



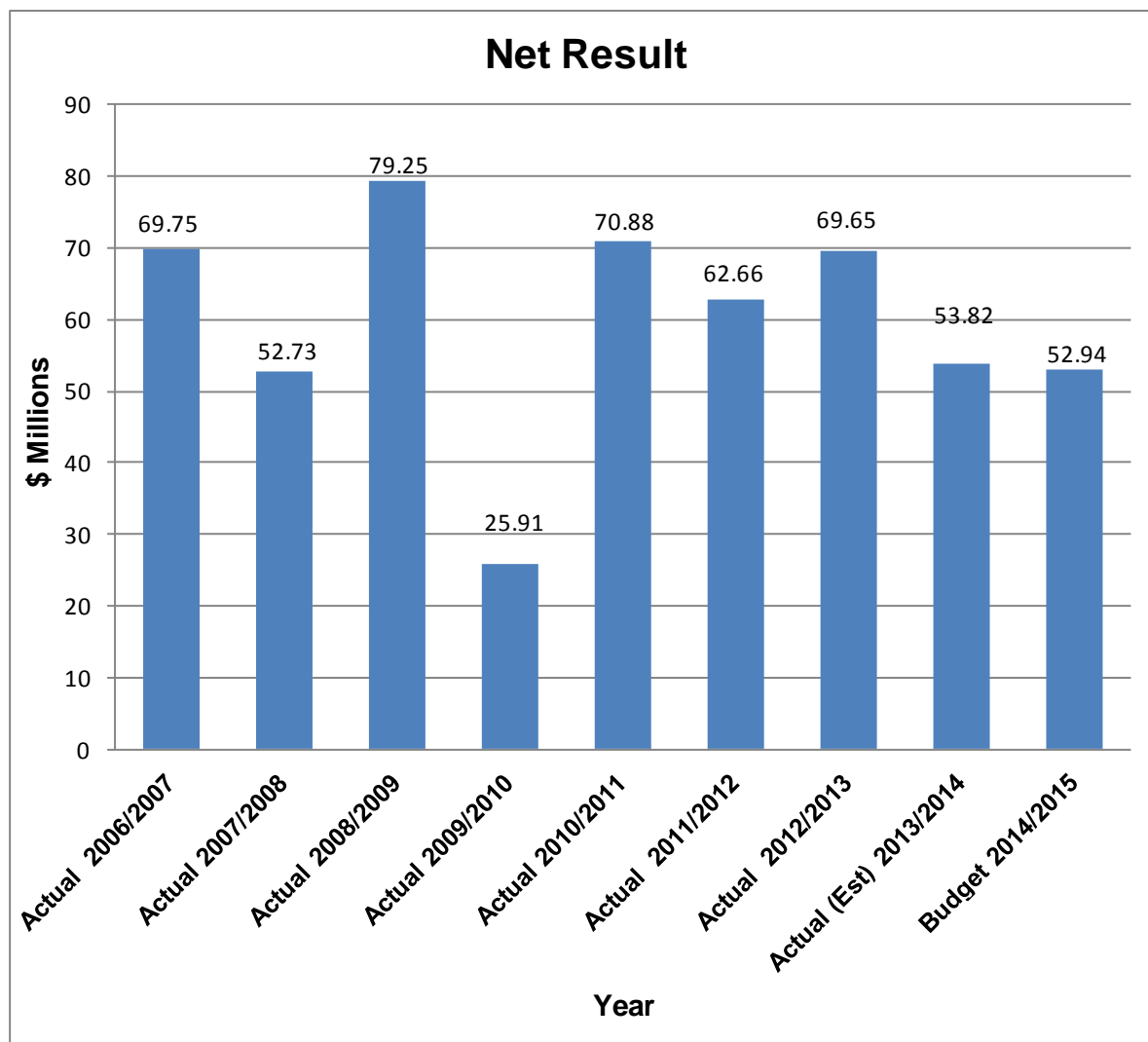
City of
Wanneroo

Annual Budget
Overview
2014/15

EXECUTIVE SUMMARY

This executive summary provides key information about operating result, rate increases, cash and investments, capital works, financial position and the financial sustainability of the City.

