

MANDJAH BOODJAH
ABORIGINAL CORPORATION

ICN 4502



Capacity Development Managers
Report
July 2010

written by Joy Collins

Since the Mandjah Boodjah Aboriginal Corporation's successful land acquisition application to the Indigenous Land Corporation, MBAC has demonstrated commitment, aptitude and fortitude in ensuring the development of land, housing, community, cultural strengthening, respect and well-being for elders according to the Mandjah Village Property Management Plan.

ABN: 71 464 763 229
mandjah.boodjah@hotmail.com

CURRENT EXPENDITURE - Property improvement, repair and maintenance

Invoice No	Date	Purpose	Amount	Sub total	TOTAL
18 Curedale					
Chq.no	Date	Purpose	Amount		
103	15/03/2010	Boobook: Floor sanding+oiling	1080		
105	30/03/2010	Plumber: hot water system service	129.8		
105	30/03/2010	Plumber: repair burst pipe	144.1		
114	16/04/2010	Plumber: Clear blocked pan	133.1		
116	17/04/2010	Install internal door + fixtures	220		
146	29/06/2010	Gas Heater -supply	399		
121	21/04/2010	install internal door seal/paint aircon area	252	2358	
22 Curedale					
106	30/03/2010	Alinta	12		
141	29/06/2010	T.V. Antenna supply and install	285		
121	28/06/2010	prepare garden beds - Dig out grass	100		
121	23/04/2010	plants retic mulch install	132		
122	27/04/2010	mulch front garden	110		
127	paint,repair door/adjust retic		308	947	
24 Curedale					
122	28/04/2010	prepare site, add retic, lay turf	176		
126	10/05/2010	Install antenna, office power points	506		
137	18/06/2010	install taps, retic	159.5		
153	20/07/2010	fix soakwell/remove mantle/fix gutter/lay sls	815.75	1657.25	
28 Curedale					
121	19/04/2010	level backyard,remove debris, retic work	198		
121	22/04/2010	prepare paving area / garden beds	264		
121	23/04/2010	plants retic mulch install	132		
122	30/04/2010	creategarden bed,plants,retic	308		
127	30/05/2010	supply/install mulch/paw paws	176		
127	6/05/2010	repair fittings, supply mount,new rear bed	264		
136	11/06/2010	Additional slabs, prepare site, lay slabs	308		
145	29/06/2010	install garden tap -rear	133.3	1783.3	
30 Curedale					
121	20/04/2010	plants,retic, remove concrete	308		
122	27/04/2010	lay turf	110		
127	7/05/2010	supply limestone block -steps -prepare site	308		
135	10/06/2010	Install /supply TV antenna	285		
134	3/06/2010	level site /lay slabs rear	308		
134	8/06/2010	lay slabs/install dryer mount	220		
145	29/06/2010	install garden tap -rear	133.3		
127	30/05/2010	materials for step construction/repairs	226.23	1898.53	
Cultural Park and General					
139	30/06/2010	plants, manure-all lots	428.57		
140	28/06/2010	plants/manure -all lots	95		
121	28/06/2010	material - retic / plants all lots	185.55		
122	30/04/2010	retic pop ups + sprays all lots	66		
147	29/06/2010	prepare for fencing -remove poles etc	594		
148	2/07/2010	construct vegie garden/holes for grass trees/bobcat assist	836		
153	slashing , whipper snipping		176	2381.22	
Total property improvement/maintenance expenditure to 30/7/10					
					11025.3

Mandjah Boodjah Aboriginal Corporation

C/o 24 Curedale Street, Beaconsfield 6162

COMMUNITY AIDS AND EQUIPMENT SCHEME

INCOME AND EXPENDITURE STATEMENT

Disability Modifications to 28 Curedale Street

INCOME

Date	Purpose	Amount	TOTAL
16/04/2010	Disability Modifications to 28 Curedale Street	1,560	

Total Income

EXPENDITURE

14/05/2010	3x300mm rails \$20ea	60
14/05/2010	1xshower hose	50
5/06/2010	1xfree standing step rail to back yard	400
14/05/2010	removal of shower hob, repair entry to sl	473
14/05/2010	remove bath taps, repair wall tiles	440
5/06/2010	supply+install tyrex rubber shower ramp	136
		1,559
Balance at 10 June 2010		0.01



MBAC - Grant Acquittal Report : Waterwise Landscaping No. 2644-1

Date: 19 April 2010

Received From: Indigenous Land Corporation pursuant of the City of Fremantle Grant re: drainage access

Date Received: 21 January 2010 Amount Received: \$6,500 + GST \$650 = \$7150

Purpose	Supplier	Cost
1. Supply and Install underground power outlet to service Bore for water supply and reticulation of property	Western Power- ABN: 18540492861	\$681
2. Gardening, landscaping and reticulation to 24 and 18 Curedale Street	Alliance Pumps ABN 93113668778	\$1188
3. Paving – 18 Curedale Street Additional to front x 10metres Additional to rear x 10 metres	Boobook Landscapes ABN: 38087754866	\$300 \$300
4. Tree Stump removal -28 Curedale Street Rear	Oxford Stump Grinding ABN 33504149864	\$120
5. Soil Compost and Conditioner – 24 Curdale Street	The Gardeners Nursery	\$270 \$228
6. And plants -30 Curedale		\$100
7. Paving Supplies – 24 & 30 Curedale Street Additional at rear x10 metres Additional at rear x 10metres	Midland Bricks	\$579.79
8. GST on grant	Deputy Commissioner of Taxation	\$650
9. 30sqm Turf 18 &24 Curedale	Westland Turf	\$385
10. Supply and Installation of Additional Clean Sand fill	Art n Type – Colin Winter	\$ 220
11. Adding 2 additional rows to the brick paving at 24 Curedale		\$ 66
12. Garden beds / landscaping – 30 Curedale reticulation	Alliance pumps	1485
13. Additional paving – 30 Curedale -24 Curedale	Boobook	\$550
TOTAL		7122.79

