

MINUTES



Shire of Harvey
&
Shire of Dardanup



Joint Town Planning Scheme No. 1
Committee Meeting

Held

19 June 2020

At

Shire of Harvey
Australind Council Chamber – Mulgara
Street
Australind

SHIRE OF HARVEY & SHIRE OF DARDANUP

JOINT TOWN PLANNING SCHEME NO. 1

MINUTES OF THE JOINT TOWN PLANNING SCHEME NO. 1 MEETING OF THE SHIRE OF HARVEY AND SHIRE OF DARDANUP, HELD IN THE SHIRE OF HARVEY AUSTRALIND COUNCIL CHAMBER, MULGARA STREET, AUSTRALIND ON FRIDAY, 19 JUNE 2020, COMMENCING AT 10.01AM.

ATTENDANCE

MEMBERS:

Shire of Dardanup

Elected Member – Shire of Dardanup
Elected Member – Shire of Dardanup

Cr. Michael Bennett
Cr. Patricia Perks

Shire of Harvey

Elected Member – Shire of Harvey
Elected Member – Shire of Harvey
Elected Member – Shire of Harvey – (Deputy for Cr. Dickinson)

Cr. Tania Jackson
Cr. Paul Beech
Cr. Bill Adams

STAFF:

Shire of Harvey – Chief Executive Officer
Shire of Harvey – Manager Planning Services
Shire of Dardanup – Director Infrastructure

Ms. Annie Riordan
Mr. Simon Hall
Mr. Luke Botica

GALLERY:

Mr. Kevin Coote
Mr. Kerry Powell
Mr. Len Kosova

1. **OPENING & WELCOME**

Clause 3 of Schedule 2.3 of the *Local Government Act 1995*, provides that the Chief Executive Officer is to preside at the meeting until the office of Presiding Member is filled.

The Shire of Harvey Chief Executive Officer opened the meeting at 10.01am and welcomed those present.

2. **ELECTION OF PRESIDING MEMBER AND DEPUTY PRESIDING MEMBER**

As this is the first meeting of the Joint Town Planning Scheme No. 1 Committee following the 2019 Local Government Election it is necessary to elect a Presiding Member and Deputy Presiding Member in accordance with Section 5.12 of the *Local Government Act 1995*.

The Shire of Harvey Chief Executive Officer called for nominations for the position of Presiding Member of the Committee

Cr. Beech nominated Cr. Jackson for the position of Presiding Member. Cr. Jackson accepted the nomination and given that there were no further nominations, Cr. Jackson was declared elected unopposed as the Presiding Member of the Committee until the next Local Government Election in 2021.

Cr. Jackson assumed the Chair as Presiding Member.

Cr. Jackson called for nominations for the position of Deputy Presiding Member. Cr. Beech nominated Cr. Bennett who accepted the nomination. As there were no further nominations, Cr. Bennett was declared elected unopposed as Deputy Presiding Member of the Committee until the next Local Government Election in 2021.

3. **PUBLIC QUESTION TIME**

Nil.

4. **APOLOGIES**

Cr. Boyce – Shire of Dardanup
Cr. Dickinson – Shire of Harvey

5. **DECLARATION OF MEMBERS' AND OFFICERS' PERSONAL INTEREST**

Nil.

6. **PETITIONS/DEPUTATIONS**

Mr Len Kosova spoke on behalf of the Developers he represents. Mr Kosova put forward his thanks for the reimbursement of funds and noted the positive progress towards the adoption of a more simplified model for future scheme reviews.

7. **CONFIRMATION OF PREVIOUS MINUTES**

The Minutes of the Shire of Harvey and Shire of Dardanup Joint Town Planning Scheme No. 1 Committee Meeting held on Friday, 1 February 2019, are attached hereto.

Attachment

Recommendation

Moved: Cr Bennett

Seconded: Cr Beech

That the Minutes of the Shire of Harvey and Shire of Dardanup Joint Town Planning Scheme No. 1 Committee meeting held on the 1 February 2019, as attached be confirmed as a true and correct record.

CARRIED 5-0 TPS1-20/001

8. REPORTS

Item No.	8.1
Subject:	2017-18 and 2018-19 Schedule of Shared Costs – Shire of Harvey & Shire of Dardanup Joint Town Planning Scheme No. 1 Committee
Proponent:	Shires of Harvey and Dardanup
Location:	Shires of Harvey and Dardanup
Reporting Officer:	Simon Hall – Manager of Planning Services

Summary

The purpose of this item is to adopt the “Scheme Review and Schedule of Shared Costs” report for the 2017-18 and 2018-19 financial years which are included as **Attachments 1 and 2** to this report.

The Contribution Rates for the 2017-18 Review are to apply from 1 July 2018 until 30 June 2019. The Contribution Rates for the 2018-19 Review are to apply from 1 July 2019 until 30 June 2020.

Background

Pursuant to clause 18.2 of the Shire of Harvey and Shire of Dardanup Joint Town Planning Scheme No 1 (the Scheme):

“The Shared Costs including any estimated costs shall be revised annually during the month of June in each year and once adopted by the Authorities, shall apply during the subsequent twelve (12) month period effective from the first day of July in each year.”

The Scheme Administrator, Aurecon has now completed the two reviews of the Schedule of Shared Costs to the satisfaction of officers and are now presented to the Committee for adoption.

Comment

The 2017-18 Review of the Scheme costs confirms the ongoing trend of reducing Contribution Rates within each Shire. The reduction is significantly less than recent reviews and is largely attributed to the diminishing total cost of outstanding infrastructure. It is noted that the Contribution Rates from the 2017-18 to 2018-19 are generally the same and this based on all outstanding costs are known and will remain the same.

The following table is presented to highlight the changes within the Contribution Rates for both Shire’s for the two review periods:

Land	2016 - 17 Contribution Rate (per ha)	2017 - 18 Contribution Rate (per ha)	2018 - 19 Contribution Rate (per ha)
Shire of Harvey without weighting factor	\$37,259.14	\$32,646.82	\$32,774.84
Shire of Harvey with weighting factor	\$44,631.83	\$35,519.97	\$35,519.97
Shire of Dardanup	\$25,808.81	\$21,267.64	\$22,158.55

Statutory/Policy Environment

Clause 18.2 of the Shire of Harvey and Shire of Dardanup Joint Town Planning Scheme No 1 (the Scheme) provides for the adoption of the Schedule of Shared Costs on an annual basis.

Officer's Recommendation

That the Shire of Harvey and the Shire of Dardanup Joint Town Planning Scheme No. 1 Committee recommends to the Councils of the Shires of Harvey and Dardanup to adopt the "2017-18 Scheme Review and Schedule of Shared Costs" which is contained within **Attachment 1**, and the "2018-19 Scheme Review and Schedule of Shared Costs" which is contained within **Attachment 2**.

Moved: Cr Bennett

Seconded: Cr Perks

That the Shire of Harvey and the Shire of Dardanup Joint Town Planning Scheme No. 1 Committee recommends to the Councils of the Shires of Harvey and Dardanup to adopt the "2017-18 Scheme Review and Schedule of Shared Costs" which is contained within Attachment 1, and the "2018-19 Scheme Review and Schedule of Shared Costs" which is contained within Attachment 2.

CARRIED 5-0 TPS1-20/002

Item No.	8.2
Subject:	Update on Segmented Pool Accounts
Proponent:	Shires of Dardanup and Harvey
Location:	Shires of Dardanup and Harvey
Reporting Officer:	Simon Hall – Manager of Planning Services

This report provides an update on the Segmented Pool Account balances corresponding to the 208-19 Annual Scheme Review and Schedule of Shared Costs (i.e. balances at 30 June 2019).

The Shire of Dardanup has the following fund balances as of 30 June 2019:

Shire of Dardanup	
Item	Amount(\$)
Bridge	\$1,548,013.31
Eaton Drive (First Carriageway)	\$153,212.42
Eaton Drive (Second Carriageway)	\$904,633.29
Net Scheme Reserve Balance	\$2,605,859.02

The Shire of Harvey has the following fund balances as of the 30 June 2019. It is noted that all funds are currently held in one (1) trust account, but a nominal segmentation of the account is as follows:

Shire of Harvey	
Item	Amount(\$)
Bridge	\$1,131,072.06
Kingston Drive	-\$2,275,648.09
Ditchingham Place	\$180,253.07
Land	\$919,924.96
	\$4,506,898.18

Officer's Recommendation

That the account balances for the Shire of Harvey and the Shire of Dardanup Joint Town Planning Scheme No. 1 up to the 30 June 2019 be noted.

Moved: Cr Bennett

Seconded: Cr Beech

That the account balances for the Shire of Harvey and the Shire of Dardanup Joint Town Planning Scheme No. 1 up to the 30 June 2019 be noted.

CARRIED 5-0 TPS1-20/003

Item No.	8.3
Subject:	Recoup of Administration Costs
Proponent:	Shire of Harvey
Location:	Shire of Harvey
Reporting Officer:	Simon Hall – Manager of Planning Services

Summary

Clause 17.0 of the JTPS No.1 provides for the collection of shared costs from developers for the administration of the Scheme. Administration costs are detailed in clause 16.1 f) of the Scheme. The Shire of Harvey seeks recoup for actual costs incurred over the 2017-18 and 2018-19 financial years which totals \$42,153.71 and \$30,649.22 respectively.

Comment

An itemised schedule of the \$42,153.71 and \$30,649.22 of the administration costs to be recouped by the Shire of Harvey are contained within **Attachment 3**.

Officer's Recommendation

That the Committee recommends that the Shire of Harvey grants approval for the Joint Town Planning Scheme Administration costs of \$42,153.71 and \$30,649.22 as detailed within **Attachment 3** be re-couped to the Shire of Harvey.

Moved: Cr Bennett

Seconded: Cr Perks

That the Committee recommends that the Shire of Harvey grants approval for the Joint Town Planning Scheme Administration costs of \$42,153.71 and \$30,649.22 as detailed within Attachment 3 be re-couped to the Shire of Harvey.

CARRIED 5-0 TPS1-20/004

Item No:	8.4
Subject:	Outstanding Liabilities – Shire of Harvey
Proponent:	Shire of Harvey
Location:	Shire of Harvey
Reporting Officer:	Simon Hall – Manager of Planning Services

Summary

As detailed within the ‘2017-18 and 2018-19 Scheme Review and Schedule of Shared Costs’ reports the Shire of Harvey has an outstanding liability associated with prefunded works totalling \$2,409,053.26. While the segmentation of the accounts remains in place (refer item 7.2 above) payment of these liabilities from the respective accounts will take considerable time and become more problematic given the diminishing Contribution Rates.

For the reasons contained within this report and **Confidential Attachment 1**, The Shire of Harvey seeks approval to use surplus funds from the segmented accounts to pay the outstanding liability.

Background

At its meeting held 4 November 2016, the Committee granted Authority to the Chief Executive Officer of the Shire of Harvey to “make annual payments of up to \$150,000 (subject to funds being available) towards Claim 2 to Treendale from the Shire of Harvey segmented account for Ditchingham Place under the Shire of Harvey and Dardanup Joint Town Planning Scheme No 1”. Since that meeting a total of \$400,000 towards the payment of Claim 2 has been paid by the Shire of Harvey, resulting in an outstanding balance of \$1,032,291.11.

As detailed within the 2018-19 Scheme Review and Schedule of Shared Costs the Shire of Harvey has incurred a liability of \$1,051,569.37 for Kingston Drive associated with works from Ditchingham Place to Grand Entrance (Claim 7).

A liability of \$325,192.78 also remains for the Shire of Harvey with regards to South Treendale for works within The Promenade.

At its meeting held 22 March 2018, a Confidential Item was considered Behind Closed Doors in regard to the use of surplus funds from the segmented accounts, the contents of **Confidential Item 1**, was considered and the outcome is now reflected in the Officer’s Recommendation.

Comment

Claim 2 – Treendale Nominees:

Claim 2 relates to the construction of Ditchingham Place and remains outstanding. Consistent with previous resolutions of the Committee, progress payments have been made as funds permit, yet will remain outstanding for some time given the current payment arrangement.

It is recommended that surplus funds from the other segmented accounts be used to pay the outstanding amount of \$1,032,291.11 for Claim 2.

Claim 7 – Treendale Nominees:

Claim 7 relates to the construction of Kingston Drive between Ditchingham Place and Grand Entrance and totals \$1,051,569.37. The amount was finalised in November 2015, however, no payments have been made against this claim.

It is recommended that surplus funds from the other segmented accounts be used to pay the outstanding amount of \$1,051,569.37 for Claim 7.

Claim 1 – South Treendale (Fastbet)

Claim 1 relates to the construction of The Promenade (Kingston Drive) south of Quartz Drive and totals \$325,192.78. The amount was finalised in November 2015, however, no payments have been made against this claim.

It is recommended that surplus funds from the other segmented accounts be used to pay the outstanding amount of \$325,192.78 Claim 1.

Officer's Recommendation

The Committee recommends that the Council of the Shire of Harvey grants authority to the Chief Executive Officer of the Shire of Harvey to:

1. Make a payment of \$1,032,291.11 to Treendale Nominees using surplus funds from the other segmented accounts to finalise Claim 2;
2. Make a payment of \$1,051,569.37 to Treendale Nominees using surplus funds from the other segmented accounts to finalise Claim 7; and
3. Make a payment of \$325,192.78 to Fastbet Pty Ltd using surplus funds from the other segmented accounts to finalise Claim 1.

Moved: Cr Adams

Seconded: Cr Bennett

The Committee recommends that the Council of the Shire of Harvey grants authority to the Chief Executive Officer of the Shire of Harvey to:

- 1. Make a payment of \$1,032,291.11 to Treendale Nominees using surplus funds from the other segmented accounts to finalise Claim 2;**
- 2. Make a payment of \$1,051,569.37 to Treendale Nominees using surplus funds from the other segmented accounts to finalise Claim 7; and**
- 3. Make a payment of \$325,192.78 to Fastbet Pty Ltd using surplus funds from the other segmented accounts to finalise Claim 1.**

CARRIED 5-0 TPS1-20/005

Item No:	8.5
Subject:	Overpayment of Developer Contributions – Shires of Harvey and Dardanup
Proponent:	Shire of Harvey
Location:	Shires of Harvey and Dardanup
Reporting Officer:	Simon Hall – Manager of Planning Services

Summary

The delays in adopting the '2017-18 and 2018-19 Scheme Review and Schedule of Shared Costs' has resulted in ongoing developer contributions being paid at the 2016/17 rate. As the rates are different from year to year adjustments to the contributions received are required to be made.

This report seeks the support of the Committee for the Chief Executive Officer of the Shire of Harvey to adjust the developer contributions received within the 2017-18 and 2018-19 reporting period as detailed within Tables 13 and 14 of the respective review reports.

Background

As evidenced by section 6.5 of the "2017-18 and 2018-19 Scheme Review and Schedule of Shared Costs developer contributions invoiced during these reporting period were calculated using the Contribution Rates applicable from July 2017. The Contributions Rates applicable from July 2018 and July 2019 should have been used to calculate to all contributions from 1st July 2017. However, these rates were not available during the respective reporting periods.

Comment

Tables 13 and 14 2017-18 and 2018-19 Scheme Review and Schedule of Shared Costs reports details that no adjustments with the Shire of Dardanup are required.

An adjustment of \$76,530.03 for the 2017-18 reporting period and an adjustment of \$1,082.07 is required to be made by the Shire of Harvey.

Given a minor rise in the Contribution Rate for 2018-19 adjustments to the overpayments will be made by the Shire of Harvey prior to any payments being returned.

Officer's Recommendation

That Committee recommends that the Council of the Shire of Harvey grants authority to the Chief Executive Officer of the Shire of Harvey to make one off payments to developers within the Shire of Harvey in accordance with Tables 13 and 14 of the 2017-18 and 2018-19 Scheme Review and Schedule of Shared Costs reports.

Moved: Cr Bennett

Seconded: Cr Perks

That Committee recommends that the Council of the Shire of Harvey grants authority to the Chief Executive Officer of the Shire of Harvey to make one off payments to developers within the Shire of Harvey in accordance with Tables 13 and 14 of the 2017-18 and 2018-19 Scheme Review and Schedule of Shared Costs reports.

CARRIED 5-0 TPS1-20/006

9. **MATTERS BEHIND CLOSED DOORS (under Section 5.23 (2) of the Local Government Act, 1995)**

Nil.

10. **NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING**

Nil.

11. **NEXT MEETING**

The next meeting of the Shire of Harvey and Shire of Dardanup Joint Town Planning Scheme No. 1 Committee is to be Friday, 3 July 2020, the purpose of which is to provide an update and 'roadmap' on progress made to amending the current review and reporting model.

12. **CLOSURE**

There being no further business to discuss the Presiding Member closed the meeting at 10.24am.



