

# **Bullsbrook Residents and Ratepayers Association Inc**

## **Annual General Meeting 10 October 2016, 7pm, Library, Bullsbrook**

### **AGENDA**

1. **Meeting open: 7.04**
2. **Acknowledgement of country:** Glynn
3. **Mayor of the City of Swan Mick Wainwright** welcomed everyone to the meeting and mentioned he planned to attend the AGMs of groups like BRRRA in the City of Swan.
4. **In attendance:** Richard Janes, Anne Janes, Joanne Rose, Thea Oldfield, Maureen Rose, Frank Sibbel, Michelle Mackenzie, Frances Taylor, Val Pate, Noelene Sharman, Barbara Love, Helen Burns, Naomi Rakela, Karen Warner, Murray Law, Jennifer Law, Paul Noone, Bruce Edwards, Jacky Edwards, Lynn Kirkby, Anthea Pate, Eric Taylor, Bev Taylor, Jim Plummer, Erica Salmon, Kevin Bailey, Kathy Crofts, L McCauley, Christine McCauley, Betty Prince, David Lombardo, Kim Johnson, Gail Woods, Sandy Pate, Abby Durack, Matthew Leach, Peta Rakela, Mel Regeling, Kay Regeling, Steve Rakela, Mick Wainwright, Stan Ennis, Jessica Shaw, Kim Gilchrist, Stuart Lane, Anne Melville, Judith Beer, Liz Anderson, Alison Silver, Andrew Bonomi, Stefan Spycher, Gary Tomasovich, Ian Henry, Cameron Shephard, Glynn Davies, Anne Sibbel
5. **Apologies:** Frank Alban MLA; Anniqye Gray (CoS); Wendy Noone; Jocasta Sibbel.
6. **Guest Speakers:** Mr David Lombardo introduced Mr Cameron Shephard part owner and director of Amex Corporation who have purchased approximately 250 ha of the Lombardo family's approximately 500ha in Bullsbrook. Cameron introduced the family owned company and referred to previous developments undertaken by them in WA, Qld and Vic. They are looking forward to Bullsbrook retail and residential development and promised long term involvement with the community. Fine details such as block sizes, shop details etc are not available at the moment but the development will be in accordance with the City of Swan's Bullsbrook Townsite Land Use Master Plan. In response to questions from attendees Mr Cameron explained : (1) Amex is in discussion with the SACRI Association with respect to future aged accommodation in Bullsbrook; (2) They expect to break first ground in about 2 years but are not sure yet whether it will be north or south of Ki-it Brook; (3) It was suggested that the Bullsbrook Place Plan be taken into account when planning the development; (4) Question re putting in place a buffer zone between existing properties and the new urban housing. Glynn thanked Cameron and David on behalf of the meeting.
7. Cr Bailey responded to a question about the City of Swan's policy with respect to the minimum size of housing blocks, talking about how much is developer driven and the need for wider streets and better community spaces than those in neighbouring developments.
8. **Confirmation of Minutes of 2015 AGM**  
*Proposed: Noelene Sharman                      Seconded: Maureen Rose                      Carried*
9. **Special Resolution: "that the meeting adopts the amended Rules of the Bullsbrook Residents and Ratepayers Association Incorporated as tabled at the meeting."**

Anne Sibbel provided an overview of the changes to the BRRR Rules and then the special resolution was agreed to by greater than 60% of attending financial members as required by the Act.

