



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

Date: Tuesday, 17 February 2026

Time: 9.00am

Location: Torres Shire Council Office

68 Douglas Street - Thursday Island

AGENDA AND BUSINESS PAPERS

Ordinary Council Meeting

17 February 2026-

**Mary Bani
Chief Executive Officer**

ORDER OF BUSINESS

AGENDA CONTENTS.....	3
ATTENDANCE	3
MEETING OPENED	3
APOLOGIES	3
ACKNOWLEDGEMENT OF COUNTRY	3
CONDOLENCES	3
DECLARATIONS OF INTEREST	3
CONFIRMATION OF MINUTES	3
BUSINESS ARISING	3
NOTIFIED MOTIONS.....	3
COUNCILLORS REPORTS.....	3
EXECUTIVE SERVICES REPORTS.....	3
LATE ITEMS.....	3
CONFIDENTIAL REPORTS	3
GENERAL BUSINESS.....	3
8.1 Confirmation of Minutes Ordinary Meeting 27 January 2026	4
8.2 Confirmation of Minutes Special Meeting 2 February 2026	4
11.1 Councillor’s Monthly Reports	5
12.1 Chief Executive Officer’s Monthly Report	6
12.2 Corporate and Community Services – Financial Report	7
12.3 Corporate and Community Services	10
12.4 Torres Strait NAIDOC Awards 2026	16
12.5 Operational Works Program Report	19
12.6 Extension Application – Development Permit for a Material Change of Use – Accommodation Building – IDAS 17/11 – Matthew Birney c/ Urban Sync Pty Ltd – 138-140 Douglas Street, Thursday Island 24	
12.7 Capital Works Program Report	29
14.1 In Committee – Consideration of Request for Road Reserve Purchase 2 Stephen Street, Thursday Island	25

AGENDA CONTENTS

ATTENDANCE

MEETING OPENED

APOLOGIES

ACKNOWLEDGEMENT OF COUNTRY

On behalf of all Councillors, the Mayor acknowledged the Kaurareg people, Traditional Custodians of the land on which we meet today, and paid respects to their Elders past, present and emerging.

CONDOLENCES

A minute's silence will be observed as a mark of respect in memory of a deceased person or persons of our community and/or area of the Torres Strait.

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

*Ordinary Meeting – 27 January 2026
Special Meeting – 2 February 2026*

BUSINESS ARISING

NOTIFIED MOTIONS

Nil

COUNCILLORS REPORTS

EXECUTIVE SERVICES REPORTS

LATE ITEMS

Nil

CONFIDENTIAL REPORTS

GENERAL BUSINESS

8.1 Confirmation of Minutes Ordinary Meeting 27 January 2026

File Number BSC/Governance/ Reporting/ Executive Services Report/ 2026
Author: Mary Bani, Chief Executive Officer
Authoriser: Mary Bani, Chief Executive Officer
Attachments: Minutes Ordinary Council Meeting 27 January 2026

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 27 January 2026 be confirmed.

8.2 Confirmation of Minutes Special Meeting 2 February 2026

File Number BSC/Governance/ Reporting/ Executive Services Report/ 2026
Author: Mary Bani, Chief Executive Officer
Authoriser: Mary Bani, Chief Executive Officer
Attachments: Minutes Special Council Meeting 2 February 2026

RECOMMENDATION

That the minutes of the Special Council Meeting held on 2 February 2026 be confirmed.

11.1 Councillor's Monthly Reports

File Number BSC/Governance/Reporting/Executive Services Report/2025
Author: Mary Bani, Chief Executive Officer
Authoriser: Mary Bani, Chief Executive Officer
Attachments: Cr. Elsie Seriat – Monthly Report

SUMMARY

Councillors' monthly activity reports.

BACKGROUND/HISTORY

Each month the Councillors report on their external activities. An endorsement of the report is an endorsement of the attended and future activities. Not all activities will be listed in advance due to time constraints. Councillors who are unable to provide a written report will have the opportunity to provide verbal updates at the Ordinary Council Meeting.

LINK TO CORPORATE PLAN

Our Community

1.5 Our Reputation for Integrity and Services (PROVIDE)

A well-informed community with a great awareness of Council's achievements.

Our People

2.4 Our Organisational Alignment and Performance Planning (PROVIDE)

Council delivered strategic outcomes and is resilient and responsive to change.

Our Business

3.3 Our Governance (LEAD)

Council maintain effective governance processes

- Maintain best practice financial and risk management practices
- Maintain policies, procedures, frameworks and registers
 - Maintain and meet audit requirements.

CONSULTATION

As per Mayoral Report.

LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

Approved Operational Budget

RECOMMENDATION

That the activities contained in the Mayoral monthly report be endorsed by Council.

12.1 Chief Executive Officer's Monthly Report

File Number	BSC/Governance/Reporting/Executive Services Report/2025
Author:	Mary Bani, Chief Executive Officer
Authoriser:	Mary Bani, Chief Executive Officer
Attachments:	CEO Monthly Report

SUMMARY

Chief Executive Officer's monthly report.

BACKGROUND/HISTORY

Each month the Chief Executive Office reports on her external activities. An endorsement of the report is an endorsement of the attended and future activities. Not all activities will be listed in advance due to time constraints.

LINK TO CORPORATE PLAN

Our Community

1.5 Our Reputation for Integrity and Services (PROVIDE)

A well-informed community with a great awareness of Council's achievements.
Develop and implement a communication strategy.

Our People

2.4 Our Organisational Alignment and Performance Planning (PROVIDE)

Council delivered strategic outcomes and is resilient and responsive to change.

Our Business

3.3 Our Governance (LEAD)

Council maintains effective governance processes

- Maintain best practice financial and risk management practices
- Maintain policies, procedures, frameworks and registers
 - Maintain and meet audit requirements.

CONSULTATION

Various groups and community members as indicated in the attached.

LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

As per approved Operational Budget

RECOMMENDATION

That the activities contained in the Chief Executive Officer's monthly report be endorsed by Council.

12.2 Corporate and Community Services – Financial Report

File Number	Corporate and Community Services
Author:	Director Corporate and Community Services
Authoriser:	Mary Bani, Chief Executive Officer
Items:	Financial Statements – January 2026
	1. Cash Position
	2. Income & Expenditure-Airport
	3. Income & Expenditure-All of Council
	4. Revenue Graph - Actuals vs Budget
	5. Expenses Graph – Actuals vs Budget
	6. Statement of Financial Position

SUMMARY

Presentation of the financial reports for the month of January 2026 as required under Section 204 of the *Local Government Regulation 2012*.

This report is presented for noting. The January 2026 actual operating result shows an operating deficit of **\$3.4 million**, compared with the year-to-date (YTD) budgeted deficit of **\$3.9 million**. The slightly improved position is primarily due to fees and charges ahead of budget by **\$1.3 million**, and underspend in employee expenses by **\$133,087** and in materials and services by **\$671,818**.

Attachment 1 - Cash Position

As at 31 January 2026, Council's net cash on hand was **\$27.0 million**, a slight decrease from **\$27.8 million** in the previous month. Of this balance, **\$26.3 million** is held as restricted cash, reserved for specific purposes including unspent grants, internally restricted funds, employee entitlements and provision for next month's wages and creditor payments.

Attachment 2 - Airport Financials

Year-to-date airport revenue totalled **\$5,263,804**, exceeding the YTD budget by **\$1,153,813**. Expenses and cash outflows for the same period amounted to **\$3,004,476** which includes a **\$900,000** cash investment added to the QTC investment portfolio.

The QTC investment balance at the end of January 2026 was **\$6.2 million**.

Attachments 3, 4 & 5 - Whole of Council Financials, Revenue and Expenses Graphs

The YTD net surplus, inclusive of capital grants, was **\$689,729**, compared with the YTD budgeted surplus of **\$1.6 million**. The less than expected net surplus is driven by capital grants, which generally normalise at end of year.

Total operating revenue YTD is **\$16.3 million**, compared with the YTD budget of **\$16.6 million**.

Total operating expenses YTD were **\$19.7 million**, currently below the YTD budget by **\$806,099**.

Capital Expenditure

As at January 2026, capital expenditure spent totalled \$4.0 million, against the full year capital budget of \$24.7 million.

LINK TO CORPORATE PLAN***Our Business:*****3.3. Our Governance (LEAD)**

Council maintains effective governance processes

- Maintain best practice financial and risk management practices;
- Maintain policies, procedures, frameworks and register;
- Maintain and meet audit requirements.

Our Future:**4.1. Our Revenue Generation**

Provide a sustainable Community

- Research and build a long-term approach to diversifying Council's revenue streams to support strategic planning imperatives and reduce reliance of rates income;
- Research, plan and implement an approach to securing funding for key elements of Council's accountabilities to ensure sustainability of service provision and asset maintenance.

CONSULTATION

- Executive Leadership Team
- Managers and relevant operational staff

LEGAL IMPLICATIONS (STATUTORY, BASIS, LEGAL RISKS)

Local Government Regulation 2012 Section 204, which states:

- (1) The local government must prepare a financial report
- (2) The chief executive officer must present the financial report –
 - a. If the local government meets less frequently than monthly – at each meeting of the local government; or
 - b. Otherwise – at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

POLICY IMPLICATIONS

The following Council policies are relevant to the financial statements.

- Investment Policy
- Debt Policy
- Revenue Policy
- Procurement Policy

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

The January 2026 actual operating result shows an operating deficit of **\$3.4 million**, compared with the year-to-date (YTD) budgeted deficit of **\$3.9 million**. The slightly improved position is primarily due to fees and charges ahead of budget by **\$1.3 million**, and underspend in employee expenses by **\$133,087** and materials and services by **\$671,818**.

As at 31 January 2026, Council's net cash on hand was **\$27.0 million**, a slight decrease from **\$27.8 million** in the previous month. Of this balance, **\$26.3 million** is held as restricted cash, reserved for specific purposes including unspent grants, internally restricted funds, employee entitlements and provision for next month's wages and creditor payments.

RECOMMENDATION

That Council:

- Note the Financial Report for the period ended January 2026 as presented.
- Note the attachments for the period ended January 2026 listed as follows:
 1. Cash Position January 2026
 2. Income and Expenditure Airport January 2026
 3. Income and Expenditure all of Council January 2026
 4. Revenue Graph Actual vs Budget January 2026
 5. Expenses Graph Actual vs Budget January 2026
 6. Statement of Financial Position January 2026

12.3 Corporate and Community Services

File Number BSC/Governance/ Reporting/Executive Services Report/2026
 Author: Karren MacClure, Director Corporate and Community Services
 Authoriser: Mary Bani, Chief Executive Officer
 Attachments: Nil

BACKGROUND

The purpose of this report is to inform council of key data relating to the Corporate and Community Services business unit.