Shire of Harvey
&
Shire of Dardanup



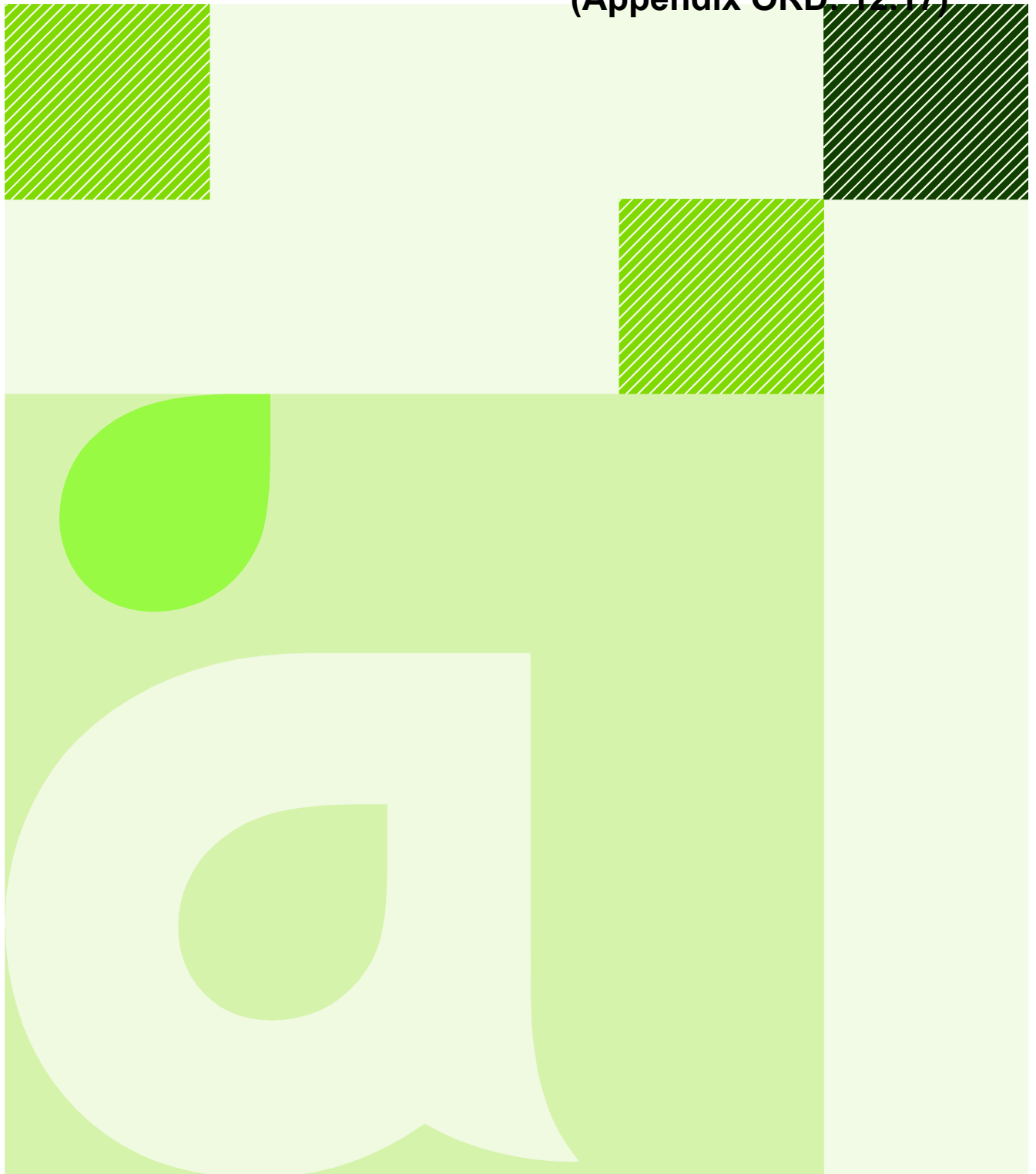
Joint Town Planning Scheme No. 1
Committee Meeting

Attachments

19 June 2020

Shire of Harvey
Australind Council Chamber – Mulgara Street
Australind

(Appendix ORD: 12.17)



**Joint Town Planning Scheme (JTPS)
Administration**

**2017/18 Scheme Review and Schedule
of Shared Costs**

30 June 2019

Revision: D

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Scheme Area Map

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1 Introduction

1.1 Objective

The objective of this report is to outline the results of the 2017/18 annual review of the Shire of Harvey and Shire of Dardanup Joint Town Planning Scheme No. 1 (The Scheme).

This report concludes with the Scheme Contribution Rates applicable from 1 July 2018 for the 2018/19 financial period for both the Shire of Harvey and the Shire of Dardanup.

1.2 Background

The Scheme provides for the development of the East Australind and Eaton precincts, and requires that estimated costs are revised annually, with the revised shared costs adopted as soon as practicable thereafter. The Scheme determines the amount of shared cost contributions to be paid by developers. The Scheme Area Map and Cost Apportionment Details for East Australind and Eaton precincts can be found in Appendix A of the report.

Developments began in both Shires in 1995, but the Scheme was not gazetted until March 2006. Aurecon was appointed as Scheme Administrator in February 2007. The first Schedule of Shared Costs was adopted by the Shires in October 2007.

This is the eleventh review of the Scheme since the appointment of Aurecon as the Scheme Administrator. The previous reviews have included:

- i. 2007/08 Scheme Review adopted July 2008
- ii. 2008/09 Scheme Review adopted July 2009
- iii. 2009/10 Scheme Review adopted July 2010
- iv. 2010/11 Scheme Review adopted July 2011
- v. 2011/12 Scheme Review adopted November 2012 (draft adopted in July 2012)
- vi. 2012/13 Scheme Review adopted August 2013 (draft adopted in July 2013)
- vii. 2013/14 Scheme Review adopted August 2014 (draft adopted in July 2014)
- viii. 2014/15 Scheme Review adopted November 2016
- ix. 2015/16 Scheme Review adopted May 2018
- x. 2016/17 Scheme Review adopted May 2019

The Contribution Rates identified through each Scheme Review have been adopted from 1 July of the applicable year in accordance with the Shared Cost amount. The Shared Cost amount and Contribution Rates for this reporting period are outlined in section 16, which is further supported by Appendix B.

1.3 Report Content

The report predominantly discusses the position of the Scheme and development activities undertaken during the current reporting period (2017/18). The methodology and assumptions adopted during this Scheme Review, and applied to determine the Contribution Rates for the subsequent financial period (from 1 July 2018 to 30 June 2019), are also outlined.

In addition to the above, the report provides information on the following items for this reporting period:

- The level of development that has taken place within the Scheme area;
- Contributions that have been made to the Scheme;
- Liabilities incurred and/or repaid by the Scheme during the 2016/17 reporting period;
- Method of price escalation;
- Strategic directions the Scheme Committee has adopted;
- Construction timelines;
- Individual Scheme Cost accounts and how it contributes to the Contribution Rates and the Scheme shortfall/surplus; and
- 2018/19 Contribution Rates.

Aurecon note that the accuracy of this report and the Scheme Review is subject to the provision of accurate data through the inputs provided by the Shires of Harvey and Dardanup. Data is provided to Aurecon in varied forms by both Shires and at varied times through the preparation of this report. Aurecon cannot certify the accuracy of this information as we can only take responsibility for calculation errors, not the data that the calculations are based upon that have been supplied by the Shires.

The provision of a draft report for review is a process that Aurecon and the Shires have adopted year on year to ensure sufficient review and amendment of any known anomalies prior to adoption of the Scheme Review adoption by both Shire Councils at a later date.

2 Scheme Development

2.1 Scheme Area

The original Net Subdivisible Area (NSA) of the Scheme was 739.1872ha. Of this, 62% was located within the Shire of Harvey and 38% located within the Shire of Dardanup. Approximately 18.1000ha of this NSA within Treendale was subject to a weighting factor of 2, which affects the required contribution amount for some areas of land developed within the Shire of Harvey.

Two changes to the NSA have occurred during the operation of the Scheme:

- In April 2011 an audit of the NSA was undertaken by the Shires. An additional lot (Lot 6 Parkridge Group P/L) was added to the Scheme with an area of 2.0030ha, subsequently the Shires adopted a total NSA of 741.1902ha. The proportion in each Shire remained the same.
- During the 2011/12 reporting period, it was identified that Lot 14 Ardross Estates S A P/L had a NSA 3.5022ha less than shown at the 2011 audit. This update was incorporated into the 2012/13 Scheme Review.

This gives a current total Scheme NSA of 737.6880ha. Of this, 61.8% is located within the Shire of Harvey and 38.2% is located within the Shire of Dardanup.

2.2 Areas Developed

Since development began in 1995, 70.9% of the Scheme area has been developed.

Table 1 presents the Scheme development to date (30 June 2018). A total of 2.299 ha has been developed since the previous review (none of which was subject to the weighting factor of two, giving a combined total of 523.0141 ha since the commencement of the Scheme. Table 2 displays the itemised developments within each Shire since the 2015/16 Scheme Review with a total remaining NSA of 214.6739ha.

The breakdown of the remaining NSA is shown in Table 3. Within the Shire of Harvey, an NSA of 155.9274ha without a weighting factor and 6.7285ha with a weighting factor remains to be developed. Within the Shire of Dardanup, 52.6368ha remains to be developed. These are the remaining NSA's over which future contributions are to be collected.

Table 1 | Scheme development

Scheme Development Overview	NSA (ha)
Total Original NSA (ha)	737.6880
NSA developed at start of 2017/18 Scheme Review (ha)	520.7151
NSA developed during 2017/18 Scheme Review (ha)	2.299
Total NSA remaining to be developed at end of 2017/18 Scheme Review (ha) 2017/18	214.6739

Table 2 | Breakdown of developments during 2017/18 Scheme Review

Shire	Lot number	NSA (ha)	Name	Weighting factor (Yes/No)	NSA developed (ha)
Harvey	Pt 1	155.5676	Treendale DP411914	No	0.3082
Harvey	48	168.7334	Kingston DP413781	No	1.9908
Total NSA developed during 2017/18 Scheme Review (ha)					2.299

Table 3 | Remaining NSA

Category of land		Original NSA (ha)	Remaining NSA (ha)
Shire of Harvey		455.9463	162.0371
a	<i>Without Weighting Factor</i>	437.8463	155.9274
b	<i>With Weighting Factor</i>	18.1000	6.7285
Shire of Dardanup		281.7417	52.6368
Total Scheme Area		737.6880	214.6739

2.3 Lots Developed

The Scheme includes a total of 24 lots. Of these 24 lots, 10 lots are situated within the Shire of Harvey and 14 lots within the Shire of Dardanup. The lots are at various stages of development, ranging from undeveloped through to fully developed.

Since the 2016/17 Scheme Review no lots have become fully developed. The status of each lot is summarised in Table 4 and Table 5.

Table 4 | Lot Development within the Shire of Dardanup

Shire of Dardanup					
Original Owners	Current Owners	Lot number	Original NSA (ha)	Remaining NSA (ha)	Status of subdivision
Ardross Estates S A P/L	Ardross Estates S A P/L	14	70.4237	7.9131	Partially subdivided
Ardross Estates S A P/L	Ardross Estates S A P/L	Pt 13	82.6113	12.6007	Partially subdivided
Parkridge Group P/L	Parkridge Group P/L	3	59.7834	28.3101	Partially subdivided
Parkridge Group P/L	Parkridge Group P/L	4	0.3000	0.0000	Fully developed
Parkridge Group P/L	Parkridge Group P/L	Pt 2	14.0398	0.0000	Fully developed
Parkridge Group P/L	Parkridge Group P/L	Pt 1009	1.0361	0.0000	Fully developed
Parkridge Group P/L	Parkridge Group P/L	Pt 3	21.46	0.0000	Fully developed
Bethanie Group	Bethanie Group	1004	7.8864	0.0000	Fully developed
NTC P/L	NTC P/L	150	2.3165	0.0000	Fully developed
Luca Investments P/L & Newstyle Construction P/L	Luca Investments P/L & Newstyle Construction P/L	1003	8.1286	1.8099	Partially subdivided
Escon Lane	Escon Lane	1003	3.7114	0.0000	Fully developed
Churches of Christ Homes & Community Services P/L	Churches of Christ Homes & Community Services P/L	1005	6.5571	0.0000	Fully developed
Churches of Christ Homes & Community Services P/L	Churches of Christ Homes & Community Services P/L	1007	1.4844	0.0000	Fully developed
Twinbrook Corporation Pty Ltd	Twinbrook Corporation Pty Ltd	9504	2.0030	2.0030	Undeveloped

Table 5 | Lot Development within the Shire of Harvey

Shire of Harvey					
Original Owners	Current Owners	Lot number	Original NSA (ha)	Remaining NSA (ha)	Status of subdivision
Australian Vanguard Ltd	Australian Vanguard Ltd	48	168.7334	31.9396	Partially developed
G & J Sawyer	G & J Sawyer	Pt 26	6.2130	0.0000	Fully developed
R I E Partridge	R I E Partridge	27	6.1894	6.1894	Undeveloped
Australian Vanguard	Australian Vanguard Ltd	Pt 28	10.5164	10.5164	Undeveloped
J & M Piggott (P17883)	Australian Vanguard Ltd	Pt 1	3.2000	3.2000	Undeveloped

Shire of Harvey					
Original Owners	Current Owners	Lot number	Original NSA (ha)	Remaining NSA (ha)	Status of subdivision
J & M Piggott	Seaport Pty Ltd	Pt 3	41.9000	41.5150	Partially subdivided
J & M Piggott	Seaport Pty Ltd	Pt 43	16.6519	10.2362	Partially subdivided
RP & MFW Gartrell	RP & MFW Gartrell	Pt 1	8.4000	8.4000	Not subdivided
B Bevan, J & E Bracey, K,T & G Coote, P Price, F Pike	B Bevan, J & E Bracey, K,T & G Coote, P Price, F Pike	Pt 1	155.5676	11.4659	Partially subdivided
Riverland Management P/L	Fast Bet Investment Pty Ltd	2	38.5746	38.5746	Undeveloped

2.4 Rate of development

The rate of development within the Scheme area is important as this directly influences the level of contributions collected each year.

Key dates regarding the Scheme are:

- 1995, Scheme development commenced in both Shires
- 2006, Scheme was gazetted.

The Scheme has a total net development area of 737.6880ha, of which 523.0141ha has been reported to be developed as of 30 June 2018.

Subdivision within both Shires began in 1995, approximately 23 years and five months before 2017/18 Scheme Review commenced. The average rate of development has therefore been calculated as 22.2442 ha per year. This rate has been assumed for future development within the Scheme area.

Figure 1 is a graphical representation of the forecasted area to be developed per year based on an average development rate of 22.2442 ha per year. Based on this model, the Scheme area will be fully developed at February 2028, approximately 9.5 years from the effective date of this review.

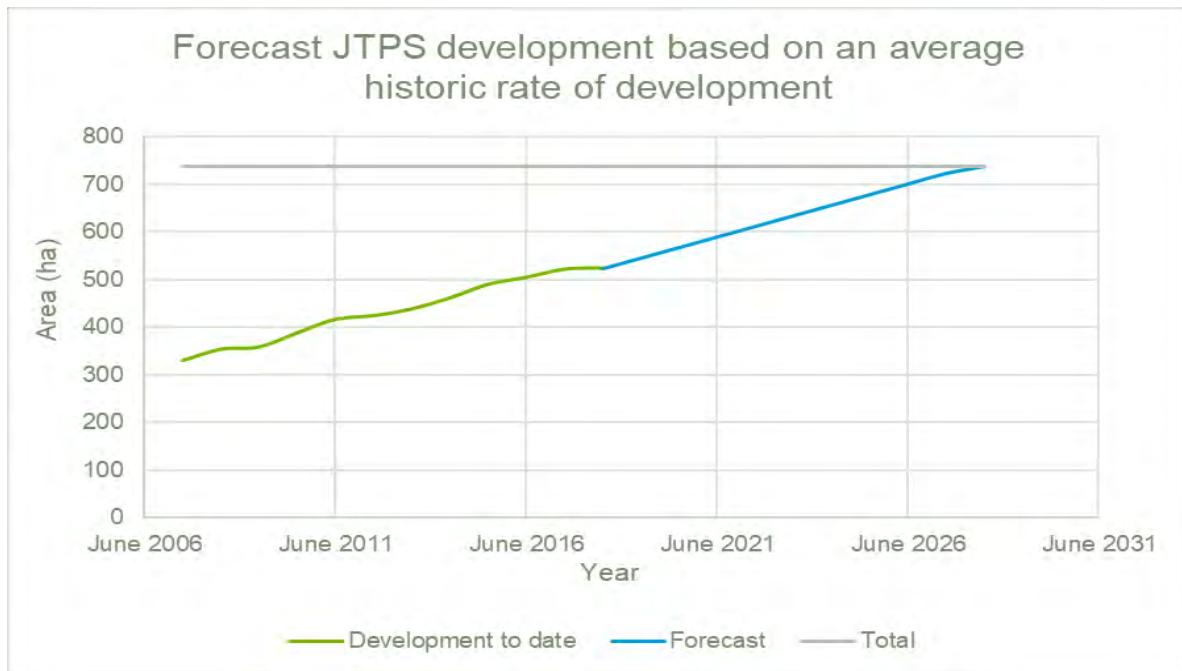


Figure 1 | Forecasted Development Scheme based on average development rate

Table 6 below displays the total area of development forecasted until February 2028 with an average rate of development of 22.2442ha per year.