1. Net Result

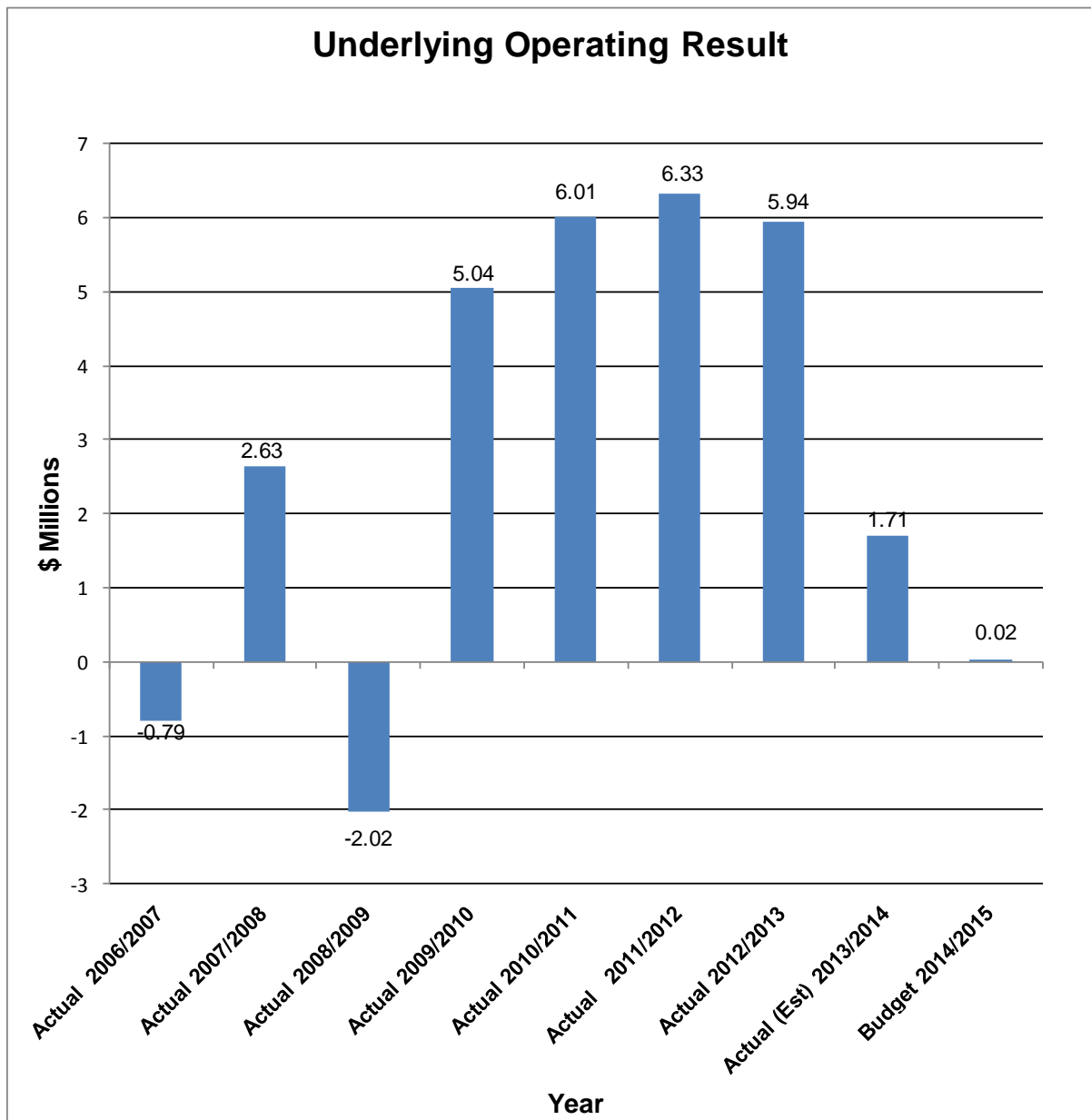


The Net Result for the 2014/15 Annual Budget, which includes non-operating items such as capital grants and contributions, is \$52.938 million. This reflects a slight reduction over 2013/14 Budget.

The Net Result forms the basis of reporting organisational performance under Australian and International Accounting Standards and significantly distorts the underlying operating performance of the organisation. Current reporting requirements provide for the recognition of the value of physical assets contributed by Developers as income in the Statement of Comprehensive Income.

The inclusion of developer contributions of physical assets as income significantly overstates the performance, which is not supported in the underlying operating result.