- Items:
1. Debtors
 2. Facebook Performance
 3. Council Facility Hire
 4. Events
 5. Sports Complex

1. DEBTORS

Rates:

Rates Debt 2025-2026	Total Due	Current	Year 1	Year 2	Year 3	Year 4+	Interest	Paid in advance
January 2026	\$ 554,356	\$ 140,665	\$ 101,416	\$ 63,214	\$ 37,602	\$ 142,708	\$ 204,015	-\$ 135,264
December 2025	\$ 583,806	\$ 162,284	\$ 103,317	\$ 63,953	\$ 37,602	\$ 142,708	\$ 198,012	-\$ 124,070
November 2025	\$ 688,023	\$ 239,935	\$ 105,753	\$ 64,203	\$ 37,602	\$ 142,708	\$ 191,394	-\$ 93,573

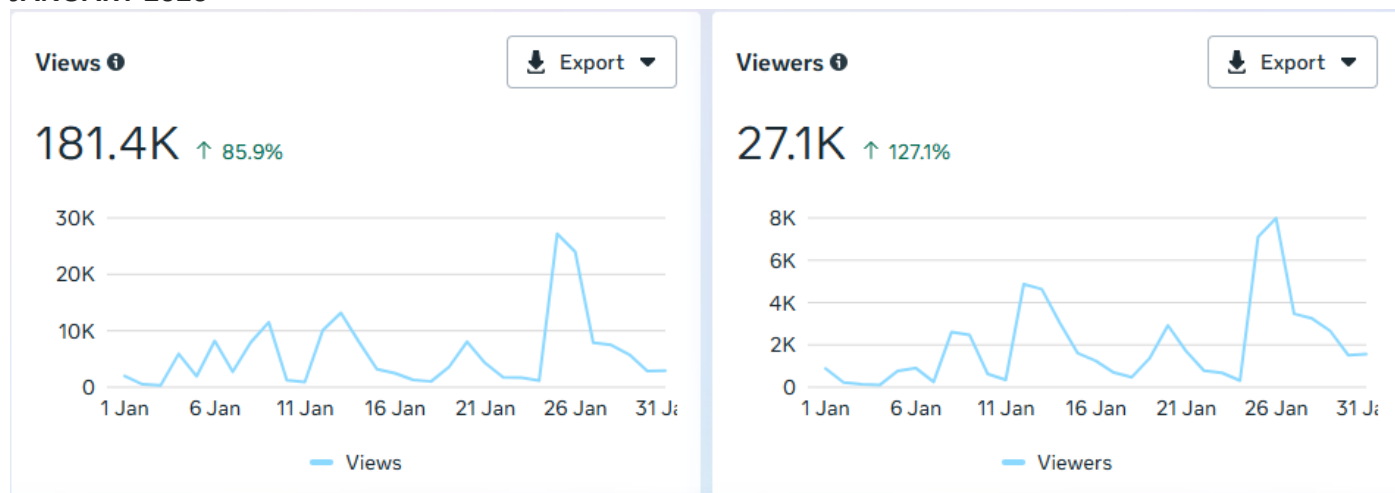
Notes: (1) Rates to be issued late February 2026 and will be due 1 month after issue. (2) \$400k of outstanding debt relates to 6 properties that have been actioned.

Sundry Debtors:

Sundry Debtor Balance as at	Period 3	Period 2	Period 1	Current	Total
31-Jan-26	\$ 94,122.37	\$ 156,946.05	\$ 453,533.33	\$ 736,116.14	\$1,440,717.89
31-Dec-25	\$ 79,375.40	\$ 45,084.18	\$ 408,476.39	\$ 525,896.16	\$1,058,832.13
30-Nov-25	\$ 96,760.90	\$ 29,151.74	\$ 318,370.57	\$1,005,177.90	\$1,449,461.11

2. COUNCIL FACEBOOK PERFORMANCE

JANUARY 2026



Title	Date published ↑↓	Views ↓	Reach ↑↓	Viewers
We're Hiring! Torres Shire Council is see... Photo • Torres Shire Council	13 January 09:07	15,516	8,832	8,865
MEDIA RELEASE 25 JANUARY 2026 Heig... Torres Shire Council	25 January 23:24	11,194	5,318	5,072
Mayor Seriat, along with CEO Bani, Torres ... Multi media • Torres Shire Council	26 January 11:52	10,436	6,224	6,371
THE AIRPORT KIOSK HAS REOPEN... Photo • Crossposted • Torr...	26 January 09:27	10,269	4,032	3,968
Mayor Elsie Seriat OAM - Torres Shire Cou... Multi media • Torres Shire Council	14 January 09:23	9,437	4,848	4,565

3. COUNCIL FACILITY HIRE DATA

12 Months Data:

Facility	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26
ANZAC Park	0	0	0	0	1	0	1	2	2	3	1	0
Ken Brown Oval	20	13	12	10	31	4	25	1	5	7	0	10
TI Pool	0	3	0	6	6	1	11	0	0		1	2
TI Stadium	2	3	7	10	18	11	12	3	5	18	9	2
Loban Road Hall	15	12	11	11	11	11	8	3	5	17	12	9
Tamwoy Hall	8	23	5	20	13	12	9	3	5	10	9	12
HI Stadium	0	0	1	0	1	1	0	0	1	4	2	0
HI Conf. Room	0	4	5	4	2	2	0	0	0		0	2
Total	45	58	41	61	83	42	66	12	23	59	34	37

Facilities have been utilised by the community for church services and training throughout the month. Internally the TI Stadium and TI Pool were used for the Australia Day Awards during the month.

4. EVENTS

2026 Australia Day Celebrations

The Australia Day celebration was held at the TI Sports Complex on 26th January 2026. The morning commenced with a Citizenship Ceremony with three recipients, followed by the 2026 Australia Day Awards and then the community was welcomed to join an afternoon of free family fun including a lunch time sausage sizzle.

This year as part of the Awards Ceremony we welcomed Australia Day Ambassador Gerrard Gosens, OAM. Gerrard is a vision impaired three times Paralympian.

Category	Winners
Citizen of the Year	Miss Mary Mills-Williams
Youth Citizen of the Year	Mr Tyrell Viti
Event of the Year	Winds of Zenadth Kes Cultural Festival 2025
Cultural Recognition Award	Miss Elsa Day
Participation Award	Miss Anne-Rita Gela
Appreciation Award	Mr Shotaro Dorante & Ms Cathy Parker
Achievement Award	Mr Ashwyn Seden



2026 Australia Day Award winners



2026 Australia Day Ambassador Gerrard Gosens, OAM, with Torres Shire Council Lifeguards.

2026 UPCOMING EVENTS

Date	Event
26-Jan-26	Australia Day 2026 - Awards/Citizenship/Family Fun Day
1-Mar-26	Clean up Australia Day
21-Feb-26	Cruise Ship - Viking Sky
10-Mar-26	Cruise Ship - Crystal Serenity
8-Apr-26	Cruise Ship - Viking Orian
25-Apr-26	Anzac Day (Green Hill 5:30am, Anzac Park 9am)
July/Aug 26	NAIDOC Awards
Aug26	OBON Ceremony
24-Aug-26	Cruise Ship -Le Jacques Cartier
18-Sep-26	Multicultura Festival
10-Nov-26	Cruise Ship -Riviera
13-Nov-26	Cruise Ship - Viking Venus
2-Dec-26	Cruise Ship - Viking Orion
16-Dec-26	Cruise Ship - Le Soleal
Dec26	Christmas Extavaganza - TI
Dec 26	Christmas Carols - HI
Dec26	Christmas Lights Competition
31-Dec-26	New Years Eve Fireworks

5. SPORTS COMPLEX

Entry Numbers

Month	Gym #	Stadium #	Pool #	Total #
Jan-26	952	53	1,024	2,029
Dec-25	827	93	1,056	1,976
Nov-25	629	143	1,690	2,462

UPCOMING IN FEBRUARY 2026:

- Community Fitness Program – 4-week program commencing 2nd February 2026
Thanks to QDSROPG funding Torres Shire Council will again partner with Strait Fitness to deliver a free 4-week fitness program at the TI Sports Complex catering for all levels of fitness.

- Cert III and Cert IV Accreditation training
Council invited expressions of interest from community and staff to attend this upcoming training being provided free thanks to QDSROPG funding. The course is being delivered on Thursday Island from 8th – 20th February 2026.

LINK TO CORPORATE PLAN

Our People (PROVIDE):

2.4. Our Organisation Alignment and Performance Planning

- Council delivers strategic outcomes and is resilient and responsive to change

Our Governance (LEAD):

3.3. Council maintain effective governance processes

- Maintain best practice financial and risk management practices
- Maintain policies, procedures, frameworks and register
 - Maintain and meet audit requirements.

LEGAL IMPLICATIONS (STATUTORY, BASIS, LEGAL RISK)

- Debt Recovery

POLICY IMPLICATIONS

- Procurement Policy
- Debt Policy

CONSULTATION

- Corporate & Community Services Managers & Staff

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

- As per approved operational budget
- Debt recovery

RECOMMENDATION

That Council note the Corporate and Community Services Report for January 2026 as presented.

12.4 Torres Strait NAIDOC Awards 2026

File Number	BSC/Governance/ Reporting/Executive Services Report/2026
Author:	Karren MacClure, Director Corporate and Community Services
Authoriser:	Mary Bani, Chief Executive Officer
Attachments:	Nil

PURPOSE

The purpose of this report is to note the date and award categories for the Torres Shire Council NAIDOC Awards for 2026.

SUMMARY

The Torres Strait NAIDOC Awards 2026 recognises the outstanding contributions that Indigenous Australians make to improve the lives of Indigenous people in their communities and beyond, or to promote indigenous issues in the wider community, or the excellence they've shown in their chosen field. Held across the country from **5-12 July 2026**, NAIDOC Week will celebrate and recognise the history, culture and achievements of Aboriginal and Torres Strait Islander peoples.

This year's theme chosen by the National NAIDOC Committee, is:

50 years of Deadly.

For five decades, NAIDOC Week has celebrated the voices of our communities — steady, unapologetic, and proud. Each year, its themes have called for truth, celebrated culture, honoured resistance, and reminded the nation of who we are.



BACKGROUND

Torres Shire Council has been hosting the Torres Shire NAIDOC Awards since 2009. The Torres Strait NAIDOC Awards evening is a Black-Tie Function and is held at the Thursday Island Sports Complex. Tickets to attend the event are sold online via Eventbrite. Last year it was held on Friday 11th July 2025.

Guidelines for Eligibility

- All people nominated for a 2026 Torres Strait NAIDOC Award must:
- Be of Aboriginal and/or Torres Strait Islander descent; and
- Identify as an Aboriginal and/or Torres Strait Islander; and
- Be accepted as an Aboriginal and/or Torres Strait Islander by an Aboriginal and/ or Torres Strait Islander community.
- Be a resident of the Torres Strait or Northern Peninsula region.

The Torres Strait NAIDOC Award categories are:

The Artist of the Year may be a person or a group, who have staged the most outstanding community engagement and promoting indigenous culture, within the field of either visual art, performing arts or music.

The Community Event of the Year acknowledges the contributions from an event held in the community that recognises the ideals of the National Aboriginal & Islander Day Observance Committee. The event to be nominated must reflect the important issues that makeup NAIDOC and celebrates the unique advancement of Aboriginal & Torres Strait Islander people in the region.

The Elder of the Year must be over the age of 50 as at 8 July 2024. The award is presented to the Elder who has made a noteworthy contribution during the current year and/or given outstanding service to the local community over several years.

