

ANNUAL SERVICE REVIEW 2026–27

SPECIFIED AREA RATES

BETWEEN

CITY OF JOONDALUP (The City)

AND

HARBOUR RISE ASSOCIATION (Inc), (HRA)

1 July 2026 – 30 June 2027

**FOR THE PROVISION OF
ENHANCED LANDSCAPING SERVICES
TO HARBOUR RISE ESTATE, HILLARYS**

CONTENTS

- 1.0 SERVICE REQUIREMENTS
- 2.0 LIST OF AREAS TO BE SERVICED
- 3.0 SERVICE LEVELS AND ASSOCIATED COSTS
- 4.0 ANNUAL REVIEW OF COSTS AND SERVICES
- 5.0 CAPITAL INFRASTRUCTURE
- 6.0 SIGNATORIES-AGREEMENT EXECUTION

ATTACHMENTS

A - MAP OF ENHANCED MAINTENANCE AREAS

B – SERVICES AND COSTS PER ANNUM 2025–26

1.0 SERVICE REQUIREMENTS

- 1.1 The City is required to maintain all landscaped areas listed to a standard that enhances their presentation and environmental value. These outcomes will be achieved by implementing the following services:
 - 1.1.1 Regular mowing of turf areas and mechanical trimming of turf edges, as per service schedule (Attachment B), to a height of 15-25mm.
 - 1.1.2 Maintenance to landscaped areas as per service schedule (Attachment B), including:
 - Weeds are managed to an acceptable level with required signage and reporting when chemicals are applied
 - Free of excessive debris
 - Healthy plants
 - Shrubs are pruned according to species and clearance requirements.
 - 1.1.3 Litter is removed on a weekly basis from all areas.
 - 1.1.4 Trees are pruned to achieve clearance for pedestrians over footpaths and turf areas.
 - 1.1.5 Mulch is to be maintained to an acceptable level.
 - 1.1.6 All debris resulting from turf and landscape maintenance is to be removed from the site on the same service day.
 - 1.1.7 Soil, leaf and moisture analysis of turf areas.
 - 1.1.8 Fertilising and application of wetting agent to designated turf areas.
 - 1.1.9 Landscape upgrade projects (Scope of works to be agreed between the City and HRA).
 - 1.1.10 Turf renovation projects (Scope of works to be agreed between the City and HRA).
- 1.2 All works as specified shall be undertaken between the hours of 7.00 am and 5.00 pm, Monday to Friday, excluding public holidays, to ensure minimal disruption to residents.
- 1.3 The level of service can only be modified upon the agreement of both parties and must be attached to the document as proof of the variation.

2.0 LIST OF AREAS TO BE SERVICED

2.1 The landscaped areas listed below are detailed with specific boundaries shown on (ATTACHMENT A – MAP OF ENHANCED MAINTENANCE AREAS).

Description	Turf (m²)	Landscape Areas (m2)	Total (m2)
Harbour View Park	6,433	1,285	7,718
Leeward Park	3,913	10,321	14,234
Marbella Park, verges and PAW	3,039	6,242	9,281
Curacao Lane	2,105	2,231	4,336
Oahu Park	5,098	2,125	7,223
Tenerife Boulevard Entry Statement	483	101	584
Amalfi Drive/Hepburn Avenue entry statement	466	446	912
Tobago Rise median		134	134
Eze Terrace verge		524	524
Midi Terrace verge		359	359
Var Terrace & Abaco Close verge		301	301
Whitfords Avenue verge (Tahiti Lane to Tenerife Boulevard entry)		929	929
Hepburn Avenue Verge (Whitfords Avenue to Amalfi Drive entry statement)		830	830
1 Curacao Lane (100% SAR Cost)	158		158
46 Angove Drive (100% SAR Cost)	266	132	398
Total (m²)	21,961	25,960	47,921

3.0 SERVICE LEVELS AND ASSOCIATED COSTS – ANNUAL SERVICE 2026–27

- 3.1 See Attachment B for breakdown and associated costs for 2026–27.

