

ANNUAL SERVICE REVIEW AGREEMENT 2026–27

SPECIFIED AREA RATES

BETWEEN

CITY OF JOONDALUP (The City)

AND

WOODVALE WATERS LANDOWNERS' ASSOCIATION (Inc) (WWLOA)

1 July 2026– 30 June 2027

**FOR THE PROVISION OF
ENHANCED LANDSCAPING SERVICES
TO WOODVALE WATERS ESTATE, WOODVALE**

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ATTACHMENTS

- A - MAP OF ENHANCED MAINTENANCE AREAS
- B – SERVICES AND COSTS PER ANNUM 2026–27

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 fortnightly from all areas.
 - 1.1.4 Trees are pruned to achieve clearance for pedestrians over footpaths and turf areas.
 - 1.1.5 Mulch is maintained to an acceptable level (where applicable).
 - 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. (February each year)
 - 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 WWLOA).
- 1.2 All maintenance works as specified shall be undertaken between the hours of 7.00 am and 5.00 pm, Monday to Friday, excluding holidays, to ensure minimal disruption to residents.
- 1.3 The level of service can only be modified upon the written agreement of both parties and must be attached to this document as proof of the variation.

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 annual service review undertaken by the City is to be provided to the WWLOA by 7 November each year. Should delays occur, these are to be communicated to the WWLOA in writing.
- 4.2 SAR service delivery and cost are to be confirmed and accepted by the WWLOA in writing 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.

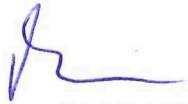
5.0 CAPITAL INFRASTRUCTURE

- 5.1 The WWLOA are entirely liable for all associated costs to remove or renew 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.



BRYAN SAUNDERS

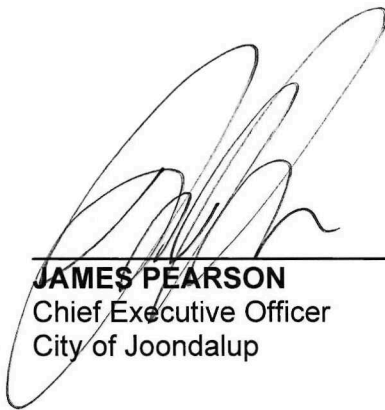
Chairperson

Woodvale Waters Landowners Association (Inc)

29/1/2026

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 2026-27



ATTACHMENT B – 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 2026/27 \$
Turf mowing (including finishing)	11	12	23	1,020.14	12,241.68
Collection and disposal of grass clippings	N/A	23	23	112.10	2,578.30
Landscaping maintenance schedule	12	14	26	577.33	8,082.62
Pathogen-free mulch	3m ³	22m ³	25m ³	98.00	2,156.00
Pathogen-free mulch installation	3m ³	22m ³	25m ³	112.10	2,466.20
Landscape upgrades	N/A	1	1	15,000.00	15,000.00
Turf soil, leaf tissues, parasite, moisture analysis and reporting	N/A (passive parks)	1	1	630.00	630.00
Application of a wetting agent	1	1	2	1,126.48	2,252.96
Application of fertiliser	1	1	2	1,024.82	2,049.64
Total Cost					47,457.40

