



# Annual Report

## 2024/2025

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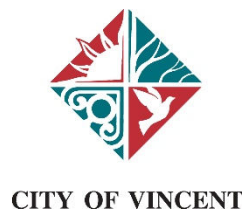
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## Background

The Catalina Regional Council (CRC) is a local government formed in 2006 specifically to implement the urban development of 180 hectares of land situated within the City of Wanneroo and jointly owned by the following seven local government members:



The Vision of the CRC is to create a sustainable urban community offering diverse housing choice, social connectivity, and employment opportunities.

The objectives of the CRC are to:

- To provide diverse housing options that are attractive to a wide demographic and represent best practice urban design and development.
- To demonstrate high quality stewardship in environmental management and innovation in sustainability.
- To support the development of a connected, inclusive, safe, and healthy community.
- To maximise return for member Councils whilst delivering environmental, social, and economic objectives.
- To provide strong leadership, good governance and responsive decision making.

The CRC's land development project, marketed as Catalina, is an urban development being undertaken in the suburbs of Clarkson and Mindarie and is proposed to ultimately comprise around 2,500 home sites along with quality parks and commercial and community facilities.

The Project is facilitating a range of housing types and densities and is meeting the emerging needs of the Perth Metropolitan Region with respect to lifestyle, accessibility and changing demography. The CRC is creating a community having a sense of place, which takes advantage of prevailing natural features, a well-planned built environment and existing retail, business, and community services to the North.

Rapid development of the Catalina Estate over the past few years has reduced the life of the CRC with the Catalina Project likely to complete works in 2027. This date had previously been out as far as 2037. When the land is fully developed, and the CRC has acquitted all of its assets and liabilities, the organisation will have completed its Charter and will cease to exist.



## Message from the Chair



This is the nineteenth annual report of the Catalina Regional Council (CRC). The CRC is a local government with responsibility to implement the urban development in Clarkson and Mindarie, known as the Tamala Park Project.

The CRC is made up of 12 members who represent the interests of seven local governments which own the landholdings: Town of Cambridge, City of Joondalup, City of Perth, City of Stirling, Town of Victoria Park, City of Vincent, and City of Wanneroo.

In 2018 the UDIA awarded Catalina a six-leaf EnviroDevelopment Certification in recognition of the CRC's commitment to sustainability and this has been maintained into 2024/25. The six-leaf certification is the highest level of certification that can be achieved and confirms the Project's exceptional sustainability outcomes.

Since its inception in 2006, the Project has sold a total of 1,811 lots at 30 June 2025 with a value of over \$571M and achieved settlement revenue of \$518M. The 2024/25 financial year was a solid year for the Catalina Project with 187 lots sold and 242 settling.

The 2024/2025 year was a year of significant movement in the development industry with demand for land increasing rapidly and pricing increasing at near record rates. The CRC was at the forefront of development readiness and outperformed compared to many other estates. Catalina Sales volumes remained above historical averages throughout the year with the Estate continuing to be an attractive proposition for first home owners and downsizers. The CRC maintained a healthy share of the market and continued to improve profitability of the project whilst continuing to focus on the other strategic pillars of the organisation - environmental excellence, quality built form, connected community and good governance.

Progress for the year included:

- Titles for Stage 32 (39 lots, including a lot for commercial development), Stage 33 (92 lots), Stage 41 (57 lots), Stage 42 (53 lots) and Stage 43 (57 lots);
- Commencement of construction of Stages 34 (24 lots) and Stage 40 (42 lots);
- Completion of large new parks with high amenity in Catalina Beach (Napoli Park) and Catalina Green (Tarlo Park);
- Significant landscaping of the Catalina Estate streetscapes was undertaken to a very high specification and high-quality work being delivered;
- The opening of the new Catalina Green Display Village, including the Catalina Sustainable Home.

During 2024/25, the Council was able to make a \$70M distribution of profit from land sales to the member local governments, bringing the total distributed over the life of the Project to \$217M to date.

The CRC remains focused and committed on achieving the best possible outcomes for the Catalina Estate and the local community.



I would like to thank the Council, CRC CEO and officers for their continued professionalism, energy, and valuable contribution to this project. The Project is in a very strong position as it draws to a conclusion and I am confident the team will continue to work hard to ensure that its Vision is achieved.

*Tony Krsticevic*

Cr Tony Krsticevic  
**CHAIR**



## Message from the Chief Executive Officer



The 2024/25 Financial Year saw a continued high level of activity in the land development industry in Western Australia with sales volumes increasing rapidly and pricing rising.

After a frenetic FYE 2024 development and sales period, FYE 2025 started slightly slower from a CRC sales perspective with the property market being somewhat subdued. While sales were off their record high levels, development activity throughout the Catalina Estate pressed onwards and sales values shifted progressively northwards. Towards the end of the financial year there was a marked increase in sales activity as bank interest rates came down, established housing prices increased and the economics of buying land and building a new home became more attractive. Throughout FYE 2025 CRC's sales and development activity remained significantly above the historical averages with the Catalina Estate

retaining a strong market position throughout the period.

In addition to residential land sales, the CRC achieved several notable milestones throughout the period including:

- The opening of new, high quality public infrastructure;
- Progressing the development of new commercial precincts in Catalina Beach, Catalina Central and Catalina Green; and
- Achieving the long-awaited acquisition of land from the WAPC to facilitate the development of the Catalina Green to its full potential.

The CRC staff worked closely with the Development Manager and its team of contractors and consultants to deliver designs, approvals and on-ground works at far higher rate than was projected with planning and delivery of multiple project stages occurring concurrently.

The Catalina Project sales data highlights the strength of the market with 187 sales for the 2024/25 financial year, at an average of around 15 sales/month.

The Sales and Marketing program for 2024/25 resulted in an average residential lot sale price of \$425,556 and 242 lot settlements with a value of \$90,226,000. While challenges remain in the property development sector, CRC sales and settlement activity is expected to be strong throughout FYE 2026. Project profitability remains very strong with high, regular financial returns projected for Member Councils over the coming years.

The focus over the financial year has been to rapidly progress Catalina Estate as a significant urban project in Perth's northern coast by continued construction, marketing, and sale of residential lots. The Estate has aimed to maintain market share, remain 'in-market' at all times and ensure that the pricing of land reflects market conditions and the quality of the Estate infrastructure that is being delivered.

Given recent elevated activity, the lifespan of the Estate (and hence the CRC organisation) has shifted with the project and organisation now likely to be completed/wound up significantly earlier than once projected.



Corporate planning and associated works scheduling has been undertaken to ensure the Vision and Objectives of the CRC can continue to be achieved. While project profitability remains a key focus, the CRC's objectives of good quality-built form, environmental excellence, connected community and good governance are always considered when strategic decisions are being considered.

The Catalina Estate has positioned itself as a high-quality development with a range of land products available for first home-owners, downsizers and investors. The quality of presentation coupled with the unique offering is ensuring that the Catalina Project continues to be a highly successful estate and project.

Three programmed community events took place during the year:

- Napoli Park Opening event in Catalina Beach on 19 October 2024;
- Tarlo Park Opening event in Catalina Green on 12 April 2025; and
- Catalina Green Display Village Opening event on 7 June 2025.





The Council also continued to implement the following important environmental programs during 2024/25:

- Subdivision design work to ensure the retention of significant trees wherever possible;
- Revegetation works within the coastal conservation reserve adjacent to Catalina Estate;
- Substantial tree planting programs as part of new parks and streetscapes being developed;
- Rebates to purchasers for the installation of solar panels and energy and water-efficient fittings and appliances and the provision of water-wise front garden landscaping packages.



The Council's 2025/2026 budget has a focus on completing and selling existing residential stages that are under construction and the development of the new parks and landscapes in Catalina Green.

I would like to take this opportunity to thank the Chair Cr Tony Krsticevic for his support throughout the year. I would also like to thank the Councillors from all seven (7) Member Councils who make up the CRC. The Council has been cohesive and strategic in its approach and has given clear, consistent direction to me as CEO.

Lastly, I'd like to acknowledge the small, dedicated team of staff at the Catalina Regional Council. They are all passionate individuals who believe in the Catalina Estate Project and are committed to doing their best to make sure that we deliver a sustainable urban community that offers diverse housing choice, social connectivity, and local employment opportunities.

A handwritten signature in black ink, appearing to read 'Chris Adams'.

Mr Chris Adams  
**CHIEF EXECUTIVE OFFICER**

## Governance

### Audit, Risk and Improvement Committee

The Audit, Risk and Improvement Committee is formally appointed by the Council and assists in ensuring that there are effective and best practice accounting, auditing, internal control, business risk management, compliance and reporting systems, processes, and practices. The Audit, Risk and Improvement Committee did not identify any adverse findings for the financial year.

