



**I hereby give notice that an Ordinary Meeting of Council will be held on:**

**Date: Wednesday, 21 May 2025**  
**Time: 9:00 AM**  
**Location: Council Chamber**  
**Cnr Lardil Street & Djinkiya Street**  
**Gununa**

# **MORNINGTON SHIRE COUNCIL**

## **Ordinary Council Meeting**

**21 May 2025**

**Gary Uhlmann**  
**Chief Executive Officer**

To empower our Community – Our people  
To feel solid and strong like the rock in Mundalbe  
To taste and hear the breaking waves of change  
To establish clean, safe, healthy lifestyles togetherness  
Pride and respect for each other in our culture, achievements and successes.  
To see and smell the compassion and peacefulness of our community

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**1 OPENING OF MEETING****2 ACKNOWLEDGEMENT OF COUNTRY**

I would like to begin by acknowledging the Traditional Owners of the land on which we meet today, the Lardil people of Mornington Island and pay our respects to Elders past and present. We would also like to acknowledge the Kaiadilt, Yangkaal, Waanyi, Gangalidda and Garrawa people who share our homelands.

**3 PRESENT****4 LEAVE OF ABSENCE****5 DISCLOSURE OF INTEREST – COUNCILLORS AND STAFF****6 CONDOLENCES AND MEMORIALS**

**7 CONFIRMATION OF MINUTES**

**7.1 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 23 APRIL 2025**

**Author: Director Corporate and Community**

**Attachments: 1. Ordinary Council Meeting Minutes - 23 April 2025**

**OFFICER'S RECOMMENDATION**

That the Minutes of the Ordinary Council held on Wednesday 23 April 2025 be received and the recommendations therein be adopted.

**MINUTES OF MORNINGTON SHIRE COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBER, CNR LARDIL & DJINKIYA STREET, GUNUNA  
ON WEDNESDAY 23 APRIL 2025 AT 9:00 AM**

**1 OPENING OF MEETING**

The meeting was opened by Mayor Richard Sewter at 9:15am.

**2 ACKNOWLEDGEMENT OF COUNTRY**

I would like to begin by acknowledging the Traditional Owners of the land on which we meet today, the Lardil people of Mornington Island and pay our respects to Elders past and present. We would also like to acknowledge the Kaiadilt, Yangkaal, Waanyi, Gangalidda and Garawa people who share our homelands.

**3 PRESENT**

Mayor Richard Sewter, Deputy Mayor Robert Thompson, Cr Farrah Linden, Cr Renee Wilson and Cr Jane Ah Kit.

Gary Uhlmann, Chief Executive Officer, Skye Price, Director Corporate and Community and Jacinta Olds, Minute Taking.

**4 LEAVE OF ABSENCE**

Nil

**5 DISCLOSURE OF INTEREST – COUNCILLORS AND STAFF**

Nil

**6 CONDOLENCES AND MEMORIALS**

A minute's silence was observed for loved ones.

**7 CONFIRMATION OF MINUTES****7.1 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 26 MARCH 2025****RESOLUTION 2025/63**

Moved: Deputy Mayor Robert Thompson

Seconded: Councillor Renee Wilson

That the Minutes of the Ordinary Council held on Wednesday 26 March 2025 be received and the recommendations therein be adopted.

**CARRIED 5/0**

**8 DEPUTATIONS**

10:00am Mr Luke Bowering, Principal, Mornington Shire State School

11:00am Major Scott Maxwell, Delta Company (Mt Isa) 51<sup>st</sup> Battalion, Australia Defence Force

1:00pm Ms Nicki Tiel, Principal Program Officer and Mr Glenn Chambers, Senior Project Officer, First Nations Housing and Homelessness

**9 ACTION SCHEDULE**

**10 POLICY DOCUMENTS**

**10.1 ANIMAL MANAGEMENT - DRAFT POLICY**

**RESOLUTION 2025/64**

Moved: Deputy Mayor Robert Thompson

Seconded: Mayor Richard Sewter

That Council receives and notes the draft operational Animal Management Policy.

**CARRIED 5/0**

UNCONFIRMED MINUTES

**RECEPTION & CONSIDERATION OF OFFICERS REPORTS****11 MAYOR AND COUNCILLORS REPORTS****11.1 MAYOR AND COUNCILLOR REPORTS****RESOLUTION 2025/65**

Moved: Cr Farrah Linden

Seconded: Mayor Richard Sewter

That Councillors receive and note the Mayor and Councillor reports for April 2025.

**CARRIED 5/0**

Mayor Richard Sewter

- Letter to Premier for recreational funding i.e. swimming pool / splash park.
- Letter to Bob Katter MP re: REX Airlines and issues community are facing.

Cr. Farrah Linden

- The Funeral Coordinator vacancy needs to be filled.

Cr. Renee Wilson

- The Australian Museum (Sydney) visited community. Model of fish trap and consultation with artists.
- REX airlines – issues with flights and the amount of delays.

**12 CHIEF EXECUTIVE OFFICER REPORT****12.1 CHIEF EXECUTIVE OFFICER'S REPORT****RESOLUTION 2025/66**

Moved: Cr Renee Wilson

Seconded: Deputy Mayor Robert Thompson

That Councillors receive and note the Chief Executive Officer's report for April 2025.

**CARRIED 5/0**

3:08 pm, Cr Farrah Linden left the meeting.

3:17 pm, Cr Farrah Linden returned to the meeting.

**13 FINANCE**

3:45 pm, Mayor Richard Sewter left the meeting.

3:50 pm, Mayor Richard Sewter returned to the meeting.

At 3:45 pm, Cr Jane Ah Kit left the meeting.

At 3:50 pm, Cr Jane Ah Kit returned to the meeting.

### 13.1 FINANCIAL REPORT

#### RESOLUTION 2025/67

Moved: Deputy Mayor Robert Thompson  
Seconded: Mayor Richard Sewter

That Council receive and note the financial report for April 2025.

**CARRIED 5/0**

- Cr. Farrah Linden requested that individual debtors to be noted in the next monthly financial report.
- Cr. Renee Wilson requested that Council income streams be illustrated in the next monthly financial report.

### 14 HUMAN RESOURCES MANAGEMENT

#### 14.1 HUMAN RESOURCES REPORT

#### RESOLUTION 2025/68

Moved: Cr Farrah Linden  
Seconded: Deputy Mayor Robert Thompson

That Council receive and note the human resources report for April 2025.

**CARRIED 5/0**

- Council Vehicle Smoking Policy - It will be reinforced that there is no smoking in Council vehicles, including the community bus.

### 15 GOVERNANCE

Mayor Richard Sewter declared conflict of interest

3:13pm, Mayor Richard Sewter left the meeting.

3:17pm, Mayor Richard Sewter returned to the meeting.

#### 15.1 LOCAL ADVISORY COMMITTEE - ADMINISTRATIVE UPDATES

#### RESOLUTION 2025/69

Moved: Deputy Mayor Robert Thompson  
Seconded: Cr Jane Ah Kit

That Council receive and note the report related to the Local Advisory Committee; and

- A) Advertise the Expression of Interest opportunity for an additional period, until the May 2025 Ordinary Council meeting;

**CARRIED 4/0**

**16 PLANNING AND COMMUNITIES****16.1 ACCOMMODATION AND HOSPITALITY REPORT****RESOLUTION 2025/70**

Moved: Cr Farrah Linden

Seconded: Cr Renee Wilson

That Council receive and note the report related to accommodation and hospitality for April 2025.

**CARRIED 5/0**

3:17pm, Cr Renee Wilson left the meeting.

3:19 pm, Cr Renee Wilson returned to the meeting.

3:20 pm, Cr Renee Wilson left the meeting.

3:24 pm, Cr Renee Wilson returned to the meeting.

**16.2 TENDER – FORWARD REMOTE CAPITAL PROGRAM****RESOLUTION 2025/71**

Moved: Cr Jane Ah Kit

Seconded: Mayor Richard Sewter

That Council resolve to approve the tender of NQ Sheds and Patios Pty Ltd t/a QLD Kit Homes ABN 79 142 579 619 in tender reference MSC-2025-001 (Forward Remote Capital Program - Construct only of 4 new homes), for the lump sum price of \$4,816,080.91 (GST Excl), and provide delegation for the Chief Executive Officer to do all things necessary to sign contracts and pay invoices as and when due.

**CARRIED 4/0**

**16.3 QUEENSLAND GOVERNMENT DEPARTMENT OF HOUSING TENANCY SERVICES UPDATE****RESOLUTION 2025/72**

Moved: Cr Farrah Linden

Seconded: Deputy Mayor Robert Thompson

That Council receive and note the report related to Queensland Government Department of Housing Tenancy Services for April 2025.

**CARRIED 5/0**

- Department of Housing and Public Works Tenancy Services will be asked to provide advice related to vacant houses.

## 16.4 FORWARD REMOTE CAPITAL HOUSING PROGRAM - PRIORITY PLUG-IN CONSTRUCTION LIST

### RECOMMENDATION

That Council review their five (5) absolute priority plug-in sites from February 2025 and select an additional five (5) properties for prioritisation (subject to funding availability during the 2024/25 and 2025/26 financial years.

### DEFERRED UNTIL MAY 2025 ORDINARY COUNCIL MEETING

- Dept of Housing and Public Works Tenancy Services will be requested to address Council at the May Ordinary meeting about priority listing tenancy data.

## 16.5 HEALTHY HOUSING PROGRAM - CONSULTATION

### RESOLUTION 2025/73

Moved: Cr Farrah Linden  
Seconded: Mayor Richard Sewter

That Council endorse package 1 for adoption and rollout within the Gununa community.

**CARRIED 5/0**

3:30 pm, Cr Renee Wilson left the meeting.

3:35 pm, Cr Renee Wilson returned to the meeting.

## 16.6 CORRESPONDENCE FROM ACTING DIRECTOR GENERAL DEPARTMENT OF HOUSING AND PUBLIC WORKS RELATED TO FOUR TWO-BEDROOM SOCIAL HOUSING DEVELOPMENT

### RESOLUTION 2025/74

Moved: Deputy Mayor Robert Thompson  
Seconded: Cr Farrah Linden

That Council receive and note the letter from Acting Director General Sarah Amos, Department of Housing and Public Works, providing formal endorsement for the four two-bedroom social housing development at Lot 926 Lardil Street, Gununa, Mornington Island.

**CARRIED 4/0**

## 17 HOUSING DEPARTMENT

3:43 pm, Cr Farrah Linden left the meeting.

3:47 pm, Cr Farrah Linden returned to the meeting.

### 17.1 HOUSING & FACILITIES REPORT

#### RESOLUTION 2025/75

Moved: Deputy Mayor Robert Thompson  
Seconded: Cr Jane Ah Kit

That Council receive and note the housing report for April 2025.

**CARRIED 4/0**

**18 FACILITIES DEPARTMENT**

Nil

**19 ENGINEERING**

**19.1 ENGINEERING REPORT**

**RESOLUTION 2025/76**

Moved: Deputy Mayor Robert Thompson

Seconded: Cr Farrah Linden

That Council receive and note the Engineering division report for April 2025.

**CARRIED 5/0**

**20 GENERAL BUSINESS**

Nil

**21 CONFIDENTIAL REPORTS**

Nil

**22 NEXT MEETING**

The next meeting will be held on 21 May 2025.

**23 CLOSURE**

Mayor Sewter closed the meeting at 4:45pm.

Gary Uhlmann  
Chief Executive Officer.

Minutes Confirmed:

Mayor .....

**UNCONFIRMED MINUTES**

Date: [enter date](#)

Gary Uhlmann  
Chief Executive Officer

**UNCONFIRMED MINUTES**

**8 DEPUTATIONS**

10:00am Tali Tabuai, Program Development Officer, Men's Leadership Group, Jika  
Kangka Gununamanda Ltd

11:00am Alexia Kelso, Department of Housing and Public Works, Tenancy Services

**ACTION SCHEDULE**

**9** To be tabled on the day.

**10 POLICY DOCUMENTS****10.1 COUNCILLOR EXPENSES REIMBURSEMENT POLICY**

**Author:** Director Corporate and Community

**Attachments:** 1 Councillor Expenses Reimbursement Policy - May 2025

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide Elected Members with an updated copy of the Councillor Expenses Reimbursement Policy.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

The *Councillor Expenses Reimbursement Policy* is a statutory policy.

Section 250 of the Local Government Regulation (2012) prescribes that “A local government must adopt an expenses reimbursement policy”.

1.

2. The mandatory elements must include, payment of reasonable expenses incurred by councillors for discharging their duties that will be reimbursed and provision of facilities that will be provided for councillors to fulfil their duties.

Whilst Mornington Shire Council already has an endorsed Councillor Expenses Reimbursement Policy, it is necessary to periodically review policies contained within Council’s good governance policy framework.

This policy was last reviewed in 2022. There are minor amendments to align with updated naming conventions related to Council’s establishment list for the Corporate and Community Services Division. Otherwise, it is deemed that there are no necessary changes, nor improvements.

**FINANCIAL & RESOURCE IMPLICATIONSP**

Councillor reimbursements, professional development, attendance at conferences and provision of facilities to fulfill their duties (e.g. laptop computers and mobile telephones) are proactively considered and addressed as a part of the budget setting process each financial year.

**RECOMMENDATION**

That Council endorse the reviewed and updated May 2025 Councillor expenses reimbursement policy.



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Councillor Expenses Reimbursement Policy  
RESOLUTION NO. 2022/190 VERSION V4**

This is an official copy of the **Councillor Expenses Reimbursement Policy** of **Morningshon Shire Council**, made in accordance with the provisions of the Local Government Act and Regulations, Public Records Act, Morningshon Shire Council’s Local Laws, Subordinate Local Laws and current Council Policies.

The Acceptable Request Guidelines is a Statutory Policy.

Statutory policies are prepared in response to legislative requirements and mandate employee behaviour. This Policy is approved by the Morningshon Shire Council for the guidance of Council and Council staff.

DOCUMENT VERSION CONTROL			
VERSION	DATE	RESOLUTION NO.	DETAILS
V1	21/06/2017	2017/110	<b>Responsible Officer</b> Chief Executive Officer <b>Description</b> Statutory Policy
V2	18/07/2018	2018/126	<b>Responsible Officer</b> Executive Manager Governance and Communication <b>Description</b> Statutory Policy
V3	15/07/2020	2020/114	<b>Responsible Officer</b> Executive Manager Governance and Communication <b>Description</b> Statutory Policy
V4	26/10/2022	2022/190	<b>Responsible Officer</b> Executive Manager Governance and Communication <b>Description</b> Statutory Policy
V5	18/05/2025	pending	<b>Responsible Officer</b> Director Corporate & Community <b>Description</b> Statutory Policy



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**MORNINGTON SHIRE COUNCIL  
Councillor Expenses Reimbursement Policy  
RESOLUTION NO. 2022/190 VERSION V4**

**Objective**

This Policy sets out specific guidelines for the payment of Reasonable Expenses incurred, or to be incurred by Councillors for discharging their duties and responsibilities as Councillors and the provision of facilities to Councillors for that purpose.

**Scope**

This Policy is adopted pursuant to section 250, *Local Government Regulation 2012*.

This Policy applies to all Councillors including the Mayor and the Deputy Mayor of Mornington Shire Council.

**Policy Statement**

**Definitions**

**Council** means Mornington Shire Council.

**Council Business** means the official business conducted on behalf of, and approved by, Council where a Councillor is required to undertake certain tasks to satisfy legislative requirements or achieve business continuity for the Council. Council Business should result in a benefit being achieved either for the local government and/or the local government area. Participating in unrelated community events or boards that are not associated with Council will not be regarded as Council Business.

**Council Resolution** means a resolution passed by simple majority at a General Meeting of Council.

**Councillors** include the Mayor, the Deputy Mayor and Councillors.

**Council-Owned Assets** means any item of equipment provided by Council at Council's expense to a Councillor to assist in the effective discharge of their official duties.

**Expense** means payments made by Council to reimburse Councillors for their reasonable expenditure incurred or to be incurred when discharging their duties as Councillors. These payments are not regarded as remuneration. Expenses may be either reimbursed to Councillors or paid direct by Council for something that is deemed a necessary cost or charge when performing their roles.

**Private Use** means the use of Council-Owned Assets or Council funds for any uses other than uses directly related to Council Business.

**Professional Development** means any facilitated learning opportunity including, but not limited to conferences, workshops, seminars, or training events provided by a government department or professional association, membership of or subscriptions to relevant professional or industry associations or journals, and purchase of relevant published reference materials including books and journals.

**Reasonable and Reasonably** means Council must make sound judgements and consider what is prudent, responsible, and acceptable to its community when determining reasonable levels of facilities and expenditure. The community expects limits and will not tolerate excessive use or abuse of public funds.



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RESOLUTION NO. 2022/190 VERSION V4**

**Reimbursed and Reimbursement** means payments made to a Councillor for actual Expenses already incurred.

**Policy**

**(a) Entitlement**

- Councillors are elected representatives of the community who undertake the role of setting the strategic direction of the Mornington Shire. It is Council's responsibility to ensure that Councillors are not financially disadvantaged when carrying out the requirements of their role.
- Councillors are entitled to be reimbursed for reasonable expenses incurred while undertaking Council Business during the Councillor's term of office as that period is described in sections 159 and 160 of the *Local Government Act 2009*.
- Councillors are entitled to make claims to Council for reimbursement of expenses, except to the extent that the expenses are expressly prohibited by this policy or in statute.
- The types of reasonable expenses that may be incurred by Councillors while carrying out Council Business may include, but are not limited to:
  - travel Expenses including accommodation, meals, transport and incidentals
  - conference and seminar expenses; and
  - entertainment and hospitality expenses,
 subject to the terms and conditions outlined in this policy.
- The Mayor will be provided with a Council credit card for uses associated with Council Business in accordance with Council's Credit Card Policy.
- Councillors will be provided with Council owned assets to assist Councillors in undertaking their duties in accordance with this policy.

