

A decorative graphic in the top left corner of the page, consisting of white, stylized topographic contour lines on a blue background. The lines are irregular and wavy, resembling a map of a hilly or mountainous region.

Prospectus 2026–2027





A Word From Our CEO

I am pleased to present this investment prospectus for the Eastern Metropolitan Regional Council (EMRC).

At the EMRC, we are focused on delivering reliable, high-quality waste management solutions that create measurable value for our clients, communities, and stakeholders. Our local government customers are fundamental to the success of the EMRC, and we are committed to providing responsive, cost-effective services that meet increasingly complex and evolving needs.

We operate at the intersection of waste management and critical infrastructure. Our strategy is clear: optimise the performance of our assets, maintain disciplined operational delivery, and invest in scalable solutions that strengthen long-term capability. Through strategically located facilities and proven technologies, we manage diverse waste streams safely, efficiently, and at scale.

Sustainability underpins everything we do. Maintaining our social licence to operate is fundamental, and we are advancing practical circular economy outcomes by driving efficient waste management practices and stronger operational performance. At the same time, we are strengthening our approach to climate-related disclosures, ensuring we identify, manage, and respond to financial risks and opportunities associated with a changing climate.

As volumes grow and regulatory expectations increase, so too does our responsibility. We take a rigorous approach to compliance, with a strong focus on meeting our licensing obligations and proactively managing environmental and operational risks. This is supported by robust governance, disciplined financial management, and a culture of accountability across the organisation.

Our operating model is designed to deliver performance, resilience, and long-term value. In doing so, we support local employment, regional supply chains, and broader economic activity.

This prospectus outlines the EMRC's competitive strengths, governance capability, and clear pathway for growth. With targeted investment, we are well positioned to expand capacity, enhance processing performance, and accelerate innovation across our operations.

We are confident in our strategy, disciplined in our execution, and focused on delivering outcomes that matter.

I look forward to the opportunity to work together to deliver long-term value for our customers, communities, and investors.

Hua Jer Liew

Chief Executive Officer
Eastern Metropolitan Regional Council

Contents

A Word From Our CEO	3	Our Product Offerings	13
Inside EMRC: Who We Are	4	Our Service Offerings	14
Key Personnel & Organisational Structure	5	Why invest in the EMRC	16
Key Statistics	8		
Red Hill Waste Management Facility	10		
Project Under Development	12		

Inside EMRC: Who We Are

The EMRC is a long-established regional local government authority in the Perth metropolitan area, with over 40 years’ experience in waste management and large-scale operations.

Our core focus is delivering efficient, reliable waste management services, supported by established assets, strong governance, and proven operational expertise. By leveraging existing infrastructure and technical capability, the EMRC supports economic activity, population growth, and long-term infrastructure resilience.

The region’s proximity to Perth CBD provides direct access to key commercial centres and industry networks, along with major road, rail, and air freight infrastructure. Close access to Perth Airport further strengthens domestic and international connectivity.

