

Cell 1 – Annual Review Attachment 2023/2024

EAST WANNEROO CELL 1 - ANNUAL REVIEW 2023		Amounts (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$ 19,904,616		Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$ 12,679,613		Land Acquisition and Construction Costs
Administration Costs	\$ 1,150,763		Salary Recoupment, Legal Fees, Consultants
Excess funds returned to Developers	\$ 25,772,309		Return to existing Landowners only - remaining receive reduced ICPL rate
Total	\$ 59,507,302		
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$ 1,895,832		Approx 0.9 ha (Historic and POS acquisition)
Administration Costs	\$ 199,031		Estimated for four years remaining
Total	\$ 2,094,863		
Total Expenditure/Costs (Gross Costs)	\$ 61,602,165		
Income			
Payments Made to Date			
Contributions and Interest	-\$ 61,336,610		All Income (funds) Received (includes interest)
Total	-\$ 61,336,610		
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$18,019 at ELY of 92	-\$ 1,657,748		
Total Estimated Income	-\$ 62,994,358		
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$ 61,602,165		
Total Combined Estimated Income	-\$ 62,994,358		From Total Estimated Income Above
Net Excess/Shortfall at Current ICPL (\$18,018)	\$ 1,392,193		The potential excess funds estimated at \$1,392,193 is required to be shared by all landowners (estimated at full development). It should be noted that the additional excess is based on full development and includes future estimated income of \$1.657 million, which may not be realised. If the Cell is closed early, remaining estimated costs increase or landowners do not develop their landholdings then the potential 'Additional' excess may not occur.

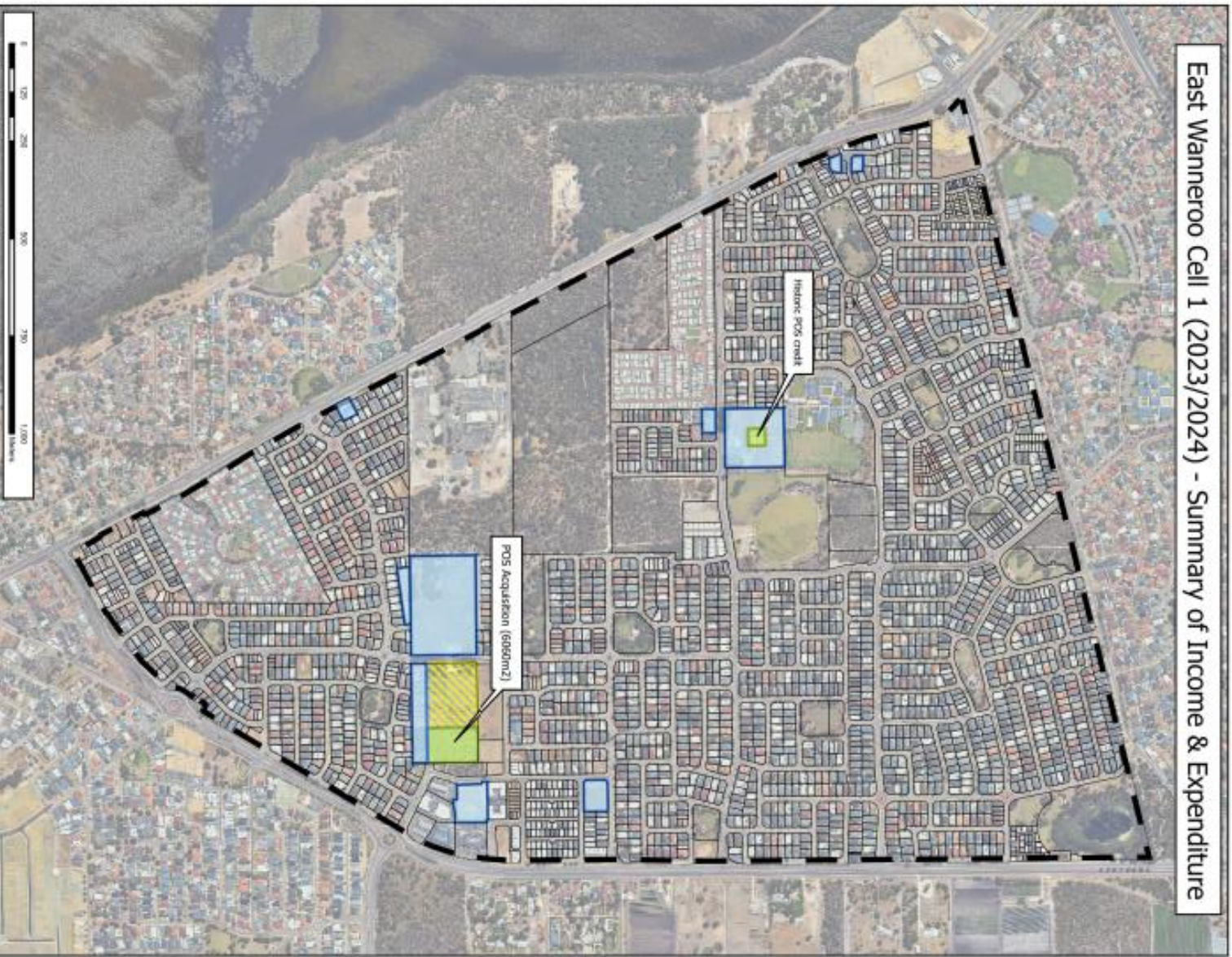
Revised ICPL Rate	
Current Infrastructure Cost Per Lot	\$ 18,019.00
Proposed Infrastructure Cost Per lot	\$ 18,019.00