The Sportsman of the Year Award will be received by the individual who has demonstrated a passion in the sporting arena. They have made significant contributions to our community in Sports, Cultural, Competition, Sponsor, Appreciation and Participation.

The Torres Strait Person of the Year Award acknowledges an Indigenous person from this region who has made a significant contribution in the community towards the advancement of the cause for Aboriginal and or Torres Strait Islander people. It is expected that there is clear evidence that the nominee has been very active in community affairs.

The Trainee of the Year recipient must be a trainee as at the 8 July 2024. An outstanding member of the community will be honoured to receive this Award for their dedication, participation and results to their traineeship. It is expected that the nominee will not only have achieved competency in their required training but has been active in progressing learning opportunities for Aboriginal & Torres Strait Islander people and in planning a career pathway that encourages others to follow.

The Youth of the Year must be between the ages of 18 and 25 as at the 10 July 2026. An outstanding member of the Youth community will be honoured to receive this Award for their dedication and participation in Youth affairs.

The Business award must be indigenous and operating in the Torres Strait and Northern Peninsula Area. Business must be providing outstanding service to the community.

Nominations will not be accepted for an award category that the nominated person has previously won; however, they are still eligible for other categories.

Final selection may be subject to the provision of additional information.

Nominations will open mid-late March 2026 and close mid-late April 2026.

LINK TO CORPORATE PLAN**1.4. Our Multi-Cultural Focus (LEAD)**

Embrace and recognise the rich heritage and multi-culturalism of the region and promotes a strong, safe, friendly and connected community.

- Maintain annual calendar of events detailing major events and festivals

CONSULTATION

- Executive Management Team and Staffing

LEGAL IMPLICATIONS

- N/A

POLICY IMPLICATIONS

- N/A

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

- Budget for the 2026 event which will fall across the 2025/26 and 2026/27 financial years due to the timing in early July will be aligned to the 2025 event costs.

RECOMMENDATION

That Council note the 2026 Torres Strait NAIDOC Awards will be held on Friday, 10th July 2026, during National NAIDOC Week.

12.5 Operational Works Program Report

File Number BSC/Governance/ Reporting/Executive Services Report/2026
 Author: Roger Naidoo, Executive Manager Engineering and Infrastructure
 Authoriser: Mary Bani, Chief Executive Officer
 Attachments: Nil

WORKS SUMMARY

AREA	WORKS
1. Roads & Drainage	<ul style="list-style-type: none"> • On-going routine Maintenance. • Stormwater and open drain cleaning in progress. <p>Maintenance Crew</p> <ul style="list-style-type: none"> · Grass Cutting – 3 x Staff house, Ring road, Hasting St/Loban Road, Hargrave St, Summer/Blackall Street · Containers for change · Drainage mtce – Hargrave Street <p>Construction Crew – Pothole patching</p> <ul style="list-style-type: none"> • Douglas street • Ring road (Tamwoy/Aplin) • Hargrave Street • Summer Street • Blackall Street • John Street <p>Wasaga Crew – P.O.W Saturday Special Works</p> <ul style="list-style-type: none"> • Landing ramp Repairs
2. Parks & Gardens	<ul style="list-style-type: none"> • On-going routine Maintenance. · Bayo beach · Victoria Parade · Anzac Park · Cooks Landing · Rose Hill Zar Zar · Back Beach <p>Wasaga Depot Crew</p> <ul style="list-style-type: none"> · Grass cutting Wasaga village

	<p>H.I refuse collection</p> <p>P.O.W refuse collection</p> <ul style="list-style-type: none"> · Airport Road grass cutting <p>Horn Island Transfer Station Mtce</p> <ul style="list-style-type: none"> · Removal of white goods · General clean up (litter) · Waste oil container transfers <p>General Maintenance Both T.I & H.I depot</p> <ul style="list-style-type: none"> · Grass cutting (house/Office) · Ground Maintenance (general clean-up workshop area) · Building Mtce
3. Street/Park Lighting	<ul style="list-style-type: none"> • Most of the Street lights on Victoria Parade have been repaired. • Some need more than a replacement bulb. Local electrician is progressing this. • Remove Christmas lights in ANZAC Park. • Other dark spots brought to Council’s attention for assessment and action.
4. Private works	<ul style="list-style-type: none"> • Nil
5. Boat ramps	<ul style="list-style-type: none"> • Nothing to report
6. Plant & Workshop	<ul style="list-style-type: none"> • Ongoing routine maintenance and servicing of Plant and Vehicles. • Workshop Manager is working through the Replacement list for this FY. • Some items have already been delivered. • Procurement of a Garbage Truck and Landfill Compactor is progressing.
7. Depot	<ul style="list-style-type: none"> • House-keeping is continuing. • Old Plant and Vehicles are being moved and area cleaned as per the Audit Improvement Notice and being made ready for baling. • Ground Mtce
8. Waste Management	<p>No information at the time of consolidating this Report. Will be presented at the Meeting.</p>
9. Water Services	<p>Scada records for water usage for month of Januray 2025</p> <ul style="list-style-type: none"> • Loggy Creek dam level 98% - (Restriction level 1) • Water usage for Horn Island for the month – Flow Meter requires replacement • Water usage for Thursday Island for the month – 95.31 ML • Water usage for Hammond Island for month of July - 6309 KL <p>Water Leaks,</p> <ul style="list-style-type: none"> • TI - 1 x water mains burst and 15 leaks. • HI - 0 leaks detected.

	<p>Horn Island filtration plant</p> <ul style="list-style-type: none"> • UV Filter issues. • Design and tender for new UV Filter in progress. <p>Water Maintenance</p> <ul style="list-style-type: none"> • Horn Island have received new E.coli testing equipment for onsite testing on HI. • Utilities staff have now included manganese testing on Thursday Island on main points as per the Drinking Water Quality Management Plan (DWQMP) • Utilities staff has included testing for e coli and chlorine for the T.I sports complex every Monday.
<p>10. Sewer Services</p>	<ul style="list-style-type: none"> • Total flows to receiving waters in Aplin passage – 61.36 ML • Total flows to receiving waters in Jardine rock passage - 24537 KL <p>Sewer Maintenance</p> <ul style="list-style-type: none"> · Belt press belts were replaced with new belts and two new rollers and bearings · Sludge feed pumps have been ordered and awaiting arrival. · Replacement sewer pumps for Stephen Street and DES Res have been ordered and awaiting arrival. · Aeration diffusers need replacement throughout aeration tank as more faulty diffusers are becoming evident. Getting quotes to replace all aeration banks ready for next year budget.
<p>11. Staff Housing</p>	<ul style="list-style-type: none"> • On-going maintenance • Work commenced on several Council houses and facilities. • Council engaged a Building Contractor to assist with the backlog of maintenance jobs.
<p>12. Building Infrastructure Management</p>	<ul style="list-style-type: none"> • On-going maintenance as above.
<p>13. Festivals – Department Support</p>	<ul style="list-style-type: none"> • Assist with Australia Day Event.
<p>14. Recreation/ Leisure/ Community infrastructure</p>	<ul style="list-style-type: none"> • Nil to report
<p>15. Construction/ Maintenance</p>	<ul style="list-style-type: none"> • Repair and cleaning of Kerb and Channel, Stormwater Drains, Footpaths, Driveways and parking areas in progress. • Resumed pothole patching. • Paving Project at the Airport has commenced.
<p>16. Disaster Management – support</p>	<ul style="list-style-type: none"> • Nil to report.

<p>17. Cemeteries Maintenance</p>	<ul style="list-style-type: none"> • On-going Mowing and general tidy. • Request for more taps to be installed. 24 existing taps. Identify new locations for additional taps. Programmed.
<p>18. Airport</p>	<ul style="list-style-type: none"> • No information at the time of consolidating this Report. Will be presented at the Meeting.



Pothole Patching Douglas Street



Pothole patching Hargrave Street



Pothole patching Douglas Street

LINK TO CORPORATE PLAN

Our People (PROVIDE)

2.4 Our Organisation Alignment and Performance Planning

- Council delivers strategic outcomes and is resilient and responsive to change

Our Governance (LEAD)

3.3 Council maintains effective governance processes

- Maintains best practice financial and risk management procedures
- Maintains policies, procedures, frameworks and registers;
 - Maintain and meet audit requirements

CONSULTATION

Executive Leadership Team
Stakeholder Funding Bodies

LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

As per approved Operational Budget

RECOMMENDATION

That Council receives and notes the Operational Works Program Report for January 2025.

12.6 Extension Application – Development Permit for a Material Change of Use – Accommodation Building – IDAS 17/11 – Matthew Birney c/ Urban Sync Pty Ltd – 138-140 Douglas Street, Thursday Island

File Number BSC/Governance/Reporting/Executive Services Report/2026
Author: Reel Planning Pty Ltd
Authoriser: Mary Bani, Chief Executive Officer
Attachments: Nil

PROPERTY DETAILS	
Site Address	138-140 Douglas Street, Thursday Island
RP Details	Lot 1 RP737855
Landowner	Matthew George Birney
Existing Use of Land	Accommodation Building and Dwelling
APPLICATION DETAILS	
Application No.	IDAS17/11
Applicant	Matthew George Birney c/- Urban Sync
Approval Description	Development Permit for Material Change of Use – Accommodation Building-18 rooms
Date Application Lodged	3 February 2026
Decision Due Date	3 March 2026
Council Meeting	17 February 2026

EXECUTIVE SUMMARY

This application seeks Council approval for an extension to the currency period of the development permit for a Material Change of Use for an Accommodation Building located at 138-140 Douglas Street, Thursday Island. The facility provides short-term accommodation for non-resident workers.

The development approval originally issued by Council in 2018 was for an accommodation facility comprising of nineteen (19) rooms within two buildings. The development was intended to be undertaken in two stages. The applicant commenced the approved use of stage 2 before stage 1, in conflict with the original conditions of the approval. The approval has been subject to a recent minor change approval formalising the staging of the development and a reduction in the overall total number of bedrooms to 18. Stage 2 comprising of 11 bedrooms has commenced.

Stage 1, comprising of 7 bedrooms, has a current lapsing date of 23 February 2026. This application is seeking a two (2) year extension to 23 February 2028.

The applicant is seeking the extension to allow sufficient time to coordinate building work to complete the development. The application is recommended for approval.

RECOMMENDATION

That Torres Shire Council approve the request to extend the currency period of the Development Permit for Material Change of Use – Accommodation Building (18 rooms) on land located at 138-140 Douglas Street, Thursday Island, formally described as Lot 1 on RP737855.

- (a) A two (2) year extension of the currency period for Stage 1, with the approval lapsing on 23 February 2028.

SUPPORTING INFORMATION

1.0 SUBJECT SITE



Figure 1 – Aerial of Subject Site (Qld Globe).

2.0 BACKGROUND

The development was originally approved by Council in 2018 for a staged approval, comprising of Stage 1 of 8 bedrooms in the original dwelling and Stage 2 of 11 bedrooms in a second dwelling which was relocated to the site. The applicant acted on the approval, however commenced the approved accommodation building use for stage 2 before stage 1, in conflict with the conditions of the approval.