Table 6 | Forecasted area of development based on average subdivision rate

Period	Subdivision Rate (ha / year)	Total development at end of period (ha)
2017/18		523.0141
2018/19	22.2442	545.2583
2019/20	22.2442	567.5026
2020/21	22.2442	589.7468
2021/22	22.2442	611.9911
2022/23	22.2442	634.2353
2023/24	22.2442	656.4796
2024/25	22.2442	678.7238
2025/26	22.2442	700.9681
2026/27	22.2442	723.2123
2027/28	14.4757	737.6880

3 Contributions

A total of **\$162,988.92** in contributions have been invoiced to 30 June 2018 since the end of the 2016/17 Scheme Review. Table 7 provides a breakdown of this amount.

Table 7 | Contribution requests issued during 2017/18 Scheme Review

Shire	Lot number	NSA (ha)	Request date*	Name	Amount
Harvey	Pt 1	155.5676	16-Oct-17	Treendale DP411914	\$31,725.09
Harvey	48	168.7334	28-May-18	Kingston DP413781	\$131,263.83
Total contributions invoiced during 2017/18 Scheme Review					\$162,988.92

*Note: The contribution request dates shown in Table 7 are reflective of the dates that the contribution requests were issued to the Shire of Harvey and Shire of Dardanup by Aurecon, not the payment date.

At 30 June 2018, the total amount of contributions invoiced was \$20,631,831.12, where \$14,180,646.31 and \$6,451,184.81 were accrued by the developers to the Shire of Harvey and the Shire of Dardanup respectively.

No development occurred in the Shire of Dardanup this period and therefore no contribution invoices were issued. The Shire of Harvey confirmed that all contribution amounts invoiced during the 2017/18 Scheme Review were received during the current reporting period.

4 Scheme Cost Transactions

4.1 Liabilities incurred

Table 8 outlines the liabilities incurred by the Shire of Harvey and Shire of Dardanup since the 2016/17 Scheme Review was undertaken.

Table 8 | Liabilities incurred since the 2016/17 Scheme Review

Scheme item	Works																		
Eaton Drive First Carriageway	Works have been occurring simultaneously on the First and Second Carriageways, however, in the past all costs have been apportioned to the First Carriageway account. The true split of liabilities, as advised by the Shire of Dardanup should be as follows:																		
	<table border="1"> <thead> <tr> <th>Period</th> <th>First Carriageway</th> <th>Second Carriageway</th> </tr> </thead> <tbody> <tr> <td>2014-15</td> <td>\$39,553.81</td> <td>\$39,553.81</td> </tr> <tr> <td>2015-16</td> <td>\$536,185.70</td> <td>\$483,194.81</td> </tr> <tr> <td>2016-17</td> <td>\$404,724.50</td> <td>\$363,991.03</td> </tr> <tr> <td>2017-18</td> <td>\$391,781.20</td> <td>\$220,287.24</td> </tr> <tr> <td>Total</td> <td>\$1,372,245.21</td> <td>\$1,017,026.89</td> </tr> </tbody> </table>	Period	First Carriageway	Second Carriageway	2014-15	\$39,553.81	\$39,553.81	2015-16	\$536,185.70	\$483,194.81	2016-17	\$404,724.50	\$363,991.03	2017-18	\$391,781.20	\$220,287.24	Total	\$1,372,245.21	\$1,017,026.89
	Period	First Carriageway	Second Carriageway																
	2014-15	\$39,553.81	\$39,553.81																
	2015-16	\$536,185.70	\$483,194.81																
	2016-17	\$404,724.50	\$363,991.03																
	2017-18	\$391,781.20	\$220,287.24																
Total	\$1,372,245.21	\$1,017,026.89																	
During this review an adjustment has been made to the First and Second Carriageway accounts to correct the apportionment of costs in past years. \$163,737.56 was transferred from the Second Carriageway account to the First Carriageway account to reflect the true split of where works have occurred.																			
This period the Shire of Dardanup incurred expenses of 72,151.00 and a liability of \$391,781.20, primarily associated with pavement, surfacing and drainage works.																			

Scheme item	Works
Eaton Drive Second Carriageway	<p>These works have been brought forward and are being completed as part of the First Carriageway works. The Shire of Dardanup incurred expenses of \$39,553.81, \$483,194.81 and \$363,991.03 relating to construction of the Second Carriageway in the previous periods. However, in the past these expenses have been apportioned to the First Carriageway account. A reconciliation of account balances has been carried out this period. \$163,737.56 was transferred from the Second Carriageway account to the First Carriageway account to reflect the true spend.</p> <p>This period construction expenses of (\$171,017.44) were incurred</p>
Kingston Drive	<p>A liability of \$325,192.78 remains for South Treendale.</p> <p>The remaining future cost is the construction of 700m of road from Paris Road to Ditchingham Place, expected to be completed in 2018/19. The estimated unescalated cost is \$2,570,250.</p> <p>Administration costs of \$42,153.71 were incurred by the Shire of Harvey with \$21,447.08 apportioned to this account.</p> <p>The Shire of Harvey confirms it has incurred a liability of \$1,051,569.37 associated with Ditchingham Place to Grant Entrance (Claim 7).</p>
Ditchingham Place	<p>The 2015/16 review noted that the Shire of Harvey had an outstanding liability of \$1,432,291.11 for Treendale Claim 2. The Shire confirmed that it repaid \$100,000 for Treendale Claim 2 in 2017/18. This leaves an outstanding liability of \$1,338,339.98 including administration charges.</p> <p>Administration costs of \$42,153.71 were incurred by the Shire of Harvey in 17/18 with \$6675.51 apportioned to this account.</p>
Land Acquisition	<p>All outstanding liabilities were re-paid in 2015/16. No liabilities were incurred and there are no additional construction liabilities to be incurred in the forward reporting periods.</p> <p>Administration costs of \$42,153.71 were incurred by the Shire of Harvey with \$4293.25 apportioned to this account. Administration costs are the only remaining liability.</p>
Collie River Bridge	<p>The 2016/17 report states that there is an outstanding liability of \$108,440.20 for Stage 1 works. This liability was not repaid in 17/18 and is therefore carried forward.</p> <p>Stage 2 construction works were finished in 2017/18 with incurred liabilities of \$3,676,195 and \$2,292,000 by the Shire of Harvey and Shire of Dardanup respectively. These liabilities have been repaid in the same period leaving no outstanding liability for Stage 2 works.</p> <p>Administration costs of \$42,153.71 were incurred by the Shire of Harvey with \$9,737.89 apportioned to this account.</p> <p>Administration costs of \$4,659.15 were incurred by the Shire of Dardanup.</p>
Administration	<p>The Shire of Harvey and the Shire of Dardanup do not operate separate administration accounts. Administrative costs are apportioned to the relevant Scheme accounts as defined above.</p>

4.2 Liabilities paid

Table 9 outlines the liabilities paid by the Shire of Harvey and Shire of Dardanup since the 2016/17 Scheme Review was undertaken.

Table 9 | Liabilities paid since the 2016/17 Scheme Review

Scheme item	Works
Eaton Drive First Carriageway	<p>Payments of \$72,151 have been made from the First Carriageway account this period. This is a part payment for works which had occurred this period. A payment of \$203,805.86 was made by Regional Roads Group Funding.</p> <p>The Shire of Dardanup incurred administrative costs of \$1,397.75 which were repaid by the Scheme during the 2017/18 reporting period.</p>
Eaton Drive Second Carriageway	<p>Payments of \$171,017.44 have been made from the Second Carriageway account this period. This is a part payment for works which had occurred this period. A payment of \$114,594.14 was made by Regional Roads Group Funding.</p> <p>The Shire of Dardanup incurred administrative costs of \$1,708.36 which were repaid by the Scheme during the 2017/18 reporting period.</p>
Kingston Drive	<p>The Shire of Harvey confirmed that in 16/17 it incurred liabilities of \$419,120.50 and \$1,190,819.25 for the remainder of the 740m of base course and seal from Treendale to Collie River bridge respectively. A liability of \$325,192.78 (not yet paid) to Fastbet forms a portion of this liability.</p> <p>The remaining outstanding liability of \$400,000 noted in the 2014/15 review in the form of a loan from Bunbury Catholic College has been repaid. Also a liability of \$917,911 as noted in the 2014/15 review (remaining payment to Australian Vanguard for road from Leisure Dve to Paris Rd) has been repaid.</p>
Ditchingham Place	No payments have been made during the 2017/18 period.
Land Acquisition	No payments have been made during the 2017/18 period.
Collie River Bridge	The Shire of Harvey made a payment of \$3,676,195. The Shire of Dardanup made a payment of \$2,292,000. These payments were towards Stage 2 construction liabilities incurred this period.
Administration	The Shire of Harvey and the Shire of Dardanup do not operate separate administration accounts.

5 Future Cost Prediction

5.1 Background

This section provides the updated cost escalation rates to be used by the Scheme to indicatively forecast construction costs to June 2027.

The cost escalation approach, input data and sources that form the basis of the resulting escalation rates are also described in this section. The latest available data has been sourced from the Australian Bureau of Statistics (ABS) and Reserve Bank of Australia (RBA) statistical time series and the building and construction industry pricing source, the Rawlinsons Australian Construction Handbook. This cost escalation task has been undertaken as at 30 June 2018.

As with previous annual reviews undertaken by Aurecon, it is reiterated that the forecasting of construction costs to June 2027, a future time period of more than 10 years, is challenging due to changing economic conditions over time at the state, national and international levels and their impacts on the construction industry. It is noted that State and Commonwealth governments limit their forecasting to three years ahead in their publicly available Budget documents. Thus, forecasting and escalating beyond this short term three year horizon and particularly as far out to 2027 should be treated as indicative.

5.2 Western Australia economic outlook

The Western Australia Department of Treasury Budget Papers 2018/19 (Western Australian Government, 2016) highlighted that WA's domestic economy (as measured by State Final Demand) is projected to grow in 2018/19 after a period of protracted decline which was stated as the most challenging economic and fiscal environment that the State has faced in the last two to three decades. Economic growth (measured After a low growth rate at 1.0% in year 2015/16 and first annual contraction at -2.7% in 2016/17, the economic growth (measured by Gross State product) is expected to rebound to 2.5% in 2017/18 and 3.25% in 2018/19.

In the short term, exports, predominantly Liquid Nitrogen Gas (LNG), iron ore, gold and lithium, are expected to remain to the main driver of growth. In the medium term, household consumption is expected to take over as the major driver of growth on the back on improving consumer confidence, population growth and a stronger labour market.

The most updated resident population estimation for the local government areas of Dardanup was 14,233 in 2015) and Harvey was 27,418 in 2017 (ABS).

This information is provided as background information and does not form part of any calculations for scheme contributions.

5.3 Cost Escalation Approach

The approach adopted to determine the escalation rate has included the following steps:

- Identify the relevant building and producer price indices and calculate an average index
- Calculate the compound annual growth rate (CAGR)
- Apply the appropriate CAGR to the indices and inflate to 2027.

The following indices were assessed:

- Rawlinsons Building Price Index for Perth (Rawlinsons Australian Construction Handbook 2018)
- Total Intermediate Demand Producer Price Index (ABS 6427.0).

The ABS had discontinued the supply and placement of asphalt index, which were used in the previous calculations of the escalation rate. The Total Intermediate Demand Producer Price Index which includes products consumed as inputs into the production of final demand goods has been used as substitute to the discontinued series.

Table 10 illustrates the selected indices as well as the average index and respective CAGRs for various time periods.

The CAGR for the four year period of 1.8% is higher than reported for the 2015/16 Scheme Review, but is lower compared to the 2.9% escalation factor reported for the 2013/14 Scheme Review.

Table 10 | Indices and annual growth rates, June 2013 to June 2018

Date	Total Intermediate Demand Index	Rawlinsons Perth Building Price Index	Average Index
Indices			
June 2013	101.6	237.06	169.3
June 2014	104.3	240.61	172.5
June 2015	104.4	246.63	175.5
June 2016	104.7	251.55	178.1
June 2017	107.3	256.07	181.7
Annual growth rates			
4 year CAGR	1.4%	1.9%	1.8%

Source: ABS – 6427.0 Table 8, Rawlinsons (2018) and Aurecon analysis

Table 11 provides the forecast index on a yearly basis from 2013 to 2027, using CAGRs in Table 10.

Table 11 | Forecasted indices, 2013 - 2027

Date	Intermediate Demand Index	Rawlinsons Perth Building Price Index	2016/17 Review Average Index
June 2013	101.6	237.06	169.3
June 2014	104.3	240.61	172.5
June 2015	104.4	246.63	175.5
June 2016	104.7	251.55	178.1

Date	Intermediate Demand Index	Rawlinsons Perth Building Price Index	2016/17 Review Average Index
June 2017	107.3	256.07	181.7
June 2018	110.2	259.9	185.0
June 2019	110.3	266.4	188.3
June 2020	110.6	271.7	191.1
June 2021	113.3	276.6	194.9
June 2022	116.3	280.7	198.5
June 2023	116.4	287.8	202.1
June 2024	116.8	293.5	205.1
June 2025	119.7	298.8	209.2
June 2026	122.9	303.3	213.0
June 2027	123.0	310.8	216.8
June 2013	123.3	317.0	220.0

Source: ABS – 6427.0 Table 8, Rawlinsons (2018) and Aurecon analysis

5.4 Interest Rate

5.4.1 Cash rate

As shown in Figure 2, the monthly RBA cash rate has been trending downwards since October 2011. Between June 2016 and June 2017, the cash rate was revised downward from 1.75% to 1.50% and has remained unchanged since then, following an accommodative monetary policy as the global outlook remains uncertain and domestic economic growth is expected to remain moderate in the medium term.



Figure 2 | Cash rate, May 2009 to May 2015 (Source: RBA)

5.4.2 Forward looking rate

The 10 year Australian Government Bond yield can be used as a forward view of possible cash investment returns based on government securities and can be used to estimate the potential interest earned by the Scheme accounts. Figure 3 below shows that the 10 year Australian Government bond rate experienced a downward trend from June 2013 and reached a bottom at August 2016, following by an upward trending to date. The 10 year Bond rate has bottomed out at about 1.41% per annum around 23 August 2016 and increased to about 2.00% at 29 June 2018.

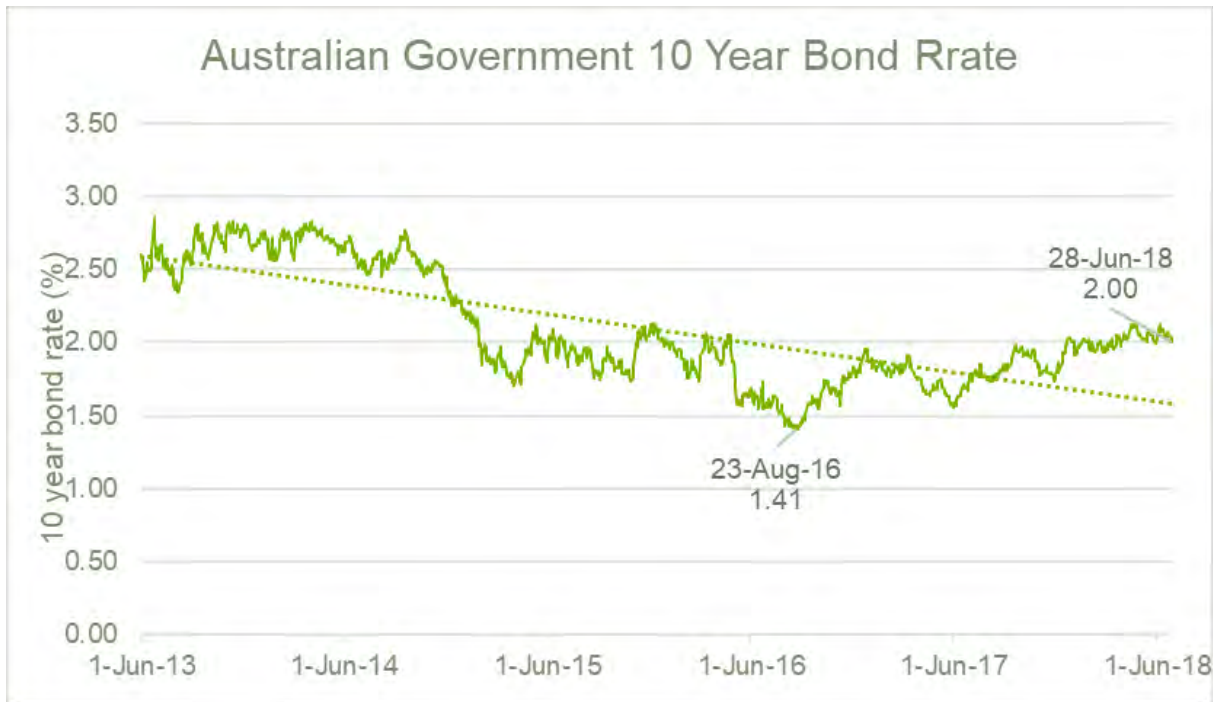


Figure 3 | Australian Government 10 Year Bond Rate (Daily) (Source: RBA)

5.5 Inflation Rate

The headline inflation rate (change to Consumer Price Index) for Perth was 0.7% from June 2016 to June 2017, increase from 0.5% in the previous year (ABS, 2016). However, the inflation rates were higher at 1.2% in year 2014/15 and 3.3% in year 2013/14. Perth's inflation rate is expected to increase at about 1.4% per annum, the average inflation rate of previous 5 years, across the forward estimates period, which is the rate to be applied to forecast the administration costs for future years of the Scheme (Western Australian Government, 2016).

