

Cell 9 – Annual Review Attachment 2024/2025

EAST WANNEROO CELL 9 - ANNUAL REVIEW 2024		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	49,314,437	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	9,123,543	Land Acquisition and Construction Costs
Administration Costs	\$	1,485,334	Salary Recoupment, Legal Fees, Consultants
<b>Total expenditure to date</b>	<b>\$</b>	<b>59,923,315</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	9,780,647	Approx 4.5 ha and POS Development
District Distributor Roads	\$	12,324,030	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	371,732	Estimated for 9 years
<b>Total</b>	<b>\$</b>	<b>22,476,409</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>82,399,724</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	78,241,363	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>78,241,363</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$29,947 at ELY of 246	-\$	7,366,962	246 Lots at Estimated Lot Yield of 13 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>85,608,325</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	82,399,724	
Total Combined Estimated Income	-\$	85,608,325	
<b>Net Excess/Shortfall at Current ICPL (29,947)</b>	<b>\$</b>	<b>3,208,601</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	\$	29,947	
Proposed Infrastructure Cost Per lot	\$	29,947	

### CELL 9 - CAPITAL EXPENDITURE PLAN (CEP)

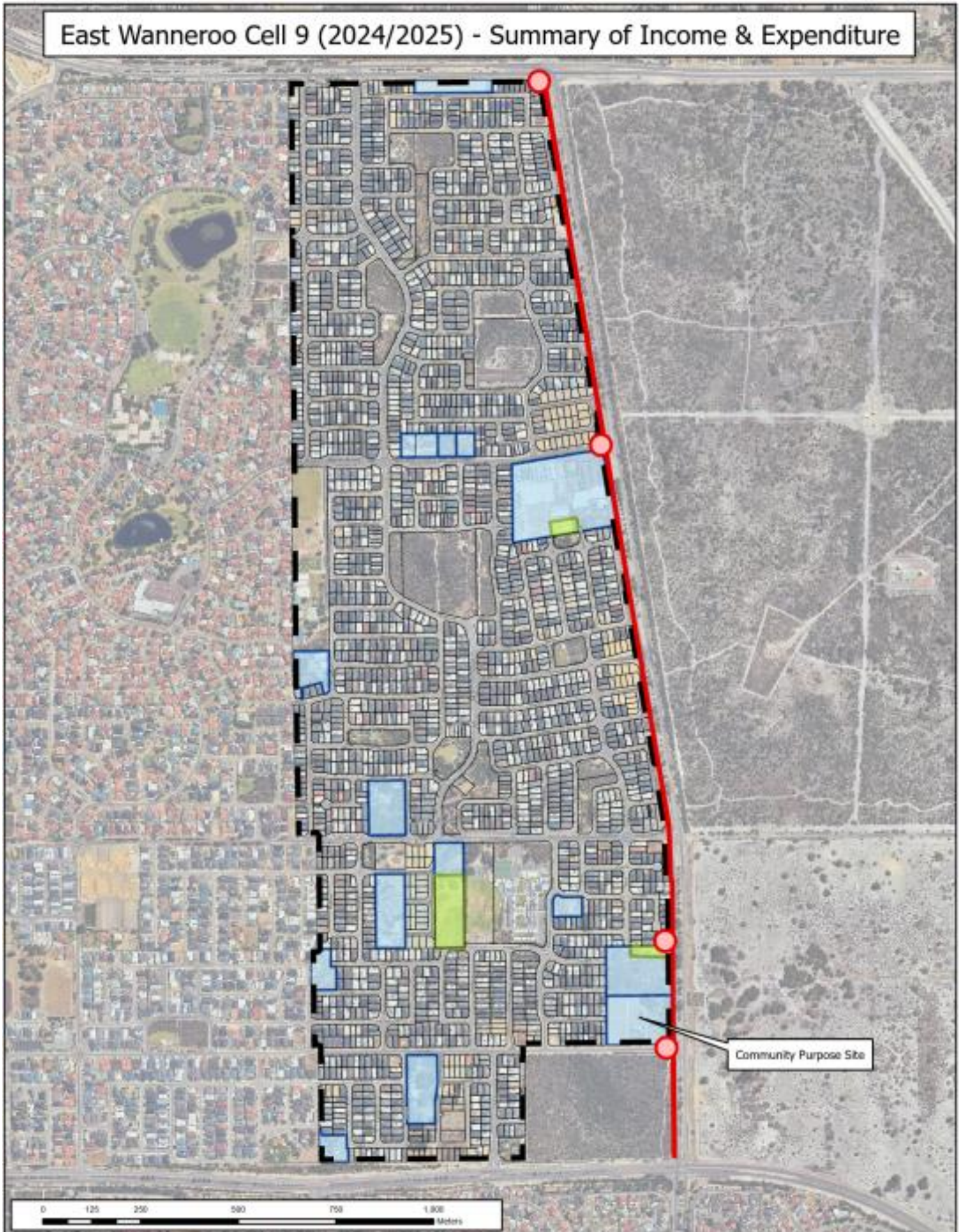
Land	Area	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total
<b>Outstanding POS Acquisition</b>											
Lot 58/601 (15) Queensway Road	2271					\$ 524,601.00					
Lot 165 (474) Kingsway	13449					\$3,728,062.80					
Lot 150 (322) Landsdale	4930	\$ 1,150,285.75									
<b>TOTAL</b>	<b>20650</b>	<b>\$ 1,150,285.75</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$4,252,663.80</b>					<b>\$ 5,402,949.55</b>
<b>Outstanding POS Development</b>											
POS 5 Lot 58/601 (15) Queensway Road	2271					\$ 261,619.20					
POS 12 Lot 165 (474) Kingsway	13449					\$1,517,047.20					
POS 12 Lot 1/166 (484) Kingsway	19690			\$1,645,197.11							
POS 13 Lot 150 (322) Landsdale	4930	\$ 567,936.00									
<b>Total</b>	<b>40340</b>	<b>\$ 567,936.00</b>	<b>\$ -</b>	<b>\$1,645,197.11</b>	<b>\$ -</b>	<b>\$1,778,666.40</b>					<b>\$ 3,991,799.51</b>