OUTCOMES - Waterwise gardens including site preparation, additional paving, reticulation, mulching and planting of garden beds is completed at 18 and 24 Curedale Street, and near completion at #30 Curedale. The underground power supply has been installed at 33 Davies Street to service a bore for a water supply to the open cultural landscape area.



MBAC - Grant Acquittal Report : Waterwise Landscaping No. 2644-2

Date: 30 June 2010

Received From: Indigenous Land Corporation pursuant of the City of Fremantle Grant re: drainage access

Date Received: 29 April 2010 Amount Received: \$6,500 + GST \$650 = \$7150
+ Surplus \$27.21 = \$7177.21

Purpose	Supplier	Cost
14. Gardening, landscaping -plants, soil conditioner #30 Curedale Street, front and rear yards	The Gardeners Nursery	\$536.15
15. Gardening Landscaping – Turf rear yard #18 Curedale Street	Westland Turf	\$533.50
16. Bobcat / lawn / rocks removal for preparation of native landscaping at #22 Curedale	J.D. Transport	\$495
17. GST on grant	Deputy Commissioner of Taxation	\$650
18. Plants - landscaping # 22 Curedale	The Gardeners Nursery	\$211
19. Paving planting front and rear #28 Curedale	Alliance Pumps	\$704
20. Bobcat; prep for paving rear #28 Curedale	Spikes Bobcat Service	\$330
21. Grasstrees supply and installation	Grasstrees Australia	\$2180
22. Bobcat leveling –Cultural park – meeting circle, Dance – learning circle , workshop facility space	Spikes Bobcat service	\$266.60
23. Cultural Park – Landscaping – veggie patch, construct benches, install compact gravel, yellow sand, gravel, trees and sleepers	Alliance	\$1267
Total Expenditure		\$7173.25
Surplus		\$ 3.96

OUTCOMES - Waterwise gardens including site preparation, additional paving, reticulation, mulching planting and paving of garden beds is completed at 18, 22, 24 and 30 Curedale Street completed . The Mandjah Boodjah Village Cultural park has been cleared, leveled, and landscaped for Open Cultural meeting place, Cultural Learning and Teaching Circle – Kadajiny Middar and a Community Garden and Workshop facility.



Property Repairs, Maintenance, Improvements

Stage 1 – Develop a scope of works for essential repairs and maintenance

MBAC and the ILC jointly determined the Initial Essential Repairs and Maintenance scope of works program to go to tender during several onsite meetings in 2007. Tendered to Riverline PTY LTD scope of works for Essential Repairs and Maintenance completed March 2009.

Following the completion of the tendered ERM works, MBAC undertook a property inspection based on the attached Housing Handover Checklist and identified additional works required to make the houses fully functional.

Stage 2 – Inspect completed scope of work, recommend additional required works prior to housing handover.

Mandjah Boodjah Aboriginal Corporation HOUSING HANDOVER CHECKLIST

This checklist is to be used as a general aid to ensuring that the house is in a fully functional condition prior to handover to the Occupier.

ITEM DESCRIPTION - 18,22,24,30 Curedale Street Inspection date 30/5/2010	COMMENT
1. GENERAL	
Electrical certificate issued	yes
Plumbing and/or gas certificate issued (including relevant wastewater certificates)	No gas heating fitting #24 & #30
Termite protection certificate obtained	no
Permit to Occupy, where applicable, obtained (including Structural Engineering certificate where required)	no
2. EXTERIOR	
Roof	
- fixings as specified	Loose tiles
- flashings secure and watertight	
- insulation installed gap free	None
- gaps at valley/eaves closed to prevent bird access (ceiling space ventilation in place)	
- roof water disposal directs water away from house and entry point areas	
- down pipes (where provided) have non-scorch discharge and drain away from house	Drainage into shed #28 rear
Walls	
- fixings and flashings secure	Yes, no curtain, blind fixings
- joints sealed, no hazardous / sharp edges	
- weep holes in brickwork clear	#18 ac hole
- check paintwork coverages to woodwork	yes
Windows, Louvres and Doors	