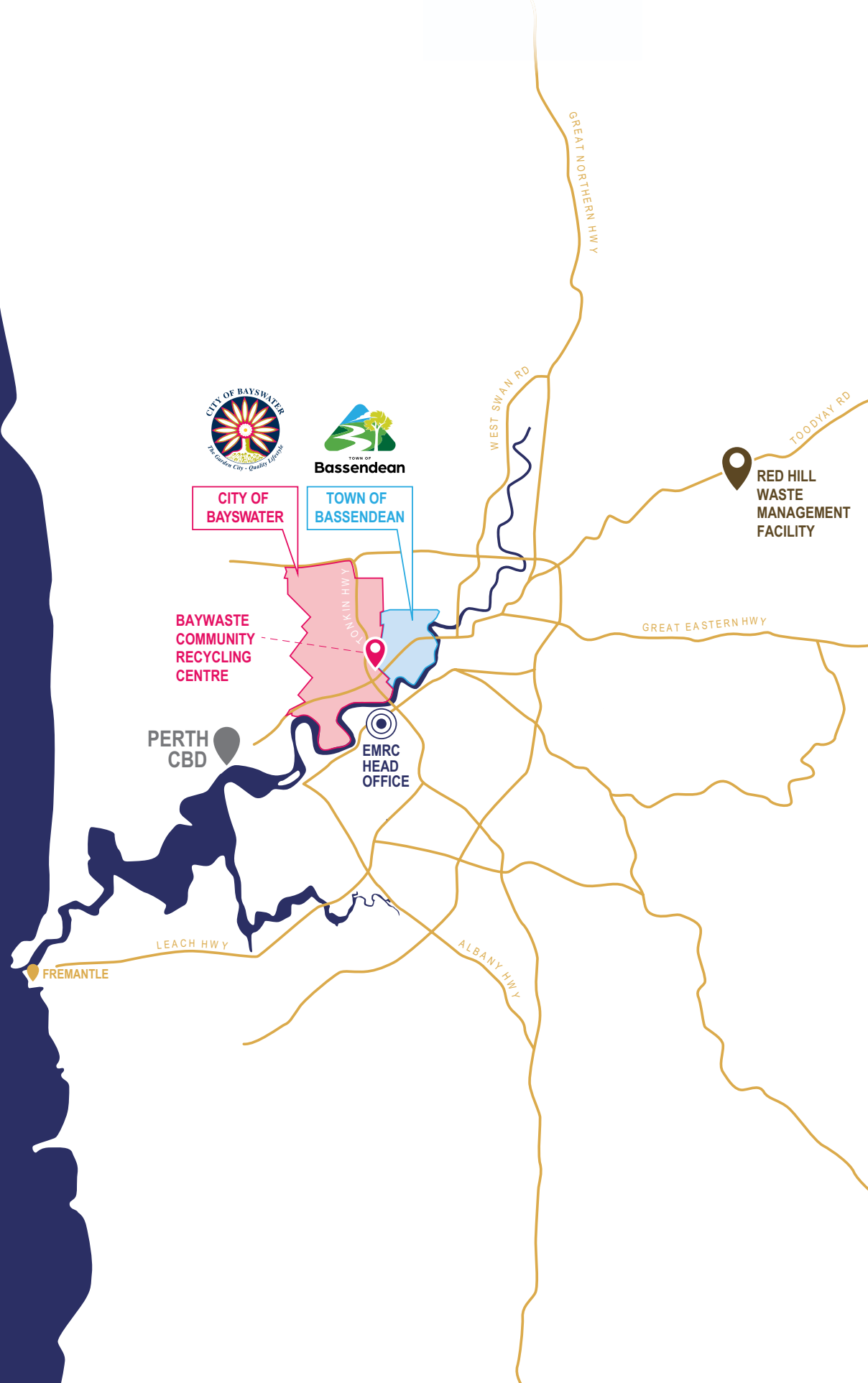
The EMRC operates a portfolio of engineered assets designed to meet current and future demand. Its landfill and supporting infrastructure are managed to optimise efficiency, control costs, and extend asset life enabling consistent performance and strong commercial outcomes.

Our ISO 14001:2015 accredited Red Hill Waste Management Facility is recognised for its scale and reliability, delivering measurable value to customers and reinforcing the EMRC’s position in the waste management sector.



Key Personnel and Organisational Structure





Head office

The EMRC's head office is strategically located in Ascot on the corner of Kalgoorlie Street and Great Eastern Highway.

The two-storey administrative building provides flexible office accommodation, collaboration spaces, and formal meeting areas, supporting both operational and governance functions.

The site includes dedicated training and function facilities, secure on-site parking, EV charging infrastructure, and additional support structures. The EMRC also owns the adjoining vacant lot, creating a prominent three street frontage with future flexibility. Both properties are zoned for mixed use business and benefit from strong transport connectivity, positioned approximately 3 kilometres from Perth Airport and less than 6 kilometres from the Perth CBD.



Operational sites

The EMRC operates the **Red Hill Waste Management Facility (RHWMF)**, located at 1094 Toodyay Road, Red Hill WA. As one of the region's key waste management assets, the facility provides essential waste processing and resource recovery services to local governments, businesses and the community. The EMRC also manages the **Bayswater Community Recycling Centre** on behalf of the City of Bayswater.