<b>Outstanding Buffer land and landscaping</b>											
Lot 601/58 (15) Queensway Road	1200					\$ 332,400.00					
Lot 60 (475) Alexander Drive	574	\$ 26,404.00									
Lot 9001/61 (459) Alexander Drive	589	\$ 27,094.00									
<b>Total</b>	<b>2363</b>	<b>\$ 53,498.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 332,400.00</b>					<b>\$ 385,898.00</b>
<b>Outstanding DDR Works</b>											
Alexander Drive - east - Drainage Site	1359		\$ 313,929.00								
Alexander Drive Dual Use F DUP to be constructed	0	\$ 1,688,089.74									
Alexander Dr/Sedano Glad Octangler Pty Ltd ATF Alexander Trust	954					\$ 772,374.00					
Alexander Dr/Landsdale Rc BMC Properties	449					\$ 103,719.00					
<b>Total</b>	<b>2762</b>	<b>\$ 1,688,089.74</b>	<b>\$ 313,929.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 876,093.00</b>					<b>\$ 2,878,111.74</b>
<b>Outstanding Capital Works</b>											
Community Purpose Building inclusive of land	3631		\$ 838,761.00	\$ 50,000.00	\$ 250,000.00	\$8,307,157.44					
<b>TOTAL</b>		<b>\$ -</b>	<b>\$ 838,761.00</b>	<b>\$ 50,000.00</b>	<b>\$ 250,000.00</b>	<b>\$8,307,157.44</b>					<b>\$ 9,445,918.44</b>

Assessed Value	\$ 2,100,000.00
Including 10%	\$ 2,310,000.00
Solutium	
Current Contribution Rate	\$ 29,947.00

<b>Lot Yield Summary from Cell 9 ELY (whole Cell)</b>	
Total Area of Cell	215.55
Deductions	33.9643
Net Area	181.5857
ELY	2361

Actual	2305
Remaining ELY	246
Interest Received to date	\$ 4,446,889.53
Land Remaning	10%

# East Wanneroo Cell 9 (2024/2025) - Summary of Income & Expenditure



Community Purpose Site



- Legend**
- Remaining POS Acquisition
  - Undeveloped Land (Future Infrastructure Contributions)
  - Outstanding Infrastructure Cell Works

## Cell 9 Salient Issues (Landsdale – East)

- This Cell is predominately developed with only 10% remaining (246 lots) remaining to be developed.
- The Cell has over \$20 million in remaining expenditure, including POS acquisition and development of a new community facility building (land and building).
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2023 and 30 June 2024.
- The Annual Review for this Cell is included in Attachment 10.

Recommendation – Administration is recommending the ICPL rate of \$29,947 be retained to reflect the findings of the Annual Review and ensure that adequate funds will be received.