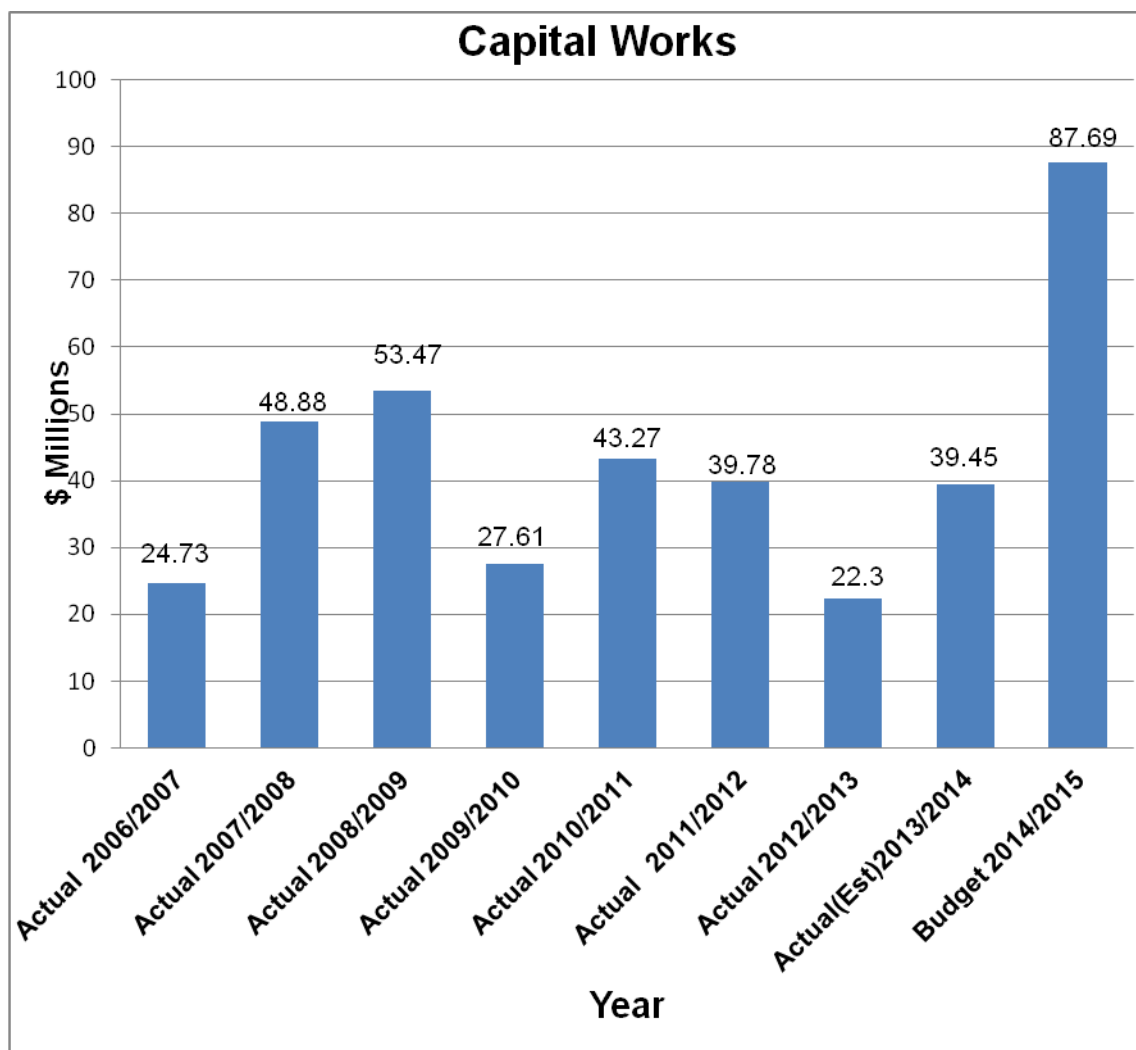
2. Underlying Operating Result



The budgeted Underlying Operating Result for 2013/14, which excludes Non-Operating items such as Capital Grants and Contributions, but includes Depreciation, was a deficit of $-\$1.578$ million; however the Revised Budget reflects a significantly improved position being a forecast surplus of $\$1.713$ million. With regards to the Underlying Operating Result for 2014/15 a marginal surplus of $\$0.021$ million is reflected.

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3. Capital works



The capital program for 2014/15 is proposed to be \$62.696 million (excluding carry forward projects). It is anticipated that \$24.994 million of projects and plant replacements will be carried forward from 2013/14 bringing the total capital program for 2014/15 to \$87.690 million. The carried forward project component is fully funded from the 2013/14 Budget.

Of the \$62.696 million of capital funding required for new works, \$8.656 million will come from Grants and Contributions, \$4.376 million from Loan Borrowings, \$19.402 million from Reserves, \$6.750 million from Town Planning Schemes, with the balance of \$23.513 million from Municipal funding.

The capital expenditure program has been set and prioritised based on a process of consultation with Elected Members that has enabled the City to assess needs for each project and the priorities of the community, balanced against the City's financial and resourcing capacity.

Annual Budget Details 2014/15

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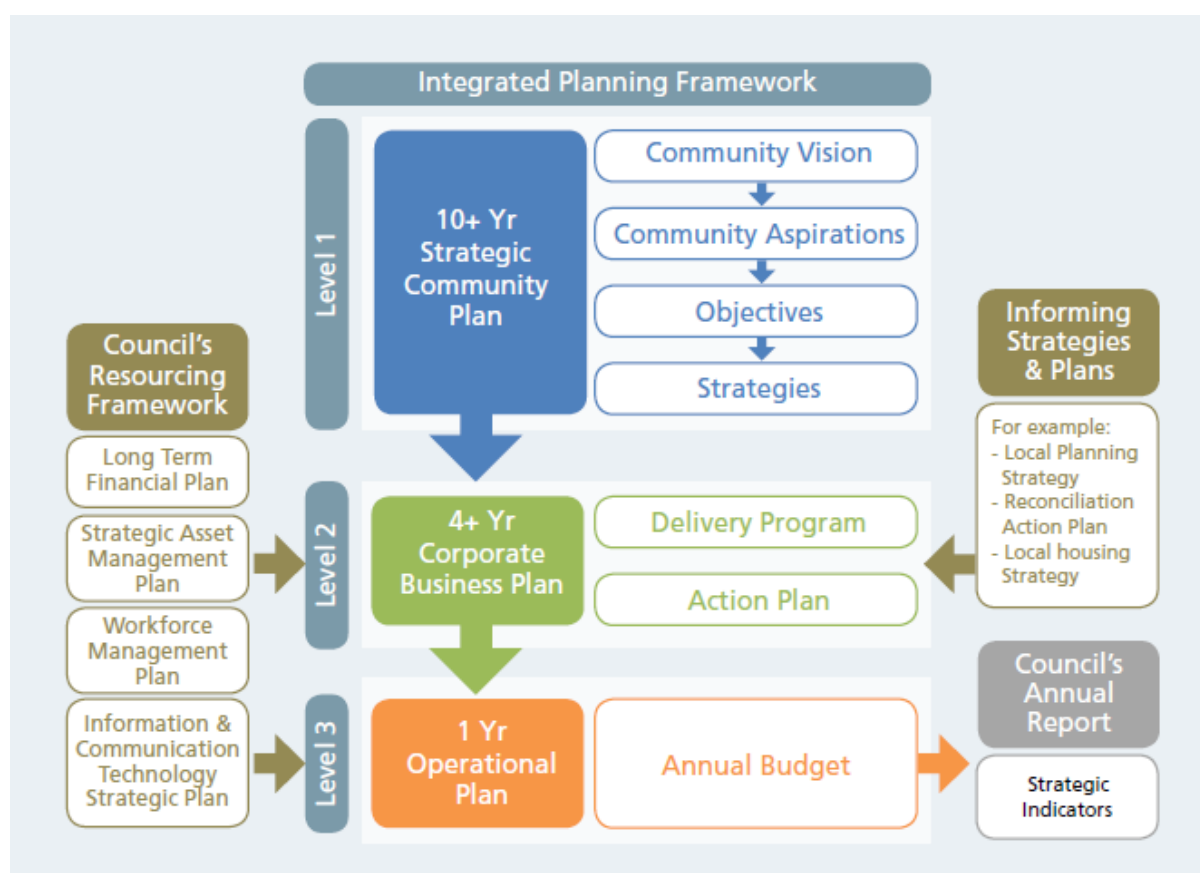
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1. BUDGET PREPARATION

The Annual Budget has been developed within an overall integrated planning framework, which guides the City in identifying community needs and aspirations over the long term (Strategic Plan) and short term (Annual Budget) and then holding itself accountable (Audited Financial Statements).