The forecasted CPI of 1.4% was applied to forecast the Perth Consumer Price Index (CPI) to 2027. The historic and forecasted CPI is shown in Table 12 below.

Table 12 | Perth average annual Historic and Forecasted CPI, June 2013 to June 2027

Date	Perth CPI
Jun-13	103.0
Jun-14	106.4
Jun-15	107.7
Jun-16	108.2
Jun-17	109.0
Jun-18	110.6

Jun-19	112.1
Jun-20	113.7
Jun-21	115.4
Jun-22	117.0
Jun-23	118.7
Jun-24	120.4
Jun-25	122.1
Jun-26	123.9
Jun-27	125.6

Source: ABS – 6401.0 Table 5 and Aurecon Analysis

Note: CPI = 100 at March 2012

6 Scheme Strategy and Assumptions

The approach that has been taken with this review is to assume all works and land acquisition are to be funded by the Scheme, and the Scheme continues to receive contributions until the land is fully subdivided, which is estimated to be in February 2028. This means that with the exception of the land acquisition, all accounts will be operating in deficit once the respective item of infrastructure has been completed and therefore no interest will be accrued by those accounts once they are in deficit as all annual contributions will be used to reduce the outstanding balances.

A wide range of assumptions have informed the 2017/18 review. The general assumptions are outlined below. Assumptions specific to each infrastructure item are discussed in the relevant Sections 8 to 13.

The following general assumptions have informed the 2016/17 Scheme Review:

- The 2017/18 reporting period is from 1 July 2017 to 30 June 2018.
- Contribution requests received during the 2017/18 reporting period are included in the calculation of areas developed
- The Compound Annual Growth Rate (CAGR) of 1.8% over a four year period from 2014 has been applied to establish an Average Building Price Index which has been applied throughout the review to escalate estimated construction costs to the proposed construction dates.
- The 2017/18 Contribution Rates have been calculated in accordance with the approach applied to determine previous Contribution Rates.
- The 2017/18 Contribution Rates were not available during the 2017/18 reporting period. Therefore, overpayment amounts have been recognised for 2017/18 contribution requests received from 1 July 2017 that were calculated based on the 2015/16 Contribution Rates, rather than the 2017/18 Contribution Rates.
- Administration costs are based on a total estimated cost of \$150,000 per annum from the 2017/18 reporting period with an inflation rate of 1.4% (based on forecast Perth CPI). For consistency with other reviews, the \$150,000 in administration costs is adopted for 2017/18 even though the actual costs have been lower.
- Aurecon have not audited nor have any visibility of scheme accounts transaction history. The information contained within this Review is based on advice from the shires. No advice has been issued as to the location, payment or apportionment of monies between accounts or from accounts.

6.1 Segmented Pool of Funds

The Scheme Committee has resolved to adopt a segmented approach towards Scheme funds. Existing Scheme funds and future contributions made to the Scheme will be “segmented” into different accounts, for Eaton Drive first carriageway, Eaton Drive second carriageway, Kingston Drive, Ditchingham Place, Land Acquisition, and the Collie River Bridge.

In regards to the allocation of interest accrued, the Shire of Dardanup credits interest earned by each account whereas the Shire of Harvey divides the interest evenly between the accounts.

6.2 Paying Developers for Scheme Works

The Scheme Committee has resolved to pay developers for existing prefunded Scheme infrastructure at the discretion of the Scheme Committee. Interest will not be paid to developers for prefunded works.

6.3 Assessment of Claims

New claims were received in relation to the First and Second Carriageway and Collie River Bridge. Details are presented in Sections 8, 9 and 13.

6.4 Collie River Bridge Funding

It is acknowledged that the cost of the bridge decreased for the following reasons:

- A contribution of \$7.9m was received from Main Roads WA
- The actual construction cost was lower than anticipated with the total cost ending up as \$15,390,927.

All works have been completed this period and all incurred Stage 2 liabilities re-paid. There is an outstanding liability carried over from last period, a liability for accrued overpayments and Shire of Harvey administration charges.

6.5 Overpayment of Developer Contributions

Developer contributions invoiced during the 2017/18 reporting period were calculated using the 2015/16 Contribution Rates. The Contributions Rates applicable from July 2017 should have been used to calculate all contributions from 1 July 2017. However, these rates were not available during the 2017/18 reporting period.

There were no developer contributions within the Shire of Dardanup during the 2017/18 reporting period.

The two developer contributions paid by the developers within the Shire of Harvey during the 2017/18 reporting period were invoiced subsequent to 1 July 2017, and calculated using the 2015/16 rates. These contributions and the corresponding overpayments are shown in Table 133.

Table 13 | Overpayment of developer contributions to the Shire of Harvey during 2017/18 Scheme Review

Lot number	NSA developed (ha)	Name	Applied rate (per ha)	Adjusted rate (per ha)	Overpayment
Pt 1	0.3082	Treendale DP411914	\$65,935.22	\$32,646.82	\$10,259.48

48	1.9908	Kingston DP413781	\$65,935.22	\$32,646.82	\$66,270.55
Total overpayment by developers within the Shire of Harvey					\$76,530.03

Table 13 shows a total of overpayment to the Scheme of \$76,249.05 during the 2017/18 reporting period. The adjustments outlined in Table 14 are required to be made to the individual segmented accounts.

Table 14 | Overpayment of developer contributions to segmented accounts during 2017/18 Scheme Review

Scheme account	Shire	Applied rate (per ha)	Adjusted rate (per ha)	Overpayment
Eaton Drive First Carriageway	Dardanup	\$11,202.10	\$7,257.78	0
Eaton Drive Second Carriageway	Dardanup	\$13,410.55	\$6,120.24	0
Kingston Drive	Harvey	\$21,132.62	\$21,369.88	(\$545.46)
Ditchingham Place	Harvey	\$5,739.81	\$5,650.44	\$205.46
Land acquisition	Harvey	\$2,652.47	\$2,440.79	\$486.65
Collie River Bridge	Dardanup	\$36,498.23	\$3,641.94	0
	Harvey _[unweighted]	\$36,410.31	\$3,307.93	\$76,383.36
	Harvey _[weighted]	\$73,411.78	\$6,309.60	0
Total overpayment by developers¹				\$76,530.03

¹ **Note:** This figure has been calculated based on the total overpayments by developers within the Shire of Harvey as presented in Table 133. Rounding discrepancies based on overpayments calculated for specific segmented accounts have been ignored.

7 Construction Timeline

The construction timeline outlined in Table 15 has been provided by the Shires of Harvey and Dardanup.

Table 15 | Construction Timeline

Infrastructure Area	Construction Timeline
Eaton Drive 1 st Carriageway	Clearing, drainage and limestone subbase were commenced prior to this review and these works continued in this period. Bitumen surfacing and kerbing were commenced. Works will continue during the 2018/19, 2021/22 and 2022/23 periods.
Eaton Drive 2 nd Carriageway	Clearing, drainage and limestone subbase were commenced prior to this review and these works continued in this period. Bitumen surfacing and kerbing were commenced. Works will continue during the 2018/19, 2021/22 and 2022/23 periods.
Kingston Drive	2018/19 (to commence from June 2018) <ul style="list-style-type: none"> ■ Commence construction of road (700m) from Paris Road to Ditchingham Place.
Ditchingham Place	This is fully constructed.
Land Acquisition	There is no further land acquisition.
Collie River Bridge	Bridge construction is complete.

8 Eaton Drive First Carriageway

8.1 Account summary

The Eaton Drive First Carriageway account summary is:

Opening balance at 30 June 2017	=	\$72,906.25
Income (contributions)	=	\$0
Income (interest)	=	\$642.50
Expenditure (Overpayments)	=	\$0*
Expenditure (infrastructure)	=	\$72,151.00
Expenditure (administration)	=	\$1,397.75
Adjustment		\$163,737.56
Closing Balance at 30 June 2018	=	\$163,737.56

*Overpayments are recognised as an outstanding liability until account balances are adjusted.

8.2 Outstanding liabilities

This reporting period the Shire of Dardanup incurred expenses of \$366,531.20, primarily associated with subbase / basecourse, surfacing and drainage works. The scheme made a payment of \$72,151 towards this liability during this period.

Previously, works have been occurring simultaneously on the First and Second Carriageways, however, and all costs had been apportioned to the First Carriageway account by the Shire of Dardanup. A reconciliation of accounts has been carried out by the Shire of Dardanup this period with an adjustment of \$163,737.56 made between the First and Second Carriageway accounts.

Accordingly, the adjusted outstanding liability for the First Carriageway at the end of 17/18 period is \$930,167.97 plus an overpayment of \$2997.35 accrued from the last period, and \$5031.54 accrued from 2015/16, bringing the total to \$938,196.66. This was calculated as follows:

Period*	Infrastructure Liability		JTPS payments	
	1st carriageway	2nd carriageway	1st carriageway	2nd carriageway
Prior to 2014/15	869,292.39	596,150.00	869,292.38	596,150.00
2014/15	39,553.81	39,553.81		

2015/16	536,185.70	483,194.81	100,000.00	
2016/17	404,724.50	363,991.03	408,414.00	
2017/18	391,781.20	220,287.24	72,151.00	171,017.44
2017/18 adjustment			-	
			163,737.56*	163,737.56*
Total Liability Incurred	2,241,537.60		\$1,286,119.82	\$930,905.00
Overpayment from last period	8,028.89			
17/18 outstanding liability	\$963,446.67			

*Amount not calculated by Aurecon, advised by Shire of Dardanup

A portion of these expenses has been funded by the Regional Road Group (\$833,915.28), this funding will be used to cover the shortfall in Scheme contributions towards the total infrastructure costs.

Administration costs of \$1,397.75 were incurred this period and these have been re-paid this period.

8.3 Remaining items

Construction is planned to continue during the forward 2018/19 reporting period. Completion is expected in the 2021/22 period.

8.4 Remaining costs

The expected future cost is expected to be \$549,491. When escalated to the expected construction year the future remaining cost becomes \$584,432.01.

8.5 Total cost

The infrastructure and administration costs incurred to date are \$2,225,371.25 and the escalated future costs are expected to be \$584,432.01, bringing the total to \$2,809,459.52.

This report corrects an error in the 2015/16 report which incorrectly stated the incurred cost to date at 2015/16. This error was carried through to the subsequent reports. The corrected cost to date was calculated as follows:

Pre 2014/15 cost	\$869,292.38
2014/15 infrastructure cost	\$39,553.81
2014/15 admin cost	\$1,726.57
2015/16 infrastructure cost	\$536,185.70
2015/16 admin cost	\$2,021.25
2016/17 infrastructure cost	\$404,724.50
2016/17 admin cost	\$3,594.35

2017/18 infrastructure cost	\$391,781.20
2017/18 admin cost	\$1,397.75
TOTAL INCURRED COST TO DATE	\$2,225,027.51

Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$94,006.65 in cumulative interest will be earned over the life of the Scheme. This reduces the total infrastructure cost to \$2,715,452.87.

8.6 Contribution Rate

The Contribution Rate for Eaton Drive First Carriageway is \$9,638.09 per ha, calculated as follows:

$$\begin{aligned}
 \text{Contribution Rate (\$/ha)} &= \text{Eaton Drive First Carriageway estimated cost plus incurred costs} \\
 &\quad \text{less interest / NSA of Dardanup precinct} \\
 &= \$2,715,452.87 / 281.7417 \text{ ha} \\
 &= \mathbf{\$9,638.09 \text{ per ha}}
 \end{aligned}$$

There is 52.64 ha of undeveloped land remaining in the Shire of Dardanup precinct. A total of \$507,318.40 in Eaton Drive first carriageway contributions can be collected from this area. Over the next 10 years, this equates to \$50,731 per year (flat rate, unescalated) in contributions based on the current estimated costs.

9 Eaton Drive Second Carriageway

9.1 Account summary

The Eaton Drive Second Carriageway account summary is:

Opening balance at 30 June 2017	=	\$1,246,185.83
Income (contributions)	=	\$0
Income (interest)	=	\$10,982.18
Expenditure (overpayments)	=	\$0*
Expenditure (infrastructure)	=	(\$171,017.44)
Expenditure (administration)	=	(\$1,708.36)
Adjustment		(\$163,737.56)
Closing Balance at 30 June 2018	=	\$920,704.65

*Overpayments are recognised as an outstanding liability until account balances are adjusted.

9.2 Outstanding liabilities

Previously, works have been occurring simultaneously on the First and Second Carriageways, however, and all costs had been apportioned to the First Carriageway account by the Shire of Dardanup. A reconciliation of accounts has been carried out by the Shire of Dardanup this period. An adjustment was made involving a transfer of \$163,737.56 between the First and Second Carriageway accounts.

Accordingly, the adjusted outstanding liability for the First Carriageway at the end of 17/18 period is \$747,021.89. An overpayment of \$20,055.24 accrued from last period, and \$11,413.77 accrued from 2015/16 are recognised as a liability. This brings the total outstanding liability at the end of this period to \$778,490.90.

This was calculated as follows:

Period*	Liability		JTPS payments	
	1st carriageway	2nd carriageway	1st carriageway	2nd carriageway
Prior to 2014/15	869,292.39	596,150.00	869,292.39	596,150.00

2014/15	39,553.81	39,553.81		
2015/16	536,185.70	483,194.81	347,068.00	
2016/17	404,724.50	363,991.03	161,346.00	
2017/18	391,781.20	220,287.24	72,151.00	171,017.44
2017/18 adjustment			-163,737.56*	163,737.56*
Total	2,241,537.60	1,703,176.89	1,286,119.83	930,905.00
Overpayment		31,469.01		
17/18 outstanding liability		\$803,740.90		

* Amount not calculated by Aurecon, advised by Shire of Dardanup

A portion of these expenses has been funded by the Regional Road Group (\$725,654), this funding will be used to cover the shortfall in Scheme contributions towards the total infrastructure costs.

Administration costs of \$1,708.36 were incurred this period and these have been re-paid this period.

9.3 Remaining items

Completion of the remaining works is anticipated by the 2022/23 reporting period.

9.4 Remaining costs

The remaining costs are expected to be \$1,199,172.00, when escalated to the year of construction this becomes \$1,275,519.64.

9.5 Total cost

The Shire of Dardanup conducted a review of the total cost estimate this period. The total cost is now expected to be \$2,964,953.42. This is made up of:

Incurred costs	=	\$1,703,176.89
Estimated future costs	=	\$1,275,519.64

The total cost to date was calculated as follows:

	Infrastructure cost	Admin	Total
Prior to 2014/15	\$596,150		\$596,150
2014/15	\$39,553.81	\$2,263.33	\$41,817.14
2015/16	\$483,194.81	\$2,712.18	\$485,906.99
2016/17	\$363,991.03	\$4,823.02	\$368,814.05
2017/18	\$220,287.24	\$1,708.36	\$221,995.60
Total			\$1,714,683.78

This calculation corrects an error made in the 2015/16 report in the incurred costs to date total, which had been carried forward to subsequent reviews.

Interest earned by the account offsets a portion of this cost. It is estimated approximately \$229,238.96 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost of Eaton Drive Second Carriageway to \$2,735,714.46.