**(b) Requests for Reimbursement of Council Business Expenses**

- All claims for Council business expenses must be submitted monthly to the Chief Executive Officer.
- The Chief Executive Officer is responsible for determining the payment of any request for reimbursement and when payment is made.
- Requests for reimbursement of expenses will only be considered where appropriate documentation is provided to show that the Expense was incurred by the Councillor while undertaking official duties for genuine Council Business.

**(c) Determination**

- In deciding on a claim for reimbursement of expenses, Council must act in the public's interest, consider whether the expense meets the community's expectations, and whether the expense could not have been avoided. Council is required to be accountable and transparent in meeting a request for reimbursement of expenses.



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- Councillors will not be reimbursed for any claimed expense where a Councillor stands to financially benefit from the claim personally.
- Councillors may be reimbursed for reasonable incidentals in accordance with this policy and up to the maximum provided for in guidelines published by the Australian Taxation Office from time to time.

**(d) Professional Development**

- Councillors are encouraged to undertake relevant professional development. Council will alert professional development activities to Councillors, and Council will cover all costs associated with reasonable professional development activities.
- Where Councillors wish to attend professional development activities such as seminars or conferences which are organised by a government agency or industry body, Council will cover the costs of registration, travel, accommodation, and meals where Council considers that the professional development activity is reasonable, and the activity is directly associated with the Councillor's portfolio.
- Where Councillors wish to attend other professional development as a personal pursuit, campaigning or for personal development that is not directly related to their Council portfolio, all costs are payable by the Councillor from their own personal funds.
- Requests by Councillors to attend conferences, seminars or other professional development activities must be made in writing to the Chief Executive Officer and must outline the details of the event and the benefits for Morningsong Shire Council, considering any professional development budget allocation for each Councillor.
- Councillors are discouraged from applying to attend conferences, seminars or other professional development on Council meeting or committee sitting dates.
- The Chief Executive Officer will make the decision whether to approve the professional development.
- The Corporate and Community division will keep a register of all conferences, seminars and other Professional Development activities attended by Councillors. A copy of the register will be made available to all Councillors at least every six months.

**(e) Travel Expenses Generally**

- All travel Expenses outside of the Far North Queensland Local Government Area must be approved by way of Council resolution.
- Where Councillors are officially appointed as a Council representative on a committee or with an association, all travel and accommodation expenses incurred as part of the Councillor's official committee or member duties or obligations are deemed to be approved without Council Resolution.



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- Requests by Councillors to attend events, conferences, seminars, or training must be in writing to the Chief Executive Officer outlining the details of the event, the cost, and the benefits to the Mornington Shire.
- Requests for travel must be made in sufficient time to obtain approval from the Chief Executive Officer.
- It is in public interest for Council to take advantage of travel discounts and deals wherever possible so as to reduce expenditure on travel costs for Councillors. All requests for travel must be made in sufficient time to allow Council to take advantage of any discounts or deals available.
- Where Councillors must engage in air travel for Council Business, and approval has been provided for the travel, the Councillor must travel economy class and must travel by the most direct route, unless otherwise approved in writing by the Chief Executive Officer prior to making the booking.

**(f) Meals and refreshments at official local events**

Councillors are entitled to be reimbursed for the reasonable cost of meals and refreshments when attending official events related to Council business within the Far North Queensland Local Government Area.

**(g) Meals during domestic or international travel**

Councillors will be reimbursed for the actual cost of meals, associated with Council business, where:

- the Councillor incurs the cost of the meal personally;
- the meal was not provided within registration costs of the approved activity, event, or travel;
- the Councillor can produce original documents sufficient to verify the actual meal cost; and
- the cost of the meal is reasonable in the circumstances.

**(h) Accommodation during domestic or international travel**

- Where practical, Council will book accommodation that is offered as part of a conference package.
- Where it is unreasonable for the Councillor to return home for the night, Councillors are entitled to stay in accommodation when undertaking professional development or Council business.
- Where accommodation is required, Council will book and pay for all accommodation expenses under this Policy.
- Where a Councillor chooses to stay with family or friends while travelling for official Council Business, no accommodation Expenses will be paid or reimbursed.



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**(i) Hospitality and Entertainment**

- Councillors may be eligible for reimbursement of the costs of up to \$100.00 per event for hosting a meal or refreshments for conference delegates, sponsors, or business guests where the hosting is for a Council business related purpose only.
- This expense is additional to delegation costs incurred by Council administration.
- All other hospitality or entertainment expenses must be paid out of the Councillor's discretionary funds in accordance with section 109 of the *Local Government Act 2009*. and Council's Entertainment and Hospitality Policy.

**(j) Parking, tolls, public transport and vehicle hire**

- Councillors may be reimbursed for parking and any costs associated with travel by public transport where such costs are incurred while undertaking approved professional development or Council business.
- Council will cover reasonable costs for tolls and other charges associated with toll roads.
- The Chief Executive Officer may seek to recover the cost of tolls and other charges from Councillors from time to time should it become apparent that the costs incurred are not Reasonable.
- Councillors are discouraged from vehicle hire unless public transportation, private transfers, taxi transportation or other reasonable transportation is not available. Where the Chief Executive Officer approves vehicle hire, the vehicle hire will be arranged and paid for by Council prior to the conference, seminar, or event. Any hire vehicles will be standard hire vehicles and must be value for money for Council and the community

**(k) Vehicle allowance**

Council-owned vehicles are available for use by Councillors in accordance with Council's Vehicle Policy.

**(l) Mobile telephones**

- One mobile telephone device and phone plan will be provided to each Councillor at the beginning of the Council term for the primary purpose of conducting Council business.
- The model provided is to be in accordance with the hardware bundle approved for Councillors by the Chief Executive Officer.
- Reasonable private use of Council mobile telephones is accepted.
- Where a plan limit is exceeded, unless the cost can be justified as a genuine business cost, the cost will be deemed as a private use expense and the Councillor must reimburse Council for any balances exceeding the plan limit.



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**(m) Laptop computers**

- One laptop computer will be provided at the beginning of the Council term for the purpose of conducting Council Business.
- The model provided is to be in accordance with the hardware bundle approved for Councillors by the Chief Executive Officer.
- If the laptop computer provided to a Councillor breaks or is damaged, the laptop computer will be sent to the contracted supplier for repair. During the period of repair, the Councillor will be provided with a temporary replacement laptop computer which will be provided by the contracted supplier. The temporary replacement laptop computer must be returned to Council as soon the Councillor's laptop computer is repaired.

**(n) Exclusions**

- **Private Use**  
Any costs incurred which are deemed to be private use are required to be paid by the Councillor from private funds. Non-exhaustive examples of Private Use in respect of travel include:
  - tourism activities and tours;
  - social events;
  - in-flight and in-house movies;
  - mini bar purchases;
  - airline lounge, club or frequent flyer membership fees;
  - entertainment;
  - personal items or services;
  - excess luggage costs;
  - any costs associated with the return of forgotten personal items;
  - laundry or dry cleaning services (excluding international travel); and/or
  - alcohol.
- **Family member travel**
  - Councillors shall not be reimbursed for any expenses incurred for spouses, partners or other family members travelling with the Councillor.
  - Where Council incurs expenses in relation to family member travel, Councillors must reimburse Council the full amount of the expense.
  - Where a Councillor's family member is specifically invited to attend Federal, State or Local Government endorsed events, Councillors shall be reimbursed for expenses incurred for family members discharging their official duties on behalf of Council.
- **Transport**  
Valet parking fees, traffic offences, parking fines, or other motor vehicle fines will not be Reimbursed.
- **Advertising**  
All advertising undertaken by a Councillor which solely or primarily contains a Councillor's image and name is deemed to be for electioneering purposes.



**MORNINGTON  
SHIRE COUNCIL**

**MORNINGTON SHIRE COUNCIL  
Councillor Expenses Reimbursement Policy  
RESOLUTION NO. 2022/190 VERSION V4**

Councillors are not entitled to be reimbursed or provided with funds, services, or facilities for advertising purposes.

- **General meals**

Councillors are not entitled to free meals, beverages or other food from Council's facilities including canteens, cafes, and sports facilities. Councillors are sufficiently remunerated under legislation and are expected to pay for all of their own meals using their personal funds.

- **Alcohol**

Councillors are not entitled to be reimbursed or provided with funds for the purchase of alcoholic beverages without the prior approval of the Chief Executive Officer.

- **Raffles and Donations**

Councillors are not entitled to be reimbursed or provided with funds for participation in raffles or donations.

**(o) Asset ownership - facilities and equipment**

- All facilities and equipment provided to Councillors to undertake their duties as a Councillor remain the property of Council and must be accounted for during Council's audits.
- Councillors are expected to look after all facilities, equipment and resources provided to them responsibly and be mindful that these are publicly funded.
- All information stored on facilities, equipment and resources provided to Councillors remains the property of Council at all times.
- Council will cover all ongoing maintenance costs associated with Council facilities, equipment, and resources to ensure that it is operating for optimal professional use, subject to proper usage and standards of care.
- All facilities, equipment and resources must be returned to Council in fair condition either:
  - prior to the completion of the Councillor's term in accordance with section 160 of the *Local Government Act 2009*, at a date and time reasonably requested by the Chief Executive Officer;
  - no later than the close of business on the day following the end of the Council term in accordance with section 160 of the *Local Government Act 2009*; or
  - immediately if a Councillor is suspended under section 182A of the *Local Government Act 2009*.

**(p) Insurance cover**

Councillors will be covered under Council insurance policies while discharging their duties as a Councillor.



**MORNINGTON  
SHIRE COUNCIL**

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**Councillor Expenses Reimbursement Policy**  
**RESOLUTION NO. 2022/190 VERSION V4**

**(q) Related Legislation**

- *Local Government Act 2009*
- *Local Government Regulation 2012*
- *Local Government Electoral Act 2011*
- *Public Sector Ethics Act 1994*
- *Human Rights Act 2019*

**(r) Related Documents**

- Advertising Spending Policy (s 197 *Local Government Regulation*)
- Councillor Code of Conduct published by the Queensland Government
- Credit Card Policy
- Entertainment and Hospitality Policy (s 196 *Local Government Regulation*)
- Gifts, Benefits and Hospitality Policy
- Vehicle Policy

**(s) Policy Requirements**

This document replaces the previous Councillor Expenses Reimbursement Policy dated 26 October 2022.

**Variations**

Council reserves the right to vary, replace or terminate this policy from time to time.

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Gary Uhlmann  
Chief Executive Officer

**RECEPTION & CONSIDERATION OF OFFICERS REPORTS**

**11 MAYOR AND COUNCILLORS REPORTS**

Nil

**12 CHIEF EXECUTIVE OFFICER REPORT****12.1 CHIEF EXECUTIVE OFFICER'S REPORT**

**Author:** Chief Executive Officer

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

Chief Executive Officer's report related to activities for May 2025.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION****3. Key Issues**

1. Council's finances are strong with end of year cash flow and aged accounts receivable being the key challenges. Major positives are \$13m on deposit with QTC, the audit of 2024 Financial Statements due by June 30, and a comprehensive forward capital works program.
2. The initial draft of our budget for next financial year has been developed and a workshop with Council will be conducted to review and refine the budget document.
3. A major review of all of Council's systems and financial processes is underway in concert with our budgeting process, in order to refine our invoicing processes and to maximise our revenues.
4. The roads crew have commenced emergency works on the roads network which will then flow into the roads program for the year. This a major source of revenue generation for Council.
5. A major focus is underway on Project management processes to ensure that the forward capital program is managed efficiently and effectively next year to maximise cash flow and deliverables.
6. The community meeting is now scheduled for the Mayor and Councillors to discuss a range of issues such as the key ILUA agenda items, The Healthy Housing Program, infrastructure projects, the new water treatment plant, waste management initiatives and other Council community matters.
7. The forward housing program is nearing completion with the funding for the housing development awaiting final estimates, to finalise the forward funding requirement.

**RECOMMENDATION**

That Councillors receive and note the Chief Executive Officer's report for May 2025.



**13 FINANCE****13.1 FINANCIAL REPORT**

**Author:** Financial Accountant

**Attachments:** 1 Finance report - April 2025  
2 Summary of grants - May 2025

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to present Council with a monthly consolidated financial snapshot of key information regarding the financial position of Mornington Shire Council.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Finance reports enable Elected Members to monitor Council performance and conduct duties in a financially responsible manner, whilst being made aware of potential risks, ensuring efficient use of resources and aspiring for long-term sustainability.

All figures are year to date until 30 April 2025.

This report includes a consolidated grants summary and an aged receivables summary (under separate confidential cover).

There is also a separate finance report related to accounts receivable potential aged debt write-off.

**FINANCIAL & RESOURCE IMPLICATIONS**

Council is operating within allocated 2024/25 budgets.

**RECOMMENDATION**

That Council receive and note the financial report for May 2025.

**This month Story**

Cashflow was positive. Council has \$13m invested with Queensland Treasury Corporation, earning interest.  
 Cashflow continues to be monitored closely, current funding to last until 30 June 2025.  
 End of Quarter reporting on grants commenced.  
 Financial Statements are to draft stage and have been a time consuming focus this month.  
 Audit is progressing well, will finally be up-to-date.  
 No major changes have occurred to the reports  
 Plug in at 30 Lardil Street still not handed over.  
 Accounts Receivable officer reduced older debts by \$178k - This is real progress.  
 The Budget for 2025/26 is well progressed.  
 Some operational policies and procedures have updated to the approval stage.



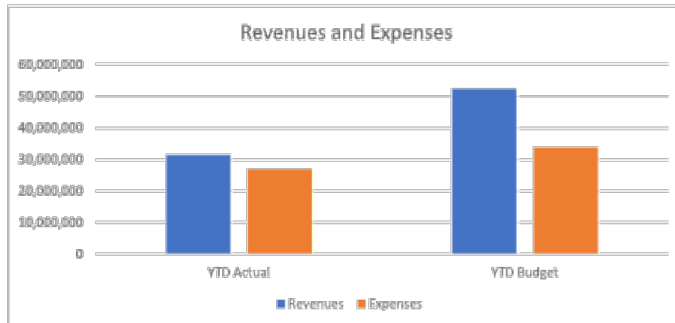
**Budget Process**

Review of the last budget / actual figures  
 Preparation of model more departmentalised (new)  
 Consultation with the Executive  
 Forecast revenues based on realistic expectations. Increases in fees charges Sales and Grants Projects  
 Align to expenditure  
 Ensure it aligns to Council objectives  
 Increase in one area, decrease in another  
 Whole of life expenditure  
 Make sure we are making effective use of scarce resources - Money - People - Equipment

Preparation  
 Review adjust  
 Authorisation  
 Monitor  
 Learn

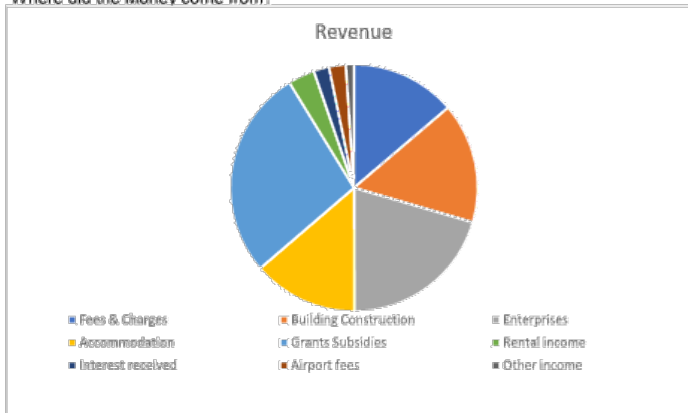
### Revenues and Expenses

All numbers are year to date up until 30-April-2025

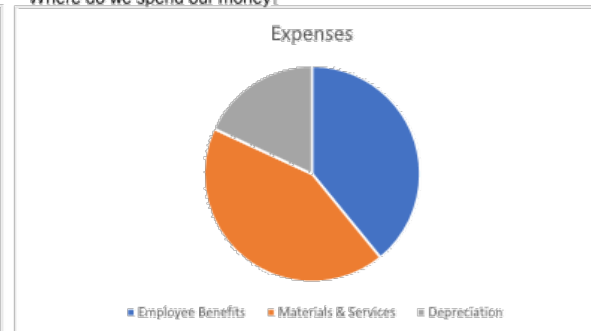


Did we make a profit ?

Where did the Money come from?



Where do we spend our money?