*Proposed: Jim Plummer*

*Seconded: Michelle Mackenzie*

*Carried*

## 10. President's Report

### Acceptance of President's Report

*Proposed: Anne Janes*

*Seconded: Val Pate*

*Carried*

## 11. Treasurer's Report

### BULLSBROOK RESIDENTS & RATEPAYERS, INC FINANCIAL STATEMENTS FOR YEAR ENDING 30 JUNE 2016

<b>INCOME STATEMENT</b>		
	Year ending 30 June 2016	Year ending 30 June 2015
<b>INCOME</b>		
Subscriptions	600	470
Events - Income	1,420	2,485
Grants-City of Swan	1,380	750
Grant - LotteryWest	6,009	10,935
Donations	543	180
Interest received	-	728
Funds ex Chamber of Commerce	1,518	-
<b>Total Income</b>	<b>11,470</b>	<b>15,548</b>
<b>EXPENSES</b>		
Events - Costs	918	1,162
Museum project expenses	2,034	298
Depreciation	1,666	-
Insurance	437	388
Administration expenses	26	385
<b>Total Expenses</b>	<b>5,081</b>	<b>2,233</b>
<b>SURPLUS</b>	<b>6,389</b>	<b>13,315</b>
<b>STATEMENT OF FINANCIAL POSITION</b>		
	30 June 2016	30 June 2015
<b>CURRENT ASSETS</b>		
Cash at bank	8,471	16,860
Term deposits	8,199	-
Bonds - hire film equipment/keys	600	-
GST paid/received (net)	-	247
<b>Total Current Assets</b>	<b>17,270</b>	<b>17,107</b>
<b>NON-CURRENT ASSETS</b>		
Investment in Bendigo Bank	800	-
Museum - Seatainer	3,160	3,160
Museum - Plan and display cabinets	18,856	12,205
Museum - Laptop computer	500	-
PA System	494	-
Less: Provision for depreciation	(1,666)	-
<b>Total Non-Current Assets</b>	<b>22,144</b>	<b>15,365</b>
<b>Total Assets</b>	<b>39,414</b>	<b>32,472</b>
<b>LIABILITIES</b>		
Interest accrued - term deposits	199	-
GST paid/received (net)	354	-
<b>Total Liabilities</b>	<b>553</b>	<b>-</b>
<b>NET ASSETS</b>	<b>38,861</b>	<b>32,472</b>
<b>MEMBERS SURPLUS</b>	<b>32,472</b>	<b>19,157</b>
<b>Plus Current Year surplus</b>	<b>6,389</b>	<b>13,315</b>
<b>MEMBERS SURPLUS</b>	<b>38,861</b>	<b>32,472</b>

## **Acceptance of Treasurer's Report:**

*Proposed: Michelle Mackenzie Secoded: Noelene Sharman | Carried*

## **12. Election of Office Bearers**

Cr Bailey thanked Glynn for his achievements as President of BRRA over the last three and a half years. He mentioned the importance and benefits of having strong community groups such as BRRA.

All positions were then declared vacant and Cr Bailey conducted the election of all office holders and the committee. All nominees completed the required declaration form.

### **a. President**

Nominated: **Anne Sibbel** / Secoded: Anne Janes – elected unopposed.

### **b. Vice President**

Nominated: **Anne Janes** / Secoded: Noelene Sharman - elected unopposed.

### **c. Secretary**

Nominated: **Wendy Noone** / Secoded: Glynn Davies – elected unopposed.

### **d. Treasurer**

Nominated: **Anne Melville** / Secoded: Anne Sibbel - elected unopposed.

### **e. Committee (minimum 4)**

Nominated: **Noelene Sharman** / Secoded: Val Pate - elected unopposed.

Nominated: **Val Pate** / Secoded: Anne Janes - elected unopposed.

Nominated: **Richard Janes** / Secoded: Noelene Sharman - elected unopposed.

Nominated: **Lynn Kirkby** / Secoded: Val Pate - elected unopposed.

Nominated: **Kim Gilchrist** / Secoded: Jim Plummer - elected unopposed

Nominated: **Paul Noone** / Secoded: Noelene Sharman - elected unopposed.

## **13. General Business**

- a. Annual membership fees – meeting resolved that membership fees remain at \$11

*Proposed: Anne Janes Secoded: Sandy Pate Carried*

- b. Helpers for BRRA Free Community Outdoor Movie Night – November 5 – Zootopia to see Noelene Sharman after the meeting

- c. Meeting discussed and agreed in principle to the need for a Digital Events sign for the new Pickett Park Community Centre. Those at the entrance to Ellenbrook were considered too small to read easily. Something similar to that provided for the meeting and in keeping with the rural theme was thought appropriate.

