be noted that the proposed revenue increase under this option is estimated at \$1.25 million of which \$850,000 is estimated to flow purely to the State Government in the increased Parking Levy.





## Competitor Parking Fee Comparison

CITY OF PERTH CAR PARK		
Car Park	Time	2015-16
<b>Fire Station</b>	0-0.5 Hours	\$ 3.30
Bays:155,3 ACROD	1 Hour	\$ 3.30
Motorcycles: 10	1.5 Hours	\$ 5.00
	2- Hours	\$ 6.60
	3 Hours	\$ 9.90
	4 Hours	\$ 13.20
	5 Hours	\$ 16.50
Night Rate: 6pm-3am	Capped	\$ 7.70
Saturday Rate 6am -6pm	Capped	\$ 12.50
Sunday and public holidays	10 Hours	\$ 7.70
<b>Council House</b>	0-0.5 Hours	\$ 4.10
Bays:93,2 ACROD	1 Hour	\$ 4.10
Motorcycle:2	1.5 Hours	\$ 8.20
Mon-Sat: 6am to 1am	2 Hours	\$ 8.20
Sun: 8am to 1am	3 Hours	\$ 12.30
	4 Hours	\$ 16.40
	5 Hours	\$ 20.50
Night Rate: 6pm till close	Capped	\$ 11.00
Saturday Rate 6am -6pm	Capped	\$ 15.70
Sunday and public holidays	10 hours	\$ 11.00
Sunday and public holidays	first 2 hours	\$ 5.70

<b>Concert Hall</b>	0-0.5 Hours	\$ 3.30
Bays: 413, 4 ACROD,	1 Hour	\$ 3.30
Motorcycle: 12	1.5 Hours	\$ 6.60
Mon-Sun 6am-Midnight	2 Hours	\$ 6.60
	3 Hours	\$ 9.90
	4 Hours	\$ 13.20
	5 Hours	\$ 16.50
	10 Hour max	\$ 21.20
	12 Hour max	\$ 25.70
	24 Hour max	\$ 33.00
Early Bird:	before 7am	\$ 18.70
Night Rate: 6pm till close	Capped	\$ 10.50
Weekend Day Rate 6am -6pm	Capped	\$ 12.50
Weekend and public holidays	10 hours	\$ 12.50

<b>Terrace Road</b>	0-0.5 Hours	\$ 3.20
Bays: 784,4 ACROD	1 Hour	\$ 3.20
Motorcycle: 9	1.5 Hours	\$ 6.40
	2 Hours	\$ 6.40
	3 Hours	\$ 9.60
	4 Hours	\$ 12.80
	5 Hours	\$ 16.00
	10 Hour max	\$ 17.90
	12 Hour max	\$ 22.20
	24 Hours	\$ 32.60
Early Bird: 3am-7am	10 Hours	\$ 15.50
Night Rate: 6pm-3am	Capped	\$ 9.90
Saturday Rate 6am -6pm	Capped	\$ 12.10
Sunday and public holidays	10 hours	\$ 9.90

<b>Pier Street</b>	0-0.5 Hours	\$ 3.60
Bays: 655,8 ACROD	1 Hour	\$ 3.60
Motorcycles: 14	1.5 Hours	\$ 7.20
	2 Hours	\$ 7.20
	3 Hours	\$ 10.80
	4 Hours	\$ 14.40
	5 Hours	\$ 18.00
	10 hours	\$ 22.40
	12 Hours	\$ 28.20
	24 Hours	\$ 38.30
Early Bird: Entry prior to 7am	10 hours	\$ 19.70
Night Rate: 6pm-3am	Capped	\$ 10.50
Saturday Rate 6am -6pm	Capped	\$ 13.90
Sunday and public holidays	10 hours	\$ 7.70
Specials - Mon-Fri	10 hours	\$ 17.00

COMPETITOR CAR PARK		
Car Park	Time	2015-16
<b>Kings Complex - Wilson Parking</b>	0-0.5 hours	\$ 9.00
517-533 Hay Street	0.5-1 hour	\$ 15.00
	1-1.5 hours	\$ 20.00
	1.5-2 hours	\$ 24.00
	2- 3 hours	\$ 27.00
	3-4 hours	\$ 30.00
	4-5 hours	\$ 33.00
	6 hours plus	\$ 36.00
Night Fee Mon - Sun from 1700	Flat Rate	\$ 11.00
Weekends Sat - Sun	0-2 hours	\$ 10.00
	2-4 hours	\$ 13.00
	4 hours plus	\$ 15.00
Early bird: Mon - Fri		\$ 17.00
entry 5am - 9:30am, exit 2.30pm to 10pm		
Lost ticket		
<b>Book a Bay Online Discount</b>		
Night- Entries after 4pm	per night	\$ 7.00
Weekend	per day	\$ 7.00
Mon-Fri Daily	Per day	\$ 16.00

<b>Citi East - Wilson Parking</b>	0-1 hours	\$ 3.00
Corner Pier and Wellington St	1-2 hours	\$ 6.00
	2- 3 hours	\$ 9.00
	3-4 hours	\$ 12.00
	4-5 hours	\$ 13.00
	5-6 hours	\$ 14.00
	6-7 hours	\$ 17.00
	7-8 hours	\$ 18.00
	8+ hours	\$ 19.00
Night rate	0-1 hour	\$ 2.00
Mon-Thur 6pm-10pm	1-2 hours	\$ 4.00
Fri 6pm-midnight	2 hours plus	\$ 5.00
Weekends	0-1 hour	\$ 2.00
	1-2 hours	\$ 4.00
	2-3 hours	\$ 6.00
	3+ hours	\$ 8.00
<b>Book a Bay Online Discount</b>	Nights	\$ 4.00
	Weekends	\$ 4.00

<b>378 Murray Street - Wilson Parking</b>	0-0.5 hours	\$ 7.00
378 Murray Street	0.5-1 hour	\$ 14.00
	1-1.5 hours	\$ 18.00
	1.5-2 hours	\$ 21.00
\$5 per hour from 2nd hour to max	Max	\$ 41.00
Night rate: Sun-Thur 6am-6pm	0-1 hour	\$ 8.00
	1-2 hours	\$ 12.00
	2-3 hours	\$ 17.00
	3+ hours	\$ 20.00
Weekend	0-1 hour	\$ 8.00
	1-2 hours	\$ 12.00
	2+ hour	\$ 15.00
Sat-Sun	0-1 hour	\$ 8.00
	1-2 hours	\$ 12.00
	2 plus hours	\$ 15.00
Early bird: between 6am-9am Exit 3pm to 7pm	Exit 3pm-7pm	\$ 28.00
<b>Book a Bay Online Discount</b>	Weekends	\$ 12.00
Early bird		\$ 21.00

		Secure-a-spot	
<b>QV1 - Secure Parking</b>	0-0.5 hours	\$ 6.00	\$5.00
976 Hay Street	0.5-1 hour	\$ 9.00	\$8.00
	1- 2 Hours	\$ 14.00	\$13.00
	2- 3 hours	\$ 18.00	\$18.00
	3-4 hours	\$ 22.00	\$21.00
	4-5 hours	\$ 26.00	\$25.00
	5-6 hours	\$ 30.00	\$29.00
	6+ hours	\$ 32.00	\$31.00
Night Fees Entry after 5pm	Flat Rate	\$ 10.00	\$9.00
Weekend- Sat 5.30am-1am, Sun 8am-12am	Flat Rate	\$ 10.00	\$9.00
Early bird between 5.30-10am			
Exit 3pm - 12am	Mon- Fri	\$ 16.00	\$14.00