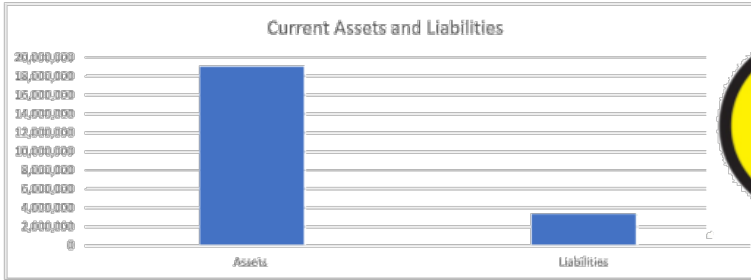
Details in the numbers

Statement of comprehensive Income Year to date up until 30-April-2025

Revenue	Actual \$	Budget \$	Variance \$	Last Year \$
<b>Recurrent Revenue</b>				
Fees & Charges	3,093,224	3,245,060	-151,836	2,779,545
Sales Revenue - Building Construction	3,537,307	4,330,000	-792,693	790,144
Sales Revenue - Enterprises	4,596,187	5,230,000	-633,813	2,849,934
Accommodation	3,086,325	3,565,000	-478,675	1,986,656
<b>Total Recurrent Revenue</b>	<b>14,313,044</b>	<b>16,370,060</b>	<b>-2,057,017</b>	<b>8,406,280</b>
<b>Capital Revenue</b>				
Capital, Grants, Subsidies, Contributions & Donations	15,163,735	33,677,089	-27,486,950	13,559,080
<b>Total Capital Revenue</b>	<b>15,163,735</b>	<b>33,677,089</b>	<b>-18,513,354</b>	<b>13,559,080</b>
Rental income	784,971	1,226,737	-441,766	648,608
Interest received	452,341	192,067	260,274	148,253
Airport Landing & Passenger fees	490,256	491,790	-1,534	334,286
Other income	238,148	351,242	-113,094	155,136
	1,965,716	2,261,836	-296,120	1,286,284
<b>Total Revenue</b>	<b>31,442,495</b>	<b>52,308,985</b>	<b>-20,866,490</b>	<b>23,251,644</b>
<b>Expenses</b>				
<b>Recurrent Expenses</b>				
Employee Benefits	10,548,672	12,047,643	-1,498,971	6,607,897
Materials & Services	11,539,101	16,872,023	-5,332,922	5,968,059
<b>Total Recurrent Expenses</b>	<b>22,087,773</b>	<b>28,919,666</b>	<b>-6,831,893</b>	<b>12,575,956</b>
<b>Total Expenses</b>	<b>22,087,773</b>	<b>28,919,666</b>	<b>-6,831,893</b>	<b>12,575,956</b>
<b>Net Operating Surplus/ (Deficit) Before Depreciation</b>	<b>9,354,722</b>	<b>23,389,319</b>	<b>-14,034,597</b>	<b>10,675,688</b>
<b>Less: Non Cash Expenditure</b>				
Depreciation	4,886,501	4,824,379	62,122	3,439,948
<b>Total Expenditure</b>	<b>26,974,274</b>	<b>33,744,045</b>	<b>-6,769,771</b>	<b>16,015,904</b>
<b>Net Operating Surplus/ (Deficit)</b>	<b>4,468,220</b>	<b>18,564,940</b>	<b>-14,096,720</b>	<b>7,235,740</b>

### Cash Position

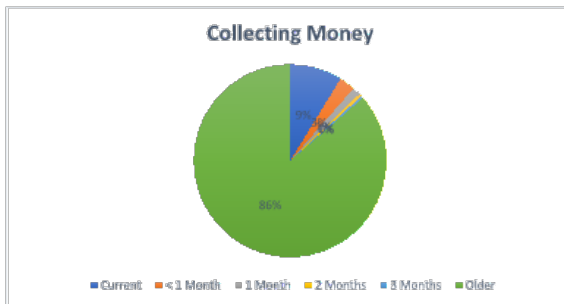
All numbers are year to date up until 30-April-2025



<b>Assets</b>		<b>Liabilities</b>	
Cash at bank Unrestricted	3,049,682	Creditors	2,105,164
Cash at bank Restricted	11,416,285	GST	-10,502
Debtors	4,554,976	PAYG	620,144
	<u>19,020,944</u>	Employee entitlements	652,004
			<u>3,366,810</u>

Receivables						
Current	< 1 Month	1 Month	2 Months	3 Months	Older	Total
376,900.05	115,689.94	59,170.56	19,585.73	16,765.44	3,718,975.36	4,307,087.08
30%	8%	2%	2%	2%	56%	100%

Payables						
Current	< 1 Month	1 Month	2 Months	3 Months	Older	Total
675,032.36	173,613.28	159,988.38	0.00	1,664.75	1,093,630.13	2,103,928.90
32%	8%	8%	0%	0%	52%	100%



Who owes us money (Debtors) But hasn't paid soon enough	Over 90 days	Total
AISS (Australian Indigenous Security Service Pty Ltd)	1,347,188	1,494,608
DHLGPPW - Dept of Housing, Local Government, Plann	97,634	96,410
GRAC (Gulf Regional Aboriginal Corporation)	187,533	187,533
GUNUNAMANDA LIMITED T/A Gununamanda Store	389,479	410,968
HC Building and Construction	174,803	174,803
James Construction Queensland Pty Ltd	454,784	496,711
N & J Building & Construction	92,191	92,191
Rex Airlines	174,585	174,586
<b>Total of above and others</b>	<b>\$3,718,975</b>	<b>\$4,307,087</b>



AISS (Australian Indigenous Security	1,008,750	1,081,631
This is a problematic debt		338,438

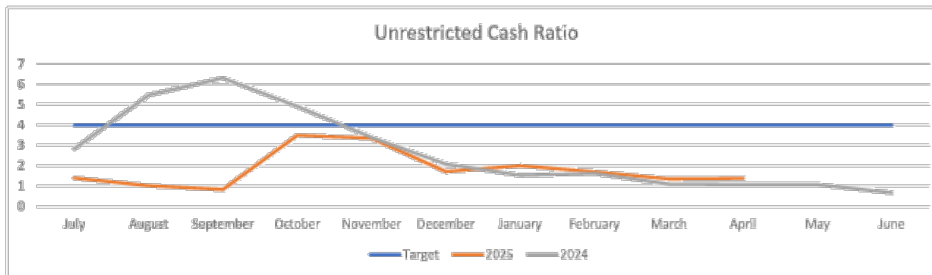
Cashflow

4

All numbers are year to date up until

30-April-2025

Account	Jul 2024	Sept 2024	Dec 2024	Mar 2025
<b>Normal Business</b>				
Money in	6,179,903.59	2,865,109.88	2,502,640.19	1,253,919.04
Money Out	(5,296,899.69)	(2,680,719.14)	(2,823,084.32)	(2,208,478.21)
<b>Difference</b>	<b>883,003.90</b>	<b>184,390.74</b>	<b>(320,444.13)</b>	<b>(954,559.17)</b>
<b>Capital Grants</b>				
Money in	344,779.25	487,991.68	0.00	0.00
Money Out	94,520.18	(641,613.08)	(809,956.80)	(319,002.97)
<b>Difference</b>	<b>439,299.43</b>	<b>(153,621.40)</b>	<b>(809,956.80)</b>	<b>(319,002.97)</b>
Other (Super BAS)	(920,443.18)	(822,997.55)	(2,598,225.05)	459,992.38
	(920,443.18)	(822,997.55)	(2,598,225.05)	459,992.38
	<b>401,860.15</b>	<b>(792,228.21)</b>	<b>(3,728,625.98)</b>	<b>(813,569.76)</b>
<b>Bank</b>				
Start	3,614,859.26	2,728,335.16	7,845,484.50	3,794,471.40
Difference	401,860.15	(792,228.21)	(3,728,625.98)	(813,569.76)
End	4,016,719.41	1,936,106.95	4,116,858.52	2,980,901.64



This year

Unrestricted Cash Expense Ratio

Month	Target	Actual
July	4	1.40
August	4	1.02
Septemb	4	0.83
October	4	3.49
Novemb	4	3.35
Decemb	4	1.71
January	4	2.00
February	4	1.70
March	4	1.35
April	4	1.35

Are we up to date with all the numbers  
and ticking the boxes

Task	Traffic Light	Due	Due next	Notes
ATO Reporting	✓		21/05/2025	FBT return due in May
Workcover	✓		15/09/2025	
Insurance	✓		21/03/2026	All reported on time resulting in a discount
Audit 2024	✓			Going well
Grant reporting	✓		11/05/2025	
Paying Invoices	✓	Ongoing		With the exception of AISS up-to-date and cleaned up
5 Year Plan	✓	Ongoing		
QTC 10 Year forecast	-	Ongoing		Draft forecast completed by Shave and Brett
Policies	-	Over		To be reviewed and adopted
Budget 2026	✓		1/06/2025	
Debt Recovery	✗			Progress is being made and is a focus area
Contracts Register \$200k+	-			Minutes to commence for preferred suppliers
Contracts Register All	✗			

**Measures of Financial Sustainability**

**Operating Surplus Ratio**

Target: NA  
*Net operating result divided by total operating revenue*

-20%



**Operating Cash Ratio**

Target: Greater than 0%  
*Net operating result add Depreciation Amortisation add Finance Costs divided by total operating revenue*

2%



Handout of Accounts Receivable  
 Handout of grants

Summary of Grant Funding May 2025

Grants			
OTHER RESTRICTED GRANTS INCLUDED IN MAIN ACCOUNT.			
Register number	GRANT ID	DESCRIPTION	FUNDS APPROVED
1	GPG 0048	2022-2023 Financial Assistance Grant FAG	\$ 3,226,650.00
2	IRG 0048	2022-2023 Financial Assistance Grant FAG	\$ 118,029.00
40	GPG 0048	2023-2024 Financial Assistance Grant FAG	\$ 4,100,069.75
41	IRG 0048	2023-2024 Financial Assistance Grant FAG	\$ 136,942.75
93	GPG 0048	2024-25 Financial Assistance Grant FAG	\$ 4,711,052.00
94	IRG 0048	2024-25 Financial Assistance Grant FAG	\$ 148,401.00
17	MoSC RRP 2022-23 0004	2022-2023 Revenue Replacement Program	\$ 741,000.00
18	MoSC SGFA 2022-2023 0008	2022-2023 State Gov. Financial Aid	\$ 1,438,900.00
16	MoSC IEDG 2022-2023 0008	2022 - 2023 Indigenous Economic Development Grant (IEDG)	\$ 80,000.00
95	MoSC ICFP 2023-2024 0008	2023 - 2024 Indigenous Economic Development Grant (IEDG)	\$ 3,772,883.00
96	MoSC ICFP 2024-25 0008	2024 - 2025 Indigenous Economic Development Grant (IEDG)	\$ 3,911,401.00
			<b>\$ 22,385,328.50</b>
	<b>Tech Services</b>		
22	MoSC W4Q4 21-24	Works for Queensland (W4Q) Upgrade Water Filtration	\$ 1,410,000.00
37	Dept Of Env & Science	Sustainable Waste Strategy - Garbage Truck	\$ 406,981.67
42.2	combined waste removal	combined waste removal	<b>\$ 45,261.00</b>
42	Dept Of Env & Science	Resource Recovery Projects	\$ 1,182,418.33
42.1	Dept Of Env & Science	waste audit	\$ 97,736.00
69	Dept Of Env & Science	metal recovery- removal	\$ 340,909.09
43	Dept Of Env & Science	Kerbside Bin Stabliation Project	\$ 10,600.00
50	MIPP 2	Maturing the Infrastructure Project Pipeline Program 2	\$ 136,363.64
31	MoSC BoR R6 Pla 0001	MSC Wastewater Investigation	\$ 300,000.00
29	MoSc BoR R6 Pla 0004	Water Investigation	\$ 60,000.00
30	MoSC BoR R6 Pla 0022	MSC Water Security Building our Regions Round 6	\$ 275,000.00
32	MoSc BoR R6 Infra 0056	Sewerage Pump Upgrade	\$ 1,975,000.00
3	MoSC ICCIP 16-21 0060	Marine Outfall Pipeline Replacement (ICCIP)	\$ 799,479.37
4	MoSC ICCIP 16-21 0061	Sludge Removal 4 Wastewater Treatment Ponds (ICCIP)	\$ 63,797.17
5	MoSC ICCIP 16-21 0069	Change Gaseous Chlorine Dosing System to Liquid Chlorine (ICCIP)	\$ 102,323.07
6	MoSC ICCIP 16-21 0070	Upgrade Pump Stations (ICCIP)	\$ 429,739.98
7	MoSC ICCIP 2016-22 0034 - MoSC1.02	SCADA Rectificatios and Upgrades (ICCIP)	\$ 27,047.90
8	MoSC ICCIP 2016-22 0345- MoSC1.03	WTP Assessment of Filtration and Treatment Options (ICCIP)	\$ 169,565.00
9	MoSC ICCIP 2016-22 0346 - MoSC2.04	Wastewater Investigation (ICCIP)	\$ 39,765.00
10	MoSC ICCIP 2016-22 0354 - MoSC4.01	Surepact Project Management Software (ICCIP)	\$ 70,000.00
11	MoSC ICCIP 2016-22 0356 - MOSC1.04	Supply and Installation of Generator at WTP (ICCIP)	\$ 52,954.00
12	MoSC ICCIP 2016-22 0357 - MOSC1.05	Supply and Installation of Generator at Dithery Dam (ICCIP)	\$ 42,595.30
13	MoSC ICCIP 2016-22 0358 - MOSC1.06	Supply and Installation of Dithery Dam Switchboard (ICCIP)	\$ 99,423.00
14	MoSC ICCIP 2016-22 0359 - MOSC2.05	Pump Station Minor Mechanical Works (ICCIP)	\$ 110,000.00
15	MoSC ICCIP 2016-22 0360 - MOSC2.06	Pump Station Minor Electrical Works Works (ICCIP)	\$ 33,000.00
52	RAUV111000078	Remote Airstrip Upgrade Program Round 8	\$ 358,685.00
76	MoSC.0007.1920E.REC	Qld Monsoonal Flooding Event Jan - Feb 2020	\$ 3,093,133.48
53	DRFA TC IMOGEN MoSC.0011 (revised 4/02)	Disaster Recovery Funding Tropical Cyclone Imogen	\$ 2,578,858.04
54	MoSC.0014.2122J.Rec	Disaster Funding Rain Event April-May 2022 (submission 1)	\$ 6,487,701.44
55	MoSC.0015.2122J.Rec	Disaster Funding Rain Event April-May 2022 (Submission 2)	\$ 3,655,877.99
56	Illegal dumping	Illegal Dumping Partnership Program Round 2B Funding Cat. 1	\$ 194,084.00
70	QH-public animal health underspend	dog kennels	\$ 45,000.00
57	79425	ATSIPHP Enviromental Health & Animal Management	\$ 1,250,599.00
58	MoSC.0016.2324AGQR	Get Ready Queensland Program 2023-2024	\$ 6,780.00
64	LRCI phase 4	roads and bike paths	\$ 120,497.00
65	QRRRF	radio communications network	\$ 117,095.00
71	MoSC.0017.2425A.QQR	Get Ready Queensland Program 2024-25	\$ 6,780.00
66	R2R- roads footpaths 2019-2024	R2R- roads footpaths 2019-2025	\$ 384,000.00

## Summary of Grant Funding May 2025

72	R2R- roads footpaths 2024-2029	R2R- roads footpaths 2024-2030	\$ 672,478.00
39	Construction of Toilet Block	Construction of Toilet Block	\$ 83,278.00
35	RTC painting and upgrades	RTC Upgrades Local Roads and Community Infrastructure (LRCI)Phase III	\$ 152,000.02
73	SES vehicle purchase	SES vehicle purchase	\$ 47,730.71
74	SES facilities upgrade	SES facilities upgrade	\$ 66,545.00
75	QRRRF- QRA	fridge/freezer generator fuel tank	\$ 709,285.47
77	QRA reliance funds	barge landing and cyclone shelter upgrade	\$ 4,547,831.00
78	W4Q- shed	new shed - council depot	\$ 1,185,080.00
90	QH- environmental studies	working toward water filtration upgrade	\$ 270,000.00
91	RRTG ATSI TIDS	causeway constuction	\$ 314,403.00
98	MoSC.0018.2324U.REC	Qld Monsoonal Flooding Event Jan - Feb 2024	\$ 16,085,247.76
99	MoSC.0019.2324U.EWK	Qld Monsoonal Flooding Event Jan - Feb 2024	\$ 324,326.71
101	MoSC.0023.2324B.NRI	cyclone shelter upgrade	\$ 250,000.00
98	MoSC.0018.2324U.REC	extra \$50,000 for causeway	\$50,000
102	QRA MoSC.0022.2324U	RRTG ATSI TIDS	\$10,873,833.75
			\$ 62,211,089.89
	<b>Housing Facilities</b>		
19	MoSC LGGSP 2019-21 0062	MSC Civic Centre	\$ 5,317,692.00
20	MoSC LGGSP 2022-24 0103	MSC Motel and Accommodation Expansion	\$ 2,052,350.00
44	Forward Remote Capital Programme (fed)	Social Housing five Dwellings and four 2 bedroom apartments	\$ 7,328,042.00
45	Interim Remote Capital Programme (state)	Social Housing two 5 bedroom dwellins and one 2 bedroom plug in	\$ 2,352,940.70
21	MoSC COVID W4Q 21-22	Works for Queensland (W4Q) Gates \$60k Lot 9 Cemetery Rd \$1.3m	\$ 1,360,000.00
79	W4Q- staff housing	staff housing cemetery road	\$ 934,920.00
81	LGGSP- planning	planning renovations behind new Council office/bynoe/bakery/buildings	\$ 177,750.00
103	SSF- housing supply funds	Scheme supply Fund- wild plan to reduce burden for housing applications	\$100,000
			\$ 19,623,694.70
	<b>Community</b>		
24	Gulf Trust	New Church Entrance	\$ 30,000.00
25	Gulf Trust	Community Gym	\$ 30,000.00
82	Gulf Trust	inflatable water slide	\$ 18,233.00
80	Salute our service	restoration of propeller and memorial	\$ 7,000.00
51	Gambling Community Redist	SwiftPos System	\$ 37,400.00
34	Deadly Active Sport & Recreation Programme 2022- 2025	Deadly Active Sport & Recreation Programme (DTIS)	\$ 261,219.00
38	Sports Field, Basketball Court & Play Ground Picnic Table Shelter	Local Roads and Community Infrastructure (LRCI) Phase I	\$ 76,418.00
83	community gambling trust	purchase community 12-seater bus	\$ 85,071.90
84	NIAA- NAIDOC week	naidoc week NIAA funds	\$ 40,000.00
36	NIAA market garden business case	Market Garden Feasibility and Business Case (NIAA)	\$ 60,720.00
26	4-HKBD8B	Children & Schooling Programme NIAA - Engage Life & Learning	\$ 280,000.00
27	4-HGCV276	Children & Schooling Programme NIAA - On Country	\$ 206,440.00
28	4-HKBIDLU	Children & Schooling Programme NIAA - Youth Hub	\$ 370,000.00
85	NAB Foundation	Greening Up Mornington	\$ 33,116.00
23	community fishing grant	Community Fishing Grant	\$ 19,500.00
86	QH-Sunsafe	purchase sunsafe shirts and protection	\$ 5,000.00
33	FQ24913- first start	Skilling Queenslanders for work First Start Programme 2022-2024 (DESBT)	\$ 255,000.00
33a	FQ24913- first start	Skilling Queenslanders for work First Start Programme 2024-2025 (DESBT)	\$ 99,000.00
60	GM8137	State Library Library Fitout	\$ 59,818.83
46	Dept of Seniors, Disability Svces & Aboriginal Affairs	Wholistic Health & Wellbeing Program & Sustainable Families	\$ 300,000.00
47	Dept of Seniors, Disability Svces & Aboriginal Affairs	Community Safety Plan (SEIP \$195k + CSP \$100k)	\$ 295,000.00
48	MoveIt NQ	Move IT Mornington Capacity Building Program	\$ 50,600.00
58	NQ09867	Dept Youth Justice, Employment, Small Business & Training - Pastoral Care	\$ 180,000.00
61	Dept Treaty & Aboriginal & Torres Strait Islander Affairs	One-off service enhancement related to alcohol management supports- Develop & implement a Service Enhancement Implementation Plan (SEIP)	\$ 110,000.00