- check operation and locking devices	Some not operational, damaged #28, check all
- spare keys provided, brand and numbers noted	yes
- check insect screening, fixings , no gaps	No screens in #28, no fly-wire window & doorscreens rear #22 no fly-wire door #18 rear
- check security screens. Must be able to be opened from inside (but not from the outside) where no alternative access is available from the room directly to the outside (Fire safety and emergency exit issue)	None, Awaiting purchase order
- check safety glass has been used (where specified)	Louvers chipped #18
Verandahs	
- where surface is sealed, floor slopes away from interior of house	Awaiting paving purchase order
- external timber flooring free of splinters and finished with preservatives (as specified)	
- balustrading secure, corrosion protected (as specified)	Need installing railing #28,22,30
Stairs - step treads secure, non slip surface	Internal step #30 damaged
Yard - clear of debris and builder=s rubbish	Debris, rubbish all yards
- on-site effluent disposal system (where provided) is protected	n/a
- check clothes line is operational	None at #18 and #24
- surface drainage away from house, no unintended ponding potential in yard.	#28 drainage into shed
- ground beneath suspended floor areas graded to prevent ponding under the house.	#28 Rear to shed
- grass, trees, landscaping established (where provided)	None
- fence secure, gates swing smoothly, latches work	None, awaiting purchase order
- check overflow relief gullies are above finished ground level, and minimum 150mm below the lowest sanitary fixture. Grates fixed down securely.	Yes, damage #18 and #24 and #30 by earthworks contractor
- check outdoor taps, water flows, taps securely fixed and protected from vehicles etc and drainage is non-scouring and adequate to prevent ponding	No rear garden tap #24, #28#30
- test meter operation where installed	yes
Floor Levels for slab-on-ground construction)	
- finished floor level of house should be minimum 300 mm above highest adjacent natural ground level and minimum 100 mm above adjacent paved or concreted areas	No retaining walls any yards
- these areas should slopeaway from the house	No paving any houses
- mobility requirements installed where required	None installed
- verandah floor level (at outer edge) should be 100mm minimum above finished ground level	
Electrical	
- test external power points, lights	Yes all
- test meter operation where installed	yes
- switchboard secure and weatherproof	yes
- test operation/reset of earth leakage safety device	yes

- check operation of circuit breakers	yes
3. INTERIOR	
3.1 GENERAL	
Floor	
- seamless, joints sealed	All unsealed and gaping holes, require vinyl or sanding and sealing
- coping/skirting continuous	Variations throughout all houses
Walls - joints sealed	yes
- cornice/casing beads continuous	Variable all houses
- no hazardous/sharp edges	none
Ceiling - joints sealed	
- fixings secure	Gaping ceiling #30 Chimney cavity needs sealing #28
Painting	
- check paintwork and coverage	Good all
Doors	
- hardware/privacy latches/door stops/cabin hooks, as specified	<i>internal door handles #28 not operational</i>
- hung correctly	Repairs #22,
- check doors are solid core (where specified)	#18 #26#24 need replacing security screens
Electrical	Yes
- test power points, lights, fans, smoke detectors	Repairs required #30 smoke alarm, power point bdrm
3.2 LIVING AREAS AND BEDROOMS	
Cupboards doors hung correctly, check latches	yes
- shelving secure	yes
Bedroom doors	
- check privacy locking devices	Door latches faulty #28
3.3 KITCHEN	
Cupboards - benchtop/wall joints sealed	Yes all
Sink	
- sink drainage test (fill and release plug)	Yes all
- plug secured + spares	Yes all
- check taps hot/cold water flow, spout working	Yes all
- splash back waterproof	Yes all
Storage - doors hung correctly, vermin proof, check latches	Some latches faulty #22
- drawers run smoothly	Some faulty #22
- shelves secure	
Stove	Yes 18,22,24,30, 28 requires electric stove not gas, disability suitable Oven #22 -ignitor faulty
- test all hot plates and oven working,	yes
- instructions available	
Refrigerator (where provided) - test working	n/a
Mechanical Ventilation - check operation	Yes
3.4 BATHROOM and TOILET(S)	
Floor - sloped to drain (test – pour bucket of water in one corner)	Yes all
- floor waste 100 mm diameter	
- seamless, sealed, non slip finish	Yes all
- skirting / coping sealed	

- set down below the floor level of other habitable areas (when inside dwelling)	#28 requires disability modifications
Walls	
- waterproof joints, internal corners to tiled areas filled with flexible sealant, not grout	Yes all
- bathroom shelving for storage of personal items,toilet shelving for storage of toilet rolls	Yes all
- towel rail, soap holder, toilet roll holder, clothes hooks, shower curtain rail secure	Yes all houses, #28 disability modifications required
- privacy latch to bathroom and toilet(s) doors	#28 latches faulty
Toilet -	Yes all #24 problems
flush test (3 strips of toilet paper, 2m long, one loosely placed in bowl , other two rolled in a ball, all must flush)	
- refill within 2 – 3 minutes	Yes
- test isolating stop cock to WC cistern	Yes
Bath/ Shower	
- check hot and cold taps, water flows, check temperature of hot water, shower rose, curtain	Disability modifications required #28
- plug secured + spare	No spare
- drainage test (fill and release)	Yes
- non-slip base to bath and shower tray	Yes modifications required at #28
Handbasin	
- check taps, water flow, spout	Yes
- plug attached + spare	Yes, no spare all houses
- drainage test (fill and release)	
Mechanical Ventilation (where provided)	Yes in kitchens and bathrooms
- check operation and height clearance from floor	yes
3.5 LAUNDRY	
Floor - sloped to drain (test – pour bucket of water in one corner)	No #18 damaged floor, gaping holes,sloping,marked requires vinyl
- seamless, sealed, non slip finish	No, Vinyl required all houses, sanding and oiling required on flooring 18,30
- skirting / coping sealed	no
- floor waste 100 mm diameter	n/a
- set down below the floor level of other areas (when inside dwelling)	
Walls	yes
- waterproof joints, splashbacks sealed	
- storage shelves (high level)	yes
Tubs	
- check hot/cold taps, water flows, spout working,	yes
check temperature of hot water	yes
- plugs attached + spare	Yes, no spare
- drainage test (fill and release plug)	yes
- bench secure	yes
- check overflow, assembly and washing machine bypass assembly are connected	yes
Washing machine (where provided)	