Red Hill Waste Management Facility (RHWMF)

Key Statistics

TOTAL ASSET VALUE

2024-25
\$231,556,034



SALE OF PRODUCTS

2024-25
\$2,168,226



CLASS III LANDFILL CELL CONSTRUCTION TIMELINE

CELL 18 2025

2027 CELL 19

CELL 20 2030

2034 CELL 21

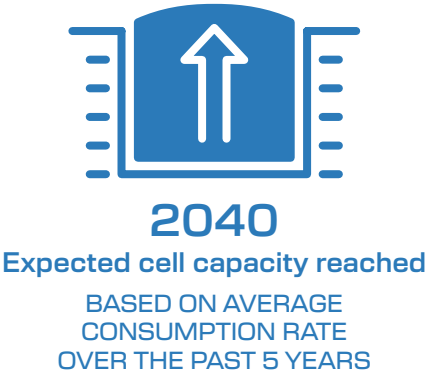
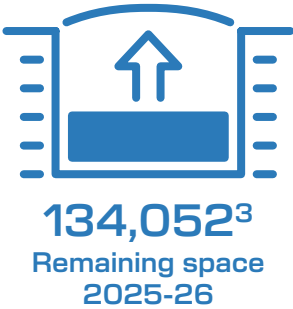
CELL 22 2036

2038 CELL 23

RED HILL CLASS III LANDFILL



CLASS IV LANDFILL CELL CAPACITY AIRSPACE CONSUMPTION



LEACHATE PONDS CAPACITY



SNAPSHOT

Red Hill Waste Management Facility

OUR SERVICES AND PRODUCTS

LANDFILL	FOOD ORGANICS GARDEN ORGANICS (FOGO)	GARDEN ORGANICS
	PROCESSING	
	FOGO	Garden Organics
	LICENSED TO ACCEPT PER ANNUAL PERIOD	
	30,000 tonnes	28,000 tonnes
	OUTPUT	
	Soil Improver	Mulch

REGULATORY ACTIVITIES

Licences	L8889/2015/2	
Works approvals	W2987/2025/1 W6829/2023/1 W6851/2023/1	
Environmental compliance	The EMRC undertakes rigorous environmental compliance monitoring, testing and reporting on a regular basis of the Red Hill site, including (but not limited to): - Assessment of Waste for Class III or Class IV disposal - Odour monitoring - Groundwater/surface water monitoring - Flora and fauna monitoring - Weed control and revegetation programs - Fuel load assessments - Annual compliance reporting	

TOTAL LANDHOLDING
407 HECTARES



DISTANCE TO KEY FREIGHT ROUTES

LOCATION	Strategically situated directly on Toodyay Road.
TO PERTH AIRPORT	Around 23km, or roughly a 25 minute drive.
TO PERTH CBD	Approximately over 30km by road, translating to a 40 minute drive.
MAJOR ROAD ACCESS	Provides direct access to Roe Highway, facilitating efficient transportation.

Project Under Development

Air Pollution Control Residue (APCr)

The Air Pollution Control residue initiative, first identified in 2021, has progressed through design development, environmental approvals, and community consultation.

Following the public review period in January 2025, the EMRC has provided responses to submissions and additional information requested as part of the ongoing approvals process. The project is currently awaiting final assessment and recommendations, with the EPA's determination still pending.



Our Product Offerings



FERRICRETE

Ferricrete is a versatile, easy to use and hard-wearing product, with the clay component making compaction easy. It is ideal for use in driveways, pathways, landscaping, road base, hardstands, stormwater design. The ferricrete is processed to meet Main Roads specifications and is highly sought after.



SOIL IMPROVER

The EMRC FOGO derived product is a composted soil improver made at the EMRC's Red Hill Waste Management facility from household Food Organics Garden Organics (FOGO) waste and shredded green waste. The EMRC processes the FOGO to Australian Standard AS4454-2012 specification.



GARDEN ORGANICS MULCH

Each batch of certified mulch undergoes rigorous quality testing and audited processes, ensuring a consistently high-quality product. Through composting, organic material is transformed into premium mulches, soil improvers, and fertilisers, while eliminating weed seeds and pathogens. In contrast, raw (un-composted) mulch may contain weeds, diseases, and plant propagules.

Our Service Offerings



RED HILL LANDFILL

The Red Hill Waste Management Facility is one of Western Australia’s largest municipal waste landfills and is acknowledged as one of the best-practice landfill sites in Australia.

The Red Hill Waste Management Facility receives approximately 230,000 tonnes of waste per annum. (Class I, Class II, Class III & IV waste).



FOGO PROCESSING

The collection and treatment of Food Organics Garden Organics (FOGO), separated from general waste, is a feature of the EMRC’s Waste Management Strategy to maintain the value of FOGO materials circulating in the Australian economy for as long as possible and to reduce the amount of methane in the landfill.