## Summary of Grant Funding May 2025

62	Con 17411	DATSIP - Emergency Relief Funding - 2022 -2024	\$ 10,000.00
63	SES Local gov subsidy- no funding agreemer	SES local gov subsidy	\$ 13,437.95
67	Library books	purchase and freight library books	\$ 9,886.00
68	Starlink funds	3 mobile (roaming) and 2 permanent starlink internet hubs	\$ 46,841.00
97	ILUA	Mornington Island ILUA- Sept 2024-July 2027	\$ 107,910.00
87	TMR-BREP 1	TMR- community bike riding ongoing	\$ 11,800.00
88	TMR-BREP 2	TMR- community bike riding set up costs	\$ 28,882.98
89	Health & wellbeing qld	planning to upgrade Gym	\$ 75,315.00
92	Australia day-lamb chop day grant	Australia day-lamb chop day 26 Jan 2026	\$ 15,000.00
100	State Lib. QLD	State Lib. QLD IKC- set up and	\$ 320,000.00
			\$ 3,548,609.66
		<b>Total grant funding</b>	<b>\$ 107,768,722.74</b>

**13.2 TENDER MSC-2025-002 – NEW MACHINERY SHED (CONSTRUCT ONLY)**

**Author:** Director Corporate and Community  
**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide Elected Members with advice related to a tender process and recommendations for the grant funded construction of a 60 metre by 15 metre workshop shed, at the Council depot.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Between Friday 28 March 2025 and 4:00pm Wednesday 23 April 2025, Council publicly called for tenders in MSC-2025-002 New Machinery Shed – Construct Only (tender Documents attached under separate cover).

The project involves the erection of a supplied prefabricated 60 metre by 15 metre workshop shed and the preparation, laying and finishing of a 150mm base slab including bored piers and edge beams, at Lot 3 on SP270889 (“the Site”).

The shed is of steel portal frame construction with 12 x 5m bays and includes sheeted end walls and side wall. The complete shed will be supplied by Council and delivered to site.



Map 1 – Lot 3 on SP270889 (“the Site”)



### Map 2 – Machinery Shed Site Plan

The supplier works included under this contract are:

- Inspection of supplied shed material and provision of confirmation to council on completeness of all material (before shed erection)
- Management and liaison with all sub-contractors (if applicable) including interface work between concrete work and erection work
- Construction of all form work
- Excavation of all bored piers and edge beams
- Formation and compaction of all under slab sand bedding
- Supply (unless noted otherwise) and installation of all reinforcing steel and ancillary items necessary to complete the concrete works
- Laying and finishing of all concrete
- Erection of supplied workshop shed

Council is committed to ensuring continued support to working partnerships with local communities in which it operates and encourage the successful supplier to engage the local workforce and local sub-contractors, wherever possible it is a requirement that all quotes/ designs comply with building standards, which were provided to the tenderer in the tender documents.

## TENDER ASSESSMENT

The tender panel consisted of:

- Robert Dwyer, Culturev8 (independent chair)
- Michael Leslie, Director Engineering

Two (2) tenders were received by close:

- FNQ Brick and Block Laying Pty Ltd
- Kieza Constructions Pty Ltd

At its meeting on Wednesday 7 May 2025, the panel evaluated the tenders as follows:

FORWARD REMOTE CAPITAL PROGRAM	Selection Criteria										Weighted Score (/100)
	Price (50%)		Remote Area Industry Experience (15%)		Quality Assurance Accreditation (5%)		Program (15%)		Local Contribution and Support (15%)		
	Rob Dwyer	Michael Leslie	Rob Dwyer	Michael Leslie	Rob Dwyer	Michael Leslie	Rob Dwyer	Michael Leslie	Rob Dwyer	Michael Leslie	
FNQ Brick Blocklaying	37	38	13	10	2	5	12	12	12	12	77
Kieza Constructions	45	45	12	12	2	3	5	7	10	12	77

### TABLE 1 – EVALUATION SCORING

It should be noted at the outset, that price has a heavy weighting of 50% in the evaluation criteria, in recognition that proposals must demonstrate value for money. However, that is not the only criteria.

Kieza Constructions Pty Ltd is the preferred tenderer of the panel.

The two tenders, apart from price, were reasonably close. The overall price however was such that Kieza Constructions Pty Ltd were 20% less than the alternative. Given the restricted budget available for this project, the Director Engineering felt this was significant enough difference between the two, to warrant the final selection.

**FINANCIAL & RESOURCE IMPLICATIONS**

Queensland Government Works for Queensland grant funds have been awarded to the value \$1,185,080.00 for a workshop shed, at the Council depot.

**RECOMMENDATION**

That Council approve the tender of Kieza Constructions Pty Ltd ABN 30 164 880 282 in tender reference MSC-2025-002 NEW MACHINERY SHED (CONSTRUCT ONLY) for the lump sum price of \$395,000.00 (GST excluded) and give delegation to the Chief Executive Officer to do all things necessary to sign contracts and pay invoices as and when due.

**13.3 ACCOUNTS RECEIVABLE BAD DEBTS REPORT**

**Author:** Financial Accountant

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

Council has a sum totalling \$44,622.25 in accounts receivable aged greater than six (6) years.

Under Section 10 of the *Limitations of Actions Act 1974 (Qld)*, these debts can no longer be legally recovered.

Council's *Sundry Debt Collection Policy* requires individual debts exceeding \$1,000 be written off by formal Council resolution.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

A review of accounts receivable has revealed debts older than six (6) years that were not actively pursued.

Given legal restrictions preventing recovery after six years, these debts must be written off for financial accuracy and compliance with accounting standards.

The debts relate to eight (8) different individuals or organisations. The smallest value debt is equivalent to \$43.81 and the largest debt is \$15,516.34.

Due to the individual and cumulative debt size(s), a formal Council resolution is required, upholding good governance practices.

**FINANCIAL & RESOURCE IMPLICATIONS**

The financial implication of the accounts receivable bad debts report exceeding six years is \$44,622.25.

**RECOMMENDATION**

That Council endorse formal write off of accounts receivable bad debts aged greater than six years, to the accumulate value of \$44,622.25.

## 14 HUMAN RESOURCES MANAGEMENT

### 14.1 HUMAN RESOURCES REPORT

**Author:** Human Resources Manager

**Attachments:** Nil

#### **PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide a summary of Human Resources activities for the month of April 2025.

#### **BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

##### *Human Resources (HR) Strategic Actions 2025*

The following key strategies and actions of the plan were undertaken in respect to the strategies detailed below.

##### *People and Culture – Attract, Develop and Retain*

The month of April and May resulted in no staff resignations and 3 commencements.

During April and May the following positions were advertised and promoted at key locations throughout the community to attract suitable candidates:

- Try a Trade – 4 positions
- Store Person – 1 position
- Bicycle Maintenance persons – 2 positions (Casual)
- Plant Operator – 2 positions
- Traffic Controller – 4 positions

Intention is for successful candidates to commence during early June 2025.

The following positions have also been advertised on and off island:

- Infrastructure Manager
- Works Coordinator (2)
- Diesel Mechanic
- Senior Human Resources Officer

##### *HR Innovation and Continuous Improvement*

Work continues with the development and implementation of Council's Human Resources Information System (HRIS). Base position and employee information has now been downloaded into the HRIS. Now work will commence on auditing and updating information, as well as establishing the Recruitment and Onboarding modules.

*Investing in our Employees and Community**Training & Development*

The following Registered Training Organisations support our Training and Development initiatives on and off Island and provide ongoing consultation and support to ensure all our Apprentices and Trainees training and contracts are up to date with a current training plan including eligible incentive and apprentice claims.

MARTYR Training (Mount Isa)      TAFE Campus (Cairns)

DESBT      MRAEL

MAJOR Training (Cairns)

There are a total of eight (8) apprentices and trainees currently employed at Council.

*Additional Training*

We are in the process of supporting and additional three employees with further education and development in the following subjects and courses:

- Certificate III in Mobile Plant and Technology (AUR31220) CIVIL Operations
- Certificate IV Accounting and Bookkeeping (FN40222) Housing and Administration
- CPC32420 Plumbing TAFE Block Training
- CPC32730 Plumbing GAS FITTERS

*Apprentices*

Fleet and Equipment – Workshop. There are currently 3 apprentices working with (Major Training) and 1 additional in progress for new Certificate III in Mobile Plant Technology.

Plumbing - there are 3 apprentices studying the trade with two attending block training at TAFE from 19 May – 16 June 2025.

Two water security local Plumbers have attended the SCADA Training in Brisbane and now will be attending an additional workshop in Weipa next week with approximate 20 other indigenous Councils.

Carpenters - there are currently 2 Apprentices (TAFE)

*Trainees*

There are 3 enrolled in Business Certificate III, with one having completed (Martyr Training)

There are currently 2 Civil Trainees enrolled in a Certificate III heavy machinery traineeship

Housing administration- 1 new training for Accounting and Bookkeeping (Certificate IV) in progress of sign up.

#### *HR Metrics and Workforce Analytics*

- The organisations resourcing at the time of the writing of this report totals 165 employees consisting of 127 full-time, 8 part-time and 30 casual employees.
- Group and individual meetings are being held with all staff to discuss individual and team attendance and performance impacting productivity and work of council.

#### *Workforce Planning and Performance*

Attendance whilst still a concern, it has improved following attention being drawn to the absentee rates and staff involved.

#### *Employee Workplace Health and Safety*

The WHS audit is scheduled to commence 22 May 2025. The Senior WH & S officer is working with all departments to ensure all required systems and processes are in line with the requirements for the Audit. As part of the progress toward the audit, restarts are now being completed by all departments.

Monthly toolbox meetings have commenced and are being conducted for all operational departments.

Safety inspection for pool table dismantling and delivery from Art Centre to the Youth Hub was completed.

Fire extinguisher inspections have been completed, and we are waiting for the report on the outcome of inspections and necessary rectification action.

NQ Cranes completed the hoist and overhead crane inspections which identified the need for urgent repairs and possible replacement.

#### *Ergon Scope of Works*

1<sup>ST</sup> stage of the Ergon work is completed. There was one incident involving a contractor hitting a waterline. Overall, the safety practice is good, and the project is progressing smoothly

#### *Vehicles and Machinery*

Vehicle and machinery pre-start books have yet to be distributed out.

Heavy Machinery maintenance and considerable work is required on the bulldozer and excavator at the waste facility.

Plans for modification to the truck to be used for gas bottle delivery have been delayed due to several problems.

#### *Training*

Next Certificate III in Rural Operations training will commence on 19 May 2025 and will consist of Firearm and Tractor slasher training.

Traffic Control tickets, Test & Tag and manual handling training enquiries will be finalised late May.

Asbestos removal is now being organised by other parties in the Engineering and Department of Environmental Services.

Drug and Alcohol policy finalised and pending executive approval.

Reported Incidents – April/May

3 Incidents reported

- 1 Break in attempt to Youth hub damage to padlock on gate
- 1 Lost Time Injury - Back injury resulting in a claim for workers' compensation
- 1 Vehicle damage PL 261 Damaged tray latch.

### **FINANCIAL & RESOURCE IMPLICATIONS**

Council's Human Resources functions are operating within allocated 2024/25 budgets.

### **RECOMMENDATION**

That Council receive and note the human resources report for May 2025.

**15 GOVERNANCE**

Nil

**16 PLANNING AND COMMUNITIES****16.1 ACCOMMODATION AND HOSPITALITY REPORT****Author:** Director Accommodation and Hospitality**Attachments:** 1 Alcohol purchases - Guidelines**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide an update related to accommodation and hospitality activities for the month of May 2025.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION****Carriage limit performance statistics****Carriage Limit**

<b>For the month ended</b>	<b>31/03/2025</b>	<b>30/04/2025</b>
Total People ( # Sales)	2,322	2,158
Total Sales \$	183,283	172,531
Trading days	31	30
Average Price Per Person	79	80

**Carriage Limit update**

Comparing April to March, there was a decrease of 164 customers and a decline in total sales revenue by \$10,752. There have been continual supply chain issues. However, we have navigated these issues as best as we can.

100% breathalysing is still in full force and working well. It has resulted in far fewer issues.

A recent review of alcohol procurement for the coming year has occurred and the accompanying guidelines to provide greater purchasing flexibility, as well as to ensure stock availability and the best pricing. The Local buy pre-approved preferred supplier list is not applicable for this type of purchasing.

Given that the cumulative ordering of alcohol is in the vicinity of \$2,000,000 per annum, special provision will need to be included in the statutory Procurement Policy and associated contracts manual and probity plan. Purchase of alcoholic goods from specific pre-approved preferred suppliers will be expressly referred to in the policy. Given necessary purchasing from multiple suppliers and the variable nature of orders of behalf of community members, it is not viable for a competitive tender procurement process to occur.

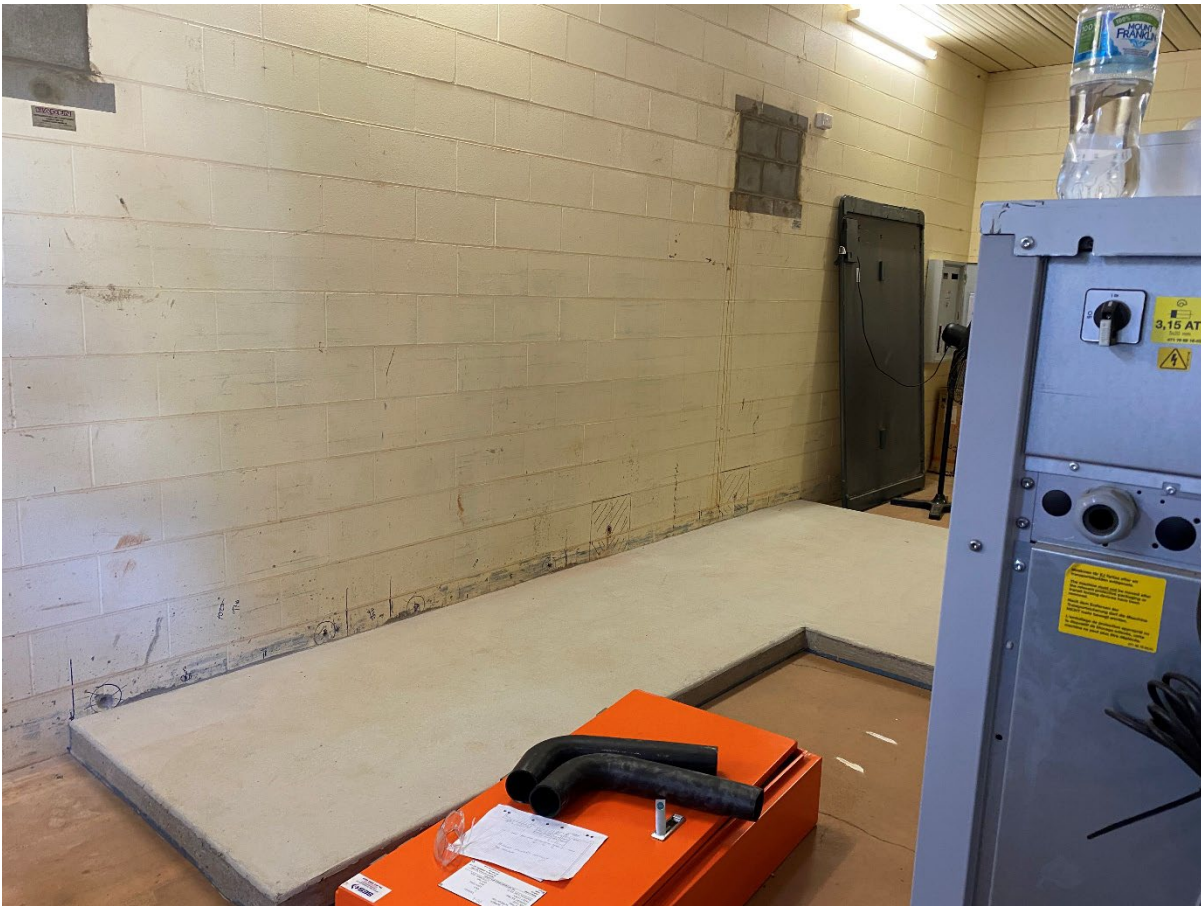
### Tavern Kitchen

All the quotes are now back for tavern equipment and builders are finalising quotes after some main kitchen modifications. The Ergon project is underway and once complete will permit existing equipment testing on site, including the pizza oven. This will provide an indication related to equipment that can be removed from quotes and potentially provide more scope for the build.

