



Iluka Homeowners Association

Welcome to the Iluka Homeowners Association

Annual General Meeting –
16th July 2025



AGENDA

Presentation by Snr Sergeant Chris Newman (OIC) and Sergeant Kurt Bryant Joondalup Police Station

Presentation by the City of Joondalup

- What is a SAR
- How the Landscaping Budget Has Been Applied
- Customer Requests Contact

Chairperson's Report

Treasurer's / Financial Report

Questions

Call for nominations for the new Committee 2025-2026



SPECIFIED AREA RATE (SAR)

FOR

ILUKA

Presented by: Karel Halmich – Acting Technical Officer Parks Operations

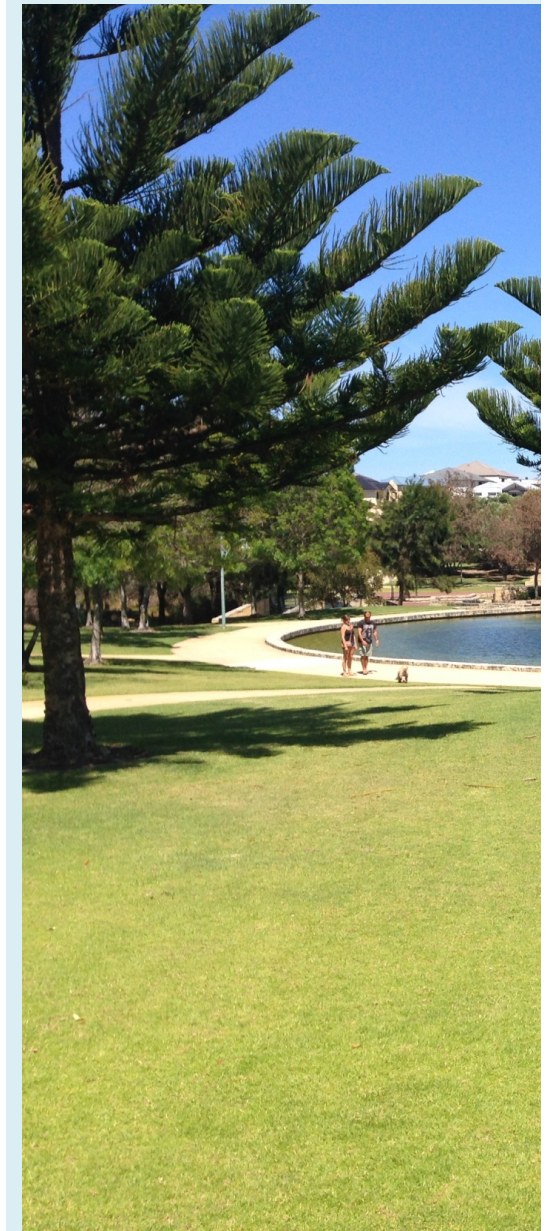
What is a SAR?

A Specified Area Rate (SAR) is an additional rate charge that is applied separately to designated areas within the City. This is collected by the City under Section 6.37 of the *Local Government Act 1995*.

This covers additional maintenance costs for a higher standard of negotiated landscaping services above what would ordinarily be provided by the City.

The City currently has four SAR areas:

- Iluka
- Woodvale Waters Estate, Woodvale
- Harbour Rise Estate, Hillarys
- 'New' Burns Beach



Purpose and Intent of SAR's

- High-quality landscape presentation
- Provide a consistent aesthetic standards across the estate
- Deliver projects with low landscape maintenance
- Achieve environmentally sustainable practices



SAR Establishment Process



There are two signed documents between the City and the *Iluka Homeowners' Association* in establishing the ongoing delivery of a SAR.

Service Agreement 1 July 2025 – 30 June 2028 (three years)

This document details the purpose and scope of the agreement, key performance indicators (KPIs) and reporting processes. Essentially, it covers how the SAR will operate.