The EMRC soil improver, produced from nutritious organics, delivers the results you expect from your garden.



MANAGEMENT OF BAYWASTE COMMUNITY RECYCLING CENTRE

The EMRC specialises in managing a community recycling centre on behalf of the City of Bayswater, delivering efficient and reliable operations.

With extensive experience at the Baywaste facility, we have a proven track record in transfer station management, including waste processing and regulatory compliance, providing tailored services to meet community needs.



COMMUNITY DROP-OFF

The EMRC offer a dedicated community drop-off area at our Red Hill Site, providing a convenient solution for residents to dispose of their waste responsibly and contributing to a sustainable future.

Why invest in the EMRC

UNIQUE CAPABILITY

The EMRC's strengths and capabilities include:



EXPERTISE IN WASTE MANAGEMENT

40+ years of experience in effective waste management.



INNOVATIVE SOLUTIONS

Implemented cutting-edge waste management solutions, including energy-from-waste initiatives.

VALUE TO CUSTOMERS



WASTE MANAGEMENT INDUSTRY LEADERSHIP

40+ years of experience in effective waste management.



OUR FACILITY

Red Hill Waste Management Facility



STRONG PARTNERSHIPS

With governments, government agencies, local governments, local businesses, and the wider community.



FOGO

The EMRC is heavily invested in processing organic waste, turning it into a valuable soil conditioner that is processed to AS4454 standard. This process effectively diverts FOGO from the landfill.



ACCESS TO INPUTS, LABOUR AND CUSTOMERS

The closer inputs are to the processing centres, the lower the costs for customers.

The same applies to access to a skilled labour force, which the EMRC provides.



ECONOMIC INDEPENDENCE

Self-sufficient in terms of access to and utilisation of raw materials such as ferricrete and clay.



ADVANCED WASTE TECHNOLOGIES

Exploring and implementing advanced waste technologies.

Market opportunities

The EMRC has attracted significant interest over the last decade regarding waste management practices. By considering the EMRC's position, close location to Perth CBD and local communities, ensures services and facilities are accessible and convenient localities. Demonstrating multiple community and industry benefits in operational efficiency, community engagement and sustainable practices.

Our waste business produces high-quality organic products, including ferricrete, FOGO soil improver, and mulch. These support soil health, sustainable landscaping, and agricultural productivity. Demand for these eco-friendly products is growing in gardening, farming, and urban landscaping, contributing to both environmental sustainability and strong market growth.

PRIMARY TARGET MARKET



FOGO

- Intensive agriculture
- Broad-acre agriculture
- Urban and amenity users
- Environmental remediation and rehabilitation