### Laundry Upgrade

In conjunction with the Ergon project the laundry upgrade is well underway, the new sinks are in place and plumbing works have begun for the large washing machines and dryers to go in place towards the end of May 2025. New hot water systems that have never been in place are also being installed and provisions for new taps around the building to make servicing the areas a lot easier are also going in with the upgrade. The laundry team are very excited about these changes and are looking forward to the completion of their new space.





### RECOMMENDATION

That Council receive and note the report related to accommodation and hospitality for May 2025 and endorse special procurement measures with four key suppliers, Australian Liquor, Bidfood, Dan Murphy's and Paramount Liquor for more efficient purchase of carriage limit liquor supplies.

### Alcohol Purchases – Guidelines



Morningshon Shire Council enforces strict regulations regarding alcohol, due to formal designation as an alcohol restricted area under Alcohol Restrictions in Queensland Communities.

These restrictions significantly impact procurement and handling of alcohol by Council, as Council must purchase alcohol in small quantities (2 – 3 times a month), rather than in bulk (three-month supply).

Alcohol purchases currently amount to \$2,000,000 per annum.

As alcohol suppliers regularly change their purchase prices and offer sale items, Council needs to be able to purchase alcohol at the best available price. Therefore, Council seeks to purchase alcohol from wholesale outlets.

The following alcohol wholesale suppliers are approved for alcohol purchases. However, may change from time to time if new suppliers enter the market, or more competitive pricing becomes available elsewhere.

1. Australian Liquor
2. Bidfood
3. Dan Murphy's
4. Paramount Liquor

If alcohol suppliers are restricted to the accompanying preferred wholesale supplier list, then Council can gain efficiencies of scale by creating one monthly purchase order, which will enable flexibility for purchases to be made from any (or a combination of the four listed outlets). This will ensure that Council can obtain the best price for each batch alcohol purchase.

**16.2 QUEENSLAND GOVERNMENT DEPARTMENT OF HOUSING TENANCY SERVICES UPDATE**

**Author:** Director Corporate and Community

**Attachments:** 1 Mornington Island Delivery Report - April 2025

**PURPOSE (EXECUTIVE SUMMARY)**

Ms Alexia Kelso, Customer Tenancy Services, Queensland Government Department of Housing intends to provide a verbal status update related to the two hundred and twenty-nine (229) social housing properties in Gununa, Mornington Island.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Written and verbal reports from the Queensland Government Department of Housing Tenancy Services provide advice related to accounts in arrears, temporary absences and subsequent investigations, vacancies, transitional properties and a register of need.

The Department of Housing team also provide regular reports related to housing allocations and any housing tenancy matters.

The department has also introduced a property allocation form, with proposed Council endorsement and sign-off. There were five (5) proposed property allocations for the month of May 2025 with multiple eligible applicants for each property, tabled under separate cover, for privacy legislation reasons:

- 126 Wengka Street
- 58 Wardirrkkan Street
- 87 Wurrurku Close
- 72 Djinkiya Street
- 198 Jimbarn Street

Additionally, Tenancy Services have advised that there will be an additional four properties for reallocation, in the near future:

- 166 Dungan St
- 285A Yarrbarkan St
- 342 Karaban St
- 157A Naarnmaarn Katha St

**FINANCIAL & RESOURCE IMPLICATIONS**

There are no financial impacts for Council regarding Queensland Government Department of Housing Tenancy Services. (Council does retain the Q Build contract for maintenance and upgrade of social housing. However, this commercial arrangement is considered differently from the administrative allocation of housing for community members).

**RECOMMENDATION**

That Council receive and note the report related to Queensland Government Department of Housing Tenancy Services for May 2025.

# Delivery Update

For Mornington Aboriginal Shire Council – April 2025

### Social Housing Properties

- 229 in total Social Housing Properties
  - 1 under an Agency Appointment (Dept. acting as an agent for Council)
  - 228 under a 40yr lease arrangement

### Arrears – 0 weeks and higher

- 71 accounts in arrears

Tenancy management sending breach notices to tenants with outstanding rent arrears  
Rent arrears are decreasing.

Tenancy is working with the tenants and discussing payment plans for outstanding rent arrears –  
payments plans increasing and tenants are continuing to keep plans in place

Tenancy management has successfully signed up new payment plans, arrears continue to reduce.  
We will continue to with conversions and support to these tenants.

### Temporary Absences being investigated/reviewed – ongoing

- 7

### Temporary Absences Approved

- nil

VACANCIES (not including transitional housing)		
285A Yarrbarkan St	2	Under Maintenance
166 Dungguh Cl	2	Under Maintenance
72 Djinkiya St	2	Under Maintenance
157A Maammaarn Katha	2	Under Maintenance

### Transitional Properties / upgrades

44 Wardirrkkan St – Tenantable

200 Lardil St – Tenantable



**Register of Need – 53 applications**

Bedroom	#
1	27
2	12
3	6
4	6
5	1
6	1

**Tenancy Management News**

- Tenancy Management currently investigating tenants not residing at properties- ongoing
- Tenancy Management continue to talk to tenants around yard maintenance, letters sent to each household – ongoing
- Tenancy Management working on promoting an application drive for the community together with council and other stakeholders – Plan in place to hold a morning tea to attract community members to apply for social housing. Poster with time and date will be sent to Council to put on social media for community.
- Tenancy Management will investigate household numbers and names to help drive up the applications, working with Council – ongoing

**Next Schedules Visits**

The below trips have been booked and scheduled:

- 19- 23<sup>rd</sup> May – SHO Mary Jo Cragie and SHO Sanita Nuku
  - 02 – 06<sup>th</sup> June – CSM Alexia Kelso and SHO Sanita Nuku
  - 16 – 20<sup>th</sup> June - CSM Alexia Kelso and SHO Sanita Nuku
  - 30 – 4<sup>th</sup> July - CSM Alexia Kelso and SHO Sanita Nuku
  - 14 – 18<sup>th</sup> July - CSM Alexia Kelso and SHO Sanita Nuku
  - 28 – 1<sup>st</sup> August - CSM Alexia Kelso and SHO Sanita Nuku
-

**Tenancy Team**

- Alexia Kelso Client Service Manager – 0459 864 881
- Mary Jo Craigie Senior Housing Officer - 0436 632 037
- Sanit Nuku Senior Housing Officer – 0436 632 074
- Misty Taaka Senior Housing Officer – 0436 632 038

**Tenancy Team Movements**

- Office will be closed when the team is not on the island.
- Tenancy Management will continue to provide a housing service to the community. The team will be available by phone in the hours between 8:30 – 4:30 Monday to Friday.
- Management will commence a new recruitment process for another Local Housing Officer, advertising will be put up in the community to attract applicants. Date to be advised. – ongoing
- We welcome 2 new staff members Misty and Sanita to our team

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**Contact Details****Alexia Kelso Customer Service Manager****Ph:** 07 44 372 719**M:** 0459 864 881**Department of Housing and Public Works  
19 West St Mount Isa Qld 4825**

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**16.3 MORNINGTON ISLAND LOCAL HOUSING PLAN**

**Author:** Director Corporate and Community

**Attachments:** 1 Mornington Island draft Local Housing Plan

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to highlight the latest version of the Mornington Island Local Housing Plan and amendments, following a recent process of review and redrafting.

The plan's overarching objectives and content provide a strategic framework related to overarching needs, identified priorities and ongoing rollout of fit-for-purpose social housing in Gununa. This is a result of the University of Queensland longitudinal study and engagement with community members. As such, it is recommended that Council adopt the plan for implementation.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Mayor Richard Sewter was sent an e-mail Thursday 8 May 2025 from Raechel Oleszek, Principal Project Officer, part of the First Nations and Homelessness team at the Department of Housing and Public Works.

The intention of Ms Oleszek's e-mail was to provide a revised draft of the Mornington Island Local Housing Plan (LHP) for Council's awareness and potential endorsement.

The key themes within the plan include increasing land availability, increasing housing supply, home ownership, economic development, appropriate and sustainable housing; and maintaining existing housing.

Included in the revised draft LHP are some very minor amendments which occurred in collaboration with the Remote Indigenous Capital Delivery Team (RICDT).

The amendments are as follows:

- Capital Works Investment information needs to remove 228 Dunlyu St extension – tenant circumstances have changed and address is no longer a priority.
- \$105m program should include the "Forward Remote Capital Program" and needs updating to variation currently being processed – Newly proposed program is Lot 926 Lardil St for 4x2 bed units and 2 extensions at 192 Yarrabarkan Street and 205 Lardil Street, respectively.

These amendments are in keeping with Council's recent tender process and reassessment of an address list for potential construction of priority plug-in/ extensions.

Once endorsed, the department will co-design an associated Implementation Plan that will outline the actions required to progress LHP outcomes and stand up any associated working group, to monitor progress.

**FINANCIAL & RESOURCE IMPLICATIONS**

Adopting the Mornington Island Local Housing Plan does not have any direct financial impacts. However, the plan does summarise funding allocations for social housing that Gununa Mornington Island has received:

- *\$40M Queensland Government Capital Works Program*
  1. Council has received an allocation of \$2.35 million (GST inclusive) under this program.
    - 2.
- *\$105M Commonwealth Investment for Remote Housing Program*
  - 3.
  4. Council has received an allocation of \$7,328,042 (GST inclusive) under this program.
    - 5.
- *QBuild upgrades, repairs & maintenance program*

During the 2024/25 year, \$4,211,345 has been budgeted for upgrades and \$3,485,380 for maintenance.

**RECOMMENDATION**

That Council adopt the redrafted April 2025 Mornington Island Housing Plan and commit to the place-based decision making.



**MORNINGTON  
SHIRE COUNCIL**

# Mornington Island Local Housing Plan

April 2025



Department of Housing and Public Works



## Acknowledgement

We respectfully acknowledge the Aboriginal and Torres Strait Islander Traditional Owners and Elders of the lands and seas on which we meet, live, learn and work.

We acknowledge those of the past, the ancestors whose strength has nurtured this land and its people, and who have passed on their wisdom. We acknowledge those of the present for their leadership and ongoing effort to protect and promote Aboriginal and Torres Strait Islander peoples and cultures. We acknowledge those of the future, the Elders not yet born, who will inherit the legacy of our efforts.

We recognise it is our collective efforts, and responsibility as individuals, communities and governments, to ensure equality, recognition and advancement of Aboriginal and Torres Strait Islander Queenslanders across all aspects of society and everyday life.

DRAFT

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## Introduction

The Queensland Government is committed to supporting healthy and empowered Aboriginal and Torres Strait Islander communities through shared leadership, transparency and accountability.

The Homes for Queenslanders housing plan was announced on 6th February 2024 building on the work already done under the Queensland Housing Strategy and associated plans. Homes for Queenslanders sets an ambitious target for a fair and sustainable housing system that ensures better housing outcomes for both now and future generations, ensuring every Queenslander has a safe, secure and affordable place to call home.

Homes for Queenslanders demonstrates the Queensland Government's long-term commitment to 2046 to work with communities, industry and the housing and homelessness sector to deliver more social and affordable homes and better services for vulnerable Queenslanders. It sets the long-term priorities and vision for Queensland's housing system.

Homes for Queenslanders also aligns with the policy commitments in Our Place: A First Nations Housing and Homelessness Roadmap to 2031 (Our Place Roadmap) and Our Place: A First Nations Housing and Homelessness Action Plan, 2024-2027 (Our Place Action Plan). The Our Place Roadmap continues the Government's commitment to reframe relationships with First Nations peoples, placing communities at the forefront of decision-making, established under the Aboriginal and Torres Strait Islander Housing Action Plan 2019-2023.

Our Place was co-designed with the peak body, Aboriginal and Torres Strait Islander Housing Queensland, and is informed by the voices of more than 300 people and organisations. It is a strategy for change over the next eight years in First Nations housing and homelessness, delivered through two consecutive four-year action plans. Backed by \$61.3 million investment over four years from 2024-2027. The Our Place Action Plan brings together a suite of actions that address systemic challenges and respond to the unique cultural strengths, values and priorities of Aboriginal and Torres Strait Islander peoples in Queensland.

These actions will be delivered in partnership with local communities, to accelerate change and deliver immediate housing solutions. We can have a fairer and better future when First Nations peoples have a seat at the table and a greater say about housing solutions.

We are making a shared commitment to reduce the impact of social inequality on Aboriginal and Torres Strait Islander peoples and close the gap in housing outcomes. Together, we can make sure everyone in our community has a home as the foundation to thrive.

Action 1.3 of the Our Place Action Plan reaffirms the Department of housing and Public Works' commitment to Local Housing Plan development to address systemic barriers that limit place-based decision-making, championing local First Nations leadership in housing and housing service delivery for improved outcomes for First Nations Queenslanders.

## Closing the Gap

A long-term Australian Government funding commitment to Aboriginal and Torres Strait Islander housing is needed to address overcrowding, stimulate job creation and economic development in remote areas, and contribute to national intergovernmental efforts to Close the Gap on Indigenous disadvantage.

The National Indigenous Reform Agreement on Closing the Gap was signed on 30 July 2020 between Australian governments and the Coalition of Aboriginal and Torres Strait Islander Peak Organisations. This Agreement includes a housing target for the first time, but no associated funding.

The Agreement commits Queensland to a range of targets, including a new housing target (Target 9) to 'By 2031, increase the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized (not overcrowded) housing to 88%'.

As measured at the 2016 Census, Queensland's baseline was 79.4%. In 2021, according to the subsequent Census, 81.2% Aboriginal and Torres Strait Islander people in Queensland lived in appropriately sized (not overcrowded) dwellings, where no extra bedrooms were needed to adequately house the usual residents.

The Queensland Government's response to the Australian Government's funding shortfall initially included implementation of the Aboriginal and Torres Strait Islander Housing Action Plan 2019–2023 and the Queensland Housing and Homelessness Action Plan 2021–2025. Our Place: A First Nations Housing and Homelessness Roadmap to 2031 and Our Place: A First Nations Housing and Homelessness Action Plan 2024-2027 were developed to continue building upon these important foundations.

The department's remote capital investments are also aligned with Homes for Queenslanders, which is a whole-of-system housing plan following the good work begun under the Queensland Housing Investment Growth Initiative.

Homes for Queenslanders includes a target of one million new homes by 2046, including 53,500 new social homes of which 1,200 are earmarked for First Nations communities.

As part of Homes for Queenslanders, the government is making a \$3.1 billion investment into housing and homelessness initiatives around 5 key pillars:

- Build more homes, faster.
- Support Queensland Renters.
- Help first homeowners into the market.
- Boost our social housing Big Build.
- Work towards ending homelessness.



Figure 1: Aboriginal and Torres Strait Islander people living in appropriately sized (not overcrowded) dwellings, including trajectory and Closing the Gap 2031 target<sup>1</sup>

DRAFT





<sup>1</sup> Australian Government Productivity Commission, Closing the Gap Information Repository, Socioeconomic outcome area 9: Aboriginal and Torres Strait Islander people secure appropriate, affordable housing that is aligned with their priorities and need<sup>1</sup>, available at <https://www.pc.gov.au/closing-the-gap-data/dashboard/socioeconomic/outcome-area9>, accessed 24 October 2022.

## What is a Local Housing Plan and its Purpose?

The Mornington Island Local Housing Plan identifies local housing priorities, it is a strategic document to guide the Department Housing and Public Works (DHPW or ‘the department’) and The Mornington Shire Council to deliver structural, service, and economic reforms to improve housing outcomes in community.

The Mornington Island Local Housing Plan will be developed through a co-design process to inform ongoing housing services in Mornington Island.

A local housing plan (LHP) will:

-  Provide the Mornington Shire Council, Community, and government with a strategic focus and a tool to identify the needs and priorities for housing services.
-  Ensure the Mornington Shire Council and Community is at the centre of decision making about local housing services.
-  Identify the partnerships and arrangement to achieve housing outcomes.
-  Form an agreement between DHPW and the Mornington Island community to improve housing outcomes for Aboriginal and Torres Strait Islander Queenslanders.

The Mornington Island LHP will be a living document that will be reviewed and monitored through new governance arrangements between DHPW and Council to ensure community priorities and concerns are raised and key actions and deliverables are identified to resolve issues. This will lead to better housing outcomes that meet the community need.

## Version History

Version date		Endorsed	
		Council	DHPW
2022, May	Draft provided to Council for comment		
2023, May	Re-structure provided to Council		
2025, March	Re-structure incorporating Gununa Futures research presented to Council		
2025, April	Final draft presented to Council following co-design		

## Gununa Futures Report and Local Housing Planning

*Gununa Futures: A report on housing, energy and town design in Gununa, Mornington Island, Queensland* (Gununa Futures) is a culmination of longitudinal engagement with youth and adult residents spanning interviews, surveys, video interviews, and walking tours and activities undertaken by researchers at the University of Queensland.

Gununa Futures provide insights into housing adequacy, need and aspirations from community members' viewpoint and an analysis of Mornington Island's housing adequacy against the United Nations' *Right to Adequate Housing Framework* (Figure 2) and offers a set of recommended design responses.

Research results are presented through 10 themes that broadly correspond with the Mornington Island LHP Key Priorities and Key Deliverables.

1. Culturally appropriate social housing
2. Housing accessibility
3. Household overcrowding
4. Housing safety and security
5. Housing satisfaction
6. Town pride and street beauty
7. Street planting and navigation
8. Street acoustics and noise
9. Inclusive town spaces

*Gununa Housing Futures Design Recommendations* are in line with the department's commitment to place-based, community-led decision making and will be incorporated throughout the LHP implementation phase. Design recommendations are in relation to:

1. Urban design
2. The house in its site and yard
3. Bedrooms
4. Living rooms
5. Kitchen and dining rooms
6. Bathrooms
7. Laundries and storage

<sup>2</sup> Carroll Go-Sam, Kelly Greenop, Kali Marnane, and Maram Shaweesh. 2023. *Gununa Futures: A report on housing, energy and town design in Gununa, Mornington*



Figure 2: Gununa Futures Analysis of findings against UN Housing Adequacy Criteria. Reproduced with permission from Go-Sam et. al., *Gununa Futures*, 2023






8. Garages, carports and driveways
9. Additional dwellings – Plug-ins
10. Verandahs and decks
11. Disability, Safety and Security
12. Reduce energy costs<sup>2</sup>

Gununa Futures also investigated and reported on residents' energy concerns with consumption concerns largely addressed through the design response recommendations.