4.0 ANNUAL REVIEW OF COSTS AND SERVICES

- 4.1 The SAR draft annual service review undertaken by the City is to be provided to the HRA by 7 November each year. Should delays occur, these are to be communicated to the HRA in writing.
- 4.2 SAR service delivery and cost are to be confirmed and accepted in writing by the HRA by the end of November each year. Where delays occur due to ongoing negotiations, the City will include the draft figures in the annual budget proposals.
- 4.3 Budgets will be modified as required once the City's CEO approves the review. It will apply to services and associated costs for the following financial year, commencing on 1 July.
- 4.4 Review of the SAR services and costs can only be undertaken annually to ensure sufficient funds are budgeted by the City and contributions collected via Specified Area Rates in line with the Specified Area Rates policy.

5.0 CAPITAL INFRASTRUCTURE

- 5.1 The HRA are entirely liable for all associated costs of removing or renewing any assets installed via SAR funding at the end of their expected useful life.
- 5.2 All infrastructure items installed become the property of the City, with ongoing maintenance costs recovered through Annual Service Review documents.
- 5.3 Items listed in the review may be included in the City's draft Five-Year Capital Works Program and progressed through the annual budgeting process for approval by Council.
- 5.4 Should any capital infrastructure assets not be approved by Council, the City will issue a revised costing schedule and attach it to the approved Annual Service Review document.

6.0 SIGNATORIES - AGREEMENT EXECUTION

6.1 ACCEPTANCE STATEMENT

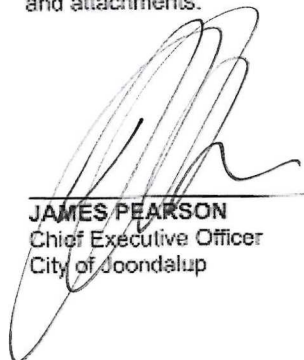
I, the undersigned, agree to the terms and conditions of this agreement, including the costs and services detailed in Attachment B of this Annual Service Review 2026-27.



DAVID HUDSON MBE
Chairperson
Harbour Rise Association (Inc)