1.1 Integrated Planning Framework

As required under the Local Government Act, the City follows the principals of an Integrated Planning and Reporting Framework process, and as such will be presenting to Council (alongside the Annual Budget report) a report on the status of the City's Corporate Business Plan. Below is a summary flow chart which outlines the process and linkages.



1.2 Legislative Requirements

In accordance with Section 6.2 of the *Local Government Act 1995* ("the Act"), the City is required to prepare and adopt an annual budget for each financial year. The budget is required to include certain information about the rates and charges that the City intends to levy as well as a range of other information required by the *Local Government (Finance Management) Regulations 1996* ("the Regulations") which support the Act.

The 2014/15 Budget is for the year 1 July 2014 to 30 June 2015 and includes standard statements being a budgeted Statement of Comprehensive Income by Nature or Type and Program, Statement of Cash Flows, and Rate Setting Statement with Notes to the accounts.

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These statements have been prepared in accordance with applicable Australian Accounting Standards (as they apply to local government and not-for-profit entities) and other mandatory professional reporting requirements, the Local Government Act 1995 and accompanying regulations.

It also includes detailed information about the rates and charges to be levied, the capital program to be undertaken and other financial information, which the City requires in order to make an informed decision about the adoption of the budget.

2. BUDGET INFLUENCES

In preparing the Budget it has been necessary to make a number of assumptions about the internal and external environment within which the City operates.

2.1 External Influences

In preparing the 2014/15 budget, a number of external influences have been taken into consideration, because they are likely to impact significantly on revenue streams and the cost of services delivered by the City in the budget period. These include:

- Forecast Consumer Price Index (CPI) of 2.5% for 2014/15;
- State Government agency charge adjustments for utilities (particularly electricity);
- Prevailing global economic conditions that are expected to remain stable during the budget period; and
- Growth factor adjusted of 5% (see commentary at 2.4)

2.2 Internal Influences

As well as external influences, there were also a number of internal influences that have had an impact on the setting of the budget for 2014/15. The most significant factor in this regard is the outcomes of actions arising from the Corporate Business Plan (CBP). Furthermore the resulting effect on the Workforce Plan has been carefully considered and included, recognising the requirement of some increases to staffing levels to meet the growing demand for the City's business as usual services together with the identified CBP actions.

2.3 Provision of Services

In preparing the draft 2014/15 budget, levels of service provision were reviewed to establish their ongoing relevance and value to residents, and prioritisation as an ongoing program to be delivered by the City. As a result of the reviews, no reductions to services have been identified for the coming year, however it is noted that an Operating Model Review is currently being undertaken, of which Council will be informed on the outcome during the coming financial year.

2.4 Growth

Historically, the City has experienced strong growth over a prolonged number of years, which is projected to continue well beyond the period covered by the current SCP.

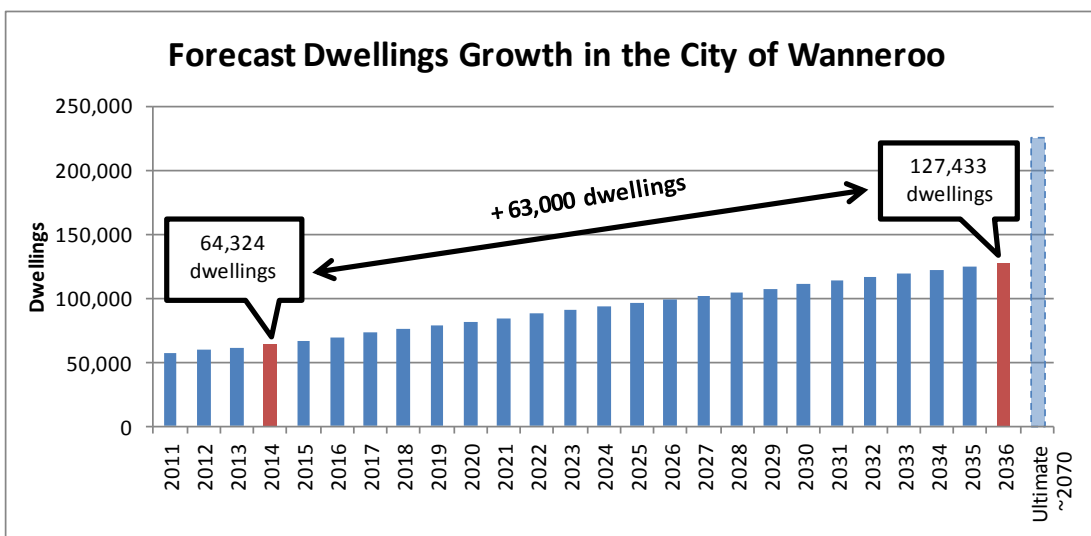
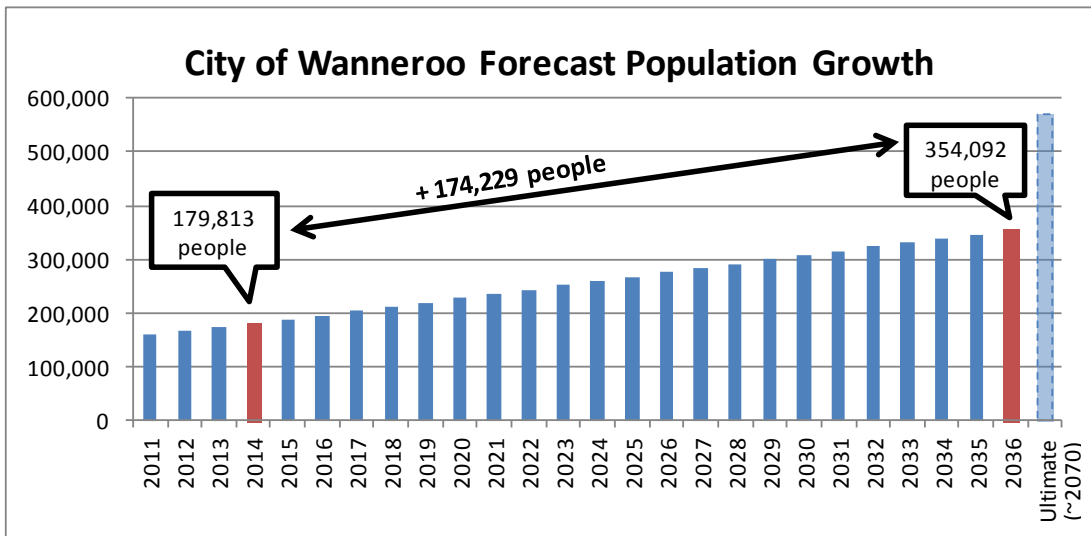
Below are tables detailing some key data, provided by forecast.id:

Forecast population, households and dwellings						
City of Wanneroo	Forecast year					
	2011	2016	2021	2026	2031	2036
Population	160,313	195,370	235,746	275,665	315,197	354,043
Change in population (5yrs)		35,057	40,376	39,919	39,532	38,846
Average annual change		4.03	3.83	3.18	2.72	2.35
Households	54,659	66,827	80,828	94,474	108,028	121,391
Average household size	2.91	2.90	2.90	2.90	2.90	2.90
Population in non private dwellings	1,080	1,238	1,338	1,438	1,538	1,746
Dwellings	57,050	69,958	84,788	99,141	113,319	127,433
Dwelling occupancy rate	95.81	95.52	95.33	95.29	95.33	95.26

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In respect to population growth, whilst sustained growth has been maintained, it can be inconsistent within a given annual period as can be demonstrated below:

Financial Year	Growth %
2006/07	8.1%
2007/08	7.3%
2008/09	5.7%
2009/10	4.8%
2010/11	6.0%
2011/12	3.8%
2012/13	3.8%



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The above graph estimates a population at 30 June 2014 of 179,813, up from 172,896 the previous year (6,917 or 4.0%), with a projected population of 187,392 (7,579 or 4.2%) by 30 June 2015.

The growth factors experienced in 2013/14 have been slightly higher than the above projection anticipated, with the following table reflecting relevant growth statistics and projections to end June 2015:

	Actual 30/06/13	Actual 30/06/14	% Incr	Forecast 30/06/15	% Incr.
New Lots Created	2,855	4,119	6.2	3,000	4.2%
Residential Development Completed	2,182	2,853	4.3	3,200	4.7%
Population (based on new homes)	172,896	180,777	4.6	189,929	5.0%

It is of note that the ABS recently released its latest Estimate Resident Population (ERP) data showing that the City of Wanneroo at **30 June 2013** had an estimated population of **178,438**, which is 5,542 more residents than the City's forecast data reflects. Whilst the basis of this data is still to be validated by the City, it does hold the potential that the City's estimates may need to be indexed up in the order of 6,000 residents.

3. ANALYSIS OF OPERATING BUDGET

This section of the report analyses the expected Operating Revenues and Expenses of the City for the 2014/15 year, when comparing to Original and Actual (Estimates) for 2013/14, with key comments noted below:

	2013/14		2014/15	Variance 14/15 Bud to 13/14	
	Original Budget \$	Actual (Est) \$	Budget \$	Original Budget \$	Actual (Est) \$
Revenues					
Rates	109,500,000	111,072,165	119,719,385	10,219,385	8,647,220
Operating Grants, Subsidies & Contributions	8,801,083	8,947,193	12,370,325	3,569,242	3,423,132
Fees & Charges	20,242,849	22,495,652	22,537,478	2,294,629	41,826
Interest Earnings	7,700,000	8,560,162	8,520,000	820,000	- 40,162
Other Revenue	3,561,275	4,008,018	3,936,884	375,609	- 71,134
Total Revenues	149,805,207	155,083,190	167,084,072	17,278,865	12,000,882
Expenses					
Employee Costs	(64,536,954)	(65,295,003)	(72,032,208)	(7,495,254)	(6,737,205)
Materials & Contracts	(43,911,356)	(45,407,952)	(49,657,347)	(5,745,991)	(4,249,395)
Utility Charges	(7,910,465)	(7,891,994)	(8,116,720)	(206,255)	(224,726)
Depreciation on Non-Current Assets	(29,628,925)	(29,628,925)	(32,050,000)	(2,421,075)	(2,421,075)
Interest Expenses	(3,689,236)	(3,689,377)	(3,689,236)	-	141
Insurance Expenses	(1,706,655)	(1,456,655)	(1,517,528)	189,127	(60,873)
Total Expenses	(151,383,591)	(153,369,906)	(167,063,039)	(15,679,448)	(13,693,133)
Operating Result	(1,578,384)	1,713,284	21,033	1,599,417	(1,692,251)

3.1 Operating Revenue (\$12.001 million increase on 2013/14 Actual (Estimates))

3.1.1 Rates (\$8.647 million increase)

General Rates income will increase by 7.79% over 2013/14 Actual (Estimates) to \$119.719 million.