*Island, Queensland*, 2024. St Lucia: The University of Queensland.



## Our Elected Council Representatives

	Mayor	Richard Sewter		Deputy Mayor	Bobby Thompson
	Councillor	Jane Ah Kit		Councillor	Farrah Linden
	Councillor	Renee Wilson			



5

## Founding of our Council

The Mornington Shire Council was constituted with the introduction of the Local Government (Aboriginal Lands) Act 1978. A renewable 50-year lease to former reserve lands was issued to the council.<sup>5</sup>

Native title and cultural heritage negotiations are not a constraint for identifying future activities in Mornington Shire, however they are an important consideration should development need to occur.

**There are two native title determinations applicable to Mornington Island:**

-  Lardil, Yangkaal, Gangalidda & Kaiadilt Peoples (QCD2006/001) which excludes the Gununa township
-  Wellesley Islands Sea Claim (QCD2004/001) which only includes the land and water between the high water line on Mornington Island and a line five nautical miles seaward.

The Registered Native Title Body Corporate for both determinations is the Gulf Region Aboriginal Corporation RNTBC. There are no current Indigenous Land Use Agreements (ILUAs) over Mornington Island.<sup>7</sup>

<sup>5</sup> Mornington Shire Council, *Meet your Councillors [images]*, available from <https://www.mornington.qld.gov.au/council/your-council/meet-your-councillors/>, accessed 24 May 23

<sup>6</sup> Queensland Government, Aboriginal and Torres Strait Islander people, *Community histories: Mornington Island*, available from <https://www.qld.gov.au/firstnations/cultural-awareness-heritage-arts/community-histories/community-histories-m/community-histories-mornington-island>, accessed 20 May 2022

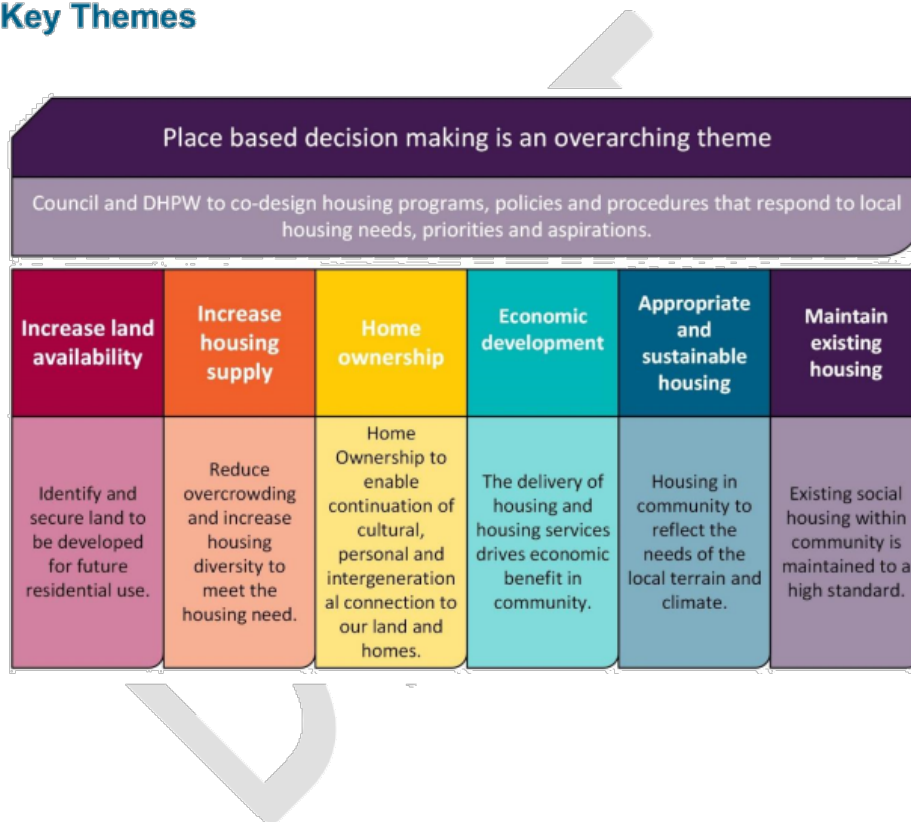
<sup>7</sup> Queensland Government & Aurecon, October 2020, *Mornington Island Master Plan 2020*, available from <https://www.mornington.qld.gov.au/wp-content/uploads/2021/08/Mornington-Island-Master-Plan-2020.pdf>, accessed 24 May 2023

## What has been reflected through engagement

From November 2020 to February 2022 the department has led a series of engagement sessions with remote and discrete Aboriginal and Torres Strait Islander Councils to facilitate discussion on housing issues and the development of a Local Housing Plan.

There have been three engagement sessions with Council, to help inform further development of a Local Housing Plan the department has identified the following key themes and priorities across all Council areas. Further discussions will tailor priorities for Mornington Shire to develop a final list of priorities that will inform actions that will be implemented through a formal governance.

## Key Themes



### Key Deliverables

<p><b>Priority Area 1</b></p> <p>Place-based decision making is an overarching theme</p>	<p><b>Key Deliverables</b></p> <p>We decide how housing services are delivered in our community. This will be delivered by:</p> <ol style="list-style-type: none"> <li>1.1 Strategic working group to monitor and evaluate the Mornington Island Local Housing Plan.</li> <li>1.2 Shared decision-making and accountability for the delivery of all Housing Services in Mornington Island.</li> <li>1.3 Housing policy and procedures that reflect the community's values and culture.</li> <li>1.4 Incentive programs to encourage sustainable tenancies.</li> <li>1.5 Ensure tenants understand their tenancy obligations.</li> <li>1.6 Maintain Mornington Island Local Housing Officer.</li> <li>1.7 Develop local property inspector / officer positions.</li> <li>1.8 Capture accurate community data for decision-making.</li> </ol>	<p>Responsibilities and timeframes to be outlined in associated Implementation Plan</p>
<p><b>Priority Area 2</b></p> <p>Land for residential development</p>	<p><b>Key Deliverables</b></p> <ol style="list-style-type: none"> <li>2.1 Identify existing vacant land on Mornington Island.</li> <li>2.2 Secure land for future residential development/subdivision.</li> <li>2.3 Secure funding for land and infrastructure development.</li> <li>2.4 Secure adequate funding for Native Title Planned Access.</li> <li>2.5 Create a recreation plan for the community.</li> </ol>	<p>Responsibilities and timeframes to be outlined in associated Implementation Plan</p>
<p><b>Priority Area 3</b></p> <p>Increase housing supply</p>	<p><b>Key Deliverables</b></p> <ol style="list-style-type: none"> <li>3.1 Secure capital investment funds to reduce overcrowding.</li> <li>3.2 Increase housing diversity to meet Mornington Island's housing needs.</li> <li>3.3 Develop a shared understanding of current and future housing needs on Mornington Island.</li> <li>3.4 Develop a ten year forward capital program with dedicated funding.</li> <li>3.5 Engage high quality contractors to ensure accountability of works.</li> <li>3.6 Explore opportunities for redevelopment of existing housing stock to increase housing yield.</li> </ol>	<p>Responsibilities and timeframes to be outlined in associated Implementation Plan</p>

<p><b>Priority Area 4</b></p> <p>Home ownership</p>	<p><b>Key Deliverables</b></p> <p><b>Home Ownership is made available to ensure the continuation of our cultural, personal and intergenerational connection to our land and homes.</b></p> <ul style="list-style-type: none"> <li>4.1 Land tenure arrangements allow for Home Ownership in Mornington Island.</li> <li>4.2 Continued support for the sale of social housing under 99-year home ownership leases.</li> <li>4.3 Reinvestment strategy for Home Ownership revenue to address overcrowding and homelessness.</li> <li>4.4 Affordable home ownership products available to Mornington Island residents.</li> <li>4.5 Additional information on homeownership opportunities for community members.</li> <li>4.6 Develop a home ownership model that is appropriate for the Mornington Island community.</li> <li>4.7 Ensure all potential homeowners are made aware of homeowner costs and responsibilities.</li> </ul>	<p>Responsibilities and timeframes to be outlined in associated Implementation Plan</p>
<p><b>Priority Area 5</b></p> <p>Economic development</p>	<p><b>Key Deliverables</b></p> <p><b>The delivery of housing services in our communities supports Mornington Island's economic development.</b></p> <ul style="list-style-type: none"> <li>5.1 The investment of housing services in our communities supports local jobs, traineeships, apprenticeships, youth mentoring programs and provides ongoing opportunities for economic development across our communities.</li> <li>5.2 Locally owned and operated Aboriginal and/or Torres Strait Islander businesses are considered when procuring works to deliver housing related services in Mornington Island.</li> <li>5.3 Develop a strategy to build local capacity and capability to meet community needs and retain these skills within the community.</li> <li>5.4 Locally owned and operated Aboriginal and Torres Strait Islander businesses are provided with opportunities to build capacity and capability and registered with QBuild and Council.</li> <li>5.5 Utilise local workforce to deliver housing related works.</li> <li>5.6 Council to consider building Government Employee Housing to be built by and leased from Council under long term agreements.</li> </ul>	<p>Responsibilities and timeframes to be outlined in associated Implementation Plan</p>

<p><b>Priority Area 6</b></p> <p>New constructions are built and managed for the needs of the Mornington Island community</p>	<p><b>Key Deliverables</b></p> <p><b>All future constructions in our communities consider the specific need of the community.</b></p> <ul style="list-style-type: none"> <li>6.1 New housing designs are informed by the community's housing need.</li> <li>6.2 Council to inform design of new dwellings.</li> <li>6.3 Tenants will be provided a defined range of options for inclusion in the final design.</li> <li>6.4 All overcrowded houses within our communities are identified, options explored, and a program is created to address each situation in order of priority. This is to include, but not limited to, detached houses, plug-ins and additional toilet and bathroom facilities.</li> <li>6.5 All new homes built in Mornington Island consider the unique location and are designed and delivered to have the least possible impact on our land and sea.</li> </ul>	<p>Responsibilities and timeframes to be outlined in associated Implementation Plan</p>
<p><b>Priority Area 7</b></p> <p>Maintain existing social housing within community to a high standard</p>	<p><b>Key Deliverables</b></p> <ul style="list-style-type: none"> <li>7.1 Council informed upgrades and maintenance programs</li> <li>7.2 Key Performance Indicators for upgrades, maintenance and OT modifications.</li> <li>7.3 Develop a process to deliver affordable installation of compliant air conditioners for Mornington Island tenants.</li> <li>7.4 Utilise the upgrade / maintenance programs to develop a local response to chronic disease, including Rheumatic Heart Disease, and ensure healthy homes under reformed Closing the Gap targets that acknowledge improved health outcomes from suitable housing.</li> <li>7.5 Develop a place-based inspection notification process.</li> <li>7.6 Ensure a culturally and geographically appropriate responsive maintenance reporting system.</li> </ul>	<p>Responsibilities and timeframes to be outlined in associated Implementation Plan</p>

## How we will get there

### Working Together

The Mornington Island Local Housing Plan will be delivered in partnership by Mornington Shire Council and the Department of Housing and Public Works. We know that working in partnership is the key to delivering responsive housing services that provide communities with the greatest outcomes. The Local Housing Plan will be delivered by:

- The formation of a working group to drive implementation of the deliverables identified in the Mornington Island Local Housing Plan. The working group will meet quarterly or as required to ensure the identified priorities are delivered appropriately.
- The working group will develop a monitoring and evaluation framework to drive shared accountability for implementation.
- DHPW and Council will implement new governance arrangements to ensure actions from the Local Housing Plan are implemented and housing outcomes are improved for Mornington Island tenants.
- A 12 monthly review and update of the Local Housing Plan

### Key Contacts

Council	First Nations Housing and Homelessness (FNHH), DHPW
Mayor Richard Sewter	General Manager (FNHH)
Deputy Mayor Bobby Thompson	Director, Engagement and Partnerships (FNHH)
Councillor Jane Ah Kit	Director, Delivery – Property Services (FNHH)
Councillor Renee Wilson	Director, Remote Indigenous Capital Delivery (FNHH)
Councillor Farrah Linden	Director, Strategy, Policy and Performance (FNHH)
	Director, Strategic Policy and Priority Reforms (FNHH)
	Regional Director, NR Regional Director's Office, Tenancy Services (Housing and Homelessness Services)

### Governance Model

A number of arrangements are in place, being established or suggested to ensure a strong relationship and management between Council and the department in the delivery of housing outcomes for the community demonstrated in Appendix A. These include:

- 🗓️ Local Housing Plan Governance Meetings (Quarterly). Individual Councils, key departmental staff and cross-agency stakeholders as required. Led by Engagement and Partnerships (E&P).
- 🗓️ Operational Meetings (Bi-monthly or as required) through existing arrangements (Delivery Meetings [Led by Delivery] and Joint Operations Meetings [Led by QBuild]).

## Our People and Community<sup>8</sup>

Demographic data, besides total population, refers to the Aboriginal and Torres Strait Islander population of Template utilising the Census 2021 Indigenous profile, unless otherwise stated.

### Population

At the time of the 2021 census **1,025 people** were recorded as residents of Mornington Island.

**Aboriginal and/or Torres Strait Islander identified people represented 80% of the population – 822 persons** (47% male and 52% female). Unpublished Electoral Commission (AEC) data displayed in Figure 4 suggests a slightly higher population. This data records the whole population of people aged 17 years and older in Mornington Island at 837 people during the 2020/21 financial year which is a 12% difference to the Census count of 742 people aged 17 and older.

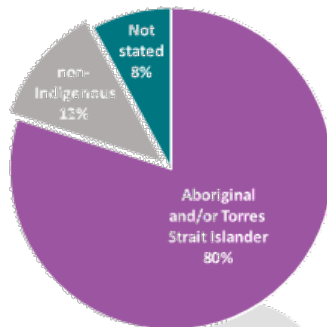


Figure 3: Cultural identification of population, utilising 2021 Census data

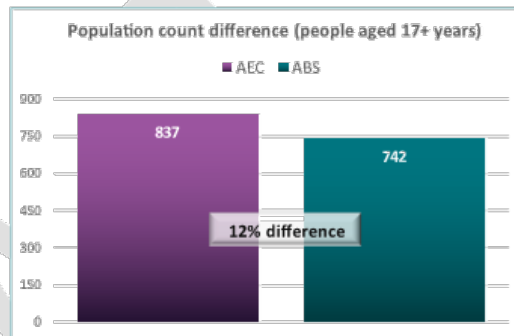


Figure 4: Comparison of adult population counts from 2021 census and unpublished data from the Australia Electoral Commission.

### Median Age

The median age for Aboriginal and Torres Strait Islanders in Mornington Island is 26, compared with 36 for non-Indigenous people. Almost half (48%) of the Aboriginal and Torres Strait Islander population is under 25 years old with over one-quarter (27%) being children under 15 years. Only 14% of the population are 55 years or older.

Median age  
Aboriginal and Torres Strait  
Islander people  
Mornington Island = 26  
QLD = 23

Median age  
Non-Indigenous people  
Mornington Island = 36  
QLD = 39

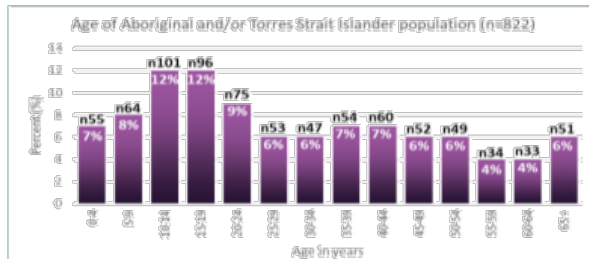
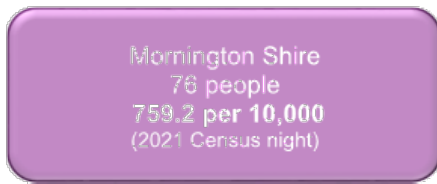


Figure 5: Age of Aboriginal and Torres Strait Islander population demonstrating raw number (n) and percentage (%) of population, utilising 2021 Census data

<sup>8</sup> Data is sourced from the Australian Bureau of Statistics (ABS) Census 2021 (Indigenous Profiles), unless otherwise stated. The Department acknowledges the limitations of this data raised by councils. Data will be updated as further information is available. The data presented reflects the captured housing related priorities only and should not be taken to represent all cohort types that exist within the community. Some aspects do not total 100 percent due to rounding and confidentiality adjustments by ABS.

### Homeless Population<sup>9</sup>



### Projected Population

Projections from the Queensland Government Statistician’s Office indicate an increasing population in Mornington Island<sup>10</sup>. Projected population is calculated from numerous data sources including population trends, registered births and deaths, land supply, and generalised birth rates which is set at 2.1 births per female for the ‘high population growth’ projection. We do not have the fertility rate for Mornington Island, however, in 2021 the fertility rate for Aboriginal and Torres Strait Islander women was 2.34 births per woman<sup>11</sup> which would result in a positive growth rate above that predicted in the ‘high population growth’ row. Additionally, foundational population data is underestimated which further underestimates projected populations. Projections are included as a general indication of how the Mornington Island population may change only.

Mornington Island Projected Population 2041		
Low population growth	1,244	5 yearly growth rate 0.84%
Medium population growth	1,403	5 yearly growth rate 3.19%
High population growth	1,580	5 yearly growth rate 5.57%

### Household Structure

The majority of household structures in Mornington Island are families (80%), with only 15% being multi-family households. Over one-quarter (18%) of household types are a single person.