21.12.2025
Date

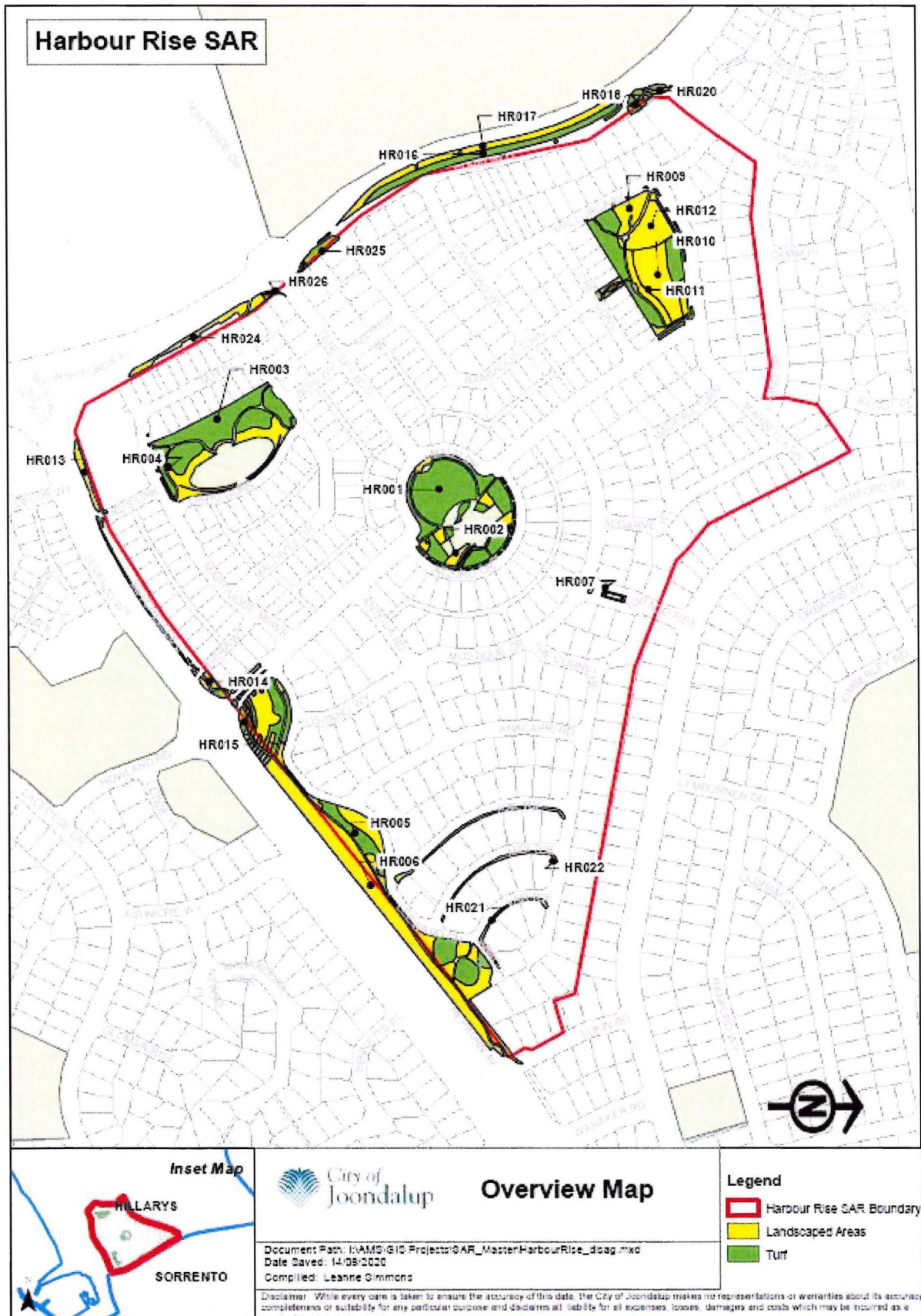
I APPROVE the service levels and associated costs detailed in this service review and attachments.



JAMES PEARSON
Chief Executive Officer
City of Joondalup

04.02.2026
Date

ATTACHMENT A - MAP OF ENHANCED MAINTENANCE AREAS



SERVICES AND COSTS PER ANNUM 2026-27

Services	Standard COJ Service Level	SAR Additional Service Enhancement	SAR Enhancement Standard	SAR Costs per Visit \$	SAR Cost 2026-2027 \$
Turf mowing (including finishing)	11	26	37	1,680.00	43,680.00
Collection and disposal of grass clippings	N/A	37	37	120.70	4,440.00
Landscaping maintenance scheduled	12	40	52	840.00	33,600.00
Pathogen-free mulch	15m ³	200m ³	215m ³	98.00	19,600.00
Pathogen-free mulch Installation	15m ³	200m ³	215m ³	90.00	18,000.00
Landscape upgrades	N/A	1	1	35,000.00	35,000.00
Turf soil, leaf tissues, parasite, moisture analysis and reporting	N/A (passive parks)	1	1	2,520.00	2,520.00
Application of a wetting agent	1	1	2	2,148.19	2,148.19
Application of fertiliser	1	5	6	1,066.44	5,332.20
Turf Renovations	N/A (passive parks)	1	1	5,000.00	5,000.00
Turf Maintenance 1 Curacao Lane (158m ²) (100% SAR)	N/A Residential Verge	37	37	12.87	476.19
Turf Maintenance 46 Angove Drive (266m ²) (100% SAR)	N/A Residential/ Commercial Verge	37	37	21.86	808.82
Garden Bed Maintenance 46 Angove Drive (132 m ²) (100% SAR)	N/A Residential/ Commercial Verge	52	52	4.24	220.48
Total Cost					170,825.88