CELL 1 - CAPITAL EXPENDITURE PLAN (CEP) 2023-2024

Land			Area (m2)	2023/24	2024/25	2025/26	2026/27	Total
Outstanding POS Acquisition								
Lot 21 Carosa Road			6060	\$ 1,309,869.00				
TOTAL			6060	\$ 1,309,869.00	\$ -			\$ 1,309,869.00
Outstanding Historical POS Acquisition								
Lot 9000	61 Ashley Road		0.2982	\$ 585,963.00				
TOTAL				\$ 585,963.00	\$ -	\$ -	\$ -	\$ 585,963.00

Assessed Value	\$	1,965,000.00	Lot Yield Summary from Cell 1 ELY (whole Cell)			Actual	3371
Including 10% Solatium	\$	2,161,500.00	Total Area of Cell	339.91		Remaining ELY (9 per/ha)	92
Contribution Rate	\$	18,019.00	Deductions	61.96		Interest Received to date	12,442,535
			Net Area	277.95		Remaining Area to be developed	3%
			ELY	2501			

East Wanneroo Cell 1 (2023/2024) - Summary of Income & Expenditure



- Legend**
- Remaining POS Acquisition
 - School
 - Undeveloped Land (Future Infrastructure Contributions)

Cell 1 - Salient Issues (Ashby/Tapping)

- The Cell is predominantly developed with only 3% (92 lots @ ELY) estimated to be remaining.
- The City has completed all construction works and the only outstanding expenditure relates to POS compensation of approximately \$1.9 million (plus estimated remaining administration costs of \$96,000).
- Only 2 remaining landowners are affected by POS compensation, which consists of a historic POS credit of approximately \$590,000 (credit for POS previously provided and forms part of the Cell 1 POS provision) and a POS acquisition of 6,060m² with an estimated acquisition value of \$1,309,869.00 (subject to adoption of the revised land valuation).
- The Cell 1 DCP is now at an acceptable level of accuracy, where income and expenditure amounts are generally in alignment. Cell 1 balance as of June 2023 was \$1,829,308.13 and the remaining expenditure is estimated to be \$2,094,863.00.
- There is an estimated remaining income of approximately \$1,657,748.00 for Cell 1 based on the ELY. Upon completion of the remaining cell work and reconciling of the accounts, any additional excess funds will be returned to the landowner as part of the closure of the cell. The finalisation and closure will also require the City to secure any remaining contribution payments from landowners that are yet to subdivide their property.
- The detailed revised cost estimate for the remaining Cell Works are depicted in Attachment 2

Recommendation – Administration recommends that the Cell 1 ICPL rate be retained at \$18,109 to ensure contribution rates are set at an appropriate level to ensure adequate funds are received to complete the remaining Cell Works.