The 2018 Decision Notice provided a currency period of 4 years for stage 1 and 6 years for stage 2.

During the COVID-19 event, the Minister for Planning published three (3) Extension Notices under section 275R of the *Planning Act 2016*. The Extension Notices provide an automatic extension to the currency period of development approvals that are in effect at the time of the notices. The notices dated 8 July 2020 (6 month extension), 1 September 2021 (6 month extension) and 29 April 2022 (12 month extension) provided the approval with a two (2) year extension, extending the lapsing date of Stage 1 to 23 February 2024 and Stage 2 to 23 February 2026.

In 2024, an Extension Application was lodged and approved by Council at the Ordinary Meeting held on 12 March 2024. The approval extended the currency period for Stage 1 to 23 February 2026. As part of the Decision Notice the applicant was advised that a change application was required to amend the conditions of the approval to reflect the change in the staging.

Council at the Ordinary Meeting held on 28 October 2025 approved a minor change to the development approval, reducing the total number of rooms to eighteen (18), formalise the change in staging and associated conditions to allow stage 2 to commence first, and a reduction in the overall required number of onsite carparking spaces. The applicant was provided six (6) months to achieve compliance with conditions for stage 2.

3.0 PROPOSAL

This Extension Application is seeking Council approval for a two (2) year extension to Stage 1 to 23 February 2028.

4.0 TOWN PLANNING CONSIDERATIONS

An application to extend the currency period of a Development Permit is made under section 86 of the *Planning Act 2016*.

The application has been made prior to the lapsing of the approval, made by the owner and the application fee has been paid.

In accordance with section 87(1) of the *Planning Act 2016* Council may have regard to the following;

87(1) When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application.

4.1 Assessment

The original application was lodged and approved under the now superseded 2007 Planning Scheme and superseded *Sustainable Planning Act 2009*. The current *Torres Shire Planning Scheme 2022* came into effect on 28 February 2022.

The original application was Impact Assessable and subject to public notification. During the notification period one (1) submission was received from an adjoining land owner regarding stormwater management.

The application triggered referral to the former Department of Infrastructure, Local Government and Planning (DIGP) as a concurrence agency for development fronting a state-controlled road. The Department required standard conditions regarding access crossovers and stormwater management.

The application was assessed and recommended for approval subject to conditions.

4.2 Assessment against Torres Shire Planning Scheme 2022

The subject site is included in the Low-Medium Density Residential zone which is generally consistent with the land use intent of the previous Residential Zone (Precinct 1) under the superseded 2007 Planning Scheme.

The applicable land use definition under the current Planning Scheme would be Rooming Accommodation which triggers a Code Assessable application, as opposed to the higher level of assessment, Impact Assessable required for the original application under the superseded Scheme.

If a new application was lodged, consistent with the original approval, the application would trigger referral to the State Assessment Referral Agency (SARA) for development fronting a state-controlled road.

A review of the conditions of the minor change approval has determined that they are reasonable and relevant and if the development was submitted and assessed under the current Planning Scheme similar conditions would apply.

The 2018 approval was subject to an Infrastructure Charges Notice. The Infrastructure Charges for Stage 2 have been paid.

In conjunction with the minor change approval a recalculated infrastructure charges notice was issued, reflecting the reduction in the number of bedrooms in Stage 1 from 8 rooms to 7 rooms. The applicable infrastructure charge for Stage 1, payable on the commencement of use is **\$42,503.75**.

In summary, if the application was submitted under the current Planning Scheme it is likely that the application would be recommended for approval subject to conditions consistent with current minor change decision notice dated 29 October 2025.

5.0 RECOMMENDATION

The application is recommended for approval to enable the proponent to complete the development and obtain the required building approvals to change the classification of the building.

12.7 Capital Works Program Report

File Number	BSC/Governance/Reporting/Executive Services Report/2025
Author	Edward Kulpa, Director Projects, Planning and Environment
Authoriser	Mary Bani, Chief Executive Officer
Attachments	Nil

SUMMARY

Project Report

The report outlines progress of Council's Capital Works Program for February 2026. The following covers engineering and infrastructure capital works for the Torres Shire Council.


Project Name	Funding Scheme	Budget (\$ ex GST)	Remaining Funds (\$ ex GST)	Comment
TI Cycleway Stg 4	DTMR	\$2,067,884	\$711,623	Works Planned to start post-2026 wet season
HI Cycleway	DTMR	\$150,000	\$55,000	Awaiting DTMR final approval
HI Landfill Stg 2	TSRA, CMIG round 3 18/19	\$1,000,000	\$782,131	Seeking co-funding
HI Landfill Metal Shredder / Metal waste management	DLGRMA	\$2,699,400	\$895,427	SIMS Metal engaged to bale vehicle waste
Lion Lookout Heritage Trail WW2 walk	Dept Veteran Affairs (139,487), Qld Remembers (35,718)	\$175,205	\$93,599	Seeking quotes to undertake lookout repairs.
HI, TI, POW Island Roads	QRA	\$1,173,309	\$1,173,309	Works on hold
HI, TI, POW Island Roads - Proj Management	QRA	\$192,620	\$17,080	underway
POW Island Waste Bins	Regional and Remote Recycling Modernisation Fund	\$115,000	\$115,000	Alternatives being sought
HI Airport Pavement replacement	ATSI-TIDS 2024-25	\$500,000	\$230,794	Helicopter pad pavement replacement starts Nov 2025
TI Stadium Amenities Upgrade	MIIFF	\$ 334,590	\$2,464	Completed.

Quarantine Boat Ramp – Cook Espl	MSQ, LGGSP 2024-28	\$395,000	\$ -	Design contract awarded to Haskoning
KBO Fence Replacement	W4Q 2024-27	\$406,000	\$174,610	Completed. Remaining funding to be allocated to a similar project.
Aplin Park Development	W4Q 2024-27	\$415,000	\$415,000	Project to be determined.
HI sport Complex Maintenance	LRCI Phase 4	\$156,288	\$119,893	Underway
Communications Towers	Council Internal Project	\$257,000	\$212,426	Ongoing
Loban Road Crossing @ Fire Station	QRA	\$527,202	\$499,202	PM engaged
Roads 2 Recovery 2024-29	Roads 2 Recovery 2024-29	\$1,375,339	\$1,375,339	To be started
Council Chambers roof Replacement	W4Q 2024-27	\$489,000	\$457,000	Tender documents to be issued
TI Stadium sport court replacement	W4Q 2024-27	\$126,000	\$126,000	Project under tender
Torres Strait and Northern Peninsula Area Climate Resilience Officers	Department of Industry, Science and Resources	\$3,079,000	\$3,079,000	Positions scoped and advertised
Horn Island Housing Growth Master Plan	2025-26 Commonwealth Housing Support Program - Stream 1 (HSP1)	\$1,255,000	\$376,500	Strategic Planner engaged
TI and HI infrastructure Planning	Residential Activation fund	\$1,125,000	\$1,117,800	tender documents prepared
Submarine line planning	Residential Activation fund	\$515,000	\$507,800	tender documents prepared
Revision of torres Shire Council Planning Scheme	TSC SSF 2024-26 - Path 2 - Alloc 001435 - 002423	\$238,500	\$238,500	To be started, follows HI Housing Growth Master Plan
Housing Summit	TSC SSF 2024-26 - Path 1 - Alloc 001435 - 002423	\$100,000	\$23,010	Summit proposed for May 2026
Tourism Centre, TI	DTSI	\$1,000,000	\$664,121	Site environmental management report completed. Project closed until funding secured.

TI Transfer Station Office & Amenities	Council Internal Project	\$140,909	\$161	Ongoing
TI transfer Station roof Repair	Council Internal Project	\$200,000	\$154,207	Ongoing
Cox Road Jump Up	QRA	\$5,644,685	\$5,644,685	On Hold
Victoria Parade Pavement	QRA	\$3,181,711	\$3,127,711	To be started
Erub Court Pavement	QRA	\$987,428	\$961,428	To be started
Milman Pavement	QRA	\$1,239,354	\$1,203,354	To be started
Aubrey Parade Seawall	QRA	\$570,161	\$536,161	To be started
Transport Asset Management Plan	Council Internal Project	\$15,000	\$ -	Contractor Engaged
Infrastructure Valuation - Water	Council Internal Project	\$20,005	\$ -	Contractor Engaged
Infrastructure Valuation - Sewer	Council Internal Project	\$20,005	\$ -	Contractor Engaged

Project Name	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
TI Cycleway Stg 4						
HI Cycleway						
HI Landfill Stg 2						
HI Landfill Metal Shredder / Metal waste management						
Lion Lookout Heritage Trail WW2 walk						
HI, TI, POW Island Roads						
HI, TI, POW Island Roads - Proj Management						
POW Island Waste Bins						
HI Airport Pavement replacement						
TI Stadium Amenities Upgrade						
Quarantine Boat Ramp – Cook Espl						
KBO Fence Replacement						
Aplin Park Development						
HI sport Complex Maintenance						
Communications Towers						
Loban Road Crossing @ Fire Station						
Roads 2 Recovery 2024-29						
Council Chambers roof Replacement						
TI Stadium sport court replacement						
Torres Strait and Northern Peninsula Area Climate Resilience Officers						
Horn Island Housing Growth Master Plan						
TI and HI infrastructure Planning						
Submarine line planning						
Revision of torres Shire Council Planning Scheme						
Housing Summit						
Tourism Centre, TI						

TI Transfer Station Office & Amenities						
TI transfer Station roof Repair						
Cox Road Jump Up						
Victoria Parade Pavement						
Erub Court Pavement						
Milman Pavement						
Aubrey Parade Seawall						
Transport Asset Management Plan						
Infrastructure Valuation - Water						
Infrastructure Valuation - Sewer						

 Expected Completion
 Month

LINK TO CORPORATE PLAN***Our People (PROVIDE)*****2.4 Our Organisation Alignment and Performance Planning**

- Council delivers strategic outcomes and is resilient and responsive to change

Our Governance (LEAD)**3.3 Council maintains effective governance processes**

- Maintains best practice financial and risk management procedures
- Maintains policies, procedures, frameworks and registers;
 - Maintain and meet audit requirements

CONSULTATION

Executive Leadership Team

Stakeholder Funding Bodies

LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

As per approved Operational Budget

RECOMMENDATION

That Council receives and notes the Capital Works Program Report for February 2026.

CONFIDENTIAL REPORTS**14.1 In Committee – Consideration of Request for Road Reserve Purchase 2 Stephen Street, Thursday Island**

This matter is considered to be confidential under s.254J(3)(g) of the *Local Government Regulations 2012*, and the Council is satisfied that the discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the Local Government for which a public discussion would be likely to prejudice the interests of the Local Government.



MINUTES

Ordinary Council Meeting

27 January 2026

**MINUTES OF TORRES SHIRE COUNCIL ORDINARY COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, THURSDAY ISLAND ON TUESDAY 27 JANUARY 2026**

1 AGENDA CONTENTS

2 ATTENDANCE

Cr Elsie Seriat (Mayor), Cr Toshio Nakata (Deputy Mayor), Cr Gabriel Bani, Cr Thomas Loban, Cr Thomas Fujii (Jnr) via Teams, Mary Bani (Chief Executive Officer), Edward Kulpa (Director Project, Planning & Environment), Roger Naidoo (Director Engineering and Infrastructure Services), Karren MacClure (Director Corporate and Community Services), and Isabella Muhamad-Mosby (A/Executive Secretary).