- test working and instructions available	n/a
4.0 MISCELLANEOUS	
Septic Tank (where installed)	n/a
- check lid fitting/sealed and on-site effluent disposal system is protected	n/a
Under floor access	
- secure under building access with mesh to prevent small children and pet access	yes
Rainwater tanks	
- if rainwater tanks installed, check Afirst flush@system is operative and tank is adequately sealed at inlet.	None
- Check overflow drainage is away from house and non-scouring	Soakwells needing repair #18,#24
Outdoor Cooking (where provided) - Check operation	N/A
Gas Bottles (where provided)	N/A
- Check operation	
- Installed complete with fittings and securing chains	

Stage 3 -Negotiate additional required works prior to housing handover to be funded by the ILC

A. VINYL FLOORING

Liaised MBAC Board, contractors and ILC Project Advisors to arrange quotes, site access and installation of

- #18 - kitchen, bathroom later to laundry with ply underlay and 3rd Bedroom
- #22 - kitchen, dining later tenant funded hallway and lounge + BEDROOM
- #30 - kitchen
- #28 - lounge, hallway, kitchen, laundry+ toilet

B. FLOOR SANDING AND OILING

Liaised with MBAC Board, contractors and ILC Project Advisors to arrange quotes, site access and installation of

- #18 – Lounge, master bedroom, 2nd bedroom
- #30 – Lounge, hallway and oiling only of master and 2nd bedroom

C. RIVERLINE – ADDITIONAL WORKS POST REVIEW

Liaised with MBAC Board, contractors and ILC Project Advisors to review and advise of incompletely completed works, provide site access for unfinished works

- #28 – Electric Stove / Oven and Cabinet(tenant funded), chimney cavity, soakwells,
- #18 – Soakwells , Numerous chipped louvres to louvre window in bedroom to rear of house. Louvre window did not operate freely-repaired
- #22 – Reported for repair that sliding window to front bedroom did not lock. Gas stove ignitor faulty
- #30 – Reported and repaired -Roof hatch missing (may be in roof space). Smoke alarm 'chirping'. Some minor painting required above bench in tiled corner of kitchen. Flyscreen detached from kitchen window. Window in laundry not properly secured to hinges Gaps in ceiling rear bedroomFront

bedroom – power point partly detached from wall. Handrail not installed at front and rear of 30

- Gas still not installed to lounge (room next kitchen)

D. LIMESTONE RETAINING WALLS

Liaised with MBAC Board, contractors, ILC Project Advisors and neighbours to arrange quotes, site access and installation of

- #18 Limestone retaining wall neighbours boundary and front house foundation
- #28 Limestone retaining walls and pathways and drainage to workshop
- Reported and repaired mould of cement to drain,
- Still loose blue metal pathway not satisfactory

E. FLYSCREENS AND SECURITY

Liaised with MBAC Board, contractors and ILC Project Advisors to arrange quotes, site access and installation of

- #18 Window - security screens master bedroom and 2nd bedroom
- #18 Doors -Front double security screen and door, rear flyscreen
- #22 Door – Side sliding flyscreen
- #30 Door – Rear flyscreen
- #24 Window – Security Bars only bedroom and Lounge
- #24 Door – Rear Flyscreen, front flyscreen install only

NOTE: #28 NEEDS SECURITY FLYSCREENS TO WINDOWS

F. FENCING

Liaised with MBAC Board, contractors and ILC Project Advisors to determine boundaries, arrange quotes, site /power access for installation of Colorbond fencing and gates of all existing houses. Negotiation of boundaries commenced June 2009, installation commenced January 2010 completed March 2010. Note: Concern by Board that rear boundary of property has been fenced shorter than boundary-line at #22

G. PAVING

Liaised with MBAC Board and ILC Project Advisors to determine paving dimensions, gain quotes, provide site access for preparation and installation at

- #22 Concrete ramp access at front gate and front door
- #18 Front and rear paving and front gate ramp approx 24m²
- #30 Rear paving approx 24m² – preparation to date
- #24 approx 28m² – preparation to date

H. ASBESTOS ROOF

Liaised with MBAC Board, contractors and ILC Project Advisors to arrange for the asbestos roof at rear of #22 Curedale to be cleaned and painted internally and externally

Stage 4 –Seek and acquire additional funding for disability modifications from the Community Aids and Equipment Scheme, Fremantle Hospital

I. MODIFICATION TO PROPERTY FOR VISUAL IMPAIRED TENANT #28 CUREDALE

- 1) 300mm vertical rail outside shower
- 2) flexible shower hose with low wall bracket
- 3) 300mm vertical rail in toilet
- 4) relocate toilet roll holder closer to toilet
- 5) 300mm vertical rail at back step
- 6) free-standing step rail at side steps, leading to back yard. Amount \$155

Stage 5 –Landscaping - Negotiate a settlement with the City of Fremantle for Landscaping funding and liaise with the ILC to release funds.

Our Ref: FKS: 050509
Contact: FRANK SQUADRITO - 9432 9954



5 May 2009

Patrick Hume
Mandjäh Boodjah Aboriginal Corporation
24 Curedale Street
BEACONSFIELD WA 6162

Dear Patrick,

AUTHORITY TO ACCESS LOT 13, 20 CUREDALE STREET – DRAINAGE IMPROVEMENTS

This correspondence is further to your letter dated 8 April 2009 regarding permission to allow City of Fremantle officers to access the existing vacant lot at the above address to undertake drainage works.