### Auditor General Report

Under the *Local Government Amendment (Auditing) Act 2017*, the Auditor General is now responsible for the audit of the CRC 2024-2025 Annual Financial Report. The Auditor General gave an unqualified audit opinion and did not identify any significant issues when completing their review.

### Local Government Compliance Audit Report

All local governments are required to carry out an annual compliance audit for the period 1 January to 31 December as required by the Department of Local Government, Sport, and Cultural Industries. The Compliance Audit Return for the year ended 31 December 2024 was approved by Council on 20 February 2025 and a certified copy of the return was submitted to the Director General of the Department of Local Government, Sport, and Cultural Industries.

### Competition Policy

The CRC has met its obligations regarding competition policy. The Council has no local laws or policies that reflect anti-competitive practice. No complaints have been received by the CRC in 2024/2025 in relation to anti-competitive practices.

### Recordkeeping Plan Required under the State Records Act

The CRC Recordkeeping Plan was approved by the State Records Commission on 17 March 2017 and approved by Council on 17 August 2017.

The Recordkeeping Policy was most recently adopted in December 2022.

### Disability Services Plan

The Disability Services Plan (2019) was advertised for consultation and comment in October 2019 and was approved by Council in February 2020. The Disability Services Plan is in accordance with prescribed standards for public access and infrastructure and has been approved by the Disability Services Commission.

### Financial Budget Review

A formal review of the CRC budget is required in the manner prescribed under the *Local Government Act 1995* between 1 January and 31 March each year. The Review was undertaken in February 2025 and no adverse findings or matters of consequence were found during the Review. The Council considered and resolved to adopt the Financial Budget Review at its meeting on 20 February 2025.



## Strategic Community Plan 2019-2029

The Department of Local Government's Integrated Planning and Reporting Framework requires all local governments to prepare a Strategic Community Plan. The CRC approved the Strategic Community Plan 2019-2029 in February 2020.

## Corporate Business Plan 2024-2028

The Department of Local Government's Integrated Planning and Reporting Framework requires all local governments to prepare a Corporate Business Plan in consultation with its community and stakeholders. The CRC Corporate Business Plan 2024 – 2028 was adopted by Council at its June 2024 meeting.

## Local Government (Rules of Conduct) Regulations 2007

These regulations require reporting various offences by Council Members. Council Members must comply with their obligations under the *Local Government Act 1995*. In 2024/2025 no complaints were received concerning Council Members.

## Codes of Conduct

The Council's Codes of Conduct prescribes the standard of conduct and behaviour expected of the Council Members and employees.

The Code of Conduct for Elected Members, Committee Members and Candidates was adopted by Council in December 2023 and is scheduled to be reviewed again in December 2025. The Employee Code of Conduct was approved by the CEO in February 2024.

## Register of Financial Interests for Council Members and Senior Employees

The requirements of the *Local Government Act 1995* in reporting the financial interests of Council Members and Senior Staff were complied with. This register was implemented on 1 July 1997 in accordance with the requirements of the *Local Government Act 1995* and is available for viewing by the public.

## Freedom of Information Act

The Council is subject to the provisions of the *Freedom of Information Act 1994*. The Act gives individuals and organisations a general right of access to information held by the Council. The Council received no requests under the Freedom of Information Act during 2024/2025.

## Complaints Register

Section 5.121 of the *Local Government Act 1995* requires a local government to maintain a register of complaints that result in an action under Section 5.110(6)(b) or (c).

There were no complaints reported to the Local Government Standards Panel during 2024/2025.



## CRC Council Membership



**Chair**  
*Cr Tony Krsticevic*  
**City of Stirling**

Audit, Risk & Improvement  
Committee



**Deputy Chair**  
*Cr Suzanne Migdale*  
**City of Stirling**

Audit, Risk & Improvement  
Committee



*Cr Claire Anderson*  
**Town of Victoria Park**



*Cr Helen Berry*  
**City of Wanneroo**

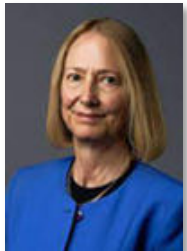
Audit, Risk & Improvement  
Committee



*Cr John Chester*  
**City of Joondalup**



*Cr Sonet Coetzee*  
**City of Wanneroo**



*Cr Jane Cutler*  
**Town of Cambridge**

Audit, Risk & Improvement  
Committee (Chair)



*Cr Raj Doshi*  
**City of Perth**



*Cr Lewis Hutton*  
**City of Joondalup**

Audit, Risk & Improvement  
Committee



*Cr David Lagan*  
**City of Stirling**



*Cr Karlo Perkovic*  
**City of Stirling**

Audit, Risk & Improvement  
Committee



*Cr Ashley Wallace*  
**City of Vincent**

## Attendance at Meetings by Council Members

Meeting attendances by Council members for 2024/2025 are shown in the table below:

Councillor	Council	ARIC
<b>Total No. of Meetings Held</b>	<b>8</b>	<b>4</b>
Cr Claire Anderson	7 (8)	
Cr Helen Berry	3 (8)	2 (4)
Cr John Chester	8 (8)	
Cr Sonet Coetzee	4 (8)	
Cr Jane Cutler	8 (8)	4 (4)
Cr Raj Doshi	7 (7)	
Cr Lewis Hutton	6 (8)	2 (4)
Cr Tony Krsticevic	8 (8)	4 (4)
Cr David Lagan	6 (8)	
Cr Suzanne Migdale	5 (8)	3 (4)
Cr Karlo Perkovic	8 (8)	4 (4)
Cr Ashley Wallace	6 (8)	

*\*The total number of meetings held during each Council member's term is shown in brackets.*

### NOTES

Alternate Members in attendance for 2024/2025:

- *Phillip Vinciullo (Joondalup) - 15 August 2024*
- *Eman Seif (Wanneroo) – 5 December 2024, 20 February 2025, 17 April 2025 and 19 June 2025*
- *Adrian Hill (Joondalup) – 17 April 2025*



## Year 2024/2025 Under Review

### Council Activity

The current Council comprises 12 members who are elected by constituent local authorities following the ordinary bi-annual Council elections.

During the year the Council held six ordinary bi-monthly Council meetings, two special Council meetings and four Audit, Risk and Improvement Committee meetings.

### Member Local Governments' Equity

The following reflects the member local governments' equity in the Catalina Project.

	2022/2023	2023/2024	2024/2025
Town of Cambridge	3,787,184	4,814,161	2,125,471
City of Perth	3,787,184	4,814, 161	2,125,471
Town of Victoria Park	3,787,184	4,814, 161	2,125,471
City of Vincent	3,787,184	4,814, 161	2,125,471
City of Joondalup	7,574,371	9,628, 324	4,250,943
City of Wanneroo	7,574,371	9,628,324	4,250,943
City of Stirling	15,151,557	19,259,463	8,504,701
<b>TOTAL EQUITY</b>	<b>45,449,035</b>	<b>57,772,755</b>	<b>25,508,471</b>

### Employee Remuneration

The *Local Government Act 1995* requires that the Council provides information relating to the number of employees entitled to a salary of \$130,000 or more.

This information is presented below:

Salary Range	No.
140-150K	1
300-310K	1
<b>Total</b>	<b>2</b>

### Distribution to Participating Councils

The CRC made \$70M in distributions (Return of Contribution) from land sales income to the seven participating local governments.

The CRC has not exercised its option under the Establishment Agreement to require Councils to transfer their shares in the landholding jointly held by Councils at the Catalina Estate. Individual Councils continue to pay municipal rate levies to City of Wanneroo and the CRC reimburses the Councils for an amount equivalent to rates paid from retained earnings.



Distributions for 2023/2024 and 2024/2025 are shown below:

Participant Council	Rates Reimbursement		Return of Contribution	
	2023/2024	2024/2025	2023/2024	2024/2025
Town of Cambridge	15,464	15,404	2,500,000	5,833,333
City of Perth	15,464	15,404	2,500,000	5,833,333
Town of Victoria Park	15,464	15,404	2,500,000	5,833,333
City of Vincent	15,464	15,404	2,500,000	5,833,333
City of Joondalup	30,928	30,808	5,000,000	11,666,667
City of Wanneroo	30,928	30,808	5,000,000	11,666,667
City of Stirling	61,856	61,616	10,000,000	23,333,334
<b>TOTAL</b>	<b>185,568</b>	<b>184,848</b>	<b>30,000,000</b>	<b>70,000,000</b>



## Market, Infrastructure & Land Use Impacts on Catalina Estate

The Western Australian residential land market experienced a high level of activity over the last 12 months with solid sales and buyers' interest. Perth's northern coastal corridor land sales market is highly competitive with a significant number of estates competing for market share. Catalina performed well in 2024/25 against increased market competition.