3 MEETING OPENED

The meeting opened with a prayer by Mayor Elsie Seriat at 9:12am.

4 APOLOGIES

Cr Gabriel Bani

RECOMMENDATION Min. 26/1/1

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Thomas Loban

That Council receive the apology from Cr Gabriel Bani.

CARRIED

5 ACKNOWLEDGEMENT OF COUNTRY

On behalf of all Councillors, the Mayor acknowledged the Kaurareg people, Traditional Custodians of the land on which we meet today, and paid respects to their Elders past, present and emerging and the Traditional Owners of Zenadth Kes.

6 CONDOLENCES

A minute's silence was observed as a mark of respect in memory of a deceased person or persons of our community and/or area of the Torres Strait.

Mr Sig Manu Wigness

Mr Harry Awassie Lieu Thaiday (Jnr)

Miss Shanirah-Nay Quanetta Joan Kiwat

Mrs Norah Lily Bagiri

Mr Douglas Bon (Snr)

7 DECLARATIONS OF INTEREST

7.1 DECLARATION OF INTEREST – DEPUTY MAYOR TOSHIO NAKATA

Deputy Mayor Toshio Nakata stated that he has a declarable a conflict of interest in item 12.5 – Enquiry – Proposed Buoy Mooring – Torres Strait Shipping Pty Ltd, (as defined by *Local Government Act 2009, section 150ES (3)(a)(i)*) as follows:

I, Deputy Mayor Toshio Nakata, inform the meeting that I have a declarable conflict of interest in item 12.5 – Enquiry – Proposed Buoy Mooring – Torres Strait Shipping Pty Ltd due to being a close associate to a director of the company in question.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Deputy Mayor Toshio Nakata advise to depart the Council Meeting and take no part in the Agenda Item.

7.2 DECLARATION OF INTEREST – CR THOMAS LOBAN

Cr Thomas Loban. stated that he has a declarable a conflict of interest in item 12.8 Development Application – IDAS 25-17 – Material Change of Use – Multiple Dwelling – Sustainable Trade Solutions Pty Ltd c/-Gilvear Planning Pty Ltd – 17 Nazeer Street, Thursday Island, (as defined by *Local Government Act 2009, section 150ES (3)(a)(i)*) as follows:

I, Cr Thomas Loban, inform the meeting that I have a declarable conflict of interest in item 12.8 Development Application – IDAS 25-17 – Material Change of Use – Multiple Dwelling – Sustainable Trade Solutions Pty Ltd c/-Gilvear Planning Pty Ltd – 17 Nazeer Street, Thursday Island due to residing in a neighbouring property.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Cr Thomas Loban advise to depart the Council Meeting and take no part in the Agenda Item.

7.1 DECLARATION OF INTEREST – CR THOMAS LOBAN

Cr Thomas Loban. stated that he has a declarable a conflict of interest in item 14.1 Licenced Builder Engagement, (as defined by *Local Government Act 2009, section 150ES (3)(a)(i)*) as follows:

I, Cr Thomas Loban, inform the meeting that I have a declarable conflict of interest in item 14.1 Licenced Builder Engagement due to being related to party.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Cr Thomas Loban advise to depart the Council Meeting and take no part in the Agenda Item.

Item 14.1 Licenced Builder Engagement to be left on the table as quorum is unable to be reached.

8 CONFIRMATION OF MINUTES**8.1 ORDINARY COUNCIL MEETING – 9 DECEMBER 2026****RECOMMENDATION Min. 26/1/2**

Moved: Mayor Elsie Seriat

Seconded: Cr Thomas Loban

That the minutes of the Ordinary Council Meeting held on 9 December 2026 be confirmed.

CARRIED**9 BUSINESS ARISING**

CEO referred to the 'Matters for Action following a Council Meeting document provided to Councillors with updated information on the 9 December 2026 Council Meeting.

10 NOTIFIED MOTIONS*Nil***11 COUNCILLORS REPORTS****11.1 COUNCILLOR'S MONTHLY REPORTS****RECOMMENDATION Min. 26/1/3**

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Thomas Loban

That the activities contained in the Mayoral monthly report be endorsed by Council.

CARRIED**12 EXECUTIVE SERVICES REPORTS****12.1 CHIEF EXECUTIVE OFFICER'S MONTHLY REPORT****RECOMMENDATION Min. 26/1/4**

Moved: Cr Thomas Loban

Seconded: Cr Thomas Fujii

That the activities contained in the Chief Executive Officer's monthly report be endorsed by Council.

CARRIED

12.2 CORPORATE AND COMMUNITY SERVICES – FINANCIAL REPORT**RECOMMENDATION Min. 26/1/5**

Moved: Mayor Elsie Seriat

Seconded: Cr Thomas Loban

That Council:

- Note the Financial Report for the period ended December 2025 as presented.
- Note the attachments for the period ended December 2025 listed as follows:
 1. Cash Position December 2025
 2. Income and Expenditure Airport December 2025
 3. Income and Expenditure all of Council December 2025
 4. Revenue Graph Actual vs Budget December 2025
 5. Expenses Graph Actual vs Budget December 2025
 6. Statement of Financial Position December 2025

CARRIED

ADJOURNMENT: The meeting is adjourned for Morning Tea at 10:02am and resumed 10:30am.

12.3 CORPORATE AND COMMUNITY SERVICES REPORT**RECOMMENDATION Min. 26/1/6**

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Thomas Loban

That Council note the Corporate and Community Services Report for December 2026 as presented.

CARRIED**12.4 CAPITAL WORKS PROGRAM REPORT****RECOMMENDATION Min. 26/1/7**

Moved: Mayor Elsie Seriat

Seconded: Cr Thomas Loban

That Council receives and notes the Capital Works Program Report for January 2026.

CARRIED**SUSPEND STANDING ORDERS****RECOMMENDATION Min. 26/1/8**

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Thomas Fujii

That Council suspend standing orders at 10:31am to consider item 12.5 and 12.8 reports while Cr Thomas Fujii is dialled into the meeting.

CARRIED

DEPARTURE: Deputy Mayor Toshio Nakata departed the Council Meeting at 10:32am whilst Item 12.5 – Enquiry Buoy Mooring – Torres Strait Shipping Pty Ltd Matter is discussed.

12.5 ENQUIRY – PROPOSED BUOY MOORING – TORRES STRAIT SHIPPING PTY LTD

RECOMMENDATION Min. 26/1/9

Moved: Cr Thomas Fujii
Seconded: Mayor Elsie Seriat

That Council delegates authority to the Chief Executive Officer to prepare a letter of response to be provided to the customer advising Council acknowledges Maritime Safety Queensland as the authority and recommends they consider visual guides as part of the buoy siting.

CARRIED

ARRIVED: Deputy Mayor Toshio Nakata returned to the Council Meeting at 10:46am.

12.6 ENQUIRY – PROPOSED TWO (2) BUOY MOORING – TORRES STRAIT TOURS

RECOMMENDATION Min. 26/1/10

Moved: Deputy Mayor Toshio Nakata
Seconded: Mayor Elsie Seriat

That Council delegates authority to the Chief Executive Officer to prepare a letter of response to be provided to the customer advising Council acknowledges Maritime Safety Queensland as the authority and recommends they consider visual guides as part of the buoy siting.

CARRIED

12.7 ENQUIRY – PROPOSED BUOY MOORING – FAR NORTH LOGISTICS

RECOMMENDATION Min. 26/1/11

Moved: Cr Thomas Loban
Seconded: Deputy Mayor Toshio Nakata

That Council delegates authority to the Chief Executive Officer to prepare a letter of response to be provided to the customer advising Council acknowledges Maritime Safety Queensland as the authority and recommends they consider visual guides as part of the buoy siting.

CARRIED

DEPARTURE: Cr Thomas Loban departed the Council Meeting at 10:46am whilst item 12.8 Matter is discussed.

12.8 DEVELOPMENT APPLICATION – IDAS25/17 – MATERIAL CHANGE OF USE – MULTIPLE DWELLING – SUSTAINABLE TRADE SOLUTIONS PTY LTD C/- GILVEAR PLANNING PTY LTD – 17 NAZEER STREET, THURSDAY ISLAND QLD 4875**RECOMMENDATION Min. 26/1/12**

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Thomas Fujii

RECOMMENDATION

The following recommendations for this application are:

1. That Torres Shire Council approves the application for a Development Permit for Material Change of Use for Multiple Dwelling (4 units) on land located at 17 Nazeer Street, Thursday Island formally described Lot 33 T20722, subject to the conditions of this report, and
2. That an Infrastructure Charges Notice be issued for the amount of \$92,032.95 in relation to the development application for a Development Permit for Material Change of Use – Multiple Dwelling (4 units) at 17 Nazeer Street, Thursday Island, formally described as Lot 33 T20722.

CARRIED

ARRIVED: Cr Thomas Loban returned to the Council Meeting at 10:52am

DEPARTURE: Cr Thomas Fujii departed the Council Meeting at 12:01pm whilst item 12.9 Matter is discussed.

12.9 OPERATIONAL WORKS PROGRAM REPORT**RECOMMENDATION Min. 26/1/13**

Moved: Deputy Mayor Toshio Nakata

Seconded: Mayor Elsie Seriat

That Council receives and notes the Operational Works Report for December 2025.

CARRIED

12.10 VOLUNTARY SURRENDER AND DISPOSAL OF END-OF-LIFE VEHICLES**RECOMMENDATION Min. 26/1/14**

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Thomas Loban

That Council:

1. Approves the once-off voluntary End-of-Life Vehicle Surrender and Disposal Project for Residents;
2. Endorses the proposed project eligibility criteria and disposal methods outlined in this Report; and

3. Authorises the Chief Executive Officer to finalise operational arrangements and Community communications.

CARRIED

ADJOURNMENT: The meeting is adjourned for Lunch at 12:24pm and resumed 1:25pm.

13 LATE ITEMS

Nil

14 CONFIDENTIAL REPORTS

RECOMMENDATION

That Council consider the confidential report(s) listed below in a meeting closed to the public in accordance with Regulation s.254J of the *Local Government Regulation 2012*:

- 14.1 Licenced Builder Engagement
- 14.2 Variation of a Cleaning Contract
- 14.3 Purchase of a Garbage Truck

Time: 1:25pm

RECOMMENDATION Min. 26/1/15

Moved: Cr Thomas Loban

Seconded: Mayor Elsie Seriat

That Council go into In Committee.

CARRIED

Time: 1:35pm

RECOMMENDATION Min. 26/1/ 16

Moved: Mayor Elsie Seriat

Seconded: Deputy Mayor Toshio Nakata

That Council come out of In Committee.

CARRIED

ADJOURNMENT: The meeting is adjourned at 1:36pm and resumed 1:47pm.

Time: 1:51pm

RECOMMENDATION Min. 26/1/17

Moved: Deputy Mayor Toshio Nakata

Seconded: Mayor Elsie Seriat

That Council go into In Committee.