9.6 Contribution Rate

The Contribution Rate for Eaton Drive Second Carriageway is \$7,340.77 per ha, calculated as follows:

$$\begin{aligned}
 \text{Contribution Rate (\$/ha)} &= 75.6\% \times (\text{Eaton Drive Second Carriageway estimated cost plus} \\
 &\quad \text{incurred costs less costs less interest}) / \text{NSA of Dardanup precinct} \\
 &= 75.6\% \times \$2,735,714.46 / 281.7417\text{ha} \\
 &= \mathbf{\$7,340.77 \text{ per ha}}
 \end{aligned}$$

There is 52.64 ha of undeveloped land remaining in the Shire of Dardanup precinct. A total of \$386,394.48 in Eaton Drive Second Carriageway contributions can be collected from Developers for this area. Over the next 10 years, this equates to \$38,639.45 per year (flat rate, unescalated) in contributions. The Shire of Dardanup advised that they intend to make the remaining contribution of 24.4% at the time of construction. The remaining contribution has been calculated to be \$667,514.33.

10 Kingston Drive

10.1 Account summary

The Kingston Drive account summary is:

Opening balance at 26 May 2015	=	\$717,038.12
Income (contributions)	=	\$27,645.70
Income (interest)	=	\$46,170.10
Expenditure (overpayments)	=	\$0*
Expenditure (infrastructure)	=	(\$1,317,911.73)
Expenditure (administration)	=	\$0*
Closing Balance at 30 June 2016	=	(\$527,057.81)

*Recognised as an outstanding liability until account balances are adjusted.

10.2 Outstanding liabilities

The Shire of Harvey confirmed that in 16/17 it incurred liabilities of \$419,120.50 and \$1,190,819.25 for the remainder of the 740m of base course and seal from Treendale to Collie River bridge respectively. A liability of \$325,192.78 to Fastbet forms a portion of this liability.

The remaining outstanding liability of \$400,000 noted in the 2014/15 review in the form of a loan from Bunbury Catholic College has been repaid. Also a liability of \$917,911 as noted in the 2014/15 review (remaining payment to Australian Vanguard for road from Leisure Dve to Paris Rd) has been repaid.

Administration costs of \$21,443.08 were incurred by the Shire of Harvey and there was a contribution underpayment of \$2139.99 accrued last period.

The outstanding liability for Ditchingham Place to Grand Entrance was previously reported as \$1,092,911.40. The outstanding liability was adjusted accordingly to remove the full amount (ie \$1,092,911.40) rather than only the amount paid. The Shire of Harvey confirms it has incurred a liability of \$ 1,051,569.37 associated with Dichingham Place to Grant Entrance (Claim 7).

Therefore, there is a total outstanding liability of \$1,310,897.31.

10.3 Remaining items

Remaining activity of works to be undertaken:

- Construction of 700m of road from Paris Road to Ditchingham Place (forecast 2018/19)

10.4 Remaining costs

The total is made up of the following costs based on a 2014 estimate:

700m of road construction (Paris Rd to Ditchingham) = \$2,570,250.00 (remaining cost)

The remaining costs are \$2,570,250. When escalated to the construction dates outlined in Table 15², the total remaining costs are estimated to be \$2,757,785.81.

10.5 Total cost

The total cost of Kingston Drive is estimated as \$10,208,823.40 which is made up of:

Incurring costs	=	\$7,451,037.59
Estimated future cost	=	\$2,757,785.81.

The total incurred cost breakdown as advised by the Shire of Harvey is shown below:

Leisure Dve To Paris	=	\$1,841,988.00 (completed in previous periods)
740m of road base course (Treendale to Collie River)	=	\$839,120.50 (completed in 16/17)
740m of road seal	=	\$1,190,819.25 (completed in 16/17)
Road from Ditchingham Place to Grand Entrance	=	\$1,051,569.37 (completed in previous periods)
130m of road construction and one roundabout	=	\$1,256,848.11 (completed in previous periods)

Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$921,604.32 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost to \$9,287,219.08.

10.6 Contribution Rate

The Contribution Rate for Kingston Drive is \$20,369.11 per ha, calculated as follows:

Contribution Rate (\$/ha)	=	Kingston Drive cost / NSA of Harvey precinct
	=	\$ 9,287,219.08/ 455.9463 ha
	=	\$ 20,369.11 per ha

There is 162.0371ha of undeveloped land remaining in the Shire of Harvey precinct. A total of \$3,300,551.07 in Kingston Drive contributions can be collected from this area. Over the next 10 years, this equates to approximately \$330,055.11 per year (flat rate, unescalated) in contributions.

² Applying the relevant forecast indices as defined in Table 11.

11 Ditchingham Place

11.1 Account summary

The Ditchingham Place account summary is:

Opening balance at 26 May 2016	=	\$264,972.67
Income (contributions)	=	\$7,508.82
Income (interest)	=	\$46,170.10
Expenditure (overpayments)	=	\$0*
Expenditure (Treendale and Ditchingham)	=	(\$100,000.00)
Expenditure (administration)	=	\$0*
Closing Balance at 30 June 2016	=	\$218,651.59

*Recognised as an outstanding liability until account balances are adjusted.

11.2 Outstanding liabilities

Administration costs of \$42,153.71 were incurred by the Shire of Harvey with \$6,674.27 apportioned to this account. This is recognised as an outstanding liability. Also, a contribution underpayment of \$2962.10 was accrued from last period.

The total outstanding liability was reported as 1,434,422.25 in the 2016/17 period. A payment of \$100,000 was made, therefore the total outstanding liability becomes \$1,338,134.42 at the end of this period.

11.3 Remaining items

There is no remaining infrastructure to be constructed.

11.4 Remaining costs

There are no remaining construction costs to be incurred.

11.5 Total cost

The total cost of Ditchingham Place was \$3,170,876.70 as per the 2016/17 review which is an incurred cost inclusive of administration. The administration charge incurred in 2017/18 brings the total

cost up to \$3,177,550.97. Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$743,278.32 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost to \$2,434,272.65.

11.6 Contribution Rate

The Contribution Rate for Ditchingham Place is \$5,338.95 per ha, calculated as follows:

$$\begin{aligned}\text{Contribution Rate (\$/ha)} &= \text{Ditchingham Place cost / NSA of Harvey precinct} \\ &= \$2,434,272.65 / 455.9463 \\ &= \mathbf{\$5,338.95 \text{ per ha}}\end{aligned}$$

There is 162.0371 ha of undeveloped land remaining in the Shire of Harvey precinct. A total of \$865,107.32 in Ditchingham Place contributions can be collected from this area. Over the next 10 years, this equates to \$86,510.73 per year (flat rate, unescalated) in contributions.

12 Land acquisition

12.1 Account summary

The land acquisition account summary is:

Opening balance at 26 May 2015	=	\$786,854.80
Income (contributions)	=	\$3,469.96
Income (interest)	=	\$46,170.10
Expenditure (overpayments)	=	(\$0)*
Expenditure (land acquisition)	=	(\$0)
Expenditure (administration)	=	(\$0)*
Closing Balance at 30 June 2016	=	<u>\$836,494.86</u>

*Recognised as an outstanding liability until account balances are adjusted.

12.2 Outstanding liabilities

All outstanding liabilities have been repaid except administration charges of \$1,371.12 accrued last period and \$4292.46 accrued this period. An overpayment of \$1413.57 accrued from last period is recognised as a liability. Therefore, the remaining liability is \$5,706.03.

12.3 Remaining acquisition

There is no further requirement for land acquisition.

12.4 Remaining costs

There are no remaining acquisition costs to be incurred.

12.5 Total cost

The total cost of land acquisition incurred at 30 June 2017 was \$2,043,594.58 inclusive of administration. Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$1,022,069.32 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost to \$1,021,525.26.

12.6 Contribution Rate

The Contribution Rate for land acquisition is **\$2,240.45 per ha**, calculated as follows:

$$\begin{aligned}\text{Contribution Rate (\$/ha)} &= \text{Land cost / NSA of Harvey precinct} \\ &= \$1,021,525 / 455.9463 \text{ ha} \\ &= \mathbf{\$2,240.45 \text{ per ha}}\end{aligned}$$

There is 162.0371 ha of undeveloped land remaining in the Shire of Harvey precinct. A total of \$363,036.15 in land contributions can be collected from this area. Over the next 10 years, this equates to \$36,303.62 per year (flat rate, unescalated) in contributions.

13 Collie River Bridge

13.1 Account summary

The Collie River Bridge account summary is:

		Dardanup	Harvey
Opening balance at 26 May 2015	=	\$3,890,096.32	\$5,987,973.90
Income (contributions)	=	\$0	\$59,035.82
Income (interest)	=	\$34,282.01	\$46,170.10
Expenditure (overpayments)	=	(\$0)*	(\$0)*
Expenditure	=	(\$2,292,000)	(\$3,676,195)
Expenditure (administration)	=	(\$4,659.15)	(\$0)*
Closing Balance at 30 June 2016	=	<u>\$1,627,719.18</u>	<u>\$2,416,984.82</u>

**Recognised as an outstanding liability until account balances are adjusted.*

13.2 Outstanding liabilities

As reported in the 2015/16 report, the total liability for Stage 1 works was \$950,697.98 with \$363,166.63 and \$587,531.35 incurred by the Shire of Dardanup and the Shire of Harvey respectively.

The 2016/17 report states that there is an outstanding liability of \$94,593.02 for Stage 1 works. This liability was not repaid in 17/18 and is therefore carried forward. The liability is related to the Shire of Harvey. In addition, there was a liability of \$45,123 which appears to be a discrepancy associated with double counting.

There is a further need to confirm the 2017/2018 expenditure as this does not appear to equal the amount invoiced by the Shire of Harvey to the Shire of Dardarnup.

Stage 2 construction works were finished in 2017/18 with incurred liabilities of \$3,676,195 and \$2,292,000 by the Shire of Harvey and Shire of Dardanup respectively. These liabilities have been repaid in the same period leaving no outstanding liability for Stage 2 works. The figures however total \$5,968,195 expenditure versus the amount of \$6,000,000 paid to Mainroads WA. This possibly indicates an overpayment of \$37,805 to MRWA which needs to be confirmed.

Administration costs of \$9,743.89 were incurred by the Shire of Harvey and these have not been re-paid. Administration costs of \$4,659.15 were incurred by the Shire of Dardanup and these have been re-paid.

Overpayments of \$385,344.06 have been accrued from last period by the Shire of Harvey whereas Dardanup has been repaid in full. An overpayment of \$7,334.44 accrued from 2015/16 is also carried forward. These are recognised as outstanding liabilities.

Therefore, the total outstanding scheme liability at the end of the 2017/18 period is \$497,015.41.

13.3 Remaining items

Construction of the bridge has been completed.

13.4 Remaining costs

Total liabilities of \$1,503,946.05 were incurred at 30 June 2016.

The Stage 2 scheme liability is finalised at \$5,968,195 (construction cost) plus \$14,403 administration costs this period.

This brings the total cost for which the Scheme is liable to \$7,371,322.11.

Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$5,409,685.09 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost to \$1,961,637.02.

13.5 Contribution Rate

The Contribution Rate for Collie River Bridge is **\$2,592.28 per ha** for land without the weighting factor, and **\$5,605.30 per ha** for land with the weighting factor, calculated as follows:

Total cost / Scheme NSA (\$/ha)	=	\$1,961,637.02/ 737.6880ha
	=	\$2,659.17 per ha
Contribution Rate with weighting factor (\$/ha)	=	2 x \$2,659.17
	=	\$5,318.34 per ha
Potential contributions with weighting factor (\$)	=	18.1ha x \$5,318.34 per ha
	=	\$96,261.92
Remaining infrastructure cost to be met by contributions without weighting factor	=	\$1,961,637.02- \$96,261.92
	=	\$1,865,375.10
Contribution Rate without weighting factor (\$/ha)	=	\$1,865,375.10 / 719.5880ha
	=	\$2,592.28 per ha

There is 207.9454ha of undeveloped land remaining that are not subject to a weighting factor and

6.7285ha of undeveloped land remaining that are subject to a weighting factor. A total of \$549,989.72 in Collie River Bridge contributions can be collected from this area. Over the next 10 years, this equates to \$54,989.72 (flat rate, unescalated) per year.

14 Administration

14.1 Account summary

A separate account is not held for administration expenses. Costs, contributions, and expenditure in relation to administration are apportioned between the Scheme accounts.

14.2 Outstanding liabilities

There are no outstanding liabilities.

14.3 Remaining costs

There will be an annual administration component for the Scheme until all items of infrastructure and development are finished. The average administration cost adopted between 2006/07 and 2014/15 is \$150,000 per annum.

It is assumed that the Scheme will continue operating until all the land has been fully subdivided which is anticipated to be in February 2028, approximately 9.5 years from the date of this review. Therefore, the remaining administration costs at 2017/18 are estimated to be \$1,450,416.08 inclusive of escalation at 1.4%.

The total administration costs have been absorbed into the Scheme infrastructure segmented accounts and will be shared amongst the developers.

14.4 Contribution Rate

The Contribution Rate for administration is \$1966.16 per ha, calculated as follows:

$$\begin{aligned}\text{Contribution Rate (\$/ha)} &= \text{Total Administration cost / NSA of Scheme} \\ &= 1,450,416.08 / 737.6880 \\ &= \mathbf{\$1,966.16 \text{ per ha}}\end{aligned}$$

As contributions are collected they are apportioned amongst the Scheme accounts as follows:

Table 16 | Shire of Dardanup administration allocation

Item	Administration Contribution (per ha)
Eaton Drive 1st carriageway	643.92
Eaton Drive 2nd carriageway	674.97
Collie River Bridge	647.28
Total	\$1,966.16

Table 17 | Shire of Harvey administration allocation

Item	Administration Contribution (per ha)
Kingston Drive	1000.78
Ditchingham Place	311.50
Land acquisition	200.33
Collie River Bridge	453.56
Total	\$1,966.16

15 Reconciliation statement

Table 18 shows the financial position of the Scheme and Table 1919 shows the component parts of the surplus.

Table 18 | Position of Scheme

Item	Date	Amount
Current position		
Opening balance	1 July 2017	\$12,966,028
Contributions received		\$97,660
Interest accrued		\$230,587
Reimbursement of overpayments		(\$0)
Payment to developers for infrastructure		(\$7,954,468)
Payment to developers for land acquisition		(\$0)
Reimbursement of administration costs incurred by Shires'		(\$7,765)
Closing balance	30 June 2018	\$5,332,042
Future costs		
Outstanding liabilities	30 June 2018	(\$4,971,513)
Estimated future infrastructure expenditure		(\$4,328,433)
Estimated future land acquisition expenditure		-
Estimated future administration expenditure*		-
Total estimated future costs		(\$9,299,946)
Future income		
Estimated future contributions to be received		\$6,032,357
Estimated future interest to be accrued		\$1,215,584
Total estimated future income		\$7,247,941
Surplus		
Surplus balance at review end date		\$3,280,037

*Note: *Future administration expenditure* is to be met by the administration portion of the total Contribution Rate. The administration portion is not considered within *future contributions to be received*, as this item relates to the infrastructure and land acquisition portion only. Therefore, *future administration expenditure* of zero is assumed.

Table 19 | Surplus components

Item	Percentage	Amount
Eaton Drive First Carriageway	-26%	(\$856,907)
Eaton Drive Second Carriageway	-11%	(\$368,838)
Kingston Drive	-49%	(\$1,620,383)
Ditchingham Place	-4%	(\$146,436)
Land Acquisition	43%	\$1,410,241
Collie River Bridge	148%	\$4,862,360
Total	100%	\$3,280,037

16 Contribution Rates

16.1 Shared Costs

The Shared Costs are outlined in Table 20 for the 2016/17 and 2017/18 Scheme Reviews.

Table 20 | Shared Costs

Item	Total liabilities charged to developers (Item cost plus administration component)	Total liabilities charged to developers (Item cost plus administration component)
	2016/17 Review	2017/18 Review
Eaton Drive First Carriageway	\$2,740,811	\$2,938,432
Eaton Drive Second Carriageway*	\$2,657,687	\$2,890,387
Kingston Drive	\$9,258,505	\$9,973,918
Ditchingham Place	\$2,578,409	\$2,614,263
Land acquisition	\$1,070,847	\$1,097,057
Collie River Bridge	\$5,305,300	\$2,220,350
Total	\$23,611,560	\$21,734,407

*Note: Includes a component of 24.4 per cent to be paid by the Shire of Dardanup

16.2 Advised Scheme Contribution Rates

The advised Scheme Contribution Rates applicable from July 2016, based on the outcomes of the 2015/16 Scheme Review, for the Shire of Harvey and Shire of Dardanup are shown in Table 21, Table 22 and Table 23.