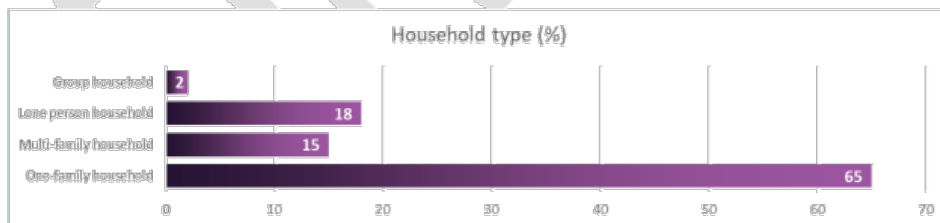


Figure 6: Household type as a percentage of Aboriginal and Torres Strait Islander households, utilising 2021 census data

### Work and Labour Force Status

In Mornington Island the unemployment rate for Aboriginal and Torres Strait Islander persons aged 15 to 64 years was 3%, However 77% of Aboriginal and Torres Strait Islander people are not in the labour force.

<sup>9</sup> Queensland Government Statistician’s Office, *Queensland Regional Profiles*, available at <https://statistics.qgso.qld.gov.au/qld-regional-profiles> 1999 - 2022, accessed 24 May 2023.

<sup>10</sup> Queensland Government Statistician’s Office, *QRSIS Collected: Projected population*, available from <https://www.qgso.qld.gov.au/statistics/queensland-regions/regional-tools-statistics/queensland-regional-database>, accessed 24 May 2023.

<sup>11</sup> Australian Bureau of Statistics, *Births, Australia*, available from <https://www.abs.gov.au/statistics/people/population/births-australia/latest-release>, n.d., accessed 14 November 2022.

Not in Labour Force refers to persons of working age (15+) who are not employed and not looking for work. This includes retirees, persons with disabilities, those performing home duties and caring for children and various other temporary or permanent barriers to employment. Almost a quarter (23.2%) of those not in the labour force are 25-34 years of age.

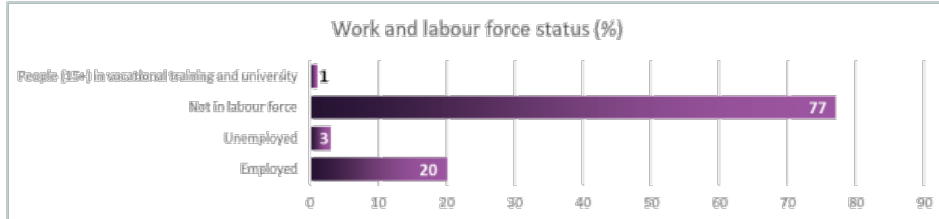


Figure 7: Labour force status of Mornington Island Aboriginal and Torres Strait Islander population including: not in labour force, people aged 15+ in vocational training and university, unemployed, and employed, utilising 2021 Census data

\* Note: Totals may exceed 100% as individuals may work *and* study

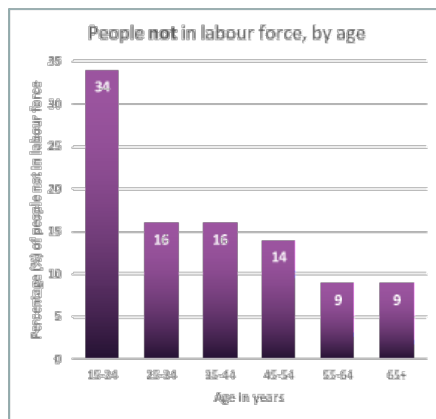


Figure 8: Age of people not in labour force as a percentage of population not in labour force

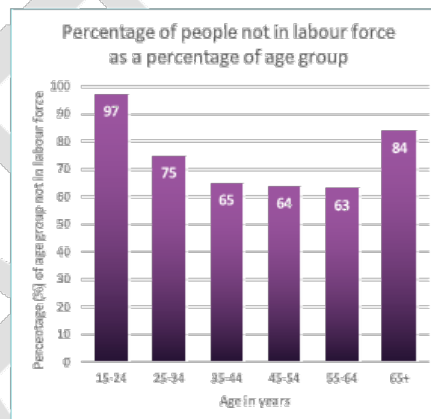


Figure 9: People not in labour force as a percentage of their age group, utilising 2021 Census data

### Household Income

Total household income measures the income of all household members. As households vary in size, especially with overcrowding, the Australian Bureau of Statistics (ABS) adjusts (equivalises) household income taking household size differences into account.

According to equivalised data, over half (54%) of Aboriginal and Torres Strait Islander households in Mornington Island report household income of less than \$400 per week with almost three-quarters (72%) reporting household incomes under \$1,000 per week. Of note is the 9% of households that report nil income.

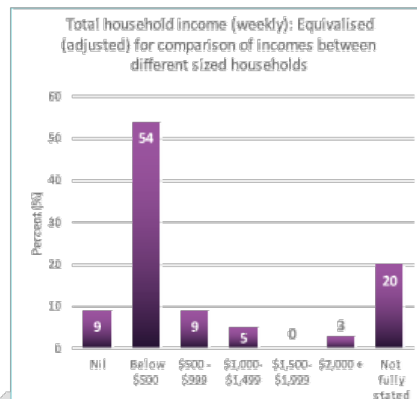


Figure 10: Total household income equivalised (by ABS) for comparison of income between different sized households, utilising 2021 Census data

### Mornington Island Housing

#### Renting, Buying or Owned (Housing Tenure)

Almost all homes in Mornington Island are rented, including social housing and Community Housing.

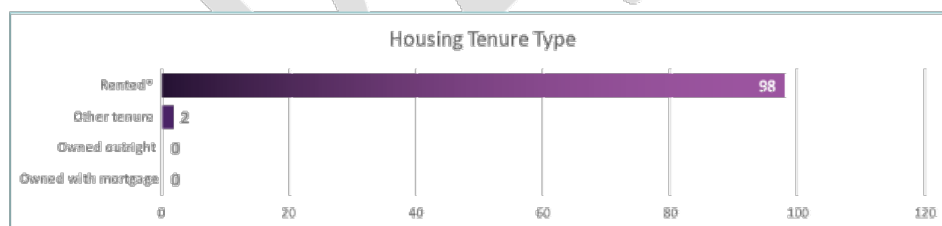


Figure 11: Housing tenure type, utilising 2021 Census data and acknowledging an error in collected or published data \*Includes being rented from a real estate agent, State housing authority, person not in the same household, etc.

### Key Housing Characteristics

The average household size is 3.9 people for Aboriginal and Torres Strait Islanders in Mornington Island with 41% of households having at least six (6) residents.

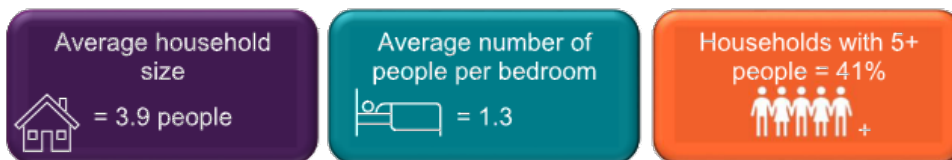


Figure 12: Household characteristics: household size, people per bedroom, and large households, utilising 2021 Census data

## Social Housing – Existing Housing and Housing Register

### Current stock and approvals

Mornington Island has a total of 229 Social Housing Properties that are all tenancy managed by DHPW. The Community is tenancy managed on a fly in/out basis from the Mount Isa Housing Service Centre.

Departmental Tenancy Officers assist community members to complete housing applications for social housing properties. Approved applications are added to DHPW's Housing Register (the Register). Current stock and approved Social Housing applications for Mornington Island are outlined in Table 1 (Below), while Table 2 (below) provides a breakdown of stock and descriptor by housing type.

Table 1: Existing social housing stock in Mornington Island and current (March 2025) housing approvals, by bedroom number

	Current Social Housing Stock	Mornington Island Housing Applications* 30 Approved Housing Applications
1 Bedroom	3	15
2 Bedrooms	59	7
3 Bedrooms	112	5
4 Bedrooms	40	3
5 Bedrooms	13	0
6 Bedrooms	2	0
<b>TOTAL</b>	<b>229</b>	<b>30</b>
	<b>Total bedrooms required</b>	<b>56</b>

Table 2: Description of housing types and count of Mornington Island dwelling types (October 2024)

Housing Types	Description	Current Stock
Detached House	Separate structure on its own site. Does not share any facilities with neighbours	211
Duplex	Two single story houses separated by a common wall	4
Dual Occupancy	Two detached houses on one site	
Townhouse	Two storey houses sharing common walls. Two or more houses attached side-by-side typically with bedrooms upstairs, living downstairs	6
Cluster House	Three or more detached houses on one site	4
Apartment	Two or more attached single storey units on a single strata titled site e.g., triplex, quadplex etc.	
Senior Unit	Dwellings allocated to singles or couples over 55 years old, no children are allowed to reside at these properties	4
Room/Share	A room in a boarding house, crisis accommodation or Housing with shared support that is used as sleeping quarters by 1 or more tenants of the boarding house, and that is for use only by a tenant whose tenancy agreement relates to that room.	
<b>Total</b>		<b>229</b>

**Breakdown of Housing Register to consider Mornington Island’s future housing needs**

Current DHPW Housing Register **approvals** indicate that 30 dwellings with a total of 56 bedrooms are needed to meet **current** need.

As this LHP is a future-focused document, consideration of future need is required. The following interpretation of available data is an attempt to consider what the future Mornington Island housing need may look like. However, this discussion must be treated with caution as accurate predictions are not possible. Both the Housing Register and census are snapshots of a point in time. This discussion attempts to apply assumptions to that snapshot to imagine what the Mornington Island population may look like in the near to medium (20 year) future.

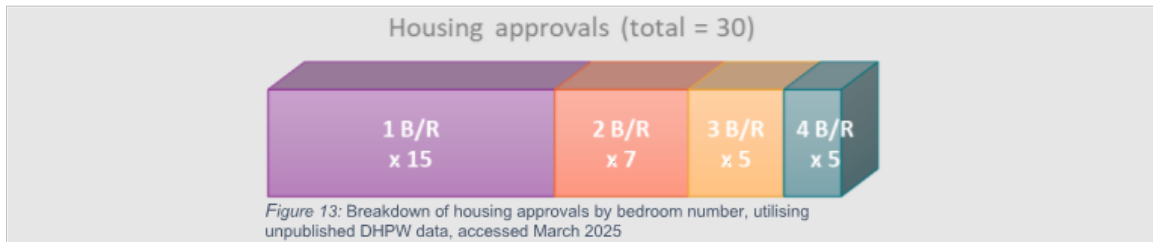


Figure 13: Breakdown of housing approvals by bedroom number, utilising unpublished DHPW data, accessed March 2025

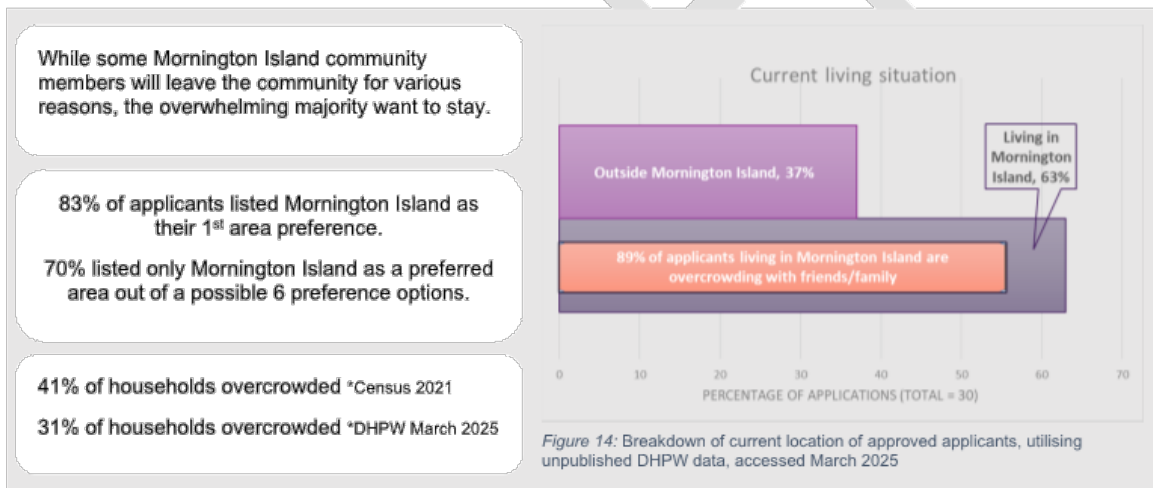


Figure 14: Breakdown of current location of approved applicants, utilising unpublished DHPW data, accessed March 2025

While some Mornington Island community members will leave the community for various reasons, the overwhelming majority want to stay.

83% of applicants listed Mornington Island as their 1<sup>st</sup> area preference.

70% listed only Mornington Island as a preferred area out of a possible 6 preference options.

41% of households overcrowded \*Census 2021

31% of households overcrowded \*DHPW March 2025

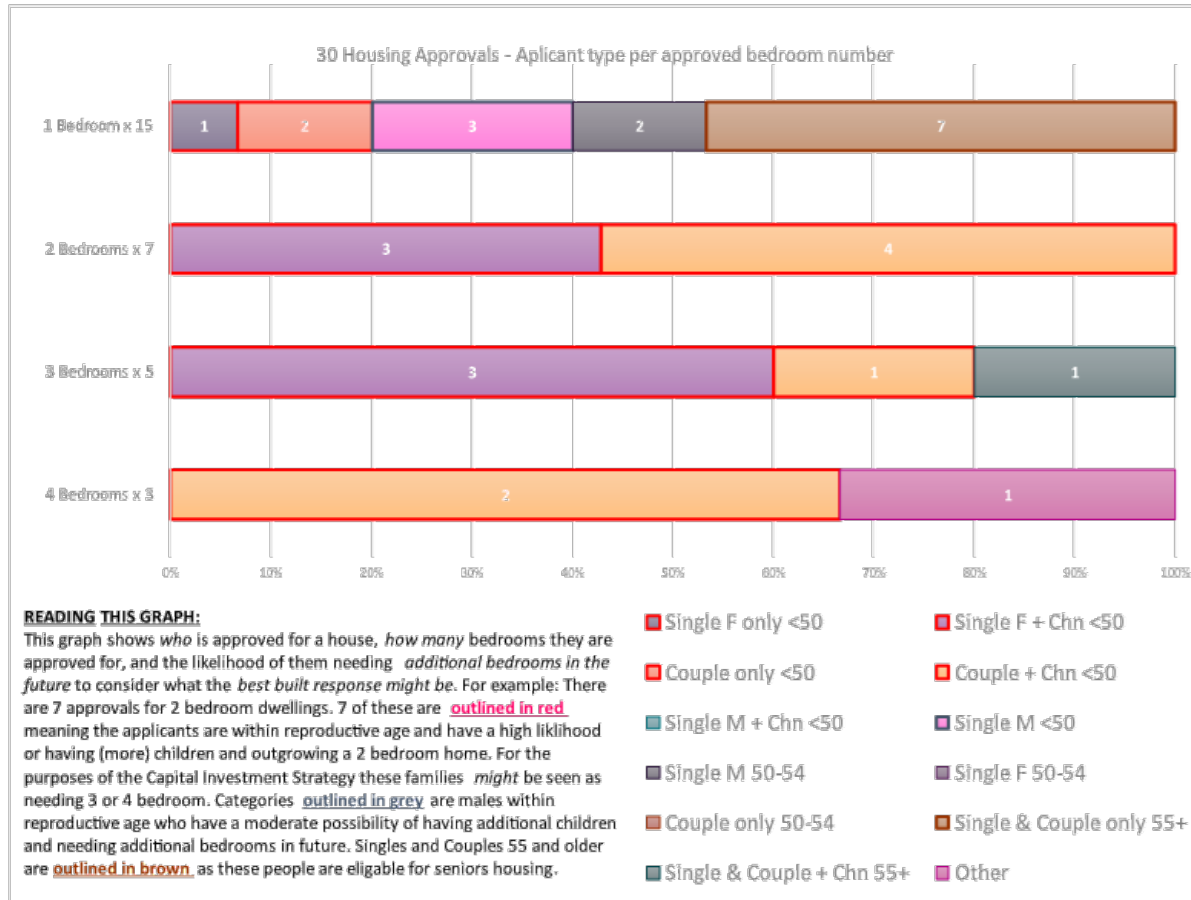


Figure 15: Breakdown of approved bedroom allocations by cohort. 50-55 years age bracket stands alone as people aged up to 49 are considered to be within their reproductive life and those aged 55+ are eligible for seniors housing, utilising unpublished DHPW data, March 2025

Furthermore, potential future births need to be considered for future housing need, especially as Mornington Island has a large youth population, as displayed in Figure 16.

At the other end of the spectrum are older generations, some who will be nearing end of life. Life expectancy at birth for Aboriginal and Torres Strait Islander people living in remote and very remote areas in 2015 - 2017 is 65.9 years for males and 69.6 years for females.<sup>12</sup>

Mornington Island has a relatively small aging population as seen in Figure 16. Only 24% of applicants are singles aged 55+, and there are no couples in the age range. This suggests a much lower rate of people leaving houses through natural causes than young people growing into needing their own homes, therefor supporting the need to increase housing stock beyond the Housing Register.