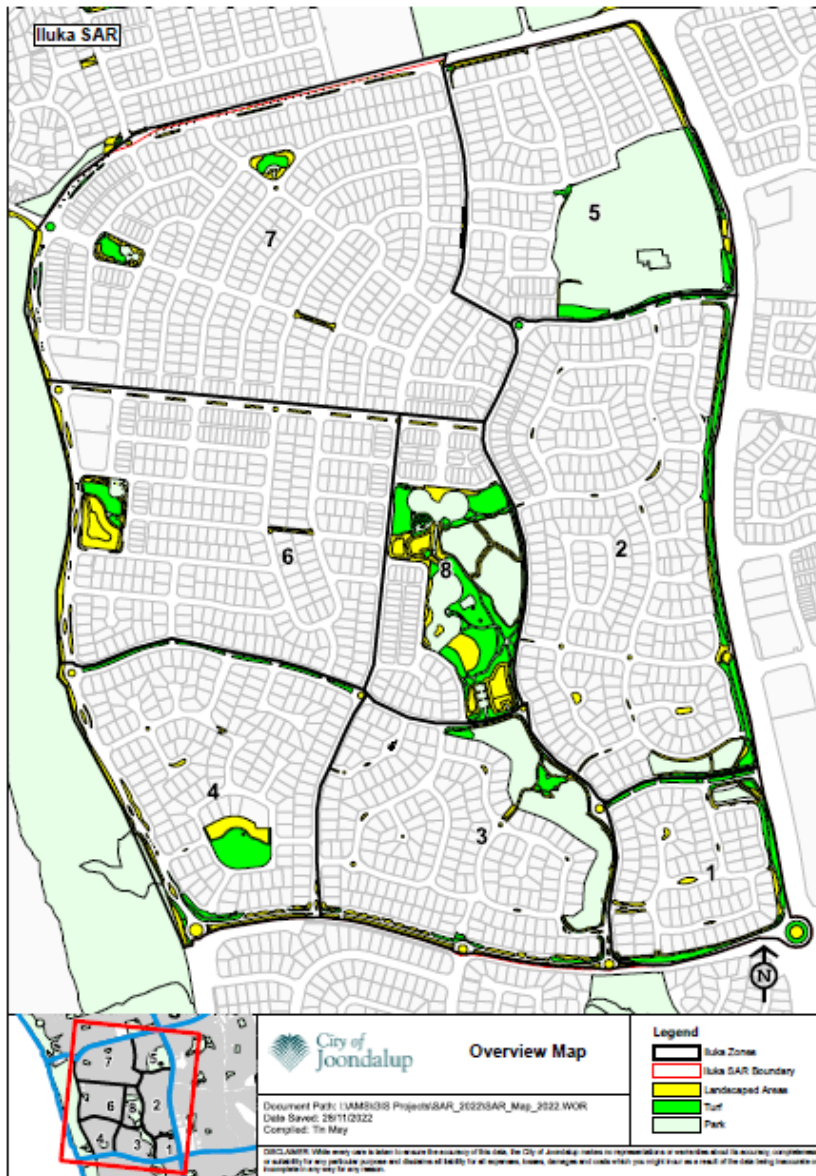
Service Review 1 July 2025 – 30 June 2026 (annual)

This document details the agreed annual level of service, and the costs associated with the delivery of this service are negotiated with the IHA annually.

SAR Extent of Areas Serviced

Iluka is the largest SAR

- 14 Hectares



Summary – Estimated Square Metres

Location	Turf (m2)	Landscaped Areas (m2)	Total (m2)
Area 1	8,383	4,106	12,489
Area 2	11,476	5,234	16,710
Area 3	5,267	8,065	13,332
Area 4	11,535	10,116	21,651
Area 5	6,987	4,586	11,573
Area 6	2,610	13,499	16,109
Area 7	3,756	6,844	10,600
Area 8	23,488	17,617	41,105
Total Area	73,502	70,067	143,569

Included SAR Landscape Areas

The SAR areas included within the Iluka Estate are:

- Recreational parks
- Median islands and roundabouts
- Verges and entry statements
- Landscaped public accessway