Part of Catalina's market appeal is its location near established infrastructure, with close access to Clarkson Train Station, Ocean Keys Shopping Centre and other commercial and business premises. Mitchell Freeway provides access to the Joondalup and Wanneroo City Centres and its recent extension from Hester Avenue to Romeo Drive has improved access to new suburbs being developed to the north.



Previous Freeway extension works made provision for future construction of an underpass of Neerabup Road near Clarkson Train Station, enabling safe and easy pedestrian access between Catalina and the station. The underpass will also provide for bus access and services and connect the station and the coastline through Catalina.

Most of this road connection is now in place. Further development of Catalina Green in 2025/2026 will complete the remaining road sections to be built, which is expected to coincide with the Perth Transport Authority's construction of the busway-component of the underpass.

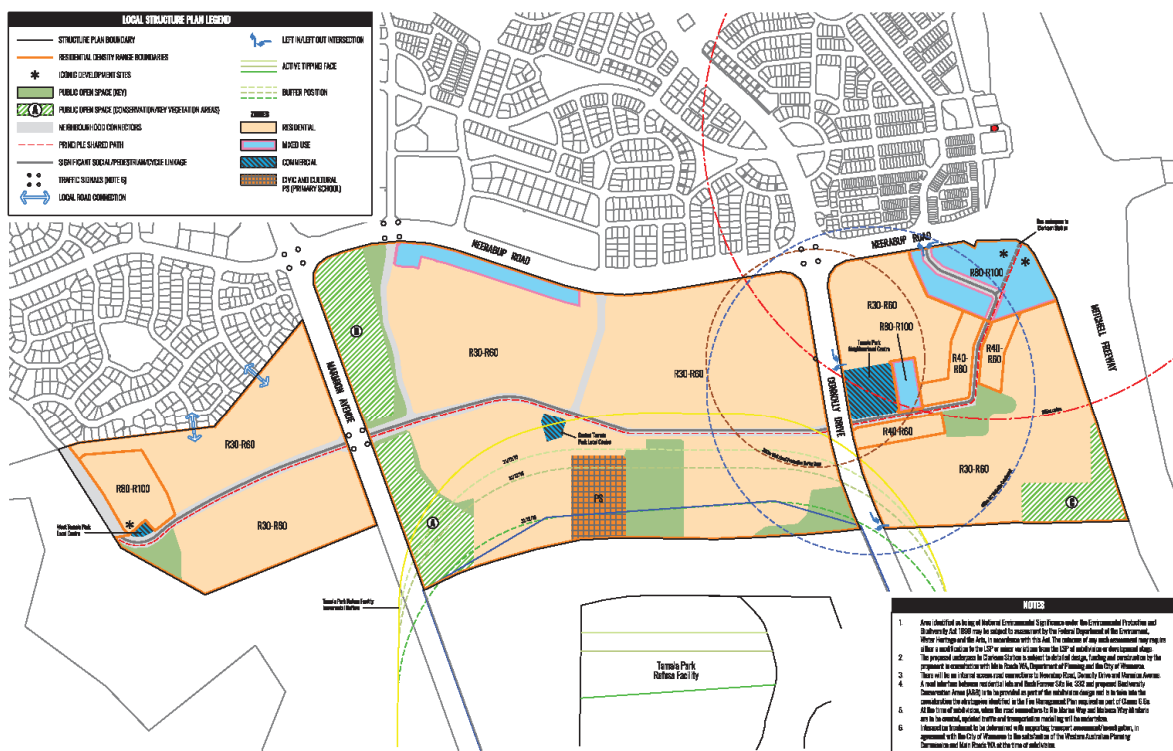


# Tamala Park Local Structure Plan

In 2013 the Tamala Park Local Structure Plan was formally approved. Since 2013, five amendments to the Local Structure Plan have been approved providing more contemporary urban design to meet the vision of the CRC to “create an urban centre for choice, sustainability, community and opportunity from the land”.

Key aspects of the Local Structure Plan include:

- Providing for the orderly distribution of residential density and a range of housing types that address changing demographics and the needs of future populations within the north-west sector of the Perth Metropolitan Region.
- Providing for sustainable environmental outcomes with respect to such matters as water use, energy efficiency, conservation, and transport, while taking advantage of natural features and views.
- Providing active commercial centres and community hubs that meet the daily and weekly needs of residents and provide employment opportunities that are co-located with local recreation and community facilities.
- Providing an appropriate urban design response in recognition of adjoining public transport infrastructure.
- A high level of linkage both within and beyond the boundaries of the Tamala Park landholding to commercial centres, coastal reserves and transport nodes via cycle and pedestrian access, public transport, and private vehicle.
- Addressing the forecast demand for a variety of community services and social infrastructure.



TAMALA PARK LOCAL STRUCTURE PLAN MAP (PLAN 1)

### Amendment 5



The major land use elements of the Local Structure Plan are set out as follows:

Precincts	West	Central West	Central East	Eastern Precinct	Total	
Area	HA	HA	HA	HA	HA	%
Residential	21.03	22.33	21.03	23.89	88.28	49.54%
Mixed use			2.50	5.71	8.21	4.61%
Centre	0.16	0.70		0.90	1.76	0.99%
Business		2.08			2.08	1.17%
Active/Passive POS	1.02	0.91	3.28	3.27	8.48	4.76%
School			5.0		5.00	2.81%
Greenlink	1.38	1.2	0.61	0.92	4.11	2.31%
Conservation Reserves		11.57			11.57	6.49%
Roads	8.82	11.67	15.09	13.14	48.72	27.34%
Total (incl: Roads)	32.41	50.46	47.51	47.83	178.21	100%

A key aspect of the Local Structure Plan is a central link connecting the Clarkson Rail Station through the Catalina Estate to the beach. All residential land in the development will be within 400m of the central Greenlink which will connect to public amenities including a primary school.



## Environmental Management

A Mitigation and Offset Management Plan was approved under the EPBC Act. The CRC was required to prepare a mitigation strategy outlining measures to avoid or reduce impacts to Carnaby's Black Cockatoo. The CRC has been progressively implementing the approval conditions, which include the following:

- Purchase of an Offset site for Carnaby's Black Cockatoo foraging, habitat, and breeding (fully completed):



- Rehabilitation and fencing of Biodiversity Conservation Area;
- Seed collection and storage from prescribed areas; and
- Preparation of Audit and Compliance report (completed annually).



An Environmental Management Plan (EMP) has been approved by the Environmental Protection Authority which provides management and mitigation measures for impacts of the proposed Catalina Development on biodiversity assets and values of the area.

The EMP addresses the specific Ministerial Conditions set for the development. These conditions are summarized as follows:

- Management of remnant vegetation whilst strengthening links between the coast and the Neerabup National Park;
- Specially protected fauna species;
- Fire management;
- Management of public access to the areas reserved for conservation and recreation;
- Recommendations for revegetation.





## Key Activities 2025/2026

Project	Timeframe
<p><b>Implementation of Environmental Approval Conditions - Environmental Protection &amp; Biodiversity Conservation Act (EPBC Act)</b></p> <p>The EPBC approval conditions are at an advanced stage of implementation and will continue to be implemented as the Project progresses.</p>	2025-2026 and ongoing
<p><b>Project Marketing and Branding</b></p> <p>Various initiatives are to be implemented throughout the year to promote the Catalina Project, including internet search optimisation intended to draw traffic to the Catalina website, advertising through electronic direct mail, social media channels and online real estate search sites.</p>	2025-2026
<p><b>Civil Construction Works</b></p> <p>Civil construction of Stage 34 (24 lots) in Catalina Beach and Stage 40 (42 lots), Stage 44 (70 lots), Stage 45 (84 lots) and Stage 46 (70 lots) in Catalina Green is to be completed.</p>	2025-2026
<p><b>Infrastructure</b></p> <p>The key infrastructure project being progressed in 2025/26 is the connecting roads to be built to connect the Neerabup Road underpass with the established road network in Catalina Green to facilitate re-routing of the bus service in the eastern precinct of the Estate in approximately mid-2026.</p>	2025-2026
<p><b>Landscaping Works</b></p> <p>Landscape works to be undertaken during 2025/26 include:</p> <ul style="list-style-type: none"><li>• Stage 32, 33 and 34 streetscapes in Catalina Beach.</li><li>• Stage 42 park and streetscapes in Catalina Green.</li><li>• Stage 43 streetscapes in Catalina Green.</li></ul>	2025-2026
<p><b>Sale of Residential Lots</b></p> <p>The forecast is 178 residential lot sales and 248 settlements for 2025/26.</p>	2025-2026



## Annual Financial Report (including Audit Report)





**CATALINA REGIONAL COUNCIL**  
**FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 JUNE 2025**

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The Catalina Regional Council conducts the operations of a local government with the following community vision:

*To create a sustainable urban community offering diverse housing choice, social connectivity and employment opportunities.*