The objective of the works is to upgrade the existing pipe to improve stormwater capacity and formalise an easement for future maintenance purposes as currently a pipe exists along the boundary alignment of No 20 and 22 Curedale Street, Beaconsfield.

As negotiated by the Mandjäh Boodjah Aboriginal Corporation and agreed by the City of Fremantle an amount of \$AU 13,000 + GST will be directly paid to the current lot owners (ILC) Indigenous Land Corporation once the final Deed documentation has been signed by both parties.

On behalf of the City Fremantle I would like to thank all stakeholders involved in reaching a suitable outcome and for negotiating in good faith.

The project is estimated to commence on the 12 May 2009 dependent on internal resources and availability of materials.

If you have any further queries about this matter, please do not hesitate to contact Mr Frank Squadrito on 9432 9954.

Yours sincerely

FRANK SQUADRITO
A/DESIGN & TRAFFIC CO-ORDINATOR

LANDSCAPING GRANT- CITY OF FREMANTLE PAYMENT FOR DRAINAGE ACCESS- ILC CONTRACT 2644 -

• FIRST AND SECOND INSTALLMENT & ACQUITTAL COMPLETED

Yards – removal of concrete, rock debris. Supply and installation materials for waterwise gardens including site preparation, additional paving, reticulation, mulching and planting of garden beds all houses.

Cultural open space landscaped and planted, community veggie garden installed .

Further details see financial report

Stage 6 – Mandjah Boodjah Aboriginal Corporation funded Property maintenance and improvements

MBAC Board approved property maintenance expenditure to ensure livable, safe, heated homes with clean, waterwise gardens and yards.

CURRENT EXPENDITURE - Invoice No.		Property improvement ,repair and maintenance			
No.	Date		Amount	Sub total	TOTAL
18 Curedale					
Chq.no	Date	Purpose	Amount		
	15/03/201				
103	0	Boobook: Floor sanding+oiling	1080		
	30/03/201				
105	0	Plumber: hot water system service	129.8		
	30/03/201				
105	0	Plumber: repair burst pipe	144.1		
	16/04/201				
114	0	Plumber: Clear blocked pan	133.1		
	17/04/201				
116	0	Install internal door + fixtures	220		
	29/06/201				
146	0	Gas Heater -supply	399		
	21/04/201	Install internal door seal/paint aircon			
121	0	area	252	2358	
22 Curedale					
	30/03/201				
106	0	Alinta	12		
	29/06/201				
141	0	T.V. Antenna supply and install	285		
	28/06/201				
121	0	prepare garden beds - Dig out grass	100		
	23/04/201				
121	0	plants retic mulch install	132		
	27/04/201				
122	0	mulch front garden	110		
	127	paint,repair door/adjust retic	308	947	
24 Curedale					
	28/04/201				
122	0	prepare site, add retic, lay turf	176		
	10/05/201				
126	0	Install antenna, office power points	506		
	18/06/201				
137	0	install taps, retic	159.5		
	20/07/201	fix soakwell/remove mantle/fix			
153	0	gutter/lay slabs	815.75	1657.25	

28 Curedale

121	0	19/04/201 level backyard,remove debris, retic work	198
121	0	22/04/201 prepare paving area / garden beds	264
121	0	23/04/201 plants retic mulch install	132
122	0	30/04/201 creategarden bed,plants,retic	308
127	0	30/05/201 supply/install mulch/paw paws repair fittings, supply mount,new rear	176
127	6/05/2010	bed	264
136	0	11/06/201 Additional slabs, prepare site, lay slabs	308
145	0	29/06/201 install garden tap -rear	133.3
			1783.3

30 Curedale

121	0	20/04/201 plants,retic, remove concrete	308
122	0	27/04/201 lay turf supply limestone block -steps -	110
127	7/05/2010	10/06/201 prepare site	308
135	0	13/06/2010 Install /supply TV antenna	285
134	3/06/2010	level site /lay slabs rear	308
134	8/06/2010	lay slabs/install dryer mount	220
145	0	29/06/201 install garden tap -rear	133.3
	30/05/201	materials for step	
127	0	12/06/201 construction/repairs	226.23
			1898.53

Cultural Park and General

139	0	30/06/201 plants, manure-all lots	428.67
140	0	28/06/201 plants/manure -all lots	95
121	0	28/06/201 material - retic / plants all lots	185.55
122	0	30/04/201 retic pop ups + sprays all lots	66
147	0	29/06/201 prepare for fencing -remove poles etc	594
148	2/07/2010	construct vegie garden/holes for grass trees/bobcat assist	836
153	1/07/2010	slashing , whipper snipping	176
			2381.22

**Total property improvement/maintenance expenditure to
30/7/10**

11025.