3.1.2 Operating Grants, Subsidies and Contributions (\$3.423 million increase)

A substantial increase to Operating Grants and Subsidies is recognised, primarily due to no advance payment of Grants revenue being made from the Grants Commission for 2014/15 in 2013/14 (50% equal approximately \$3 million).

3.1.3 Fees and Charges Income (\$0.042 million increase)

A marginal increase to the Fees and Charges Income category is reflected over the 2013/14 Actual (Estimates). Whilst various levels of growth are budgeted in most areas, there is however a substantial reduction in Rubbish Collection Fee Income, as a result of the exiting from the provision of Commercial Waste Collection services.

3.1.4 Interest Earnings (-\$0.040 million decrease)

With the recent announcements from the RBA to continue to keep the cash rate on hold and economic indicators suggesting no major change into the new financial year, increasing pressure is noted for the City's ability to generate greater interest income for 2014/15, notwithstanding the funds available for investment remain relatively stable at a weighted average of approximately \$180 million per month.

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3.1.5 Other Revenue (-\$0.071 million decrease)

No material change is expected in the overall income generated from Other Revenue for 2014/15 when compared to 2013/14 Actual (Estimates).

3.2 Operating Expenditure (\$13.693 million increase)

3.2.1 Employee Costs (\$6.737 million increase)

The increase of \$6.737 million to \$72.032 million in 2014/15 is due to:

- Required growth in establishment to meet organisational resourcing needs per the Workforce Plan;
- Allowing for the full year impact of new positions from 2013/14 and previously unfilled vacancies;
- Standard annual increments to pay rates endorsed in the various Collective Agreements; and
- Increase in the Superannuation Guarantee Levy from 9.25% to 9.50%.

3.2.2 Materials and Contracts (\$4.249 million increase)

Due to the increasing level of assets within the City there is an increasing responsibility to appropriately manage and maintain them, which is one of the primary reasons for the additional costs for the Materials and Contract category, together with expenditures associated with CBP Actions. The three main contributors to the increase relate to the areas of Contract Expenses (+\$1.293 million), Consulting (+\$1.214 million) and Refuse Removal Costs (+\$0.879 million).

3.2.3 Utility Charges (\$0.225 million increase)

Utility charges comprise of Water, Electricity and Gas costs and are based on forecast unit charges together with any growth in usage. Whilst there are increases across these cost areas, it is the Street Lighting component which is the most substantial driver, equating to 57% of the overall category total.

3.2.4 Depreciation of Non-Current Assets (\$2.421 million increase)

Depreciation is an accounting process which values the usage (consumption) of the City's property, plant and equipment including infrastructure assets such as roads and drains. The increase of \$2.421 million for 2014/15 is due to the growth in assets held by the City.

3.2.5 Interest Expenses (no change)

Interest Expenses relate to a loan agreement the City has with Treasury Corp. The loan has been fully drawn and interest only payments are made until the principal falls due in 2026.

3.2.6 Insurance Expenses (\$0.061 million increase)

A minimal increase to the Insurance Expenses budget for 2014/15 allows for the provision of additional premium costs.

3.3 Schedule of Fees and Charges

The Schedule of Fees and Charges for 2014/15 is included for adoption (Attachment 4), with changes due to take effect from early in the new financial year (27 July 2014 or as soon as practicable).

4. ANALYSIS OF CAPITAL BUDGET

This section of the report analyses the planned capital expenditure budget for the 2014/15 year.

4.0 Capital Works

Capital Works Areas	Budget 2014/15 \$M
Works Carried Forward from 2013/2014	24.994
New Works for 2014/15	
Community	4.850
Corporate	12.738
Drainage	0.660
Investment	2.191
Recreation and Sport	13.199
Transport	23.681
Waste Management	5.376
Total New Works	62.696
Total Capital Works	87.690

A detailed listing of individual projects comprising the capital works program is included in **Attachment 3** to the report however significant projects within each of the categories are highlighted below:

4.1 Carried Forward Works (\$24.994 million)

At the end of the financial year it is anticipated that some projects and plant replacements may be either incomplete or not commenced due to planning issues and approvals, contractual delays, extended consultation period etc. Actual amounts may be adjusted based on the final end of year results.

Significant projects include:-

- Flynn Drive Neerabup \$3.553 million
- Vehicle Replacement – Waste Management (Domestic) \$2.917 million
- Kingsway Regional Sporting Complex \$1.223 million

4.2 New Works (\$62.696 million)

4.2.1 Community (\$4.850 million)

Significant projects include:-

- Koondoola Community Facility \$1.000 million
- Swipe Card Access & Security TV for Community Centres \$0.577 million.

4.2.2 Corporate (\$12.738 million)

Significant projects include:-

- Plant and Vehicle Replacement Program \$5.787 million
- Civic Centre Extension \$3.600 million

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4.2.3 Drainage (\$0.66 million)

Significant projects include:-

- Wangara Industrial Area Drainage Upgrade \$0.400 million
- Berkley Road Marangaroo Drainage Upgrade \$0.100 million

4.2.4 Investment (\$2.191 million)

Significant projects include:-

- Wangara Industrial Estate Lot 15 Remediation \$0.816 million
- Neerabup Industrial Area Environmental Offset \$0.760 million

4.2.5 Recreation & Sport (\$13.199 million)

Significant projects include:-

- Yanchep/Two Rocks District Sports Facilities \$2.997 million
- Irrigation Replacement Program \$2.000 million

4.2.6 Transport (\$23.681 million)

Significant projects include:-

- Flynn Drive Neerabup Stage 2 \$5.000 million
- Lenore Road Stage 2 \$6.800 million

4.2.7 Waste Management (\$5.376million)

Significant projects include:-

- Waste Plant/Vehicle Replacement Program \$4.291 million
- Remediation of Old Pinjar Park Tip Site \$0.250 million

5. RATING STRATEGY

This section of the report considers the City's rating strategy including strategy development, assumptions underlying the current year rate increase and rating structure.