Principal place of business:  
2/369 Scarborough Beach Road  
Innaloo WA 6018

**CATALINA REGIONAL COUNCIL  
FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2025**

*Local Government Act 1995  
Local Government (Financial Management) Regulations 1996*

**Statement by CEO**

The accompanying financial report of the Catalina Regional Council has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2025 and the financial position as at 30 June 2025.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on the        23rd        day of        September        2025



\_\_\_\_\_  
CEO

\_\_\_\_\_  
Chris Adams

Name of CEO





**CATALINA REGIONAL COUNCIL  
STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 JUNE 2025**

	<b>Note</b>	<b>2025 Actual</b> \$	<b>2025 Budget</b> \$	<b>2024 Actual</b> \$
<b>Revenue</b>				
Interest revenue	2(a)	1,954,526	2,116,000	2,502,910
Other revenue		0	0	8,000
		<b>1,954,526</b>	<b>2,116,000</b>	<b>2,510,910</b>
<b>Expenses</b>				
Employee costs	2(b)	(745,874)	(731,651)	(716,873)
Materials and contracts		(165,307)	(213,325)	(217,984)
Utility charges		0	(5,000)	0
Depreciation		(37,320)	(37,053)	(37,053)
Finance costs	2(b)	(2,078)	(1,905)	(2,913)
Insurance		(21,461)	(23,608)	(20,437)
Other expenditure	2(b)	(190,679)	(175,006)	(194,586)
		<b>(1,162,719)</b>	<b>(1,187,548)</b>	<b>(1,189,846)</b>
		<b>791,807</b>	<b>928,452</b>	<b>1,321,064</b>
Fair value adjustments to investment property	10	486,987	0	1,235,000
		<b>486,987</b>	<b>0</b>	<b>1,235,000</b>
<b>Net result for the period</b>	<b>20(b)</b>	<b>1,278,794</b>	<b>928,452</b>	<b>2,556,064</b>
<b>Total other comprehensive income for the period</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>Total comprehensive income for the period</b>		<b>1,278,794</b>	<b>928,452</b>	<b>2,556,064</b>

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



**CATALINA REGIONAL COUNCIL**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2025**

	<b>Note</b>	<b>2025</b>	<b>2024</b>
		<b>\$</b>	<b>\$</b>
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	3	14,925,208	22,602,158
Trade and other receivables	6	937,356	873,167
Other financial assets	4(a)	11,524,078	35,076,500
Inventories	7	4,270,000	0
Other assets	8	83,538	42,995
<b>TOTAL CURRENT ASSETS</b>		<b>31,740,180</b>	<b>58,594,820</b>
<b>NON-CURRENT ASSETS</b>			
Right-of-use assets	9(a)	56,606	91,864
Investment property	10	0	3,750,000
<b>TOTAL NON-CURRENT ASSETS</b>		<b>56,606</b>	<b>3,841,864</b>
<b>TOTAL ASSETS</b>		<b>31,796,786</b>	<b>62,436,684</b>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	11	928,658	564,622
Lease liabilities	9(b)	39,371	37,365
Employee related provisions	12	56,387	26,129
<b>TOTAL CURRENT LIABILITIES</b>		<b>1,024,416</b>	<b>628,116</b>
<b>NON-CURRENT LIABILITIES</b>			
Lease liabilities	9(b)	22,207	59,843
Employee related provisions	12	15,947	29,019
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>38,154</b>	<b>88,862</b>
<b>TOTAL LIABILITIES</b>		<b>1,062,570</b>	<b>716,978</b>
<b>NET ASSETS</b>		<b>30,734,216</b>	<b>61,719,706</b>
<b>EQUITY</b>			
Retained surplus		5,225,745	3,946,951
Member contributions and equity	5	25,508,471	57,772,755
<b>TOTAL EQUITY</b>		<b>30,734,216</b>	<b>61,719,706</b>

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





**CATALINA REGIONAL COUNCIL  
STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2025**

	<b>Note</b>	<b>Retained surplus \$</b>	<b>Member contributions and equity \$</b>	<b>Total equity \$</b>
<b>Balance as at 1 July 2023</b>		<b>1,390,887</b>	<b>45,449,035</b>	<b>46,839,922</b>
Comprehensive income for the period				
Net result for the period		2,556,064	0	2,556,064
Total comprehensive income for the period		2,556,064	0	2,556,064
Movement in member contributions	5	0	12,323,720	12,323,720
<b>Balance as at 30 June 2024</b>		<b>3,946,951</b>	<b>57,772,755</b>	<b>61,719,706</b>
Comprehensive income for the period				
Net result for the period		1,278,794	0	1,278,794
Total comprehensive income for the period		1,278,794	0	1,278,794
Movement in member contributions	5	0	(32,264,284)	(32,264,284)
<b>Balance as at 30 June 2025</b>		<b>5,225,745</b>	<b>25,508,471</b>	<b>30,734,216</b>

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

**CATALINA REGIONAL COUNCIL**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 30 JUNE 2025**

	Note	2025 Actual \$	2024 Actual \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Receipts</b>			
Interest revenue		1,617,674	2,502,910
Goods and services tax received		24,842	29,798
Other revenue		0	8,000
		1,642,516	2,540,708
<b>Payments</b>			
Employee costs		(730,124)	(714,680)
Materials and contracts		(218,965)	(233,712)
Finance costs		(2,405)	(2,783)
Insurance paid		(21,461)	(20,437)
Goods and services tax paid		(21,171)	(27,104)
Other expenditure		(190,679)	(194,586)
		(1,184,805)	(1,193,302)
<b>Net cash provided by operating activities</b>	13(b)	457,711	1,347,406
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Proceeds for financial assets at amortised cost		23,552,422	(3,062,363)
<b>Net cash provided by (used in) investing activities</b>		23,552,422	(3,062,363)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Payments for principal portion of lease liabilities	22	(37,365)	(35,728)
Payments for land development		(57,021,569)	(38,186,908)
Payments for member contributions		(65,003,879)	(27,505,073)
Proceeds from member contributions		90,375,730	77,750,007
<b>Net cash provided by (used in) financing activities</b>		(31,687,083)	12,022,298
<b>Net increase (decrease) in cash held</b>		(7,676,950)	10,307,341
Cash at beginning of year		22,602,158	12,294,817
<b>Cash and cash equivalents at the end of the year</b>	13(a)	14,925,208	22,602,158

Non-cash investing and financing movements are disclosed at note 13(c)

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



**CATALINA REGIONAL COUNCIL**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE YEAR ENDED 30 JUNE 2025**

	Note	2025 Actual \$	2025 Budget \$	2024 Actual \$
<b>OPERATING ACTIVITIES</b>				
<b>Revenue from operating activities</b>				
Interest revenue		1,954,526	2,116,000	2,502,910
Other revenue		0	0	8,000
Fair value adjustments to investment property	10	486,987	0	1,235,000
		2,441,513	2,116,000	3,745,910
<b>Expenditure from operating activities</b>				
Employee costs		(745,874)	(731,651)	(716,873)
Materials and contracts		(165,307)	(213,325)	(217,984)
Utility charges		0	(5,000)	0
Depreciation		(37,320)	(37,053)	(37,053)
Finance costs		(2,078)	(1,905)	(2,913)
Insurance		(21,461)	(23,608)	(20,437)
Other expenditure		(190,679)	(175,006)	(194,586)
		(1,162,719)	(1,187,548)	(1,189,846)
Non-cash amounts excluded from operating activities	21(a)	3,773,921	37,053	(1,188,593)
<b>Amount attributable to operating activities</b>		5,052,715	965,505	1,367,471
<b>INVESTING ACTIVITIES</b>				
<b>Outflows from investing activities</b>				
Right of use assets received - non cash	9(a)	(2,062)	0	(3,760)
Non-cash amounts excluded from investing activities	21(b)	2,062	0	3,760
<b>Amount attributable to investing activities</b>		0	0	0
<b>FINANCING ACTIVITIES</b>				
<b>Inflows from financing activities</b>				
Proceeds from new leases - non cash	22	1,735	0	3,890
Proceeds from member contributions	5	90,030,156	99,992,450	77,693,400
		90,031,891	99,992,450	77,697,290
<b>Outflows from financing activities</b>				
Payments for principal portion of lease liabilities	22	(37,365)	(37,365)	(35,728)
Payments for land development as member contributions	5	(57,021,569)	(75,245,288)	(38,186,908)
Payments of member contributions and equity received	5	(65,272,871)	(45,650,000)	(27,182,772)
		(122,331,805)	(120,932,653)	(65,405,408)
Non-cash amounts excluded from financing activities	21(c)	(1,735)	0	(3,890)
<b>Amount attributable to financing activities</b>		(32,301,649)	(20,940,203)	12,287,992
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>				
<b>Surplus or deficit at the start of the financial year</b>	21(d)	58,004,069	47,927,569	44,348,606
Amount attributable to operating activities		5,052,715	965,505	1,367,471
Amount attributable to financing activities		(32,301,649)	(20,940,203)	12,287,992
<b>Surplus or deficit after imposition of general rates</b>	21(d)	<b>30,755,135</b>	<b>27,952,871</b>	<b>58,004,069</b>

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

**CATALINA REGIONAL COUNCIL  
FOR THE YEAR ENDED 30 JUNE 2025  
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**CATALINA REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 JUNE 2025**

**1. BASIS OF PREPARATION**

The financial report of the Catalina Regional Council which is a Class 2 local government comprises general purpose financial statements which have been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

**Local Government Act 1995 requirements**

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the *Local Government Act 1995*, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from *AASB 16 Leases* which would have required the Catalina Regional Council to measure any vested improvements at zero cost.