Stage 6 – Tenant funded property improvements

As ILC would fund essential ERM works, tenants funded improvements to make their homes more livable, secure and safe. Tenant contribution is in keeping with promoting the values of shared responsibility and home ownership

Mandjah Boodjah Aboriginal Corporation

C/o 24 Curedale Street, Beaconsfield 6162

MBAC Tenant funded property improvements, repair and maintenance

EXPENDITURE STATEMENT

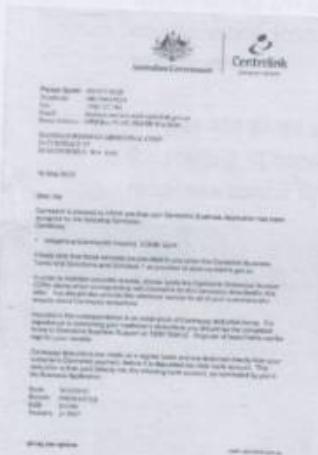
CURRENT EXPENDITURE -

Date	Purpose	Amount	Sub total
Tenant		Patrick	Hume
22 Curedale -			
15/05/2009	Supply and install roller garage door on shed at rear	2,500	
22/05/2009	Supply and install steel door on shed at rear	300	
4/06/2009	Supply and install curtains and fittings	500	
Subtotal Expenditure at 31/7/09			3,300
18/02/2010	Concrete slab poured for garden shed	800	
25/05/2010	Steel hand-rail installed at rear steps	250	
22/01/2010	Double colorbond gate 1.8m	800	
Subtotal Expenditure at 31/7/09			1850
Total Expenditure by Patrick Hume at 31/7/10			5,150
28 Curedale -			
20/06/2010	Supply and install wall oven and stove	450	Kenny Kickett
30/05/2010	Supply and install dual airconditioning unit	600	
12/06/2010	Supply and install curtains and fittings	500	
Subtotal Expenditure by Kenny Kickett at 31/7/09			1,550
2/02/2010	Letterbox and brass numbers	26.9	
5/06/2010	Limestone retaining wall rear yard	400	
Subtotal Expenditure by Kenny Kickett at 31/7/09			426.9
Total Expenditure by Kenny Kickett at 31/7/10			1,977
24 Curedale -			
5/12/2008	Timber floor-sanding and oiling 3brm, kit, din, lounge	1,000	Joy Collins
12/12/2009	Floor Tiling, grouting verandah meeting area	1,000	
15/12/2009	Supply and install timber slating in 3 rd bedroom	1,000	

10/12/2008	Supply paint, equipment for Feature wall painting all rms	1,000
20/01/2010	Landscaping Plants and Soil improvers frontyard	300
20/01/2010	Install dual air-conditioning unit	600
10/01/2009	Supply and install front door	400
Subtotal Expenditure by Joy Collins at 31/7/09		5,300
7/02/2010	Fold out clothes line and installment materials	103.35
27/02/2010	internal folding door@18, post,+concrete fencing park	170.3
28/03/2010	plants/ curtain fittings/fixtures	264.68
	Replace install faulty toilet cistern	110
24/02/2010	Plants/soil conditioner	128.55
8/04/2010	Additional pavers	319.35
Subtotal Expenditure by Joy Collins at 31/7/10		1096.23
Total Expenditure by Joy Collins at 31/7/10		6,396

TOTAL ALL TENANTS EXPENDITURE ON PROPERTY IMPROVEMENTS AT 31/7/10 **13,523**

PROPERTY MANAGEMENT – MANDJAH BOODJAH TENANCY AGREEMENTS



Prepared tenancy agreements and forwarded copies to Noongar Mia Mia:
#24 MBAC Tenancy Agreement issued to Joy Collins
RTA24ACommencing 30/10/09 + property condition report
#28 MBAC Tenancy Agreement issued to Kenny Kickett RTA24A
commencing 12/11/09 + property condition report
#18 MBAC tenancy Agreement issued Gladys Yarran RTA24ACommencing
19 March 2010 + property condition report
#30 MBAC Tenancy Agreement issued to Michael Cox RTA24
Commencing June 10 2010 + property condition report
#22 MBAC Tenancy Agreement issued to Patrick Hume RTA24
Commencing 24 June 2010 + property condition report
Provide copies to MBAC Board and NMM.
Provide copies of rental income
Meeting with Noongar Mia Mia on site 10 February 2010 agreed to 10%
revision in service fee request for additional meeting for consultation and
monitoring services of tenancy
Engaged Noongar Mia Mia at negotiated reduced 10% fee for property
management consultation services only await further negotiation to
determine arrangement.
MBAC registered as a Community Housing Provider for rent collection
from Centrelink payments.

NMM services of rent collection no longer required. Centrepay option considerably less expensive. \$1 fee per deduction. Shall renegotiate NMM service agreement for best practice. MBAC Board approve payment to MBAC Capacity Development Manager at 10% fee to continue capacity development and management role await further negotiations with NMM before determining ongoing position. MBAC Capacity Development Manager and Board members conduct quarterly property inspection August 7th and sends copies to NMM. Identify, maintain waiting list for Board approved tenants – 2 Senior Indigenous disabled members awaiting tenancy of DH constructed new houses. CDM Responded to tenants request for ERM, appoint contractors to complete works as listed in financial report. NMM engaged to negotiate Service Agreement for 2010-11 MBAC signed awaiting return of signed copy by NMM, when Director returns from sick leave.