5.1 Legislative Framework

Part 6, Division 6 of the *Local Government Act 1995* and Part 5 of the *Local Government (Financial Management) Regulations 1996* provides the head of power for the levying of local government rates. The legislation is quite prescriptive in its application, with the following aspects of particular note:

- Except as provided for in Section 6.26, all land within a district is rateable land (S6.26);
- In order to make up the 'budget deficiency', a local government is to impose a general rate which may be imposed either uniformly or differentially. A local government may also impose a specified area rate, a minimum rate and a service charge (S6.32);
- A local government may impose a differential general rate (DGR) according to land zoning, land use, whether the land is vacant or not, or a combination of each characteristic (S6.33);
- No DGR in each category (UV or GRV) is to be more than twice the lowest DGR, unless approved by the Minister (S6.33);
- The amount shown in the Annual Budget as being the amount estimated to be yielded by the general rate is not to vary by +/-10% of the budget deficiency i.e. should essentially be a balanced budget (S6.34);
- The local government can impose differential minimum rates, however it is not to be applied to more than 50% of the properties within the district or within each category (S6.35);
- A minimum is to be applied separately for each of the following categories (S6.35):
 - a) to land rated on Gross Rental Value (GRV);
 - b) to land rated on Unimproved Value (UV); and
 - c) to each differential rating category where a differential rate is imposed.
- If a separate DGR is imposed on the basis of vacant land status, a separate minimum rate can be imposed with the approval of the Minister not in accordance with the 50% requirement (S6.35); and
- A lesser minimum charge can be applied to not more than 50% of the properties on minimum rates (within the district or within each category).

5.2 Strategy Development

In developing the Long Term Financial Plan, rates and charges were identified as an important source of revenue, which in 2014/15 account for approximately 72% of the total operating revenue received by the City (73% for 2013/14). Planning for future rate increases is therefore an important component of the Financial Planning process.

In determining an equitable rating strategy, the following steps are involved:

1. Calculate the revenue gap from operations that will need to be sourced from Rates (utilising Rate Setting Statement);
2. Determine the preliminary percentage increase from the previous year required to deliver the revenue gap; and
3. Consider any changes to the rate distribution model to ensure an equitable spread of rating across each property category.

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At the conclusion of the Budget Workshop process, the Rate Setting Statement was initially identifying an 'Amount to be Raised from Rates' (Budget Deficiency) of **\$120.794 million**. Assuming that growth during the year will deliver an Interim Rate income of \$3.400 million, the City has opted to raise **\$119.719 million** in total rates, with an additional transfer from the Domestic Refuse Reserve of **\$1.074 million**. To achieve the above, an overall average rate increase of 4.2% has been factored into the total rates income over 2013/14.

This funding measure can be sufficiently justified as a suitable strategy to combat the additional impost on Council imposed through the Landfill Levy, as recently advised by State Government (the budgeted increase to the City's expenditure equates to \$1.570 million).

5.3 Revaluations

A complexity in developing the annual rating strategy is considering the impact of revaluations. The Valuer General provides updated valuations on the following frequency:

- Unimproved Value Annually
- Gross Rental Value Triennially

It should be noted that properties rated on an Unimproved Value (UV) basis are revalued annually, whereas Gross Rental Values (GRV) are revalued every three years (the current revaluation to be effective for 2014/15). The result of the GRV Revaluation to take effect in 2014/15 is, across the City, residential Gross Rental Valued (GRV's) properties have increased by approximately 13%, commercial GRV's have increased by approximately 19% and industrial GRV's have increased by approximately 24%.

In the absence of revaluations (particularly the triennial review of GRVs), rate increases can be as simple as considering the percentage increase on the previous year's Rate-in-the-Dollar. However, when significant changes to the broad base of property valuations are experienced, it is common practice to reset the base rate to neutralise the increase/decrease in the valuations across the entire rating category.

To neutralise the effects of a revaluation, the following steps are taken:

1. Obtain the total current valuation for all properties across the rating category (pre revaluation);
2. Multiply that value by the 2013/14 Rate-in-the-Dollar and Minimum Rate as applicable;
3. Divide the total of (2) by the post revaluation for the same properties. This provides the new Rate-in-the-Dollar that would deliver the same amount of rates from the revised Values;
4. The equivalent Rate-in-the-Dollar is then multiplied by the nominated % increase (4.2% for 2014/15), which if applied across the category would deliver 4.2% more Rates from that category; and
5. It is then a matter of adjusting the new Rate-in-the-Dollar down based on the value of the minimum set, so as to still deliver the same total from the category.

5.4 Minimum Rates

One important factor associated with rate setting, is the imposition of the minimum rate, which can make a material difference on the estimated rate yield from each category. Essentially, the purpose of setting a minimum rate is to establish a base cost of services made available by a local government to property owners, irrespective of valuation. Whilst the Act establishes limits on the percentage of properties to be Minimum Rated, an optimised Minimum Rate has the potential of delivering a higher yield by category from a lower Rate-in-the-Dollar. The Minimum Rate for Residential properties has been increased over the 2013/14 amount by \$50 (from \$1,155 to \$1,205).

5.5 Rate Distribution Model

Prior to 2009, the City essentially imposed a single Rate-in-the-Dollar for all GRV properties and another for UV properties, with a minor change at decimal point level to facilitate the imposition of a separate Differential Minimum Rate on residential/rural against commercial/industrial properties (see below). There was no Differentiation for vacant land.

The Differential Rating Model has progressively been expanded to provide greater opportunity to consider distribution of the rate load across the range of land use categories and to some degree to recognise impacts of previous GRV Revaluations.