Enhanced services example turf maintenance



SAR Agreement

37 cuts per year with grass pickup

Standard COJ

11 visits per year with no grass pickup

Enhanced Services

Additional 26 visits per year (37 in total)

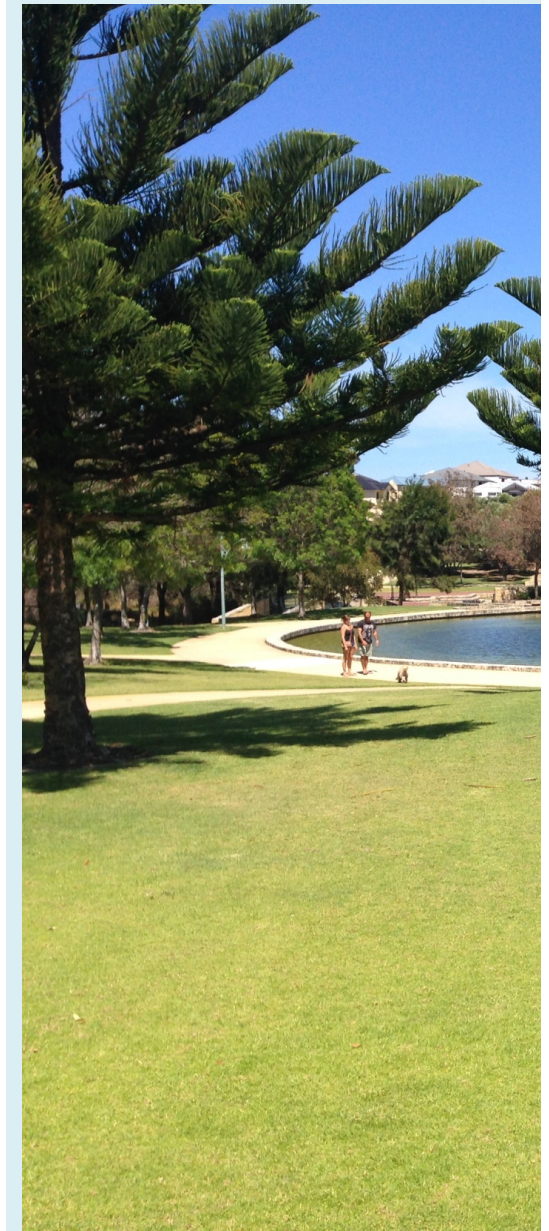
Parks and landscape upgrades



COJ Standard Services

The following services are undertaken within the estate but are not included in a SAR:

- Maintenance of verge trees
- Maintenance of parks trees
- Irrigation maintenance
- Playground maintenance and inspection
- Infrastructure maintenance including:
benches, picnic tables, boardwalks, paths and bollards
- Lighting



Areas and maintenance not included in the SAR

Maintenance of residential verges



Natural Areas
(outside of path buffers)

How the landscaping upgrade budget has been applied in 2024/25



The objective is to achieve sustainable landscaping to a uniform high standard of presentation throughout the Estate.

The scope of works and proposed plant species are presented to the Association for comment and approval prior to commencement.

All upgrades are delivered within the allocated budget.

In the FY 2024/2025 the City has delivered upgrade of:

- Iluka Entry Statement, corner of Marmion Avenue & Burns Beach Road
- Atma Park
- Sir James McCusker Park

Turf renovations at Sir James McCusker Park, Discovery Park, Naturalist Park, Atma Park, Blackpool Park and Miami Promenade.

2024/25 Landscape upgrade projects completed: Iluka Entry Statement



2024/25 Landscape upgrade projects completed: Atma Park



2024/25 Landscape upgrade projects completed: Sir James McCusker Park



Contacts



Main Number: 9400 4000



Email: info@joondalup.wa.gov.au



On line: www.joondalup.wa.gov.au



To contact the Iluka Homeowners Association complete the CONTACT FORM located on the Contact Page of the Website www.iluka.org.au

Thank you

Questions or comments?