The *Local Government (Financial Management) Regulations 1996* provide that:

- land and buildings classified as property, plant and equipment; or
- infrastructure; or
- vested improvements that the local government controls ;

and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from *AASB 116 Property, Plant and Equipment*, which would have required the Regional Council to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

**Critical accounting estimates and judgements**

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Investment property - Note 10
- Measurement of employee benefits - Note 12

Fair value hierarchy information can be found in Note 19

**The local government reporting entity**

All funds through which the Regional Council controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

**Initial application of accounting standards**

During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.

- *AASB 2020-1 Amendments to Australian Accounting Standards*
  - *Classification of Liabilities as Current or Non-current*
- *AASB 2022-5 Amendments to Australian Accounting Standards*
  - *Lease Liability in a Sale and Leaseback*
- *AASB 2022-6 Amendments to Australian Accounting Standards*
  - *Non-current Liabilities with Covenants*
- *AASB 2023-3 Amendments to Australian Accounting Standards*
  - *Disclosure of Non-current Liabilities with Covenants: Tier 2*
- *AASB 2024-1 Amendments to Australian Accounting Standards*
  - *Supplier Finance Arrangements: Tier 2 Disclosures*
- *AASB 2023-1 Amendments to Australian Accounting Standards*
  - *Supplier Finance Arrangements*

These amendments are not expected to have any material impact on the financial report on initial application.

- *AASB 2022-10 Amendments to Australian Accounting Standards*
  - *Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*

**New accounting standards for application in future years**

The following new accounting standards will have application to local government in future years:

- *AASB 2014-10 Amendments to Australian Accounting Standards*
  - *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*
- *AASB 2024-4b Amendments to Australian Accounting Standards*
  - *Effective Date of Amendments to AASB 10 and AASB 128 [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]*
- *AASB 2022-9 Amendments to Australian Accounting Standards*
  - *Insurance Contracts in the Public Sector*
- *AASB 2023-5 Amendments to Australian Accounting Standards*
  - *Lack of Exchangeability*
- *AASB 18 (FP) Presentation and Disclosure in Financial Statements*
  - *(Appendix D) [for for-profit entities]*
- *AASB 18 (NFP/super) Presentation and Disclosure in Financial Statements*
  - *(Appendix D) [for not-for-profit and superannuation entities]*
- *AASB 2024-2 Amendments to Australian Accounting Standards*
  - *Classification and Measurement of Financial Instruments*
- *AASB 2024-3 Amendments to Australian Accounting Standards*
  - *Annual Improvements Volume 11*

These amendments are not expected to have any material impact on the financial report on initial application.

**CATALINA REGIONAL COUNCIL  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2025**

**2. REVENUE AND EXPENSES**

	<b>2025 Actual</b>	<b>2024 Actual</b>
	<b>\$</b>	<b>\$</b>
<b>(a) Revenue</b>		
<b>Interest revenue</b>		
Interest on investment account funds	1,954,526	2,502,910
	<u>1,954,526</u>	<u>2,502,910</u>
<b>(b) Expenses</b>		
<b>Auditors remuneration</b>		
- Audit of the Annual Financial Report	37,042	34,700
	<u>37,042</u>	<u>34,700</u>
<b>Employee Costs</b>		
Employee benefit costs	730,951	695,962
Other employee costs	14,923	20,911
	<u>745,874</u>	<u>716,873</u>
<b>Finance costs</b>		
Interest and financial charges paid/payable for lease liabilities and financial liabilities not at fair value through profit or loss	2,078	2,913
	<u>2,078</u>	<u>2,913</u>
<b>Other expenditure</b>		
Sundry expenses	190,679	194,586
	<u>190,679</u>	<u>194,586</u>



**CATALINA REGIONAL COUNCIL  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2025**

**3. CASH AND CASH EQUIVALENTS**

Cash at bank and on hand  
Term deposits  
**Total cash and cash equivalents**

Held as  
- Unrestricted cash and cash equivalents  
- Restricted cash and cash equivalents

Note	2025	2024
	\$	\$
	14,925,208	3,602,158
	0	19,000,000
13(a)	14,925,208	22,602,158
	5,210,815	3,655,903
13(a)	9,714,393	18,946,255
	14,925,208	22,602,158

**MATERIAL ACCOUNTING POLICIES**

**Cash and cash equivalents**

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

Term deposits are presented as cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours notice with no loss of interest.

**Restricted financial assets**

Restricted financial asset balances are not available for general use by the Regional Council due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement.

**4. OTHER FINANCIAL ASSETS**

**(a) Current assets**

Financial assets at amortised cost

**Other financial assets at amortised cost**

Term deposits

Held as  
- Restricted other financial assets at amortised cost

Note	2025	2024
	\$	\$
	11,524,078	35,076,500
	11,524,078	35,076,500
	11,524,078	35,076,500
	11,524,078	35,076,500
13(a)	11,524,078	35,076,500
	11,524,078	35,076,500

**MATERIAL ACCOUNTING POLICIES**

**Other financial assets at amortised cost**

The Regional Council classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows; and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature.

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

**Impairment and risk**

Information regarding impairment and exposure to risk can be found at Note 17.

**CATALINA REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 JUNE 2025**

**5. MEMBER CONTRIBUTIONS AND EQUITY**

	<b>2025 Actual Balance</b>	<b>2025 Budget Balance</b>	<b>2024 Actual Balance</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>(a) Town of Victoria Park</b>			
Opening balance	4,814,161	3,993,964	3,787,184
Land development expenses	(4,751,797)	(6,270,441)	(3,182,242)
Proceeds of sale of land	7,502,513	8,332,704	6,474,450
Movement of contributed equity	393,927	(54,167)	234,769
Return of contribution	(5,833,333)	(3,750,000)	(2,500,000)
	2,125,471	2,252,061	4,814,161
<b>(b) City of Perth</b>			
Opening balance	4,814,161	3,993,964	3,787,184
Land development expenses	(4,751,797)	(6,270,441)	(3,182,242)
Proceeds of sale of land	7,502,513	8,332,704	6,474,450
Movement of contributed equity	393,927	(54,167)	234,769
Return of contribution	(5,833,333)	(3,750,000)	(2,500,000)
	2,125,471	2,252,061	4,814,161
<b>(c) Town of Cambridge</b>			
Opening balance	4,814,161	3,993,964	3,787,184
Land development expenses	(4,751,797)	(6,270,441)	(3,182,242)
Proceeds of sale of land	7,502,513	8,332,704	6,474,450
Movement of contributed equity	393,927	(54,167)	234,769
Return of contribution	(5,833,333)	(3,750,000)	(2,500,000)
	2,125,471	2,252,061	4,814,161
<b>(d) City of Joondalup</b>			
Opening balance	9,628,324	7,987,928	7,574,371
Land development expenses	(9,503,595)	(12,540,881)	(6,364,485)
Proceeds of sale of land	15,005,026	16,665,408	12,948,900
Movement of contributed equity	787,855	(108,333)	469,538
Return of contribution	(11,666,667)	(7,500,000)	(5,000,000)
	4,250,943	4,504,122	9,628,324
<b>(e) City of Wanneroo</b>			
Opening balance	9,628,324	7,987,928	7,574,371
Land development expenses	(9,503,595)	(12,540,881)	(6,364,485)
Proceeds of sale of land	15,005,026	16,665,408	12,948,900
Movement of contributed equity	787,855	(108,333)	469,538
Return of contribution	(11,666,667)	(7,500,000)	(5,000,000)
	4,250,943	4,504,122	9,628,324
<b>(f) City of Vincent</b>			
Opening balance	4,814,161	3,993,964	3,787,184
Land development expenses	(4,751,797)	(6,270,441)	(3,182,242)
Proceeds of sale of land	7,502,513	8,332,704	6,474,450
Movement of contributed equity	393,927	(54,167)	234,769
Return of contribution	(5,833,333)	(3,750,000)	(2,500,000)
	2,125,471	2,252,061	4,814,161
<b>(g) City of Stirling</b>			
Opening balance	19,259,463	15,975,856	15,151,557
Land development expenses	(19,007,191)	(25,081,763)	(12,728,970)
Proceeds of sale of land	30,010,052	33,330,817	25,897,800
Movement of contributed equity	1,575,711	(216,667)	939,076
Return of contribution	(23,333,334)	(15,000,000)	(10,000,000)
	8,504,701	9,008,244	19,259,463
<b>Total members contribution</b>	<b>25,508,471</b>	<b>27,024,731</b>	<b>57,772,755</b>
Land development expenses	(57,021,569)	(75,245,288)	(38,186,908)
Proceeds of sale of land	90,030,156	99,992,450	77,693,400
Movement of contributed equity	4,727,129	(650,000)	2,817,228
Return of contributions	(70,000,000)	(45,000,000)	(30,000,000)
Movement in member contributions	(32,264,284)	(20,902,838)	12,323,720
Opening balance	57,772,755	47,927,569	45,449,035
Movement in member contributions	(32,264,284)	(20,902,838)	12,323,720
	<b>25,508,471</b>	<b>27,024,731</b>	<b>57,772,755</b>