The City has adopted the principals of equity and fairness in imposing Differential Rates and considers that Commercial and Industrial properties require a higher base standard of infrastructure than other categories of ratepayers due to the potential of greater volumes of people and vehicular traffic.

Furthermore, when extending the above methodology the City recognises that a lower Minimum Rate should be imposed for properties rated as Strata Titled Caravan Parks (Residential) and Strata Titled Storage Units (Industrial). This acknowledges the comparative lower levels of service consumption by these categories of ratepayers as opposed to other categories. Striking a proper balance between these elements provides equity in the distribution of the rate burden across all ratepayers.

Extending this principle, the City will continue to incorporate the Rubbish Collection Charge into the general rate for Domestic Properties to maximise opportunities for participation in the State Government Pensioner Rate Rebate Scheme.

The modelling undertaken for 2014/15 has incorporated the following strategies:

- Reduce the number of categories and parity between categories
- Remove the Community Groups categories, but apply specific waiver of rates through the budget adoption process.
- Increase the rate for the GRV Industrial Vacant category to bring it closer in line to the comparable Commercial Vacant category

The following table summarises the rates to be applied for the 2014/15 year:

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Rate Category	2013/14		2014/15	
	Rate in the Dollar (Cents)	General Minimum Rate \$	Rate in the Dollar (Cents)	General Minimum Rate \$
Gross Rental Value:				
Residential Improved	7.7574	1,155	7.1662	1,205
Residential Improved - Lesser Minimum Starta Titled Caraven Parks	N/A	362	N/A	377
Commercial Improved	7.5144	1,135	6.5300	1,183
Industrial Improved	6.3257	1,135	5.3700	1,183
Industrial Improved - Lesser Minimum Strata Titled Storage Units	N/A	567	N/A	591
Residential Vacant	10.8424	668	9.3950	630
Commercial Vacant	6.4213	1,135	5.6640	1,183
Industrial Vacant	4.1348	1,135	4.7000	1,183
Unimproved Value:				
Residential Improved	0.3304	1,155	0.3375	1,205
Commercial Improved	0.2597	1,135	0.2631	1,183
Industrial Improved	0.2420	1,135	0.2498	1,183
Rural and Mining Improved	0.3211	1,145	0.3311	1,193
Residential Vacant	0.4296	701	0.4388	630
Commercial Vacant	0.2757	1,135	0.2873	1,183
Industrial Vacant	0.2719	1,135	0.2833	1,183
Rural and Mining Vacant	0.3410	770	0.3440	802

6. BORROWINGS

In developing the Five Year Financial Plan in 2006, loan borrowings were identified as a significant funding source for the capital program. In the past, the City had not sought to borrow, preferring to fund new works from operations. This left the City in a strong position to borrow to meet significant requirements for new and replacement infrastructure.

The City agreed to borrow \$60.778 million over five years (detailed below) and secured a loan facility in 2006/2007 from the Western Australian Treasury Corporation. The term of the loan is 20 years interest only. A Loan Repayment Reserve has been created to ensure a strategic repayment plan is in place.

Year	Borrowings \$M	Balance 30 June \$M
2006/2007	8.555	8.555
2007/2008	18.450	27.005
2008/2009	12.852	39.857
2009/2010	6.860	46.717
2010/2011	14.060	60.778

Due to refinement of costs, availability of other external funding sources and priorities of Council, where a more appropriate application of loan funds is sought, Council is required to adopt that change in application. Furthermore outlined below is a summary of the annual adoption of application of total loan funds and that budgeted to be used from 2014/15.

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Project Description	Approved Application	Funds Used	Funds to be Used			Approved Application
	2013/14	To 30/6/2013	2013/14	2014/15	2015/16-19/20	2014/15
	\$	\$	\$	\$	\$	\$
Develop Industrial Estate - Neerabup	317,887	317,887	-	-	-	317,887
Wanneroo Regional Museum and Library	10,416,178	10,416,178	-	-	-	10,416,178
Construct Community Centre - Butler	278,000	278,000	-	-	-	278,000
Redevelop Wanneroo Townsite	1,214,615	1,214,615	-	-	-	1,214,615
Redevelop Koondoola Precinct	2,000	2,000	-	-	-	2,000
Develop Accessible and Inclusive Playground	222,000	222,000	-	-	-	222,000
Kingsway Regional Sporting Complex	19,551,752	15,279,468	1,414,450	2,448,943	320,000	19,462,861
Upgrade Aquamation	7,926,000	7,926,000	-	-	-	7,926,000
Develop Wangara Industrial Area (Lot 257)	-	-	-	530,000	-	530,000
Develop Wangara Industrial Area (Lot 15)	3,074,023	480,752	40,000	1,022,700	1,000,000	2,543,452
Pinjar Road - Wanneroo and Carosa Road	728,849	728,849	-	-	-	728,849
Upgrade Rocca Way Dundobar Road	196,400	8,400	1,880	-	-	10,280
Flynn Drive Neerabup - Construct Road	500,000	386,882	-	500,000	-	886,882
Lot 12 Fowey Loop	1,800	1,800	-	-	-	1,800
Yanchep District Playing Fields	56,460	56,460	-	-	-	56,460
Yanchep District Sports Amenities	-	164,210	-	-	-	164,210
Yanchep Lagoon - Brazier Road Realignment	3,877,072	269,039	1,556,149	2,091,884	-	3,917,072
Yanchep SLSC	6,200,000	127,677	60,000	412,323	5,600,000	6,200,000
Southern Suburbs Library	6,215,152	-	-	-	5,899,642	5,899,642
Totals	60,778,188	37,880,217	3,072,479	7,005,850	12,819,642	60,778,188