Shire of Dardanup

Table 21 | Contribution Rates for the Shire of Dardanup

Scheme account	Infrastructure/land cost (per ha)	Administration cost (per ha)	Total contribution (per ha)	Percentage of total contribution
Eaton Drive First Carriageway	\$9,368.09	\$643.92	\$10,012.01	48%
Eaton Drive Second Carriageway	\$7,340.77	\$674.97	\$8,015.97	37%

Scheme account	Infrastructure/land cost (per ha)	Administration cost (per ha)	Total contribution (per ha)	Percentage of total contribution
Collie River Bridge	\$2,592.38	\$647.28	\$3,239.66	16%
Total	\$19,301.24	\$1,966.16	\$21,267.64	100%

Shire of Harvey

Table 22 | Contribution Rates Shire of Harvey with no weighting factor

Scheme account	Infrastructure/land cost (per ha)	Administration cost (per ha)	Total contribution (per ha)	Percentage of total contribution
Kingston Drive	\$20,369.11	\$1,000.78	\$21,369.88	65%
Ditchingham Place	\$5,338.95	\$311.50	\$5,650.44	17%
Land acquisition	\$2,240.45	\$200.33	\$2,440.79	7%
Collie River Bridge (not weighted)	\$2,592.28	\$453.56	\$3,046.84	10%
Total	\$30,540.79	\$1,966.16	\$32,507.95	100%

Table 23 | Contribution Rates Shire of Harvey with weighting factor

Scheme account	Infrastructure/land cost (per ha)	Administration cost (per ha)	Total contribution (per ha)	Percentage of total contribution
Kingston Drive	\$20,369.11	\$1000.78	\$21,369.88	60%
Ditchingham Place	\$5,338.95	\$311.50	\$5,650.44	16%
Land acquisition	\$2,240.45	\$200.33	\$2,440.79	7%
Collie River Bridge (weighted)	\$5,318.34	\$453.56	\$5,771.90	17%
Total	\$33,226.85	\$1,966.16	\$35,233.01	100%

16.3 Contribution Rates

The Contribution Rates applicable from July 2016 and July 2017, based on the 2016/17 and 2017/18 Scheme Reviews, are summarised in Table 24.

Table 24 | Contribution Rates

Land type	Contribution Rate (per ha)	
	2016/17 Review	2017/18 Review
NSA within the Shire of Dardanup	\$25,808.81	\$21,267.64
NSA within the Shire of Harvey without weighting factor	\$37,259.14	\$32,507.95
NSA within the Shire of Harvey with weighting factor	\$44,631.83	\$35,233.01

Appendices



Appendix A

Scheme Area Map

SHIRE OF HARVEY AND DARDANUP JOINT TOWN PLANNING SCHEME NO. 1

EAST AUSTRALIND/EATON SCHEME AREA MAP AND COST APPORTIONMENT DETAILS

Note:
 This Scheme does not envisage to rezone
 or reserve land.

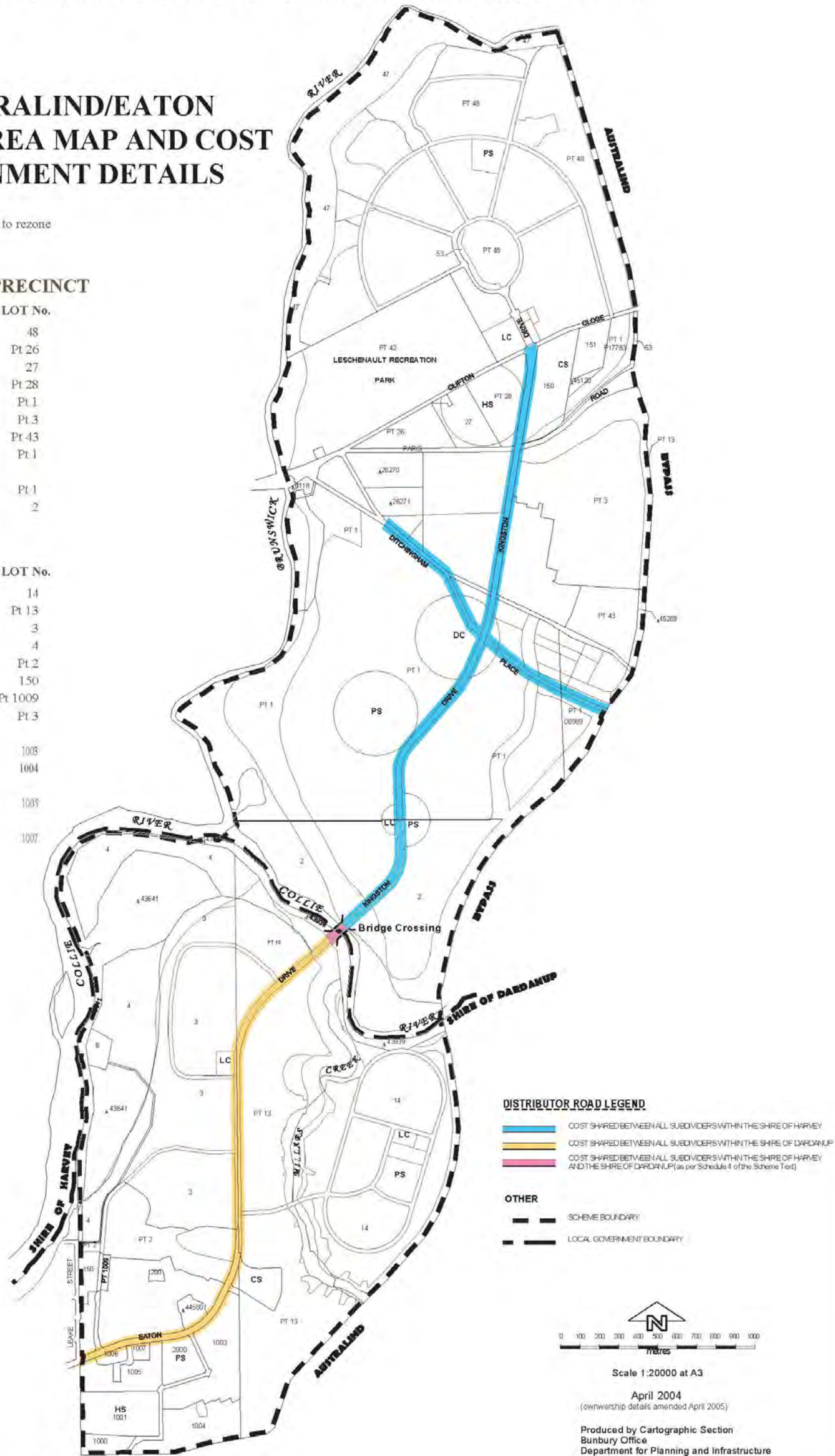
EAST AUSTRALIND PRECINCT

OWNER	LOT No.
Australian Vanguard Ltd	48
G & J Sawyer	Pt 26
RIE Partridge	27
Australian Vanguard Ltd	Pt 28
J & M Piggott (P17883)	Pt 1
J & M Piggott	Pt 3
J & M Piggott	Pt 43
RP & MFW Gartrell	Pt 1
B Bevan, J & E Bracey, K, T & G Coote, P Price, F Pike	Pt 1
Riverland Management P/L	2

EATON PRECINCT

OWNER	LOT No.
Andross Estates S A P/L	14
Andross Estates S A P/L	Pt 13
Parkridge Group P/L	3
Parkridge Group P/L	4
Parkridge Group P/L	Pt 2
NTCP/L	150
Parkridge Group P/L	Pt 1009
*Parkridge Group P/L	Pt 3
Luca Investments P/L & Newstyle Construction P/L	1003
Parkridge Group P/L	1004
*Churches of Christ Homes & Community Services P/L	1005
*Churches of Christ Homes & Community Services P/L	1007

* Area already subdivided



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Appendix B

2015/16 Schedule of Shared Costs



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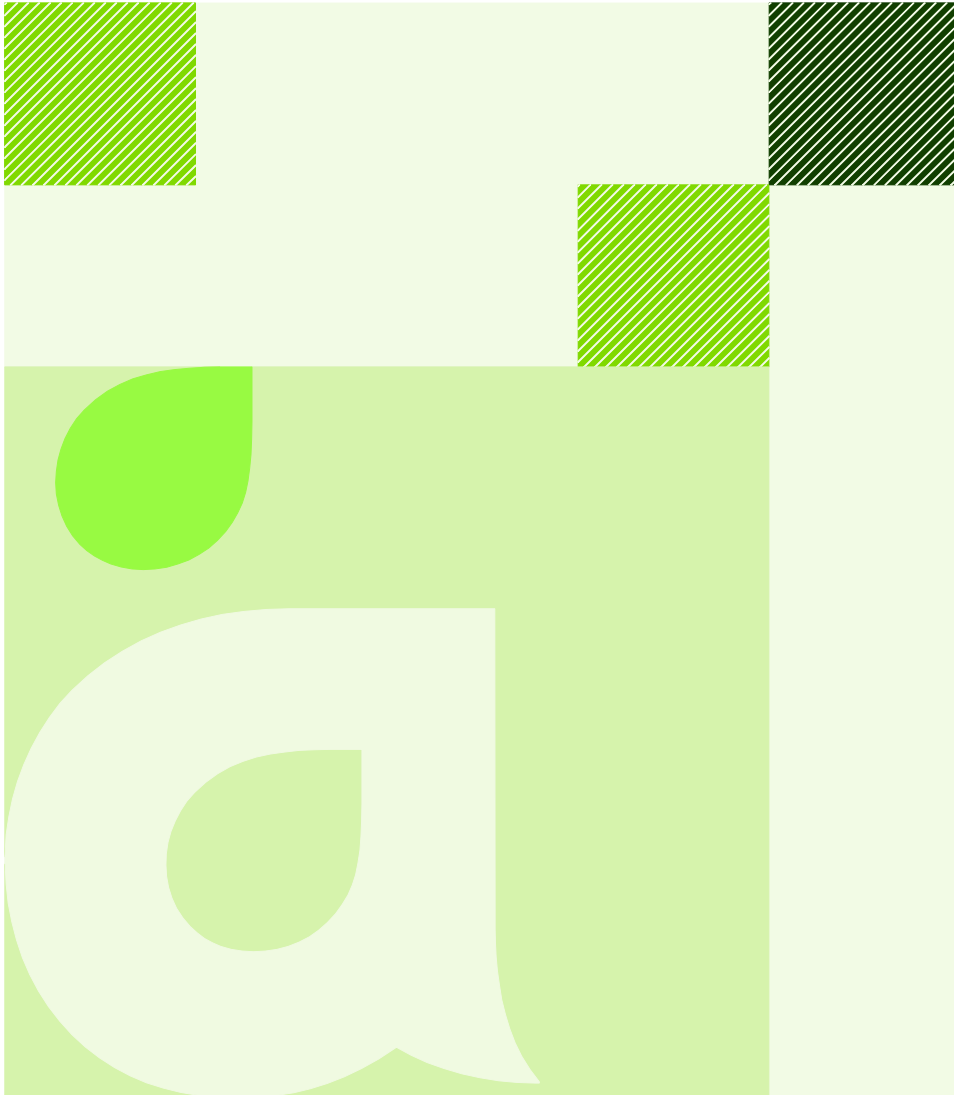
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**Joint Town Planning Scheme (JTPS)
Administration**

2018/19 Scheme Review and Schedule
of Shared Costs

11 June 2020
Revision: A
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Revision A

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Scheme Area Map

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1 Introduction

1.1 Objective

The objective of this report is to outline the results of the 2018/19 annual review of the Shire of Harvey and Shire of Dardanup Joint Town Planning Scheme No. 1 (The Scheme).

This report concludes with the Scheme Contribution Rates applicable from 1 July 2019 for the 2019/20 financial period for both the Shire of Harvey and the Shire of Dardanup.

1.2 Background

The Scheme provides for the development of the East Australind and Eaton precincts, and requires that estimated costs are revised annually, with the revised shared costs adopted as soon as practicable thereafter. The Scheme determines the amount of shared cost contributions to be paid by developers. The Scheme Area Map and Cost Apportionment Details for East Australind and Eaton precincts can be found in Appendix A of the report.

Developments began in both Shires in 1995, but the Scheme was not gazetted until March 2006. Aurecon was appointed as Scheme Administrator in February 2007. The first Schedule of Shared Costs was adopted by the Shires in October 2007.

This is the eleventh review of the Scheme since the appointment of Aurecon as the Scheme Administrator. The previous reviews have included:

- i. 2007/08 Scheme Review adopted July 2008
- ii. 2008/09 Scheme Review adopted July 2009
- iii. 2009/10 Scheme Review adopted July 2010
- iv. 2010/11 Scheme Review adopted July 2011
- v. 2011/12 Scheme Review adopted November 2012 (draft adopted in July 2012)
- vi. 2012/13 Scheme Review adopted August 2013 (draft adopted in July 2013)
- vii. 2013/14 Scheme Review adopted August 2014 (draft adopted in July 2014)
- viii. 2014/15 Scheme Review adopted November 2016
- ix. 2015/16 Scheme Review adopted May 2018
- x. 2016/17 Scheme Review not yet adopted May 2019
- xi. 2017/18 Scheme Review not yet adopted

xii.

The Contribution Rates identified through each Scheme Review have been adopted from 1 July of the applicable year in accordance with the Shared Cost amount. The Shared Cost amount and Contribution Rates for this reporting period are outlined in section 16, which is further supported by Appendix B.

1.3 Report Content

The report predominantly discusses the position of the Scheme and development activities undertaken during the current reporting period (2018/19). The methodology and assumptions adopted during this Scheme Review, and applied to determine the Contribution Rates for the subsequent financial period (from 1 July 2018 to 30 June 2019), are also outlined.

In addition to the above, the report provides information on the following items for this reporting period:

- The level of development that has taken place within the Scheme area;
- Contributions that have been made to the Scheme;
- Liabilities incurred and/or repaid by the Scheme during the 2017/18 reporting period;
- Method of price escalation;
- Strategic directions the Scheme Committee has adopted;
- Construction timelines;
- Individual Scheme Cost accounts and how it contributes to the Contribution Rates and the Scheme shortfall/surplus; and
- 2019/20 Contribution Rates.

Aurecon note that the accuracy of this report and the Scheme Review is subject to the provision of accurate data through the inputs provided by the Shires of Harvey and Dardanup. Data is provided to Aurecon in varied forms by both Shires and at varied times through the preparation of this report. Aurecon cannot certify the accuracy of this information as we can only take responsibility for calculation errors, not the data that the calculations are based upon that have been supplied by the Shires.

The provision of a draft report for review is a process that Aurecon and the Shires have adopted year on year to ensure sufficient review and amendment of any known anomalies prior to adoption of the Scheme Review adoption by both Shire Councils at a later date.

2 Scheme Development

2.1 Scheme Area

The original Net Subdivisible Area (NSA) of the Scheme was 739.1872ha. Of this, 62% was located within the Shire of Harvey and 38% located within the Shire of Dardanup. Approximately 18.1000ha of this NSA within Treendale was subject to a weighting factor of 2, which affects the required contribution amount for some areas of land developed within the Shire of Harvey.

Two changes to the NSA have occurred during the operation of the Scheme:

- In April 2011 an audit of the NSA was undertaken by the Shires. An additional lot (Lot 6 Parkridge Group P/L) was added to the Scheme with an area of 2.0030ha, subsequently the Shires adopted a total NSA of 741.1902ha. The proportion in each Shire remained the same.
- During the 2011/12 reporting period, it was identified that Lot 14 Ardross Estates S A P/L had a NSA 3.5022ha less than shown at the 2011 audit. This update was incorporated into the 2012/13 Scheme Review.

This gives a current total Scheme NSA of 737.6880ha. Of this, 61.8% is located within the Shire of Harvey and 38.2% is located within the Shire of Dardanup.

2.2 Areas Developed

Since development began in 1995, 72.2% of the Scheme area has been developed.

Table 1 presents the Scheme development to date (30 June 2019). A total of 9.621 ha has been developed since the previous review (none of which was subject to the weighting factor of two, giving a combined total of 532.6351 ha since the commencement of the Scheme. Table 2 displays the itemised developments within each Shire since the 2015/16 Scheme Review with a total remaining NSA of 205.0529 ha.

The breakdown of the remaining NSA is shown in Table 3. Within the Shire of Harvey, an NSA of 145.6876 ha without a weighting factor and 6.7285ha with a weighting factor remains to be developed. Within the Shire of Dardanup, 52.6368ha remains to be developed. These are the remaining NSA's over which future contributions are to be collected.