PRIMARY TARGET MARKET



FERRICRETE

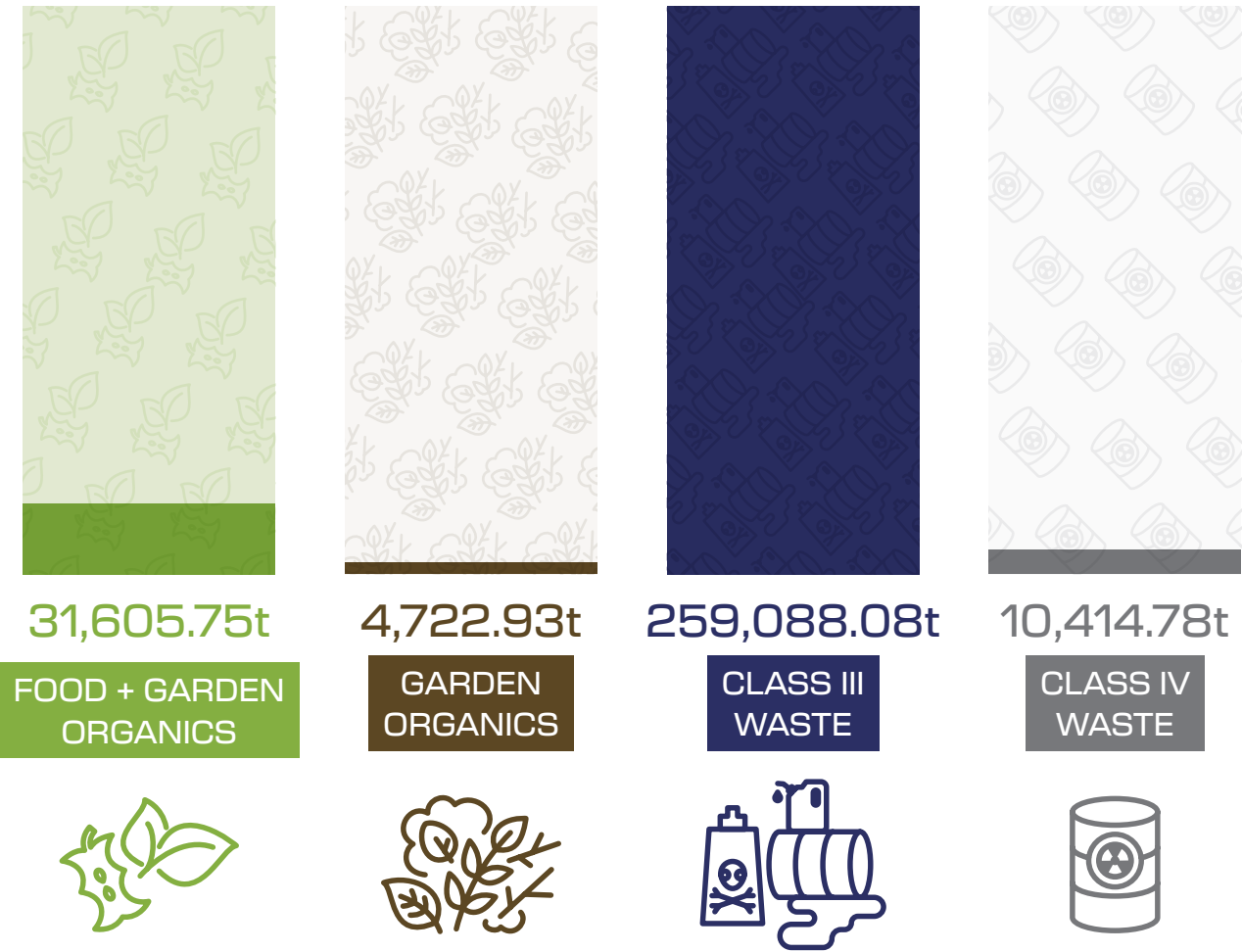
- Industry and construction
- Government agencies
- Urban and amenity users

PROSPECTS

- The EMRC is actively looking to engage with **waste recovery and waste-to-energy related operators** who are interested in taking advantage of the EMRC's expertise and significant and quality regional waste-related infrastructure.
- **Product expansion** to support the local economy and contribute to environmental sustainability.
- **Opportunities to receive and provide waste solutions** from other local government areas that do not currently have disposal options.
- Providing solutions for disposal on **classes I, II, III, IV of waste**.
- **Gas extraction from landfill**: Upon completion of each stage of the Class III landfill cell, infrastructure for the collection of landfill gas is installed. The landfill gas is collected and combusted to generate electricity. An external company (EDL) currently leases the power station and monitors the gas extraction equipment location through the site. Currently, the power station utilises four CAT 3516 reciprocating generator sets contained in EDL-designed modules with a combined power generation capacity of 4MW. Annual and monthly reports relating to landfill gas collection and combustion are composed by EDL and made available to the EMRC.
- Continuing to provide **end-to-end waste management operations/solutions** from collection through to disposal and processing activities.

Tonnages 2025/2026

The illustration below shows waste tonnages processed over the weighbridge in 2025/2026, highlighting EMRC’s capacity to manage large volumes and diverse, including challenging, waste streams. This demonstrates our capability to efficiently process and dispose of various waste classes while delivering comprehensive, sustainable waste management solutions.



RELIABILITY

Clients and the community can trust the EMRC to handle large volumes of waste efficiently, ensuring their operations run smoothly without interruptions.

SUSTAINABILITY

By effectively managing waste, we contribute to environmental sustainability, which is increasingly important to our community and stakeholders.

VERSATILITY

Our expertise in managing diverse waste types, including Class I, II, III, IV, demonstrates our adaptability and comprehensive service offerings.

COMPETITIVE EDGE

Our proven capability sets us apart from competitors, making us a preferred choice for businesses seeking reliable and versatile waste management solutions.

Overall, these strengths enhance our reputation and attract more clients, driving business growth and success.



**Eastern Metropolitan
Regional Council**

226 Great Eastern Highway
Ascot WA 6104
(08) 9424 2222
www.emrc.org.au