CARRIED

Time: 2:20pm

RECOMMENDATION Min. 26/1/18

Moved: Mayor Elsie Seriat

Seconded: Deputy Mayor Toshio Nakata

That Council come out of In Committee.

CARRIED

14.1 LICENCED BUILDER ENGAGEMENT - DEFER

14.2 VARIATION OF A CLEANING CONTRACT

RECOMMENDATION Min. 26/1/19

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Thomas Loban

That Council:

1. Approves the implementation of option 3 –

Extend the contract until 30th June 2026, during which the following actions are carried out:

1. Meet with the Contractor to review the variation and negotiate CPI adjustment for the extended contract period until 30th June 2026
 2. Advise the current Contractor the intension for Council is to release a tender prior to the end of the financial year where Council encourages a submission from the current Contractor.
 3. Release a contract for tender prior to the end of the financial year to the market.
 4. Assess the respondents and have an arrangement in place to commence from 1st July 2026 for a period longer than 12 months with CPI adjustment annexure; and
2. Delegates authority to the CEO to inform the current contractor of the direction Council is proceeding.

CARRIED

14.3 PURCHASE OF A GARBAGE TRUCK

RECOMMENDATION Min. 26/1/20

Moved: Mayor Elsie Seriat

Seconded: Deputy Toshio Nakata

That Council:

1. Approves the purchase of a 2024 Isuzu FVD Garbage Truck from Uralla Shire Council for the amount of \$330,000 including GST and delivery; and
2. Delegates authority to the CEO to finalise the sale.

CARRIED



MINUTES

Special Council Meeting

2 February 2026

**MINUTES OF TORRES SHIRE COUNCIL SPECIAL COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, THURSDAY ISLAND ON MONDAY 2 FEBRUARY 2026**

1 AGENDA CONTENTS

2 ATTENDANCE

Cr Elsie Seriat (Mayor), Cr Toshio Nakata (Deputy Mayor), Cr Gabriel Bani, Cr Thomas Loban, Cr Thomas Fujii (Jnr), Mary Bani (Chief Executive Officer), Edward Kulpa (Director Project, Planning & Environment), Roger Naidoo (Director Engineering and Infrastructure Services), Karren MacClure (Director Corporate and Community Services), and Isabella Muhamad-Mosby (A/Executive Secretary).

3 MEETING OPENED

The meeting opened with a prayer Cr Gabriel Bani at 9:10 am.

4 APOLOGIES

Nil

5 ACKNOWLEDGEMENT OF COUNTRY

On behalf of all Councillors, the Mayor acknowledged the Kaurareg people, Traditional Custodians of the land on which we meet today, and paid respects to their Elders past, present and emerging and the Traditional Owners of Zenadth Kes.

6 DECLARATIONS OF INTEREST

6.1 DECLARATION OF INTEREST – CR THOMAS LOBAN

Cr Thomas Loban. stated that he has a declarable a conflict of interest in item 8.1 - Licenced Builder Engagement, (as defined by *Local Government Act 2009, section 150ES (3)(a)(i)*) as follows:

I, Cr Thomas Loban, inform the meeting that I have a declarable conflict of interest in item 8.1 - Licenced Builder Engagement due to being related to party.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Cr Thomas Loban advise to depart the Council Meeting and take no part in the Agenda Item 8.1 - Licenced Builder Engagement.

7 COUNCILLORS REPORTS**7.1 FOOD SECURITY PRESENTATION****RECOMMENDATION Min. SM25/2/1**

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Gabriel Bani

That Council:

1. Endorses the Food Security Strategy as presented.

CARRIED

DEPARTURE: Cr Thomas Loban departed the Council Meeting at 9:32am whilst item 8.1 – Licenced Builder Engagement Report is discussed.

8 CONFIDENTIAL REPORTS**RECOMMENDATION**

That Council consider the confidential report(s) listed below in a meeting closed to the public in accordance with Regulation s.254J of the *Local Government Regulation 2012*:

8.1 Licenced Builder Engagement

Time: 9:32am

RECOMMENDATION Min. SM25/2/2

Moved: Cr Thomas Fujii

Seconded: Mayor Elsie Seriat

That Council go into In Committee

CARRIED

Time: 9:48am

RECOMMENDATION Min. SM25/2/3

Moved: Cr Gabriel Bani

Seconded: Cr Thomas Fujii

That Council come out of In Committee.

CARRIED

TORRES SHIRE COUNCIL

MATTERS FOR ACTION

from

Council Meeting Minute Resolutions

COUNCIL ORDINARY MEETING – 27 JANUARY 2026

DISTRIBUTED TO DIRECTORS FOR
COMMENTS/ACTION TAKEN

- CEO - Mary Bani
- DCCS – Karren MacClure
- DEIS – Roger Naidoo
- DPPE – Edward Kulpa

For Chief Executive Officer on completion

Records – Karyn Robertson

Action Required for Resolutions	Officer responsible	Comments or Actions Taken
<p><u>CORPORATE AND COMMUNITY SERVICES</u></p> <p>CORPORATE AND COMMUNITY SERVICES – FINANCIAL REPORT Min. 26/1/5 - That Council:</p> <ul style="list-style-type: none">• Note the Financial Report for the period ended December 2025 as presented.• Note the attachments for the period ended December 2025 listed as follows:<ol style="list-style-type: none">1. Cash Position December 20252. Income and Expenditure Airport December 20253. Income and Expenditure all of Council December 20254. Revenue Graph Actual vs Budget December 20255. Expenses Graph Actual vs Budget December 20256. Statement of Financial Position December 2025	FIN MGR	NFA
<p>CORPORATE AND COMMUNITY SERVICES REPORT Min. 26/1/6 - That Council note the Corporate and Community Services Report for December 2026 as presented.</p>	DCCS	NFA
<p><u>ENGINEERING AND INFRASTRUCTURE SERVICES</u></p> <p>OPERATIONAL WORKS PROGRAM REPORT Min. 26/1/13 - That Council receives and notes the Operational Works Report for December 2025.</p> <p>VOLUNTARY SURRENDER AND DISPOSAL OF END-OF-LIFE VEHICLES Min. 26/1/14 - That Council:</p> <ol style="list-style-type: none">1. Approves the once-off voluntary End-of-Life Vehicle Surrender and Disposal Project for Residents;2. Endorses the proposed project eligibility criteria and disposal methods outlined in this Report; and3. Authorises the Chief Executive Officer to finalise operational arrangements and Community communications.	DEIS	NFA In Progress
<p><u>PROJECTS, PLANNING AND ENVIRONMENT</u></p> <p>CAPITAL WORKS PROGRAM REPORT Min. 26/1/7 - That Council receives and notes the Capital Works Program Report for January 2026.</p> <p>ENQUIRY – PROPOSED BUOY MOORING – TORRES STRAIT SHIPPING PTY LTD Min. 26/1/8 - That Council delegates authority to the Chief Executive Officer to prepare a letter of response to be provided to the customer advising Council acknowledges Maritime Safety Queensland as the authority and recommends they consider visual guides as part of the buoy siting.</p> <p>ENQUIRY – PROPOSED TWO (2) MOORING – TORRES STRAIT TOURS Min. 26/1/10 - That Council delegates authority to the Chief Executive Officer to prepare a letter of response to be provided to the customer advising Council</p>	DPPE DPPE DPPE	NFA NFA / Advisory Letter sent. NFA / Advisory Letter sent.

<p>acknowledges Maritime Safety Queensland as the authority and recommends they consider visual guides as part of the buoy siting.</p> <p>ENQUIRY – PROPOSED BUOY MOORING – FAR NORTH LOGISTICS Min. 26/1/11 - That Council delegates authority to the Chief Executive Officer to prepare a letter of response to be provided to the customer advising Council acknowledges Maritime Safety Queensland as the authority and recommends they consider visual guides as part of the buoy siting.</p> <p>DEVELOPMENT APPLICATION – IDAS25/17 – MATERIAL CHANGE OF USE – MULTIPLE DWELLING – SUSTAINABLE TRADE SOLUTIONS PTY LTD C/- GILVEAR PLANNING PTY LTD – 17 NAZEER STREET, THURSDAY ISLAND QLD 4875 Min. 26/1/12 - The following recommendations for this application are:</p> <ol style="list-style-type: none"> 1. That Torres Shire Council approves the application for a Development Permit for Material Change of Use for Multiple Dwelling (4 units) on land located at 17 Nazeer Street, Thursday Island formally described Lot 33 T20722, subject to the conditions of this report, and 2. That an Infrastructure Charges Notice be issued for the amount of \$92,032.95 in relation to the development application for a Development Permit for Material Change of Use – Multiple Dwelling (4 units) at 17 Nazeer Street, Thursday Island, formally described as Lot 33 T20722. 	<p>DPPE</p> <p>DPPE</p>	<p>NFA / Advisory Letter sent.</p> <p>NFA / Planning Letter sent.</p>
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<p><u>IN COMMITTEE</u></p> <p>VARIATION OF A CLEANING CONTRACT Min. 26/1/19 - That Council:</p> <ol style="list-style-type: none"> 1. Approves the implementation of option 3 – <p>Extend the contract until 30th June 2026, during which the following actions are carried out:</p> <ol style="list-style-type: none"> 1. Meet with the Contractor to review the variation and negotiate CPI adjustment for the extended contract period until 30th June 2026 2. Advise the current Contractor the intension for Council is to release a tender prior to the end of the financial year where Council encourages a submission from the current Contractor. 3. Release a contract for tender prior to the end of the financial year to the market. 4. Assess the respondents and have an arrangement in place to commence from 1st July 2026 for a period longer than 12 months with CPI adjustment annexure; and <ol style="list-style-type: none"> 2. Delegates authority to the CEO to inform the current contractor of the direction Council is proceeding. <p>PIRCHASE OF A GARBAGE TRUCK Min. 25/1/20 - That Council:</p> <ol style="list-style-type: none"> 1. Approves the purchase of a 2024 Isuzu FVD Garbage Truck from Uralla Shire Council for the amount of \$330,000 including GST and delivery; and 2. Delegates authority to the CEO to finalise the sale. 	<p>CEO</p> <p>DEIS</p>	<p>In Progress</p> <p>In Progress</p>
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Monthly Activity Report | Mayor Elsie Seriat OAM| January – February 2026

Date	Meetings & Events	Venue & Details
3/2/2026	Meeting with Department of Housing and Public Works - Deputy Director General Danielle McAllister and staff <i>Topic – Torres Shire Council Housing Needs and Housing Summit</i>	McCormack Place, Cairns 11.00am - 12.00pm
5/2/2026	Meeting with Australian Border Force and Maritime Border Control – TSRA, TSIRC and TSC <i>Topic – Update on Illegal Indonesian Fishing Vessels</i>	TSRA Board Room Mayor Seriat and CEO 2.30pm – 3.30pm
10/2/2026	Urgent Meeting with Regional Leadership – TSIRC, NPARC, TSRA and GBK -Mayors/ Chairs, CEOs/EMs <i>Topic – Regional Leaders Response to Illegal Indonesian Vessels in Torres Strait</i>	Council Chambers Mayor Seriat and CEO 1pm-2pm
11/2/2026	Meeting – Lowitja Institute <i>Topic – Introduction to Lowitja Institute Research Priorities for Torres Strait</i>	Council Chambers Mayor Seriat and CEO 9am – 10am
12/2/2026	Meeting with LGAQ	Mayor’s Office Mayor Seriat and Deputy Mayor Nakata 10am – 11am
12/2/2026	Meeting with QPS - Mayors Working Group	Mayor’s Office Mayor Seriat 1pm – 2pm
13/2/2026	Meeting – Chris Patterson <i>Topic – Kaurareg Youth Project</i>	Mayor’s Office Mayor Seriat and CEO 1.30pm – 2pm
16/2/2026	Accord Monthly Meeting	Mayor’s Office Mayor Seriat 10am – 11am