**CATALINA REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 JUNE 2025**

**6. TRADE AND OTHER RECEIVABLES**

**Current**

Member reimbursements receivable  
 Other receivables  
 GST receivable

2025	2024
\$	\$
600,504	869,496
336,852	0
0	3,671
937,356	873,167

**MATERIAL ACCOUNTING POLICIES**

**Member reimbursements receivable**

Member reimbursements receivable are amounts receivable from member local governments for the reimbursement of costs incurred on their behalf for the development and sale of their land.

**Measurement**

Member reimbursements receivable are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

**Classification and subsequent measurement**

Receivables which are generally due for settlement within 30 days.

Member reimbursements receivable are held with the objective to collect the member cashflows and therefore the Regional Council measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value.

Information about the impairment of trade receivables and their exposure to credit risk and interest rate risk can be found in Note 17.

CATALINA REGIONAL COUNCIL  
 NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
 FOR THE YEAR ENDED 30 JUNE 2025

7. INVENTORIES

	2025	2024
	\$	\$
Land under development		
Cost of acquisition	4,236,987	0
Development costs	33,013	0
	4,270,000	0
The following movements in inventories occurred during the year:		
Balance at beginning of year	0	0
Additions to inventory	33,013	0
Transfers from Investment Property	4,236,987	0
Balance at end of year	4,270,000	0

Land previously held as investment property was transferred to inventory due to the change in its use.  
 Refer to Note 10.

MATERIAL ACCOUNTING POLICIES

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.



**CATALINA REGIONAL COUNCIL  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2025**

**8. OTHER ASSETS**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
<b>Other assets - current</b>		
Prepayments	5,688	5,395
Settlement bonds	77,850	37,600
	<b>83,538</b>	<b>42,995</b>

**MATERIAL ACCOUNTING POLICIES**

**Other current assets**

Other non-financial assets include prepayments and settlement bonds which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

**CATALINA REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 JUNE 2025**

**9. LEASES**

**(a) Right-of-use assets**

Movement in the balance of each class of right-of-use asset between the beginning and the end of the current financial year.

	<b>Note</b>	<b>Right-of-use assets - land and buildings</b>	<b>Total right-of-use assets</b>
		<b>\$</b>	<b>\$</b>
<b>Balance at 1 July 2023</b>		125,157	125,157
Additions *		3,760	3,760
Depreciation		(37,053)	(37,053)
<b>Balance at 30 June 2024</b>		91,864	91,864
Gross balance amount at 30 June 2024		179,596	179,596
Accumulated depreciation at 30 June 2024		(87,732)	(87,732)
<b>Balance at 30 June 2024</b>		91,864	91,864
Additions *		2,062	2,062
Depreciation		(37,320)	(37,320)
<b>Balance at 30 June 2025</b>		56,606	56,606
Gross balance amount at 30 June 2025		181,658	181,658
Accumulated depreciation at 30 June 2025		(125,052)	(125,052)
<b>Balance at 30 June 2025</b>		56,606	56,606

\* Right of use asset additions are non-cash additions. Refer to note 13(c).

The following amounts were recognised in the statement of comprehensive income during the period in respect of leases where the Regional Council is the lessee:

		<b>2025 Actual</b>	<b>2024 Actual</b>
		<b>\$</b>	<b>\$</b>
Depreciation on right-of-use assets		(37,320)	(37,053)
Finance charge on lease liabilities	22	(2,078)	(2,913)
<b>Total amount recognised in the statement of comprehensive income</b>		(39,398)	(39,966)
Total cash outflow from leases		(39,443)	(38,641)
<b>(b) Lease liabilities</b>			
Current		39,371	37,365
Non-current		22,207	59,843
	22	61,578	97,208

The building lease has a term of 3 years with an extension option of 2 years and a termination option of 6 months.  
Refer to Note 22 for details of lease liabilities.

**Secured liabilities and assets pledged as security**

Lease liabilities are effectively secured, as the rights to the leased assets recognised in the financial statements revert to the lessor in the event of default.

**MATERIAL ACCOUNTING POLICIES**

**Leases**

At inception of a contract, the Regional Council assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Regional Council uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Details of individual lease liabilities required by regulations are provided at Note 22.

**Right-of-use assets - measurement**

Right-of-use assets are measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not recognised in the Statement of Financial Position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

**Right-of-use assets - depreciation**

Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shorter. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the Regional Council anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

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**10. INVESTMENT PROPERTY**

**Non-current assets - at reportable value**

Carrying balance at 1 July

Transfers to Inventories

Net gain/(loss) from fair value adjustment

Closing balance at 30 June

<b>2025 Actual</b>	<b>2025 Budget</b>	<b>2024 Actual</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>
3,750,000	0	2,515,000
(4,236,987)	0	0
486,987	0	1,235,000
0	0	3,750,000

Investment property is land held with the intention to develop and sell in future years.

During the year the purpose for which the investment property was held, changed with engineering designs completed and approvals substantially progressed with the intent being to commence construction.

This land was transferred to inventory due to the change in its use.

Refer to Note 7.

**MATERIAL ACCOUNTING POLICIES**

**Investment properties**

Investment properties are principally freehold buildings, held for long-term rental yields and not occupied by the Regional Council.

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are investment properties, are shown at their reportable value.

Reportable value for the purposes of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date.

**Revaluation**

In accordance with the regulatory framework, investment properties are required to be revalued whenever required by AASB 140 Investment Property and, in any event, every five years.

**Fair value of investment properties**

A management valuation was performed to determine the fair value of investment property. The main Level 3 inputs used in the valuation are the recent selling prices of comparable lots in the same location.



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**11. TRADE AND OTHER PAYABLES**

**Current**

Sundry creditors  
 Accrued payroll liabilities  
 Statutory liabilities  
 Bonds and deposits held  
 Accrued expenses

2025	2024
\$	\$
700,922	355,348
11,300	7,777
10,182	15,141
120,000	120,000
86,254	66,356
928,658	564,622

**MATERIAL ACCOUNTING POLICIES**

**Financial liabilities**

Financial liabilities are initially recognised at fair value when the Regional Council becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and any consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

**Statutory liabilities**  
 Statutory liabilities, are amounts owed to regulatory authorities due to statutory obligations such as FBT and PAYG. GST payable is offset against GST receivable and any net GST payable is included as a statutory liability.

**Trade and other payables**

Trade and other payables represent liabilities for goods and services provided to the Regional Council prior to the end of the financial year that are unpaid and arise when the Regional Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

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**12. EMPLOYEE RELATED PROVISIONS**

**Employee related provisions**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
<b>Current provisions</b>		
<b>Employee benefit provisions</b>		
Annual leave	28,490	26,129
Long service leave	27,897	0
<b>Total current employee related provisions</b>	<b>56,387</b>	<b>26,129</b>
<b>Non-current provisions</b>		
<b>Employee benefit provisions</b>		
Long service leave	15,947	29,019
<b>Total non-current employee related provisions</b>	<b>15,947</b>	<b>29,019</b>
<b>Total employee related provisions</b>	<b>72,334</b>	<b>55,148</b>

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period. Assessments indicate that actual settlement of the liabilities is expected to occur as follows:

**Amounts are expected to be settled on the following basis:**

Less than 12 months after the reporting date  
More than 12 months from reporting date

<b>2025</b>	<b>2024</b>
<b>\$</b>	<b>\$</b>
56,387	26,129
15,947	29,019
<b>72,334</b>	<b>55,148</b>

**MATERIAL ACCOUNTING POLICIES**

**Employee benefits**

The Regional Council's obligations for employees' annual leave, long service leave and other employee leave entitlements are recognised as employee related provisions in the statement of financial position.