STAGE 1 MANDJAH BOODJAH VILLAGE HOUSING CONSTRUCTION – DEPARTMENT OF HOUSING

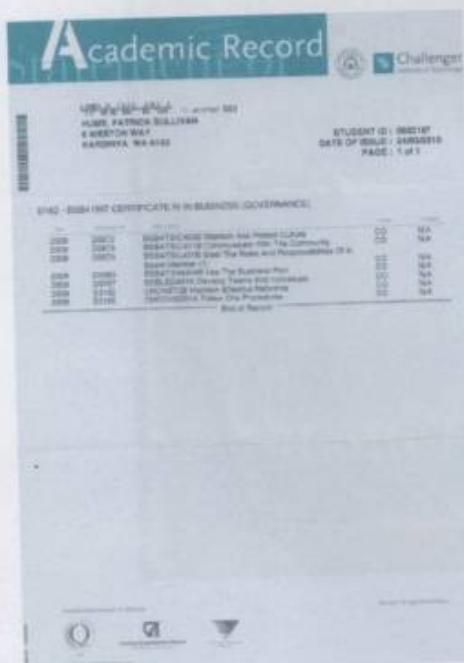
Two new houses 99% completed, awaiting notification of inspection of properties and a stakeholders meeting to arrange the key-handing over ceremony. The Premier has expressed an interest in visiting the project and being briefed on the Mandjah Boodjah Village achievements by Board Director, Mr Hume. MBAC has senior indigenous disabled tenants urgently requiring housing and frustrated by the delay in finalizing inspections and key-hand over.

STAGE 2 MANDJAH BOODJAH VILLAGE HOUSING CONSTRUCTION – DEPARTMENT OF HOUSING

Prepared and submitted application to the Department of Housing for 7 additional units to be constructed within the village development at an estimated cost of \$2,400000 with letters of support from ILC Divisional Manager, Fremantle MP, Melissa Parkes, Adele Carles, and the Fremantle Mayor, Brad Petitt and Deputy Premier, Dr Hames.

Major works DH officer advised CDM that the submission for 5 additional units awaiting confirmation from the ILC that the ILC will contribute to the cost of earthworks and site preparation.

ILC has not given a clear indication that it will contribute funds for site preparation, earthworks for stage 2 of construction. MBAC Board approved reduction in additional units to 5 in response to the financial constraints raised by Department of Housing.



Governance Training

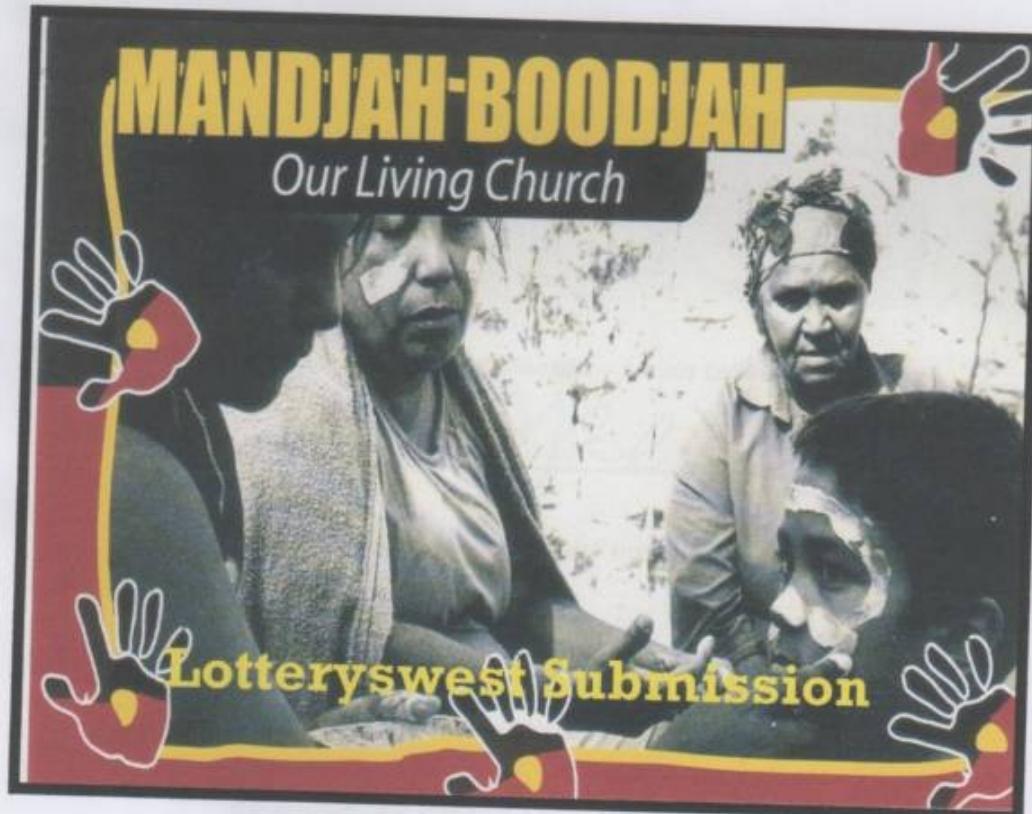
Provide on-site weekly training for members of MBAC in Certificate IV in Business Governance from July 2009 to present. Participants qualified on 24/03/2010 in the following units:

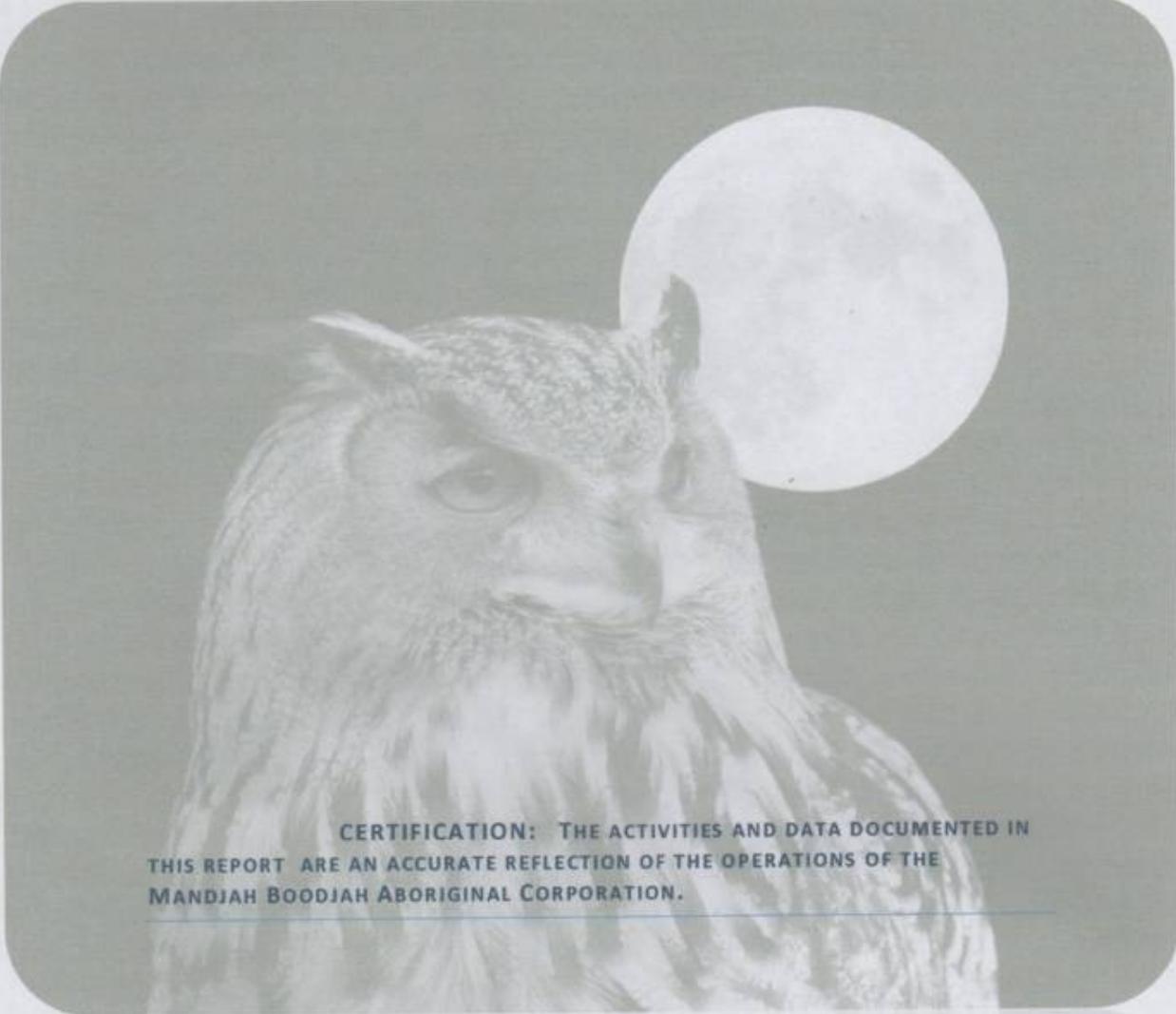
- I. Maintain and protect culture
- II. Communicate with the Community
- III. Meet the roles and responsibilities of Board members
- IV. Use the Business Plan
- V. Develop Teamwork and work ethics
- VI. Maintain effective networks
- VII. Follow OHS Procedures

- CDM continuing tuition is Social Housing units: Tenancy selection

MANDJAH BOODJAH VILLAGE - COMMUNITY CULTURAL CENTRE - LOTTERIES APPLICATION FUNDING

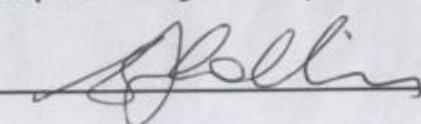
- Developed brochure and disseminated to build support for Lotteries application for community cultural centre
- Organized and facilitated an on-site meeting with the Minister for Indigenous Affairs to commission support. DIA Senior Policy Advisor submitted MBAC application to Lotteries Commission personally for consideration in the 2010-11 round financial year.
- Received costing from architect
- Devised and had approved access and use policy and management structure
- Received letters of support from ILC Divisional Manager, Centre for Leadership, TAFE, minister for indigenous Affairs, State and Federal members of parliament, Mayor of Fremantle,
- Submitted application to Lotteries Commission, 13 August 2010



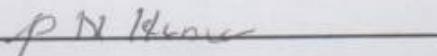


**CERTIFICATION: THE ACTIVITIES AND DATA DOCUMENTED IN
THIS REPORT ARE AN ACCURATE REFLECTION OF THE OPERATIONS OF THE
MANDJAH BOODJAH ABORIGINAL CORPORATION.**

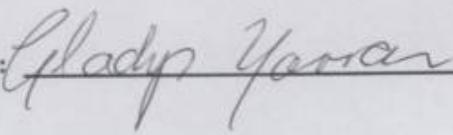
Capacity Development Manager - Ms Joy Collins

Signature: 

Director – Chairman - Mr Patrick Hume

Signature: 

Director – Deputy Chair - Mrs Gladys Yarran

Signature: 

12 August 2010