Upcoming Meetings and Travel

Date	Meetings & Events	Venue & Details
19/2/2026	TSRA Consultant - Review of Regional Economic Investment Strategy	Council Chambers
19/2/2026	Sarpeye Company HQ 2026 Discussion	Council Chambers
4/3/2026	TCICA Members Meeting	Cairns
10/3/2026	Meeting with Minister Fiona Simpson	Brisbane
11/3/2026	Meeting with Minister for Natural Resources and Mines	Brisbane
12/3/2026	Meeting with Minister for Housing and Public Works	Brisbane
17/3/2026	March Ordinary Council Meeting	Council Chambers

Monthly Activity Report | CEO Mary Bani| January – February 2026

Date	Meetings & Events	Venue & Details
29/1/2026	Meeting with Airport Stakeholders <i>Topic – Monthly catchup</i>	Gateway Resort, Horn Island CEO, Director E&IS and Waste and Facilities Manager 2.00pm-3.30pm
3/2/2026	Meeting with Department of Housing and Public Works - Deputy Director General Danielle McAllister and staff <i>Topic – Torres Shire Council Housing Needs and Housing Summit</i>	McCormack Place, Cairns 11.00am - 12.00pm
3/2/2026	Meeting with TSIRC CEO James William <i>Topic – Torres Shire Council Housing Needs and Housing Summit</i>	TSIRC Office, Cairns 1.30-3.30pm
5/2/2026	Meeting with Australian Border Force and Maritime Border Control – TSRA, TSIRC and TSC <i>Topic – Update on Indonesian Fishing Vessels</i>	TSRA Board Room Mayor Seriat and CEO 2.30pm – 3.30pm
6/2/2026	Meeting with Australian Bureau of Statistics – Remote CENSUS Team – Neville Johnston <i>Topic – 2026 Census</i>	Council Chambers CEO 1pm-2pm
10/2/2026	Urgent Meeting with Regional Leadership – TSIRC, NPARC, TSRA and GBK -Mayors/ Chairs, CEOs/EMs <i>Topic – 2026 Census</i>	Council Chambers CEO 1pm-2pm
12/2/2026	Meeting – Lowitja Institute <i>Topic – Introduction to Lowitja Institute Research Priorities for Torres Strait</i>	Council Chambers Mayor Seriat and CEO 9am – 10am
13/2/2026	Meeting – Chris Patterson <i>Topic – Kaurareg Youth Project</i>	Tamwoy Hall 11.30am – 3pm
16/2/2026	Meeting – Sarah Tedder <i>Topic – Bike Repairs Training</i>	CEO, Director E&IS 11am – 12pm

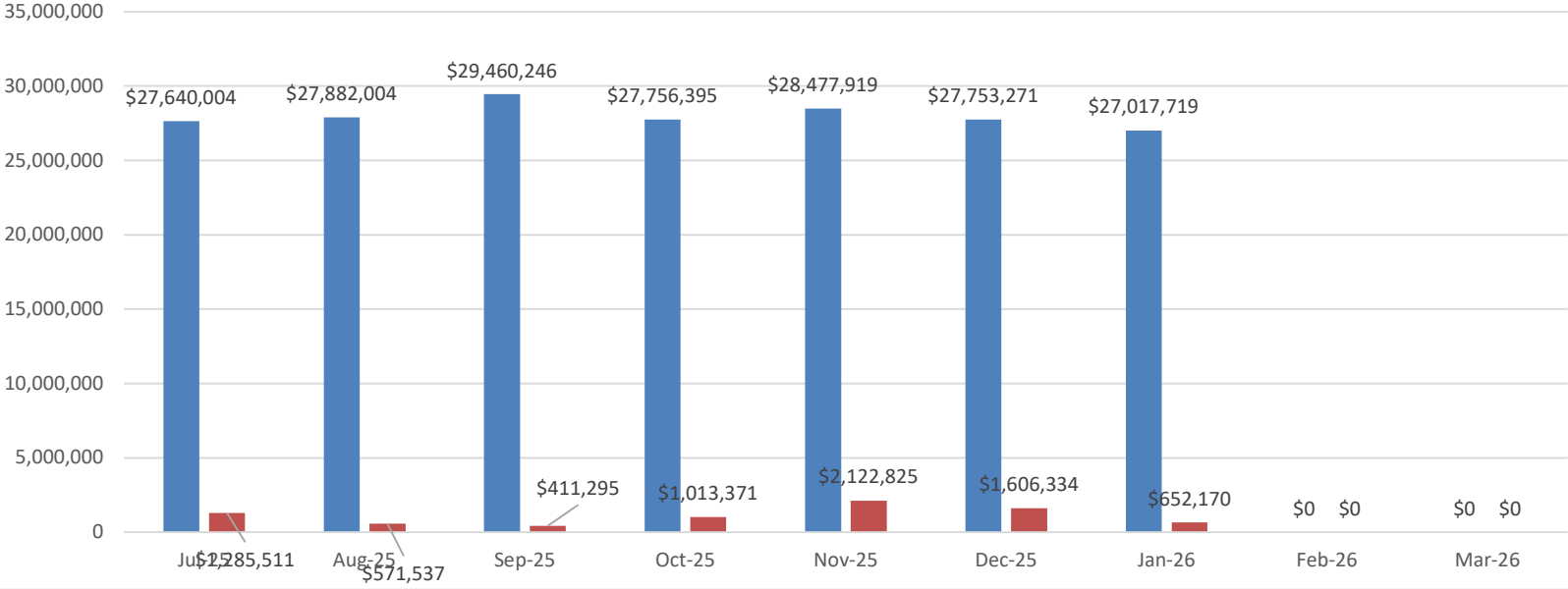
Upcoming Meetings and Travel

Date	Meetings & Events	Venue & Details
19/2/2026	TSRA Consultant - Review of Regional Economic Investment Strategy	Council Chambers
19/2/2026	Sarpeye Company HQ 2026 Discussion	Council Chambers
20/2/2026	TCICA CEO meeting	Teams
27/2/2026	Meeting with Office of Independent Assessor	Teams
4/3/2026	TCICA Members Meeting	Cairns
10/3/2026	Meeting with Minister Fiona Simpson	Brisbane
11/3/2026	Meeting with Minister for Natural Resources and Mines	Brisbane

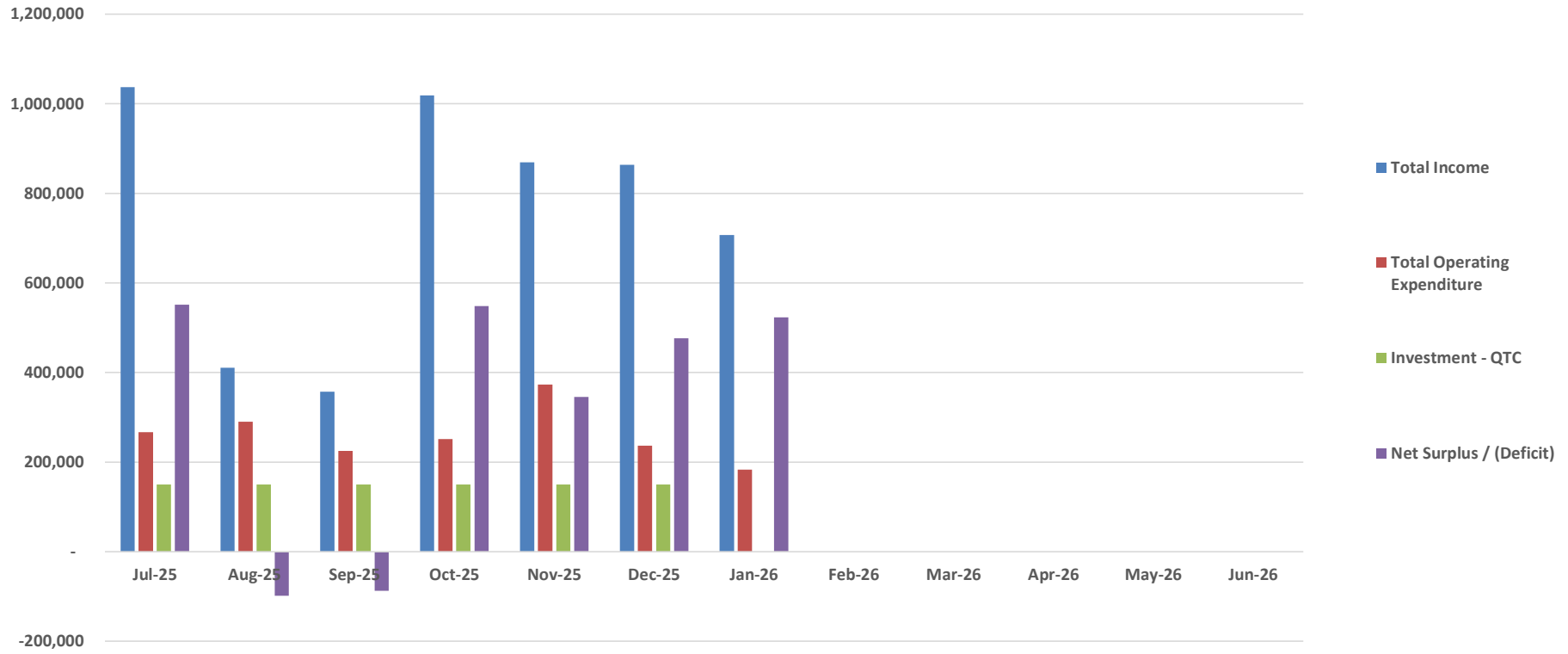
12/3/2026	Meeting with Minister for Housing and Public Works	Brisbane
17/3/2026	March Ordinary Council Meeting	Council Chambers