Table 1 | Scheme development

Scheme Development Overview	NSA (ha)
Total Original NSA (ha)	737.6880
NSA developed at start of 2018/19 Scheme Review (ha)	523.0141
NSA developed during 2018/19 Scheme Review (ha)	9.6210
Total NSA remaining to be developed at end of 2018/19 Scheme Review (ha) 2018/19	205.0529

Table 2 | Breakdown of developments during 2017/18 Scheme Review

Shire	Lot number	NSA (ha)	Name	Weighting factor (Yes/No)	NSA developed (ha)
Harvey	Pt 1	155.5676	DP412941 Treendale	No	2.3105
Harvey	Pt 1	8.400	DP415341 Treendale	No	0.7591
Harvey	Pt 1	155.5676	DP412927 Treendale	No	0.8278
Harvey	Pt 1	155.5676	DP415349 Treendale	Yes	0.0632
Harvey	2	38.5746	DP414431 Treendale	No	4.1326
Harvey	2	38.5746	DP417249 Treendale	No	1.5278
Total NSA developed during 2018/19 Scheme Review (ha)					9.6210

Table 3 | Remaining NSA

Category of land		Original NSA (ha)	Remaining NSA (ha)
Shire of Harvey		455.9463	152.4161
a	<i>Without Weighting Factor</i>	437.8463	145.6876
b	<i>With Weighting Factor</i>	18.1000	6.7285
Shire of Dardanup		281.7417	52.6368
Total Scheme Area		737.6880	205.0529

2.3 Lots Developed

The Scheme includes a total of 24 lots. Of these 24 lots, 10 lots are situated within the Shire of Harvey and 14 lots within the Shire of Dardanup. The lots are at various stages of development, ranging from undeveloped through to fully developed.

Since the 2018/19 Scheme Review no lots have become fully developed. The status of each lot is summarised in Table 4 and Table 5.

Table 4 | Lot Development within the Shire of Dardanup

Shire of Dardanup					
Original Owners	Current Owners	Lot number	Original NSA (ha)	Remaining NSA (ha)	Status of subdivision
Ardross Estates S A P/L	Ardross Estates S A P/L	14	70.4237	7.9131	Partially subdivided
Ardross Estates S A P/L	Ardross Estates S A P/L	Pt 13	82.6113	12.6007	Partially subdivided
Parkridge Group P/L	Parkridge Group P/L	3	59.7834	28.3101	Partially subdivided
Parkridge Group P/L	Parkridge Group P/L	4	0.3000	0.0000	Fully developed
Parkridge Group P/L	Parkridge Group P/L	Pt 2	14.0398	0.0000	Fully developed
Parkridge Group P/L	Parkridge Group P/L	Pt 1009	1.0361	0.0000	Fully developed
Parkridge Group P/L	Parkridge Group P/L	Pt 3	21.46	0.0000	Fully developed
Bethanie Group	Bethanie Group	1004	7.8864	0.0000	Fully developed
NTC P/L	NTC P/L	150	2.3165	0.0000	Fully developed
Luca Investments P/L & Newstyle Construction P/L	Luca Investments P/L & Newstyle Construction P/L	1003	8.1286	1.8099	Partially subdivided
Escon Lane	Escon Lane	1003	3.7114	0.0000	Fully developed
Churches of Christ Homes & Community Services P/L	Churches of Christ Homes & Community Services P/L	1005	6.5571	0.0000	Fully developed
Churches of Christ Homes & Community Services P/L	Churches of Christ Homes & Community Services P/L	1007	1.4844	0.0000	Fully developed
Twinbrook Corporation Pty Ltd	Twinbrook Corporation Pty Ltd	9504	2.0030	2.0030	Undeveloped

Table 5 | Lot Development within the Shire of Harvey

Shire of Harvey					
Original Owners	Current Owners	Lot number	Original NSA (ha)	Remaining NSA (ha)	Status of subdivision
Australian Vanguard Ltd	Australian Vanguard Ltd	48	168.7334	31.9396	Partially developed
G & J Sawyer	G & J Sawyer	Pt 26	6.2130	0.0000	Fully developed
R I E Partridge	R I E Partridge	27	6.1894	6.1894	Undeveloped
Australian Vanguard	Australian Vanguard Ltd	Pt 28	10.5164	10.5164	Undeveloped
J & M Piggott (P17883)	Australian Vanguard Ltd	Pt 1	3.2000	3.2000	Undeveloped

Shire of Harvey					
Original Owners	Current Owners	Lot number	Original NSA (ha)	Remaining NSA (ha)	Status of subdivision
J & M Piggott	Seaport Pty Ltd	Pt 3	41.9000	41.5150	Partially subdivided
J & M Piggott	Seaport Pty Ltd	Pt 43	16.6519	10.2362	Partially subdivided
RP & MFW Gartrell	Megara Pty Ltd	Pt 1	8.4000	7.6409	Partially Subdivided
B Bevan, J & E Bracey, K,T & G Coote, P Price, F Pike	B Bevan, J & E Bracey, K,T & G Coote, P Price, F Pike	Pt 1	155.5676	8.2599 (15.357ha)	Partially subdivided
Riverland Management P/L	Fast Bet Investment Pty Ltd	2	38.5746	32.9142	Partially Subdivided

2.4 Rate of development

The rate of development within the Scheme area is important as this directly influences the level of contributions collected each year.

Key dates regarding the Scheme are:

- 1995, Scheme development commenced in both Shires
- 2006, Scheme was gazetted.

The Scheme has a total net development area of 737.6880ha, of which 532.6351ha has been reported to be developed as of 30 June 2019.

Subdivision within both Shires began in 1995, approximately 24 years and five months before 2018/19 Scheme Review commenced. The average rate of development has therefore been calculated as 21.8144 ha per year. This rate has been assumed for future development within the Scheme area.

Figure 1 is a graphical representation of the forecasted area to be developed per year based on an average development rate of 21.8144 ha per year. Based on this model, the Scheme area will be fully developed at October 2028, approximately 8.30 years from the effective date of this review.

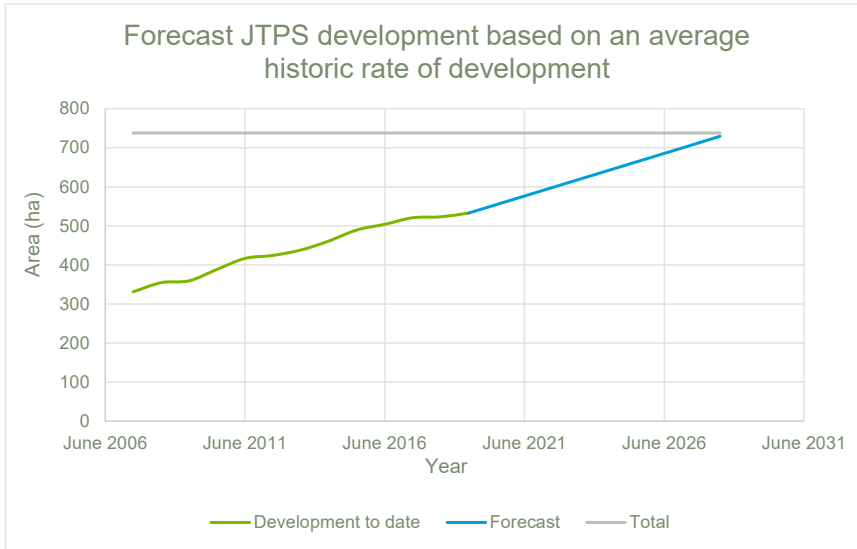


Figure 1 | Forecasted Development Scheme based on average development rate

Table 6 below displays the total area of development forecasted until September 2028 with an average rate of development of 21.8144ha per year.

Table 6 | Forecasted area of development based on average subdivision rate

Period	Subdivision Rate (ha / year)	Total development at end of period (ha)
2017/18		523.0141
2018/19	9.6210	532.6351
2019/20	21.8144	554.4495
2020/21	21.8144	576.2639
2021/22	21.8144	598.0783
2022/23	21.8144	619.8927
2023/24	21.8144	641.7071
2024/25	21.8144	663.5215
2025/26	21.8144	685.3359
2026/27	21.8144	707.1503
2027/28	21.8144	729.3945
2028/29	8.29	737.6880

3 Contributions

A total of **\$425,456.14** in contributions have been invoiced to 30 June 2019 since the end of the 2017/18 Scheme Review. Table 7 provides a breakdown of this amount.

Table 7 | Contribution requests issued during 2018/19 Scheme Review

Shire	Lot number	NSA (ha)	Request date*	Name	Amount
Harvey	Pt 1	155.5676	2 July 2018	DP412941 Treendale	\$152,343.33
Harvey	Pt 1	8.400	20 Dec 2018	DP415341 Treendale	\$28,547.33
Harvey	Pt 1	155.5676	8 Jan 2019	DP412947 Treendale	\$30,843.12
Harvey	Pt 1	155.5676	15 Jan 2019	DP415349 Treendale	\$2,820.73
Harvey	2	38.5746	22 Jan 2019	DP414431 Treendale	\$153,977.12
Harvey	2	38.5746	18 Oct 2019	DP417249 Treendale	\$56,924.51
Total contributions invoiced during 2018/19 Scheme Review					\$425,456.14

*Note: The contribution request dates shown in Table 7 are reflective of the dates that the contribution requests were issued to the Shire of Harvey and Shire of Dardanup by Aurecon, not the payment date.

At 30 June 2019, the total amount of contributions invoiced was \$21,057,287.26, where \$14,606,102.45 and \$6,451,184.81 were accrued by the developers to the Shire of Harvey and the Shire of Dardanup respectively.

No development occurred in the Shire of Dardanup this period and therefore no contribution invoices were issued. The Shire of Harvey confirmed that all contribution amounts invoiced during the 2017/18 Scheme Review were received during the current reporting period.

4 Scheme Cost Transactions

4.1 Liabilities incurred

Table 8 outlines the liabilities incurred by the Shire of Harvey and Shire of Dardanup since the 2017/18 Scheme Review was undertaken.

Table 8 | Liabilities incurred since the 2017/18 Scheme Review

Scheme item	Works																					
Eaton Drive First Carriageway	Works have been occurring simultaneously on the First and Second Carriageways, however, in the past all costs have been apportioned to the First Carriageway account. The true split of liabilities, as advised by the Shire of Dardanup should be as follows:																					
	<table border="1"><thead><tr><th>Period</th><th>First Carriageway</th><th>Second Carriageway</th></tr></thead><tbody><tr><td>2014-15</td><td>\$39,553.81</td><td>\$39,553.81</td></tr><tr><td>2015-16</td><td>\$536,185.70</td><td>\$483,194.81</td></tr><tr><td>2016-17</td><td>\$404,724.50</td><td>\$363,991.03</td></tr><tr><td>2017-18</td><td>\$391,781.20</td><td>\$220,287.24</td></tr><tr><td>2018-19</td><td>\$13,907.27</td><td>\$13,907.27</td></tr><tr><td>Total</td><td>\$1,386,152.48</td><td>\$1,120,934.16</td></tr></tbody></table>	Period	First Carriageway	Second Carriageway	2014-15	\$39,553.81	\$39,553.81	2015-16	\$536,185.70	\$483,194.81	2016-17	\$404,724.50	\$363,991.03	2017-18	\$391,781.20	\$220,287.24	2018-19	\$13,907.27	\$13,907.27	Total	\$1,386,152.48	\$1,120,934.16
	Period	First Carriageway	Second Carriageway																			
	2014-15	\$39,553.81	\$39,553.81																			
	2015-16	\$536,185.70	\$483,194.81																			
	2016-17	\$404,724.50	\$363,991.03																			
	2017-18	\$391,781.20	\$220,287.24																			
2018-19	\$13,907.27	\$13,907.27																				
Total	\$1,386,152.48	\$1,120,934.16																				
This period the Shire of Dardanup incurred expenses of \$13,907.27 in 2018/2019, primarily associated with pavement, surfacing and drainage works.																						
Eaton Drive Second Carriageway	These works have been brought forward and are being completed as part of the First Carriageway works. The Shire of Dardanup incurred expenses of \$39,553.81, \$483,194.81, \$363,991.03 and \$220,287.24 relating to construction of the Second Carriageway in the previous periods. However, in the past these expenses have been apportioned to the First Carriageway account. A reconciliation of account balances has been carried out this period. \$163,737.56 was transferred from the Second Carriageway account to the First Carriageway account to reflect the true spend in 2017/2018.																					
	This period construction expenses of \$13,907.27 were incurred.																					

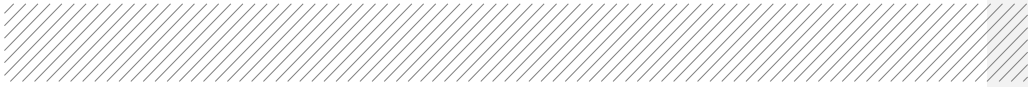
Scheme item	Works
Kingston Drive	<p>A liability of \$325,192.78 remains for South Treendale.</p> <p>The remaining future cost is the construction of 700m of road from Paris Road to Ditchingham Place, expected to be completed in 2020/21. The estimated unescalated cost is \$1,96.</p> <p>The Shire of Harvey confirms it has incurred a liability of \$1,051,569.37 associated with Ditchingham Place to Grant Entrance (Claim 7).</p> <p>Administration costs of \$30,649.22 were incurred by the Shire of Harvey with \$14,711.63 apportioned to this account.</p>
Ditchingham Place	<p>The 2016/17 review noted that the Shire of Harvey had an outstanding liability of \$1,338,339.98 for Treendale Claim 2. The Shire confirmed that it repaid \$100,000 for Treendale Claim 2 in 2017/18. This leaves an outstanding liability of \$1,238,339.98 including administration charges.</p> <p>Administration costs of \$30,649.22 were incurred by the Shire of Harvey in 18/19 with \$3,984.40 apportioned to this account.</p>
Land Acquisition	<p>All outstanding liabilities have been re-paid. No liabilities were incurred in the forward reporting periods.</p> <p>Administration costs of \$30,649.22 were incurred by the Shire of Harvey in 18/19 with \$1,830.95 apportioned to this account. Administration costs are the only remaining liability.</p>
Collie River Bridge	<p>The Collie River Bridge works are completed and no further liabilities have been incurred.</p> <p>Administration costs of \$30,649.22 were incurred by the Shire of Harvey in 18/19 with \$10,114.24 apportioned to this account.</p> <p>Administration costs of \$4,659.15 were incurred by the Shire of Dardanup in 18/19.</p>
Administration	<p>The Shire of Harvey and the Shire of Dardanup do not operate separate administration accounts. Administrative costs are apportioned to the relevant Scheme accounts as defined above.</p>

4.2 Liabilities paid

Table 9 outlines the liabilities paid by the Shire of Harvey and Shire of Dardanup since the 2017/18 Scheme Review was undertaken.

Table 9 | Liabilities paid since the 2017/18 Scheme Review

Scheme item	Works
Eaton Drive First Carriageway	No payments were made from the scheme accounts for works in the period. \$39,800 was received from RRG.
Eaton Drive Second Carriageway	No payments were made from the scheme accounts for works in the period. \$39,800 was received from RRG.
Kingston Drive	No payments have been made during the 2017/18 period.
Ditchingham Place	No payments have been made during the 2017/18 period.



Scheme item	Works
Land Acquisition	No payments have been made during the 2017/18 period.
Collie River Bridge	No payments have been made during the 2017/18 period.
Administration	The Shire of Harvey and the Shire of Dardanup do not operate separate administration accounts.

DRAFT

5 Future Cost Prediction

5.1 Background

This section provides the updated cost escalation rates to be used by the Scheme to indicatively forecast construction costs to June 2027.

The cost escalation approach, input data and sources that form the basis of the resulting escalation rates are also described in this section. The latest available data has been sourced from the Australian Bureau of Statistics (ABS) and Reserve Bank of Australia (RBA) statistical time series and the building and construction industry pricing source, the Rawlinsons Australian Construction Handbook. This cost escalation task has been undertaken as at 30 June 2019.

As with previous annual reviews undertaken by Aurecon, it is reiterated that the forecasting of construction costs to June 2027, a future time period of more than 10 years, is challenging due to changing economic conditions over time at the state, national and international levels and their impacts on the construction industry. It is noted that State and Commonwealth governments limit their forecasting to three years ahead in their publicly available Budget documents. Thus, forecasting and escalating beyond this short term three year horizon and particularly as far out to 2027 should be treated as indicative.

5.2 Western Australia economic outlook

The Western Australia Department of Treasury Budget Papers 2018/19 (Western Australian Government, 2016) highlighted that WA's domestic economy (as measured by State Final Demand) is projected to grow in 2018/19 after a period of protracted decline which was stated as the most challenging economic and fiscal environment that the State has faced in the last two to three decades. Economic growth (measured After a low growth rate at 1.0% in year 2015/16 and first annual contraction at -2.7% in 2016/17, the economic growth (measured by Gross State product) is expected to rebound to 2.5% in 2017/18 and 3.25% in 2018/19.

In the short term, exports, predominantly Liquid Nitrogen Gas (LNG), iron ore, gold and lithium, are expected to remain to the main driver of growth. In the medium term, household consumption is expected to take over as the major driver of growth on the back on improving consumer confidence, population growth and a stronger labour market.

The most updated resident population estimation for the local government areas of Dardanup was 14,233 in 2015) and Harvey was 27,418 in 2017 (ABS).

This information is provided as background information and does not form part of any calculations for scheme contributions.

