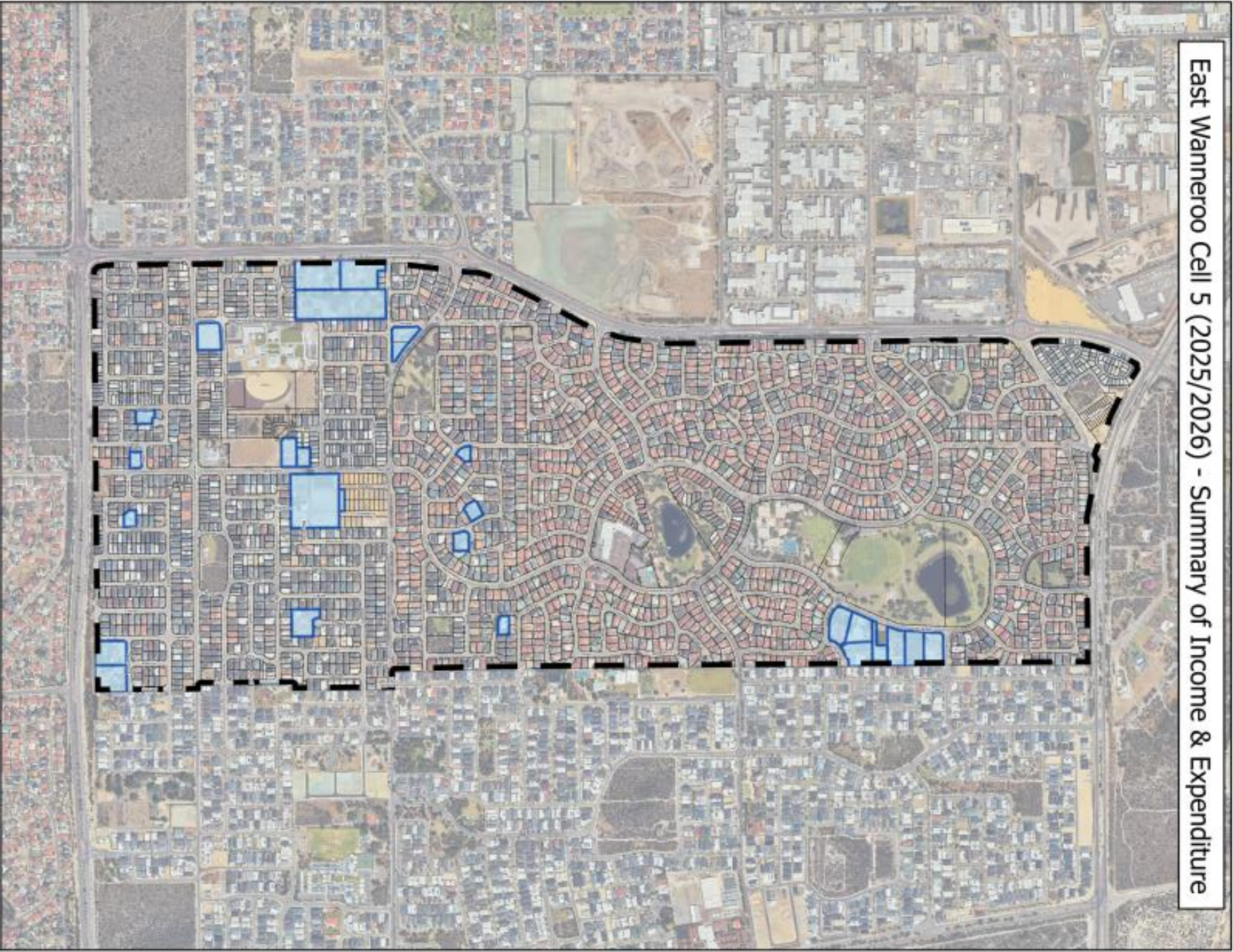


Cell 5 – Annual Review Attachment 2025/2026

EAST WANNEROO CELL 5 - ANNUAL REVIEW 2025		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	20,375,046	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	19,317,701	Land Acquisition and Construction Costs
Administration Costs	\$	2,149,790	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>41,842,538</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Administration Costs	\$	118,808	Estimated for 4 years
<b>Total</b>	<b>\$</b>	<b>118,808</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>41,961,346</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	47,506,417	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>47,506,417</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$30,909 at ELY of 105	-\$	3,245,445	105 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>50,751,862</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	41,961,346	
Total Combined Estimated Income	-\$	50,751,862	
<b>Net Excess/Shortfall at Current ICPL (\$30,909)</b>	<b>\$</b>	<b>8,790,516</b>	Potential Excess. Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners

<b>Revised ICPL Rate</b>	
Current Infrastructure Cost Per Lot	\$ 30,909
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$ 30,909</b>

East Wanneroo Cell 5 (2025/2026) - Summary of Income & Expenditure



**Legend**  
Undeveloped Land (Future Infrastructure Contributions)



  
Produced by Customer & Information Services  
07 0772025  
KACE : 116273

## Cell 5 Salient Issues (Landsdale – West)

- There is an estimated remaining income of approximately \$3,245,445.00 for Cell 5 based on the Estimated Lot Yield (ELY) from landowners yet to contribute.
- All cell works (POS acquisitions and construction works) have been completed.
- Administration is working on a management procedure to guide the closure of developer contribution cells which will include securing income from landowners who are yet to contribute. Any excess funds will be apportioned to those who have contributed towards the cell in the past.

Recommendation – Administration recommends that the Cell 5 ICPL rate be retained at \$30,909 to ensure contribution rates are set at an appropriate level to ensure adequate funds are received to distribute to previous contributors in a fair and equitable manner.