**Short-term employee benefits**

Provision is made for the Regional Council's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Regional Council's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

**Other long-term employee benefits**

Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Regional Council's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Regional Council does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

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**13. NOTES TO THE STATEMENT OF CASH FLOWS**

**(a) Reconciliation of cash**

For the purposes of the Statement of cash flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of financial position as follows:

	<b>Note</b>	<b>2025 Actual</b>	<b>2024 Actual</b>
Cash and cash equivalents	3	\$ 14,925,208	\$ 22,602,158
<b>Restrictions</b>			
The following classes of assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:			
- Cash and cash equivalents	3	9,714,393	18,946,255
- Financial assets at amortised cost	4	11,524,078	35,076,500
- Investment property	10	0	3,750,000
- Inventory	7	4,270,000	0
		25,508,471	57,772,755
The restricted assets are a result of the following specific purposes to which the assets may be used:			
Restricted member contributions and equity	5	25,508,471	57,772,755
<b>Total restricted assets</b>		25,508,471	57,772,755

**(b) Reconciliation of net result to net cash provided by operating activities**

Net result		1,278,794	2,556,064
Non-cash items:			
Transfer of investment property to inventories		4,236,987	0
Adjustments to fair value of investment property		(486,987)	(1,235,000)
Depreciation/amortisation		37,320	37,053
CPI adjustment to lease repayments		(327)	130
Changes in assets and liabilities:			
(Increase)/decrease in trade and other receivables		(333,181)	2,694
(Increase)/decrease in other assets		(40,543)	(32,195)
(Increase)/decrease in inventories		(4,270,000)	0
Increase/(decrease) in trade and other payables		18,462	10,839
Increase/(decrease) in employee related provisions		17,186	7,821
Net cash provided by/(used in) operating activities		457,711	1,347,406

**(c) Non-cash investing and financing activities**

Acquisition of right of use assets by means of a lease	9(a)	2,062	3,760
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**(d) Undrawn borrowing facilities**

**Credit standby arrangements**

Bank overdraft limit		Not Applicable	Not Applicable
Bank overdraft at balance date		Not Applicable	Not Applicable
Credit card limit		10,000	10,000
Credit card balance at balance date		(275)	(1,075)
<b>Total amount of credit unused</b>		9,725	8,925



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14. CONTINGENT LIABILITIES

There were no contingent liabilities at the end of the reporting period (2024 : Nil).

15. CAPITAL COMMITMENTS

	2025	2024
	\$	\$
Contracted for:		
- capital expenditure projects	60,147,000	72,003,000
	60,147,000	72,003,000

The Regional Council has entered into capital commitments as agent for it's members of \$60,147,000 at 30 June 2025 relating to land development.

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**16. RELATED PARTY TRANSACTIONS**

**(a) Council member remuneration**

Fees, expenses and allowances to be paid or reimbursed to council members.

Note	2025 Actual	2025 Budget	2024 Actual
	\$	\$	\$
Chairman's annual allowance	25,913	21,710	24,277
Chairman's meeting attendance fees	20,457	17,139	19,165
	46,370	38,849	43,442
Deputy Chairman's annual allowance	6,478	5,428	6,069
Deputy Chairman's meeting attendance fees	13,643	11,429	12,780
	20,121	16,857	18,849
All other council member's meeting attendance fees	136,427	114,300	127,802
	136,427	114,300	127,802
16(b)	202,918	170,006	190,093

**(b) Key management personnel (KMP) compensation**

The total of compensation paid to KMP of the Regional Council during the year are as follows:

Short-term employee benefits	478,148	459,509
Post-employment benefits	54,653	50,335
Council member costs	202,918	190,093
	735,719	699,937

*Short-term employee benefits*

These amounts include all salary and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be separately found in the table above.

*Post-employment benefits*

These amounts are the current-year's cost of the Regional Council's superannuation contributions made during the year.

*Council member costs*

These amounts represent payments of member fees, expenses, allowances and reimbursements during the year.

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**16. RELATED PARTY TRANSACTIONS (Continued)**

**(c) Transactions with related parties**

Transactions between related parties and the Regional Council are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guarantees exist in relation to related parties at year end.

In addition to KMP compensation above the following transactions occurred with related parties:

	<b>2025 Actual</b>	<b>2024 Actual</b>
	<b>\$</b>	<b>\$</b>
Lease payments	39,771	38,360
Land development expenses	(57,021,569)	(38,186,908)
Proceeds from sale of land	90,030,156	77,693,400
Return of contribution	(70,000,000)	(30,000,000)
<b>Amounts outstanding from related parties:</b>		
Trade and other receivables	600,504	869,496
<b>Amounts payable to related parties:</b>		
Trade and other payables	700,647	354,407

**(d) Related parties**

**The Regional Council's main related parties are as follows:**

*i. Key management personnel*

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the Regional Council, directly or indirectly, including any council member, are considered key management personnel.

*ii. Other Related Parties*

The Regional Council acts as agent for member local governments undertaking development of the property.  
One member local government has entered into a lease arrangement for the lease of office space to the Regional Council.

*iii. Entities subject to significant influence by the Regional Council*

There were no such entities requiring disclosure during the current or previous year.



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**17. FINANCIAL RISK MANAGEMENT**

This note explains the Regional Council's exposure to financial risks and how these risks could affect the Regional Council's future financial performance.

<b>Risk</b>	<b>Exposure arising from</b>	<b>Measurement</b>	<b>Management</b>
<b>Credit risk</b>	Cash and cash equivalents, trade and other receivables and financial assets	Aging analysis Credit analysis	Diversification of bank deposits, credit limits. Investment policy
<b>Liquidity risk</b>	Other liabilities	Rolling cash flow forecasts	Availability of committed credit lines

The Regional Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance department under policies approved by Catalina Regional Council. The finance department identifies, evaluates and manages financial risks in close co-operation with the operating divisions. Catalina Regional Council have approved the overall risk management policy and provide policies on specific areas such as investment policy.

**(a) Interest rate risk**

**Cash and cash equivalents**

The Regional Council's main interest rate risk arises from cash and cash equivalents with variable interest rates, which exposes the Regional Council to cash flow interest rate risk. Short term overdraft facilities also have variable interest rates however these are repaid within 12 months, reducing the risk level to minimal.

Excess cash and cash equivalents are invested in fixed interest rate term deposits which do not expose the Regional Council to cash flow interest rate risk. Cash and cash equivalents required for working capital are held in variable interest rate accounts and non-interest bearing accounts. Carrying amounts of cash and cash equivalents at the 30 June and the weighted average interest rate across all cash and cash equivalents, term deposits, and Treasury bonds held disclosed as financial assets at amortised cost are reflected in the table below.

	<b>Weighted average interest rate</b>	<b>Carrying amounts</b>	<b>Fixed interest rate</b>	<b>Variable interest rate</b>	<b>Non interest bearing</b>
	<b>%</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>2025</b>					
Cash and cash equivalents	5.31%	14,925,208	0	13,028,469	1,896,739
Financial assets at amortised cost - term deposits	4.51%	11,524,078	11,524,078	0	0
<b>2024</b>					
Cash and cash equivalents	4.67%	22,602,158	19,000,000	3,188,076	414,082
Financial assets at amortised cost - term deposits	5.30%	35,076,500	35,076,500	0	0

**Sensitivity**

Profit or loss is sensitive to higher/lower interest income from cash and cash equivalents as a result of changes in interest rates.

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Impact of a 1% movement in interest rates on profit or loss and equity*	130,285	31,881

\* Holding all other variables constant

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17. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk

Other receivables

The level of outstanding receivables is reported to the Regional Council monthly and benchmarks are set and monitored for acceptable collection performance.

The Regional Council applies the AASB 9 Financial Instruments simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade and other receivables. To measure the expected credit losses, receivables from grants, contributions and reimbursements are separated from other trade receivables due to the difference in payment terms and security.

The expected loss rates are based on the payment profiles of trade and other receivables over a period of 36 months before 1 July 2024 or 1 July 2025 respectively and the corresponding historical losses experienced within this period. Historical credit loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors such as the ability of users to settle the receivables.

The loss allowance as at 30 June 2025 and 30 June 2024 was determined as follows for trade and other receivables.

	Current	More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
<b>30 June 2025</b>					
<b>Other receivables</b>					
Expected credit loss	0.00%	0.00%	0.00%	0.00%	
Gross carrying amount	860,060	77,296	0	0	937,356
Loss allowance	0	0	0	0	0
<b>30 June 2024</b>					
<b>Other receivables</b>					
Expected credit loss	0.00%	0.00%	0.00%	0.00%	
Gross carrying amount	661,632	158,541	49,323	0	869,496
Loss allowance	0	0	0	0	0

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**17. FINANCIAL RISK MANAGEMENT (Continued)**

**(c) Liquidity risk**

**Payables**

Payables are subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The Regional Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required and disclosed in Note 13(d).