- d. Anne S reported on successful meeting with Main Roads which was facilitated by Frank Alban MLA re installation of solar speed signs in the 60kmph zone on GNH in Bullsbrook.

**Meeting closed: 8.07pm**

**Next Meeting: November 14, 2016: 7pm: Bullsbrook Library**

# BARRA AGM PRESENTATION

10TH OCTOBER 2016



Creating Premium Communities

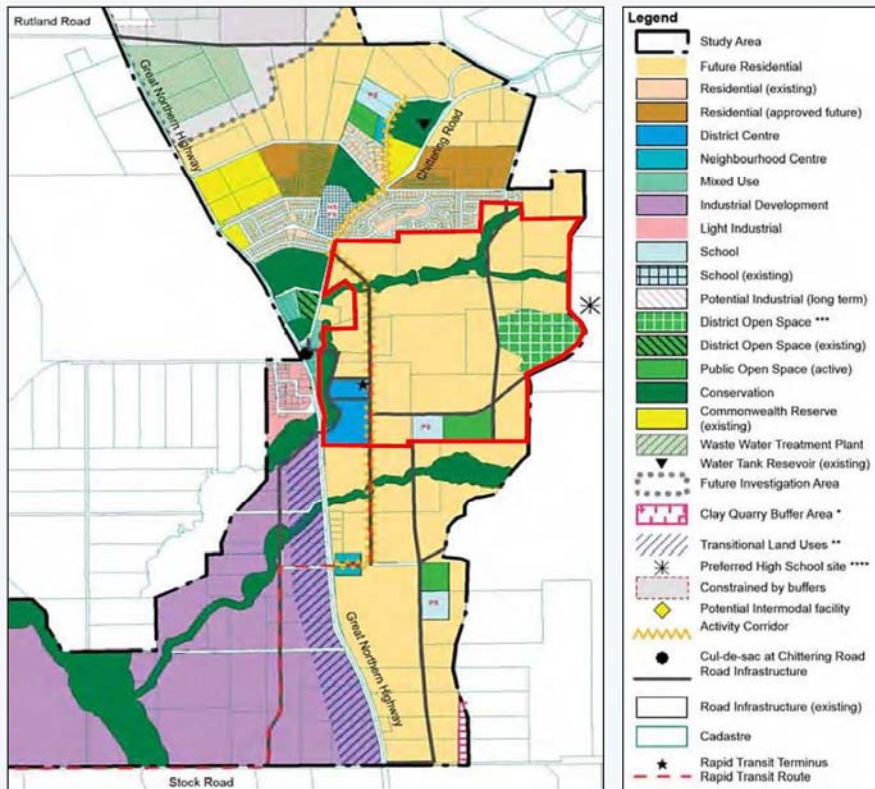
## PRESENTATION OBJECTIVES

- Introduce Amex Corporation to the Bullsbrook Residents and Ratepayers Association with a view to;
  - Outline who we are
  - Highlight "The Amex Way"
  - Discuss how and why Amex has become a part of the Bullsbrook Community
- I *don't* propose to discuss the details or timing of the project – early stages of planning
- But the project will reflect and respect the unique character and culture of Bullsbrook



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# CONTEXT - BTLUMP



Amex landholding outlined in red overlaying the current City of Swan "Bullsbrook Townsite Land Use Master Plan (BTLUMP)"



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## WHO ARE AMEX CORPORATION

Amex Corporation is a family-owned property development company based in Perth. The company has its roots in the property industry as far back as 1971 when David Shephard began building homes and doing small developments in Perth.