Presented by: Karel Halmich – Acting Technical Officer Parks Operations



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Iluka Homeowners Association
Financial Year Ended 30 June 2024

	30/06/2025	30/06/2024	30/06/2023
Income			
Settlements 51 @ \$110 each (2024-2025)	5,610.00	8,580.00	9,570.00
Gold coin donations from events	337.25	294.40	326.05
Grant funds from COJ 22/23	not applicable	not applicable	3,119.00
Funds received from COJ	750.00	not applicable	690.00
Overpayment refunded by Gymbus	not applicable	616.00	
Refund of expenses from cancelled Nov 23 event	not applicable	2,636.32	
Transfers to debit card & transfers from reserve to cheque	2,851.50	261.00	
Sub total	9,548.75	12,387.72	13,705.05
Interest received	478.59	573.53	405.51
Total	10,027.34	12,961.25	14,110.56

Expenditure

AGM printing & miscellaneous costs	957.82	254.35	841.58
Capital Purchases	576.86	13.95	2,001.13
Repainting of Memorial Park Bench	not applicable	250.00	
Donation to Make A Wish Foundation from Events (gold coins)	337.25	294.40	350.05
Donation to Joondalup Community Coast Care	0.00	0.00	500.00
Newsletters (including printing/folding)	1,118.59	2,420.98	1,735.99
Australia Post (PO Box hire and postage costs)	271.00	261.00	229.00
National Storage Hire	1,544.00	1,384.00	1,284.00
Printing and other expenses incurred by committee members	231.61	102.79	13.50
Easter function (includes easter eggs, Cuddly Animal farm, COJ Permit, insurance premium etc)			
	2,243.88	2,119.22	1,267.95
Sounds in the Park events 2024/2025	4,137.59	not applicable	not applicable
COJ Community Facility Hire	4.65		
November Community Event in lieu of Halloween including Entertainment Insurance etc)	not applicable	3,532.18	2,032.20
Model Boat Regatta April 2024 costs (COJ Permit & Coffee Van)	not applicable	159.92	
Refund of COJ grant funds not used for Easter 24 event (in replacement of Nov 23 event)	not applicable	991.91	
Web costs	329.40	296.40	343.59
Transfers from cheque account to debit card & reserve to cheque account	2,851.50	261.00	
Contribution to Memorial for Ian McLennon	not applicable	not applicable	3,482.27
Total	14,604.15	12,542.10	14,081.26
INCREASE/DECREASE	-4,576.81	419.15	29.30

Opening Balances 01/07

Working Account	5,518.78	5,664.63	6,000.84
Cash Reserve Account	40,838.16	40,264.63	39,859.12
New Debit Card Account	1.47	10.00	0.00
Total Funds	46,358.41	45,939.26	45,859.96

Closing Balance 30/06

Working Account	2,463.38	5,518.78	5,664.63
Cash Reserve Account	38,740.90	40,838.16	40,264.63
New Debit Card Account	577.32	1.47	10.00
Total Funds	41,781.60	46,358.41	45,939.26

INCREASE/DECREASE

-4,576.81	419.15	79.30
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At this meeting the current Committee stands down and all positions become vacant.

The following positions will be filled :

- Chairperson
- Vice Chairperson
- Treasurer
- Secretary

The first meeting of the new Committee will be held at 6.30pm on Tuesday the 5th of August at the Joondalup Sport Association (Complex), Iluka. All new Committee members will then be acknowledged and sub-committees formed. The association always needs new Committee members and now is the opportunity to join the Committee and become involved.

The Committee meets once per month and makes decisions on a range of matters affecting Iluka, including:

- Setting the annual rate for the SAR to be collected by the City of Joondalup during its rates levy cycle.
- How SAR funds are spent.
- Negotiating landscaping projects with the City of Joondalup.
- Putting forward an annual 'wishlist' for inclusion in the City's 5-Year Capital Works Program.

The Committee also:

- Organises events (Easter Treasure Hunt and other events of interest to local residents).
- Are a point of contact for liaison with local Councillors and other interest groups.
- Produces the Iluka Newsletter.
- Ensures that website updates are uploaded to the Website.
- Responds to member's enquiries.

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