The contractual undiscounted cash flows of the Regional Council's Payables are set out in the liquidity table below. Balances due within 12 months equal their carrying amounts, as the impact of discounting is not significant.

	Due within 1 year	Due between 1 & 5 years	Due after 5 years	Total contractual cash flows	Carrying amount
	\$	\$	\$	\$	\$
<b>2025</b>					
Trade and other payables	918,476	0	0	918,476	918,476
Lease liabilities	40,408	22,376	0	62,784	61,578
	958,884	22,376	0	981,260	980,054
<b>2024</b>					
Trade and other payables	549,481	0	0	549,481	549,481
Lease liabilities	39,270	61,016	0	100,286	97,208
	588,751	61,016	0	649,767	646,689

**18. EVENTS OCCURRING AFTER THE END OF THE REPORTING PERIOD**

There were no events occurring after the end of the reporting period. (2024 : Nil).

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**19. OTHER MATERIAL ACCOUNTING POLICIES**

**a) Goods and services tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

**b) Current and non-current classification**

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

**c) Rounding off figures**

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

**d) Comparative figures**

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the Regional Council applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented.

**e) Budget comparative figures**

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

**f) Superannuation**

The Regional Council contributes to a number of Superannuation Funds on behalf of employees. All funds to which the Regional Council contributes are defined contribution plans.

**g) Fair value of assets and liabilities**

Fair value is the price that the Regional Council would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

**h) Interest revenue**

Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

**i) Fair value hierarchy**

AASB 13 *Fair Value Measurement* requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

**Level 1**

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

**Level 2**

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

**Level 3**

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

**Valuation techniques**

The Regional Council selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Regional Council are consistent with one or more of the following valuation approaches:

**Market approach**

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

**Income approach**

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

**Cost approach**

Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Regional Council gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

**j) Impairment of assets**

In accordance with Australian Accounting Standards the Regional Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116 *Property, Plant and Equipment*) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.



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**20. FUNCTION AND ACTIVITY**

**(a) Service objectives and descriptions**

Regional Council operations as disclosed in this financial report encompass the following service orientated functions and activities.

**Objective**

**Governance**

To provide a decision making process for the efficient allocation of scarce resources.

**Description**

Administration and operation facilities and services to the members of the Council. Other costs that relate to the tasks of assisting elected members on matters which do not concern other specific functions/activities of the Regional Council are also recorded here.

**General purpose funding**

To collect interest on investments.

Interest revenue.

**Other property and services**

To monitor and control overheads on operating accounts.

Other unclassified activities including operational costs, materials, property lease, salaries and wages for Council employees.

**(b) Income and expenses**

**Income excluding grants, subsidies and contributions and capital grants, subsidies and contributions**

General purpose funding

Other property and services

**Total income**

**Expenses**

Governance

Other property and services

**Total expenses**

**Net result for the period**

<b>2025 Actual</b>	<b>2024 Actual</b>
<b>\$</b>	<b>\$</b>
1,954,526	2,502,910
486,987	1,243,000
<b>2,441,513</b>	<b>3,745,910</b>
(190,679)	(194,571)
(972,040)	(995,275)
<b>(1,162,719)</b>	<b>(1,189,846)</b>
<b>1,278,794</b>	<b>2,556,064</b>
27,470,180	58,594,820
4,326,606	3,841,864
<b>31,796,786</b>	<b>62,436,684</b>

**(c) Assets**

General purpose funding

Other property and services

**Total assets**

**CATALINA REGIONAL COUNCIL**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 JUNE 2025**

**21. DETERMINATION OF SURPLUS OR DEFICIT**

		2024/25 Budget (30 June 2025 carried forward)	2023/24 (30 June 2024 carried forward)
Note		\$	\$
<b>(a) Non-cash amounts excluded from operating activities</b>			
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> .			
<b>Adjustments to operating activities</b>			
	Add: CPI increase on right of use lease agreement	(327)	130
9(a)	Add: Depreciation	37,320	37,053
Non-cash movements in non-current assets and liabilities:			
10	Investment property	3,750,000	(1,235,000)
	Employee benefit provisions	(13,072)	9,224
	<b>Non-cash amounts excluded from operating activities</b>	<b>3,773,921</b>	<b>(1,188,593)</b>
<b>(b) Non-cash amounts excluded from investing activities</b>			
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> .			
<b>Adjustments to investing activities</b>			
9(a)	Right of use assets received - non cash	2,062	3,760
	<b>Non-cash amounts excluded from investing activities</b>	<b>2,062</b>	<b>3,760</b>
<b>(c) Non-cash amounts excluded from financing activities</b>			
The following non-cash revenue or expenditure has been excluded from amounts attributable to financing activities within the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> .			
<b>Adjustments to financing activities</b>			
22	Non cash proceeds from new leases	(1,735)	(3,890)
	<b>Non-cash amounts excluded from financing activities</b>	<b>(1,735)</b>	<b>(3,890)</b>
<b>(d) Surplus or deficit after imposition of general rates</b>			
The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> to agree to the surplus/(deficit) after imposition of general rates.			
<b>Adjustments to net current assets</b>			
9(b)	Add: Current liabilities not expected to be cleared at end of year - Current portion of lease liabilities	39,371	37,365
	<b>Total adjustments to net current assets</b>	<b>39,371</b>	<b>37,365</b>
<b>Net current assets used in the Statement of financial activity</b>			
	Total current assets	31,740,180	58,594,820
	Less: Total current liabilities	(1,024,416)	(628,116)
	Less: Total adjustments to net current assets	39,371	37,365
	<b>Surplus or deficit after imposition of general rates</b>	<b>30,755,135</b>	<b>58,004,069</b>

CATALINA REGIONAL COUNCIL  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2025

22. BORROWING AND LEASE LIABILITIES

Lease liabilities												
		Actual							Budget			
Purpose	Note	Principal at 1 July 2023	New leases during 2023-24	Principal repayments during 2023-24	Principal at 30 June 2024	New leases during 2024-25	Principal repayments during 2024-25	Principal at 30 June 2025	Principal at 1 July 2024	New leases during 2024-25	Principal repayments during 2024-25	Principal at 30 June 2025
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Unit 2, 369 Scarborough Beach Road, Innaloo		129,046	3,890	(35,728)	97,208	1,735	(37,365)	61,578	97,208	0	(37,365)	59,843
<b>Total lease liabilities</b>	9(b)	129,046	3,890	(35,728)	97,208	1,735	(37,365)	61,578	97,208	0	(37,365)	59,843
Lease finance cost payments												
Purpose	Lease number	Institution	Interest rate	Date final payment is due	Actual for year ending 30 June 2025	Budget for year ending 30 June 2025	Actual for year ending 30 June 2024	Lease term				
					\$	\$	\$					
Unit 2, 369 Scarborough Beach Road, Innaloo	STIRLI/210937	City of Stirling	2.50%	NA	(2,078)	(1,905)	(2,913)	36				
<b>Total finance cost payments</b>					(2,078)	(1,905)	(2,913)					



## Auditor General

### INDEPENDENT AUDITOR'S REPORT 2025

#### Catalina Regional Council

To the Council of the Catalina Regional Council

#### Opinion

I have audited the financial report of the Catalina Regional Council (Council) which comprises:

- the statement of financial position as at 30 June 2025, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial report :

- is based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the Council for the year ended 30 June 2025 and its financial position at the end of that period
- is in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

#### Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

#### Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2025, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.



If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

## **Responsibilities of the Chief Executive Officer and Council for the financial report**

The Chief Executive Officer (CEO) of the Council is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the Council's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the Council.

The Council is responsible for overseeing the Council's financial reporting process.

## **Auditor's responsibilities for the audit of the financial report**

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at [https://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf).

## **My independence and quality management relating to the report on the financial report**

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements*, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

### **Matters relating to the electronic publication of the audited financial report**

This auditor's report relates to the financial report of the Catalina Regional Council for the year ended 30 June 2025 included in the annual report on the Council's website. The Council's management is responsible for the integrity of the Council's website. This audit does not provide assurance on the integrity of the Council's website. The auditor's report refers only to the financial report. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the Council to confirm the information contained in the website version.



Grant Robinson  
Assistant Auditor General Financial Audit  
Delegate of the Auditor General for Western Australia  
Perth, Western Australia  
24 September 2025

T: 08 9205 7500  
2/369 Scarborough Beach Road Innaloo WA 6018  
PO Box 655 Innaloo WA 6918

[catalina.wa.gov.au](http://catalina.wa.gov.au)

*This document is available in alternative formats upon request.*