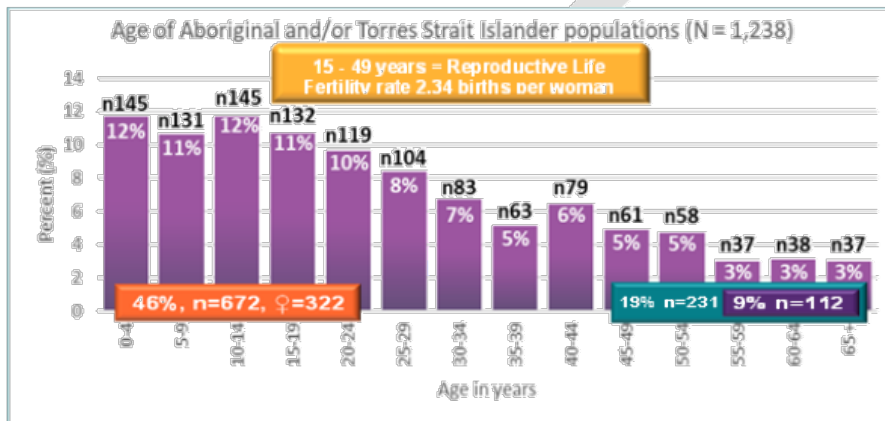


Figure 16: Breakdown of population by age group, additionally showing youth population with female youth population, older population, and fertility information.<sup>13</sup>

Just over half (55%) of all applicants are considered to be in their 'Reproductive Life' (ages 15-49) as displayed in Figure 18. This suggests each individuals' current bedroom allocation may become obsolete relatively quickly.

On the other hand, 60% of single bedroom approvals are for single men, suggesting a need for single men's accommodation.

1 bedroom approvals (total = 15)

Single males, 60%	Other, 30%
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Figure 18: Breakdown of single bedroom approvals, utilising unpublished DHPW data, accessed March 2025

Figure 18: Breakdown of applicants by reproductive age groups, utilising unpublished DHPW data, March 2025

<sup>12</sup> Australian Bureau of Statistics, *Aboriginal and Torres Strait Islander life expectancy lowest in remote and very remote areas, 2018*, available from <https://www.abs.gov.au/articles/aboriginal-and-torres-strait-islander-life-expectancy-lowest-remote-and-very-remote-areas>, 2010, accessed 15 November 2022.

<sup>13</sup> Australian Bureau of Statistics, *Births, Australia Methodology, 2021*, available from <https://www.abs.gov.au/methodologies/births-australia-methodology/2021#glossary>, accessed 30 January 2023.

## Home Ownership

Morningside Shire Council is supportive of community members aspirations to achieve home ownership and will work with the Queensland Government to develop pathways for aspiring homeowners. This will include resolution of outstanding entitlements to home ownership, continued support for sales under 99-year home ownership leases and investigating new products such as shared equity or rent to buy schemes.

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## Capital Works Investment

### \$40M Queensland Government Capital Works Program

In October 2018 the Queensland Government committed \$40 million towards an Interim Capital Program to sustain a modest level of construction and employment in Aboriginal and Torres Strait Islander communities, while negotiations were undertaken with the Australian Government for future housing construction funding.

**Morningson Island Aboriginal Shire Council received an allocation of \$2.35 million (GST inclusive)** under this program. A funding agreement is in place to develop six housing allotments and build six new homes to assist in reducing overcrowding. Under the funding agreement Council provides Quarterly reports to the department on progress of their program.

The current status of the program in the table below, is reported as at 13 March 2025. Any adjustments or variations to the program of works beyond 13 March 2025, will not be reflected in this document but will be managed through the operational management of the program. Adjustments or variations will be updated during the annual review process of the local housing plan.

Address	Housing Type	Status
152 Lardil Street	2x5 Bedroom Duplex Units	In progress
30 Lardil Street	1x2 Bedroom Extension	In progress

### \$105M Commonwealth Investment for Remote Housing

The \$105 million Forward Remote Capital Program forms a remote housing funding agreement between the Commonwealth, Queensland Government and Aboriginal and Torres Strait Islander local government areas and the Torres Shire, and funding is to be used to address overcrowding. A methodology was agreed to at a workshop of Mayors held in February 2020 and confirmed with the Minister for Housing at a teleconference in September 2020.

**Morningson Shire Council received an allocation of \$7,328,042 (GST inclusive)** under this program and submitted a Housing Investment Plan on 17 March 2022 with an approved variation in April 2025. Under the Housing Investment Plan, Council is planning to prepare six allotments and construct five new homes and four cluster units to respond to housing need by increasing housing supply on Morningson Island. The funding for this program is managed through a Capital Funding Agreement that requires Council to provide Quarterly reports on progress of the program to the department.

The program is yet to commence and will be delivered throughout the community as detailed below.

Address	Housing Type	Status
205 Lardil St	Dwelling Addition	Planning and Preparation Stage
192 Yarrabarkan St	Dwelling Addition	Planning and Preparation Stage
926 Lardil St	4x2 Bedroom Cluster Units	Planning and Preparation Stage

The current status of the program is reported as of April 2025. Any adjustments or variations to the planned program of works beyond April 2025, will not be reflected in this document but will be managed through the operational management of the program. Adjustments or variations will be updated during the annual review process of the local housing plan.

## Upgrades, Repairs and Maintenance Program

The department manages annual funding for upgrades, and repairs and maintenance programs on social housing dwellings in Mornington Island. Planned maintenance and upgrade programs are developed in conjunction with Council from condition data provided through property inspections on the social housing dwellings.

The planned maintenance and upgrades program is project managed by QBuild, Department of Housing and Public Works. Works are delivered by Council.

The department through the First Nations Housing and Homelessness unit is responsible for coordinating the property management services to the Social Housing Portfolio within the community. These services include:

- Undertaking Annual Property Inspections that check and identify any health, safety and security requirements for the asset.
- Undertaking Condition Assessments on properties every 3 years to identify current maintenance requirements and future upgrade works
- Overall program delivery of the Maintenance and Upgrade program.
- The Property Management function to community is provided by a Cairns based staff on a regular fly in/fly out basis.

QBuild is DHPW's service delivery provider for the Maintenance and Upgrade program. QBuild are responsible to develop procurement methodologies and engagement of service delivery providers that maximises the use of place-based service providers (i.e. councils, local contractors).

Where place-based service providers are unable to meet the required procurement (i.e., tender closing dates etc) and program delivery timeframes (due to capacity and capability), QBuild will engage other registered service delivery providers to ensure the end of financial year program deliverables and timeframes are achieved.

Since 2019, Mornington Island community has received the following funding:

Annual Funding	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25 Budget
<b>Upgrades</b>	\$4,473,386	\$3,468,8743	\$1,715,055	\$2,167,920	\$2,457,939	\$4,211,345
<b>Maintenance</b>	\$2,218,751	\$1,894,897	\$2,144,115	\$2,719,192	\$3,028,279	\$3,485,380
<b>Total</b>	<b>\$6,692,137</b>	<b>\$5,363,771</b>	<b>\$3,859,170</b>	<b>\$4,887,112</b>	<b>\$5,486,218</b>	<b>\$7,696,725</b>

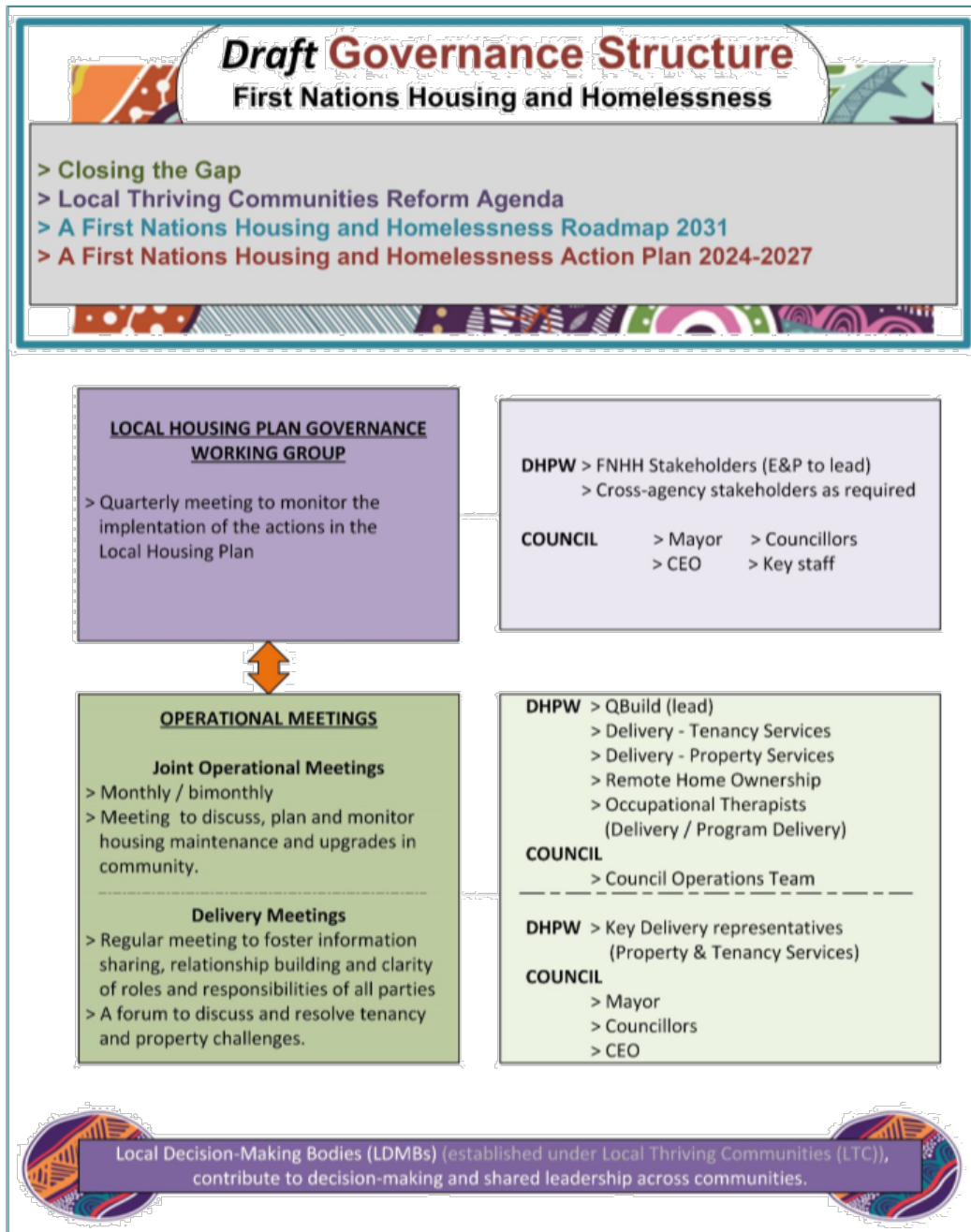
Mornington Island Local Housing Plan, April 2025

The following outputs have been achieved since 2019:

Annual Funding	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25 Budget
<b>Upgrades</b>	95	69	27	34	29	91
<b>Maintenance</b>	1412	1137	1289	1735	1619	
<b>Total</b>	<b>1507</b>	<b>1206</b>	<b>1316</b>	<b>1769</b>	<b>1648</b>	<b>91</b>

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Appendix A



**17 HOUSING DEPARTMENT****17.1 HOUSING & FACILITIES REPORT**

**Author:** Director Housing and Facilities

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide Council with an update of Housing department activities for the month of March 2025.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION****Q BUILD**

SUMMARY 2024/25 financial year

350 - total jobs received via Q Build portal

586 - total jobs invoiced via Q Build portal

14 - upgrades Invoiced to Q Build for 2024/25 FY

15 - solar Hot Water System replacements for 2024/25 FY

40 - total repaints for 2024/25 FY

**Q BUILD- WORKS PROGRAMS****QBuild Do & Charge Program for APRIL**

182 - April Work Orders carried over **QBuild Do & Charge Program**

42 - April Work Orders received into portal.

78 - Do & Charge jobs invoiced to QBuild in the month of April

**24/25 FY QBuild Purchase Orders Program for APRIL**

0 - bathroom upgrades to Q Build for APRIL

0 - Solar Hot Water System replacements for APRIL

0 - repaints were completed and invoiced for APRIL

3 - Kitchen upgrade

1 - major refurbishments

**QBuild maintenance requests**

- 1) The Blue Phone will be relocated from the Mission Road Council offices to the Rural Transaction Centre, out the front of the Housing Office.

**Funded programs****\$2.35 million interim capital works program**

The scope of this project is to deliver one duplex and one plug-in and is funded by the Department of Community, Housing and Digital Economy (DCHDE).

**Duplex 152 Lardil Street**

The internal and external painting works have been completed as well as 70% of kitchen joinery. Electrical fit off is complete. Significant delays are being experienced across all projects due to a shortage in manpower and management capability of James Constructions. Carports arrived and are in the Red Shed.

Works will start again once James Constructions mobilise to site. Council is in discussions over how to complete works in a timely manner. Completion date pending.

**Plug-in 30 Lardil Street**

All internal and external painting, flooring, kitchen and bedrooms have been completed.

Bathroom is complete just require solar hot water panel installation, robe door installation and final certificates to be handed over for PC.

Issues with contractor not returning to site. Practical completion is imminent.

**Indigenous Knowledge Centre (IKC)**

The Indigenous Knowledge Centre is funded under the Local Government Grants and Subsidies Program (LGGSP). Internal fit-out is complete, defect list with HC Constructions for completion. ITC final cable fit off completed in March 2025. Minor works being undertaken during the defect period related to air conditioning units malfunctioning, faulty door handles and boiling water taps breaking.

**Forward Remote Capital Programme \$7,328,042**

Architectural Design work on the 4 x 2 bedroom units proposed for Lot 926 Lardil St is complete. Tender completed and preferred Builder chosen. Presentation to council on 21 April 2025

Preliminary work on additional plug-ins awaiting final contract price for 4 x 2 bedroom project, before plug-in can be nominated.

Once this has been finalised survey work can commence to establish site constraints.

**Gulf Trust Grant – Salvation Army Op Shop Refurbishment**

Funding has been approved and works have commenced for the Op Shop refurbishment including a front balcony renovation, toilet and shower conversion complete, flooring and painting works as well as a disability ramp installation. Orange Sky mobile laundry unit is now operational.

**Ergon Power Upgrade & Motel expansion**

The scope of this Motel project expansion will assist Council to increase access and provide a high standard of accommodation in a safe environment to meet the needs of visiting service providers, business travellers and tourists. This project is funded under the Local Government Grants and Subsidies Program (2022-2024 LGGSP).

Council has engaged Ergon for the overhead powerlines to be removed and a design for the redirection of the overhead power lines to underground cabling. The purpose of Ergon to provide this design is to allow the expansion of extra motel style cabins.

Underground conduit is now complete, switchboards are to be commissioned in May 25. Cabling is ready to be installed for an anticipated connection to the Ergon supply in May 2025.

The motel cabin design and construction is still in discussion after some constraints were found. Plans finalised at end of April 2025.

**Financial & Resource Implications**

All housing and facilities projects are operating within designated 2024/25 budget parameters.

**RECOMMENDATION**

That Council receive and note the housing report for May 2025.

**18 FACILITIES DEPARTMENT**

Nil

**19 ENGINEERING****19.1 ENGINEERING REPORT**

**Author:** Director Engineering

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

This report provides an overview of the Engineering division activities for May 2025.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION****Airport**

Staff have returned to Army Reserves duty this past month. One team member will be away with the Army from May 12 – 16, but remains on the island during this time.

Rex flights continue to be inconsistent, often arriving off-schedule, resulting in the Airport Reporting Officers working extended hours.

The airport slashing schedule is now set for three days a week: Tuesdays, Wednesdays, and Thursdays from 7:30 AM to 10:30 AM.

**Town Amenities / Parks and Gardens**

The team have been undertaking ongoing maintenance and clean-up efforts. The town is looking significantly tidier. They've also been assisting the Building Services team and plan to have the lower end of Lardil Street cleaned up by mid-month.

**Fencing**

Support has been extended to the Building Department with QBuild work orders and general tasks around town. This includes removing fencing behind the workshop in preparation for the new shed.

**Roads & Civil**

The road crew has completed gutter cleaning across town. They've now commenced work on the causeway and the 2025 QRA road works.

**Batching Plant**

A focus has been on assisting with concrete repairs and completing various minor tasks around town.

**Workshop**

The workshop is undertaking routine maintenance, servicing, and repairs of council vehicles and machinery. The team has also been actively maintaining generators during recent power outages.

**Water & Waste**

Staff continue water testing and maintenance of the water plant. Staff are scheduled to attend a Drinking Water Symposium in Weipa this June, which will be a valuable professional development opportunity.

**Dump & Recycling**

A new skip bin truck has been purchased and is expected to arrive next week.

**Health & Animal Management**

Animal management has been proactively occurring across the community. Daily patrols at school grounds take place from student arrival until after classes begin, to prevent dogs from entering. Staff have reported that dogs continue to linger near student eating areas, with occasional dog fights occurring.

**Additional actions this month**

- Waste facility included as a part of morning patrols following reports of roaming dogs
- Responded to hospital staff reports of unwanted dogs in staff accommodation areas
- Returned dogs to their owners where possible
- Rehomed four surrendered animals (2 dogs and 2 cats)
- Treated 14 animals with medications
- Responded to 3 animal fatalities: 1 due to illness, 1 hit by car, 1 cause unknown

The next visit will include a town-wide census and blanket tick, flea, and worm treatment, along with basic first aid.

**Upcoming Projects**

- Water plant upgrades: design and specifications in progress, pending Council approval before going to tender
- Waste facility upgrades: awaiting response from the Department of Environment and Science
- Drainage improvements around the football field and workshop: pending approvals
- 60m x 15m shed tender: closed 23 April 2025, pending Council endorsement of tender assessment and recommendations
- Pathways and housing access works to be released for tender in May 2025
- Quotation to be sought for the erection and slab of a 10m x 10m shed for the Youth Hub
- Works for two causeways awaiting final approval

**FINANCIAL & RESOURCE IMPLICATIONS**

All Engineering projects are operating within allocated 2024/25 budgets.

**RECOMMENDATION**

That Council receive and note the Engineering division report for May 2025.

**20 GENERAL BUSINESS**

Nil

**21 CONFIDENTIAL REPORTS**

Nil

**22 NEXT MEETING**

**23 CLOSURE**