- Residential property developer and project managers – sole business
- Wholly owned by the Shephard family
- Operate across 3 states (WA, QLD and VIC) employing 15 staff



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# OUR TRACK RECORD

## Past projects:

- Western Australia (since 1984)
  - 1984 - 1997 Livingston Estate, Canning Vale (864 houses, district shopping centre, primary school)
  - 1998 - 2006 Livingston Park, Canning Vale (234 lots)
- Queensland (since 1989)
  - 1990 - 1992 California Grove (23 dwellings)
  - 1991 - 1994 Clarendon (300 dwellings)
  - 1990 - 1994 Apsley Grove (550 dwellings)
  - 1992 - 1997 Brookfield Meadows (133 dwellings)
  - 1993 - 1999 Huntington (550 dwellings)
  - 1995 - 2002 Brooklyn Park (450 dwellings)
  - 1995 - 2002 Bellowrie Chase (144 dwellings)
  - 1997 - 2006 Macquaire Park (550 dwellings)
  - 2004 - 2013 Valencia Springs (234 dwellings)
- Victoria (since 1993)
  - 1993 - 1998 Rowville Views (133 dwellings)
  - 1995 - 1999 Point Cook (1,500 dwellings, shopping centre)
  - 1995 - 1999 Berwick Views (1,100 dwellings, shopping centre)
  - 2005 - 2016 Little Green, (1,450 lots, primary school, shopping centre, district playing fields)



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# OUR TRACK RECORD

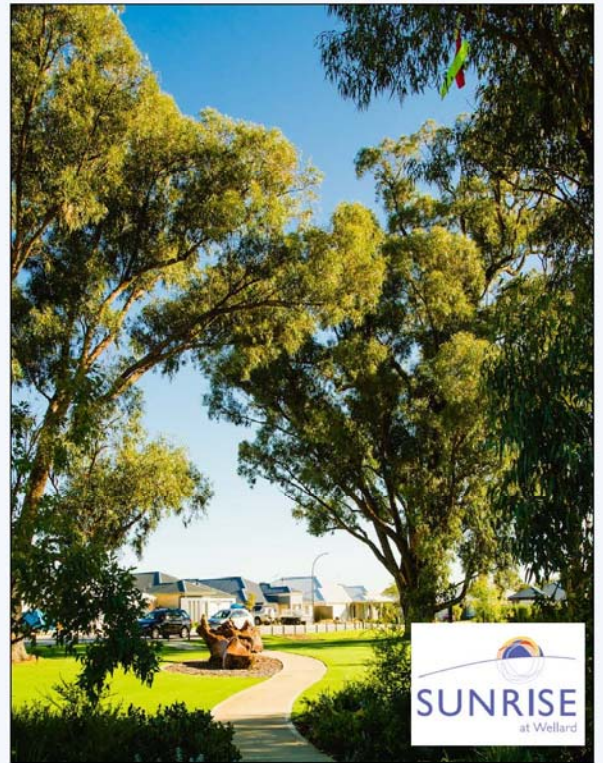
## Current Projects:

- Western Australia
  - Tuart Ridge, Baldivis, City of Rockingham (purchased 1999, commenced 2005)
  - Sunrise, Wellard, City of Kwinana (purchased 2003, commenced 2011)
- Victoria
  - Searchers, Torquay, Surf Coast Shire (purchased 2005, to commence in 2018)
- Queensland
  - Providence, Ripley, City of Ipswich (purchased 2003, commenced 2014.) Flagship project – 7,000 dwellings, 1 high school, 2 primary schools, major retail/commercial areas.



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# OUR TRACK RECORD



# THE AMEX WAY

Amex Corporation prides itself on the following;

- Private family business, with owners that work in the business day to day
- Long term, strategic thinkers
- Trustworthy, reliable and respectful
- Collaborative
- Community focus

“The best legacy one can leave is the one that provides generations of people with a happy, healthy and safe place to live their lives. We treat our responsibility in creating these communities very seriously.”



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# WHY BULLSBROOK?

- Size of the landholding – ability to masterplan a complete community
- Strong support from the City of Swan and the State Government
- Opportunity to extend upon the current retail and service offerings for existing residents
- Existing infrastructure to leverage off – school, community facilities
- Northlink project
- RAAF Base Pearce and other existing and planned major employment areas



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THANK YOU

www.amexcorp.com.au



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# BULLSBROOK RESIDENTS AND RATEPAYERS ASSOCIATION INC

Connecting Supporting Empowering our Community.