Cash Position YTD 31 January 2026

■ Net Cash Balance
 ■ Unrestricted Cash



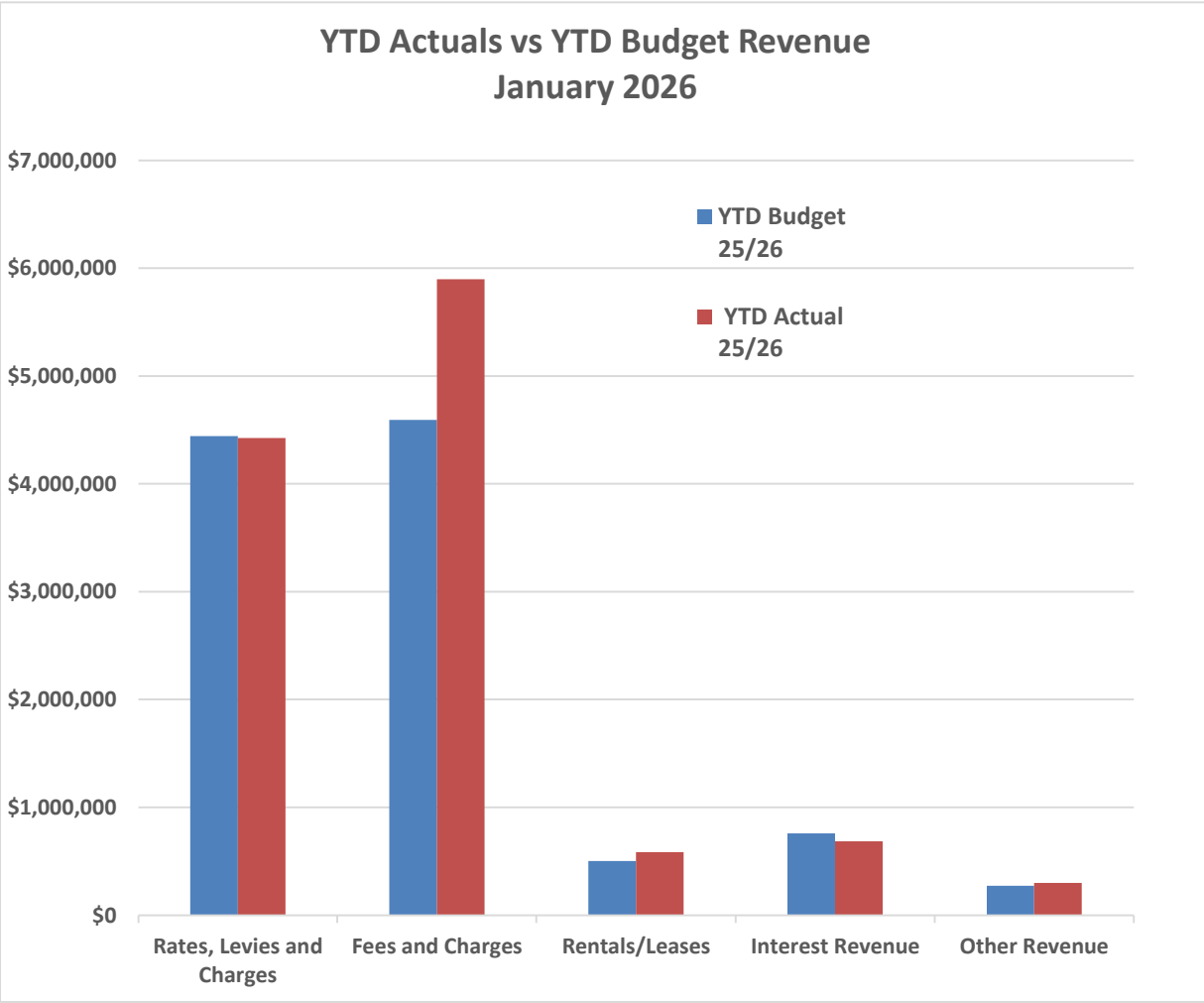
Airport Income and Expenditure incl Investment



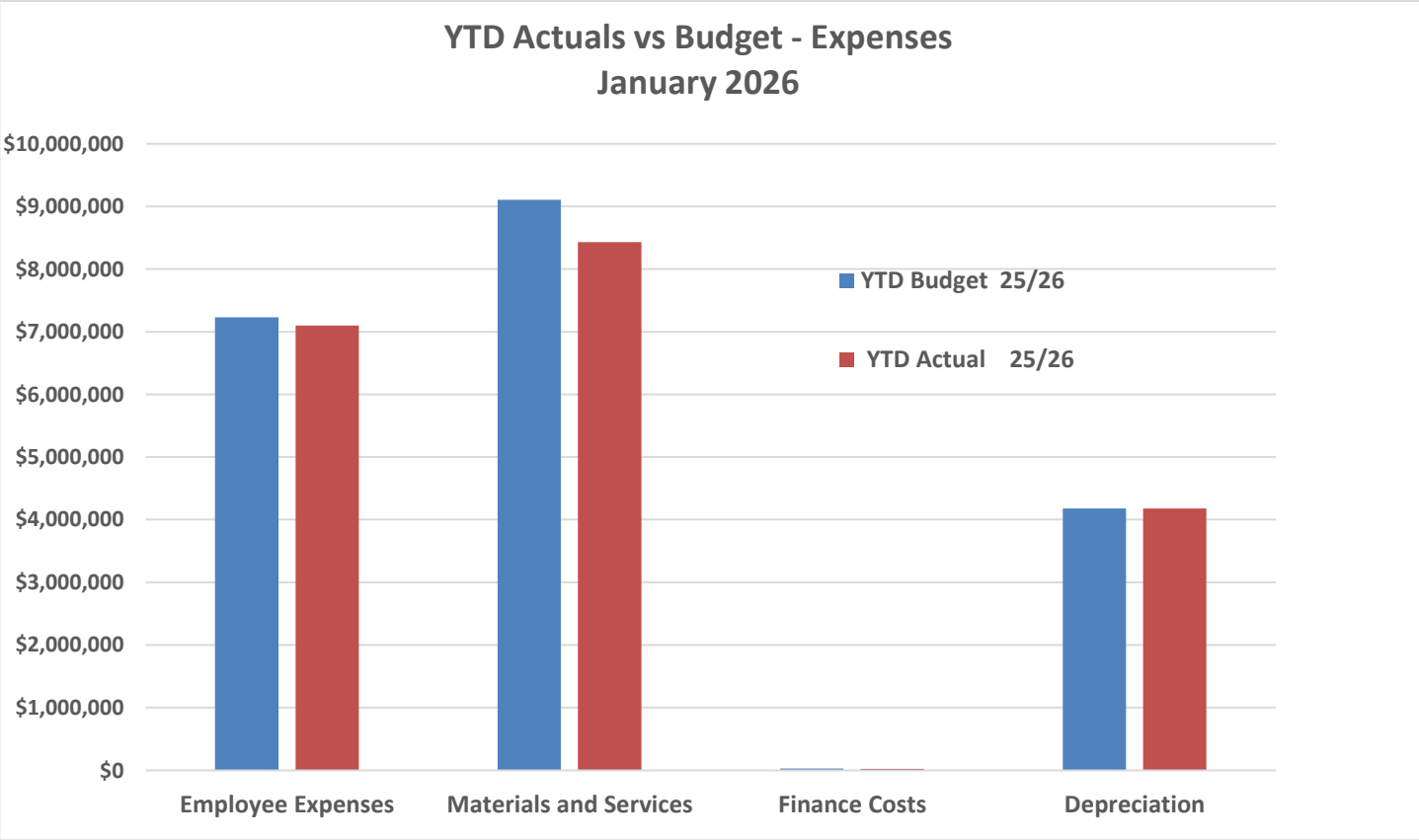
TORRES SHIRE COUNCIL
STATEMENT OF COMPREHENSIVE INCOME
For the period ended 31 January 2026

	YTD Actual 25/26	Annual Budget to June 2026	YTD Budget 25/26
<i>Income</i>			
Rates, Levies and Charges	\$ 4,424,631	\$ 7,614,505	\$ 4,441,795
Fees and Charges	\$ 5,896,687	\$ 7,872,339	\$ 4,592,198
Rentals/Leases	\$ 584,563	\$ 859,586	\$ 501,425
Interest Revenue	\$ 685,698	\$ 1,300,000	\$ 758,333
Other Revenue	\$ 298,140	\$ 466,184	\$ 271,941
Operating Grants/Subsidies	\$ 4,374,655	\$ 10,433,113	\$ 6,085,983
<u>Total Operating Income</u>	<u>\$ 16,264,374</u>	<u>\$ 28,545,727</u>	<u>\$ 16,651,674</u>
<i>Capital Revenue</i>			
Grants, subsidies, contributions and donations	\$ 4,159,488	\$ 9,361,673	\$ 5,460,976
<u>Total Income</u>	<u>\$ 20,423,862</u>	<u>\$ 37,907,400</u>	<u>\$ 22,112,650</u>
<i>Operating Expenditure</i>			
Employee Expenses	\$ 7,096,141	\$ 12,392,963	\$ 7,229,228
Materials and Services	\$ 8,431,274	\$ 15,605,301	\$ 9,103,092
Finance Costs	\$ 25,916	\$ 46,473	\$ 27,109
Depreciation	\$ 4,180,802	\$ 7,167,089	\$ 4,180,802
<u>Total Operating expenditure</u>	<u>\$ 19,734,133</u>	<u>\$ 35,211,826</u>	<u>\$ 20,540,232</u>
<u>Operating Result</u>	<u>-\$ 3,469,760</u>	<u>-\$ 6,666,099</u>	<u>-\$ 3,888,558</u>
Net Surplus/(Deficit)	<u>\$ 689,729</u>	<u>\$ 2,695,574</u>	<u>\$ 1,572,418</u>

TORRES SHIRE COUNCIL



TORRES SHIRE COUNCIL



TORRES SHIRE COUNCIL
STATEMENT OF FINANCIAL POSITION
as at 31 January 2026

	Actual Balance 25/26	Original Budget 30 June 2026
<i>Current Assets</i>		
Cash & cash equivalents	\$ 27,017,719	\$ 11,725,398
Trade & other receivables	\$ 8,791,303	\$ 3,250,866
Inventory	\$ 1,404,528	\$ 828,624
<u>Total Current Assets</u>	<u>\$ 37,213,550</u>	<u>\$ 15,804,888</u>
<i>Non Current Assets</i>		
Property, plant & equipment	\$ 243,648,155	\$ 252,975,585
Right of use assets	\$ 151,789	\$ 100,000
<u>Total Non Current Assets</u>	<u>\$ 243,799,944</u>	<u>\$ 253,075,585</u>
Total Assets	<u>\$ 281,013,495</u>	<u>\$ 268,880,473</u>
<i>Current Liabilities</i>		
Trade & other payables	\$ 209,713	\$ 1,756,988
Contract liabilities	\$ 10,112,094	\$ 6,817,442
Provisions	\$ 2,347,362	\$ 768,728
<u>Total Current Liabilities</u>	<u>\$ 12,669,169</u>	<u>\$ 9,343,158</u>
<i>Non Current Liabilities</i>		
NC Lease Liabilities	\$ 1,188,881	\$ -
NC Provision	\$ 151,560	\$ 1,158,835
<u>Total Non Current Liabilities</u>	<u>\$ 1,340,441</u>	<u>\$ 1,158,835</u>
Total Liabilities	<u>\$ 14,009,610</u>	<u>\$ 10,501,993</u>
Net Assets	\$ 267,003,885	\$ 258,378,480
<i>Equity</i>		
Asset Revaluation Surplus	\$ 133,464,508	\$ 123,945,607
Accumulated Surplus/Deficit	\$ 133,536,877	\$ 134,432,873
Total Equity	<u>\$ 267,003,885</u>	<u>\$ 258,378,480</u>