5.3 Cost Escalation Approach

The approach adopted to determine the escalation rate has included the following steps:

- Identify the relevant building and producer price indices and calculate an average index
- Calculate the compound annual growth rate (CAGR)
- Apply the appropriate CAGR to the indices and inflate to 2027.

The following indices were assessed:

- Rawlinsons Building Price Index for Perth (Rawlinsons Australian Construction Handbook 2018)
- Total Intermediate Demand Producer Price Index (ABS 6427.0).

The ABS had discontinued the supply and placement of asphalt index, which were used in the previous calculations of the escalation rate. The Total Intermediate Demand Producer Price Index which includes products consumed as inputs into the production of final demand goods has been used as substitute to the discontinued series.

Table 10 illustrates the selected indices as well as the average index and respective CAGRs for various time periods.

The CAGR for the five year period of 1.8% is higher than reported for the 2015/16 Scheme Review, but is lower compared to the 2.9% escalation factor reported for the 2013/14 Scheme Review.

Table 10 | Indices and annual growth rates, June 2013 to June 2019

Date	Total Intermediate Demand Index	Rawlinsons Perth Building Price Index	Average Index
Indices			
June 2013	101.6	237.06	169.3
June 2014	104.3	240.61	172.5
June 2015	104.4	246.63	175.5
June 2016	104.7	251.55	178.1
June 2017	107.3	256.07	181.7
June 2018	109.1	261.30	185.2
Annual growth rates			
5 year CAGR	1.4%	1.9%	1.8%

Source: ABS – 6427.0 Table 8, Rawlinsons (2018) and Aurecon analysis

Table 11 provides the forecast index on a yearly basis from 2013 to 2027, using CAGRs in Table 10.

Table 11 | Forecasted indices, 2013 - 2027

Date	Intermediate Demand Index	Rawlinsons Perth Building Price Index	2016/17 Review Average Index
June 2013	101.6	237.06	169.3
June 2014	104.3	240.61	172.5
June 2015	104.4	246.63	175.5

Date	Intermediate Demand Index	Rawlinsons Perth Building Price Index	2016/17 Review Average Index
June 2016	104.7	251.55	178.1
June 2017	107.3	256.07	181.7
June 2018	109.1	261.30	185.2
June 2019	110.7	271.7	188.6
June 2020	112.3	277.0	192.0
June 2021	113.9	282.5	195.4
June 2022	115.5	288.0	199.0
June 2023	117.2	293.7	202.6
June 2024	118.8	299.5	206.3
June 2025	120.5	305.3	210.0
June 2026	122.3	311.3	213.8
June 2027	124.0	317.5	217.7
June 2013	123.3	317.0	221.6

Source: ABS – 6427.0 Table 8, Rawlinsons (2019) and Aurecon analysis

5.4 Interest Rate

5.4.1 Cash rate

As shown in Figure 2, the monthly RBA cash rate has been trending downwards since October 2011. Between June 2016 and June 2017, the cash rate was revised downward from 1.75% to 1.50% and then was lowered to 1.25% in June 2019, following an accommodative monetary policy as the global outlook remains uncertain and domestic economic growth is expected to remain moderate in the medium term.

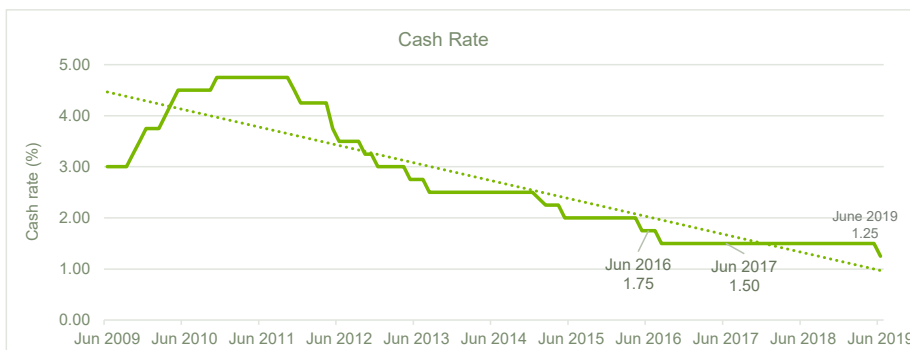


Figure 2 | Cash rate, May 2009 to June 2019 (Source: RBA)

5.4.2 Forward looking rate

The 10 year Australian Government Bond yield can be used as a forward view of possible cash investment returns based on government securities and can be used to estimate the potential interest earned by the Scheme accounts. Figure 3 below shows that the 10 year Australian Government bond rate experienced a downward trend from June 2013. The 10 year Bond was 1.28% in June 2019 – the lowest rate since 2013.

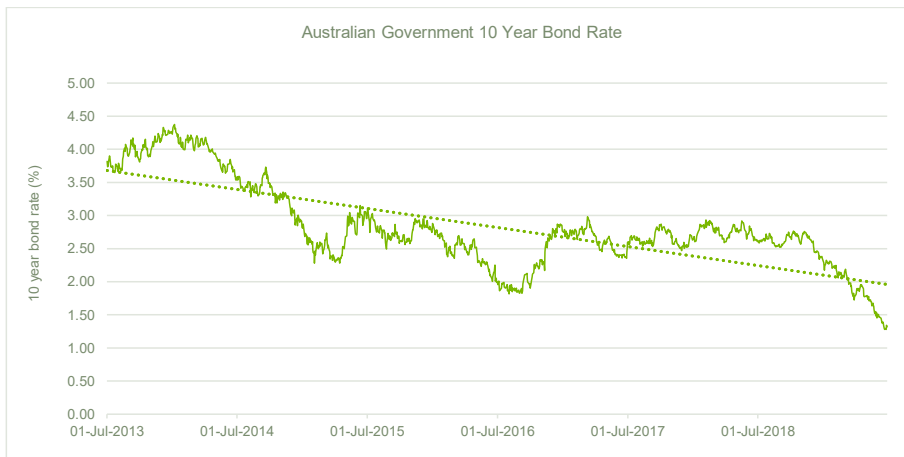


Figure 3 | Australian Government 10 Year Bond Rate (Daily) (Source: RBA)

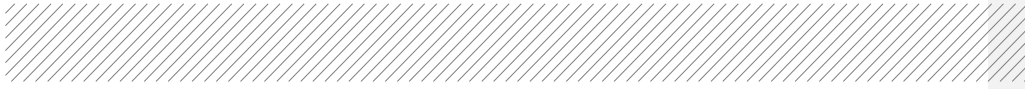
5.5 Inflation Rate

The headline inflation rate (change to Consumer Price Index) for Perth was 0.7% from June 2016 to June 2018, increase from 0.5% in the previous year. However, the inflation rates were higher at 1.2% in year 2014/15 and 3.3% in year 2013/14 when there was significant mining and construction activity. Perth's inflation rate is expected to increase at about 1.4% per annum, the average inflation rate of previous 5 years, across the forward estimates period, which is the rate to be applied to forecast the administration costs for future years of the Scheme (Western Australian Government, 2016).

The forecasted CPI of 1.4% was applied to forecast the Perth Consumer Price Index (CPI) to 2027. The historic and forecasted CPI is shown in Table 12 below.

Table 12 | Perth average annual Historic and Forecasted CPI, June 2013 to June 2027

Date	Perth CPI
Jun-13	103.0
Jun-14	106.4
Jun-15	107.7
Jun-16	108.2
Jun-17	109.0
Jun-18	110.6
Jun-19	112.1
Jun-20	113.7
Jun-21	115.4



Jun-22	117.0
Jun-23	118.7
Jun-24	120.4
Jun-25	122.1
Jun-26	123.9
Jun-27	125.6

Source: ABS – 6401.0 Table 5 and Aurecon Analysis

Note: CPI = 100 at March 2012

6 Scheme Strategy and Assumptions

The approach that has been taken with this review is to assume all works and land acquisition are to be funded by the Scheme, and the Scheme continues to receive contributions until the land is fully subdivided, which is estimated to be in February 2028. This means that with the exception of the land acquisition, all accounts will be operating in deficit once the respective item of infrastructure has been completed and therefore no interest will be accrued by those accounts once they are in deficit as all annual contributions will be used to reduce the outstanding balances.

A wide range of assumptions have informed the 2018/19 review. The general assumptions are outlined below. Assumptions specific to each infrastructure item are discussed in the relevant Sections 8 to 13.

The following general assumptions have informed the 2018/19 Scheme Review:

- The 2018/19 reporting period is from 1 July 2018 to 30 June 2019.
- Contribution requests received during the 2018/19 reporting period are included in the calculation of areas developed
- The Compound Annual Growth Rate (CAGR) of 1.8% over a four year period from 2014 has been applied to establish an Average Building Price Index which has been applied throughout the review to escalate estimated construction costs to the proposed construction dates.
- The 2018/19 Contribution Rates have been calculated in accordance with the approach applied to determine previous Contribution Rates.
- The 2018/19 Contribution Rates were not available during the 2018/19 reporting period. Therefore, overpayment amounts have been recognised for 2018/19 contribution requests received from 1 July 2018 that were calculated based on the 2017/18 Contribution Rates, rather than the 2018/19 Contribution Rates.
- Administration costs are based on a total estimated cost of \$150,000 per annum from the 2018/19 reporting period with an inflation rate of 1.4% (based on forecast Perth CPI). For consistency with other reviews, the \$150,000 in administration costs is adopted for 2018/19 even though the actual costs have been lower.
- Aurecon have not audited nor have any visibility of scheme accounts transaction history. The information contained within this Review is based on advice from the shires. No advice has been issued as to the location, payment or apportionment of monies between accounts or from accounts.

6.1 Segmented Pool of Funds

The Scheme Committee has resolved to adopt a segmented approach towards Scheme funds. Existing Scheme funds and future contributions made to the Scheme will be “segmented” into different accounts, for Eaton Drive first carriageway, Eaton Drive second carriageway, Kingston Drive, Ditchingham Place, Land Acquisition, and the Collie River Bridge.

In regards to the allocation of interest accrued, the Shire of Dardanup credits interest earned by each account whereas the Shire of Harvey divides the interest evenly between the accounts.

6.2 Paying Developers for Scheme Works

The Scheme Committee has resolved to pay developers for existing prefunded Scheme infrastructure at the discretion of the Scheme Committee. Interest will not be paid to developers for prefunded works.

6.3 Assessment of Claims

New claims were received in relation to the First and Second Carriageway and Collie River Bridge. Details are presented in Sections 8, 9 and 13.

6.4 Collie River Bridge Funding

It is acknowledged that the cost of the bridge decreased for the following reasons:

- A contribution of \$7.9m was received from Main Roads WA
- The actual construction cost was lower than anticipated with the total cost ending up as \$15,390,927.

All works have been completed this period and all incurred Stage 2 liabilities re-paid. There is an outstanding liability carried over from last period, a liability for accrued overpayments and Shire of Harvey administration charges.

6.5 Overpayment of Developer Contributions

Developer contributions invoiced during the 2018/19 reporting period were calculated using the 2017/18 Contribution Rates. The Contributions Rates applicable from July 2018 should have been used to calculate all contributions from 1 July 2018. However, these rates were not available during the 2017/18 reporting period.

There were no developer contributions within the Shire of Dardanup during the 2018/19 reporting period.

The developer contributions paid by the developers within the Shire of Harvey during the 2018/19 reporting period were invoiced subsequent to 1 July 2018, and calculated using the 2017/18 rates. These contributions and the corresponding overpayments are shown in Table 13.

Table 13 | Overpayment of developer contributions to the Shire of Harvey during 2018/19 Scheme Review

Lot number	NSA developed (ha)	Name	Applied rate (per ha)	Adjusted rate (per ha)	Overpayment
Pt 1	2.3105	DP412941 Treendale	\$32,646.82	\$32,759.29	(\$259.86)

Pt 1	0.7591	DP415341 Treendale	\$32,646.82	\$32,759.29	(\$85.38)
Pt 1	0.8278	DP412947 Treendale	\$32,646.82	\$32,759.29	(\$93.10)
Pt 1	0.0632	DP415349 Treendale	\$32,646.82	\$32,759.29	(\$7.11)
2	4.1326	DP414431 Treendale	\$32,646.82	\$32,759.29	(\$464.79)
2	1.5278	DP417249 Treendale	\$32,646.82	\$32,759.29	(\$171.83)
Total overpayment by developers within the Shire of Harvey					(\$1,082.07)

Table 13 shows slight under payments during 2018/19 year. The adjustments outlined in Table 14 are required to be made to the individual segmented accounts.

Table 14 | Overpayment of developer contributions to segmented accounts during 2018/19 Scheme Review

Scheme account	Shire	Applied rate (per ha)	Adjusted rate (per ha)	Overpayment
Eaton Drive First Carriageway	Dardanup	\$7,257.78	\$9,748.47	-
Eaton Drive Second Carriageway	Dardanup	\$6,120.24	\$7,301.74	-
Kingston Drive	Harvey	\$21,369.88	\$20,444.94	(\$8,898.85)
Ditchingham Place	Harvey	\$5,650.44	\$5,258.25	(\$3,773.60)
Land acquisition	Harvey	\$2,440.79	\$2,261.02	(\$1,729.57)
Collie River Bridge	Dardanup	\$3,641.94	\$4,692.30	-
	Harvey _[unweighted]	\$3,307.93	\$4,692.30	\$13,319.02
	Harvey _[weighted]	\$6,309.60	\$6,302.22	-
Total overpayment by developers¹				(\$1,082.07)

¹ Note: This figure has been calculated based on the total overpayments by developers within the Shire of Harvey as presented in Table 133. Rounding discrepancies based on overpayments calculated for specific segmented accounts have been ignored.

7 Construction Timeline

The construction timeline outlined in Table 15 has been provided by the Shires of Harvey and Dardanup.

Table 15 | Construction Timeline

Infrastructure Area	Construction Timeline
Eaton Drive 1 st Carriageway	Clearing, drainage and limestone subbase were commenced prior to this review and these works continued in this period. Bitumen surfacing and kerbing were commenced. Works will continue during until 2020-2021.
Eaton Drive 2 nd Carriageway	Clearing, drainage and limestone subbase were commenced prior to this review and these works continued in this period. Bitumen surfacing and kerbing were commenced. Works will continue during until 2020-2021.
Kingston Drive	2020/21 (to commence from June 2020) <ul style="list-style-type: none">Commence construction of road (700m) from Paris Road to Ditchingham Place.
Ditchingham Place	This is fully constructed.
Land Acquisition	There is no further land acquisition.
Collie River Bridge	Bridge construction is complete.

8 Eaton Drive First Carriageway

8.1 Account summary

The Eaton Drive First Carriageway account summary is:

Opening balance at 30 June 2018	=	\$163,737.56
Income (contributions)	=	\$0
Income (interest)	=	\$3,543.91
Expenditure (Overpayments)	=	\$8,028.86*
Expenditure (infrastructure)	=	\$0
Expenditure (administration)	=	\$6,040.19
Adjustment	=	\$0
Closing Balance at 30 June 2019	=	\$153,212.42

*Overpayments are recognised as an outstanding liability until account balances are adjusted.

8.2 Outstanding liabilities

This reporting period the Shire of Dardanup incurred expenses of \$13,907.27, primarily associated with subbase / basecourse, surfacing and drainage works. The scheme made a payment of \$0.00 towards this liability during this period.

Previously, works have been occurring simultaneously on the First and Second Carriageways, however, and all costs had been apportioned to the First Carriageway account by the Shire of Dardanup.

The adjusted outstanding liability for the First Carriageway at the end of 18/19 period is \$1,394,181.37 including an overpayment of \$2,997.35 accrued from 2016/2017 period and \$5,031.54 accrued from 2015/16. This was calculated as follows:

Period*	Infrastructure Liability		JTPS payments	
	1st carriageway	2nd carriageway	1st carriageway	2nd carriageway
Prior to 2014/15	869,292.39	596,150.00	869,292.38	596,150.00
2014/15	39,553.81	39,553.81		
2015/16	536,185.70	483,194.81	100,000.00	
2016/17	404,724.50	363,991.03	408,414.00	
2017/18	391,781.20	220,287.24	72,151.00	171,017.44

Commented [LB1]: There was interest received and added to the account balance – refer to previous markups

Commented [LB2]: Over payments were returned in 2018-19 – refer to previous markups

Commented [LB3]: This should be \$0. The Shire received RRG funds and did not access any funds from the Scheme account for works in 2018-19. Refer to previous markups.

Commented [LB4]: There were no adjustments made in 2018-19. Refer to previous markups.

Commented [LB5]: This is not correct – refer to previous markups.

2018/19	13,907.27	13,907.27		
Adjustment this year			0.00	0.00
Overpayment from previous periods	8,028.89			
18/19 outstanding liability	\$1,394,181.37			

*Amount not calculated by Aurecon, advised by Shire of Dardanup

A portion of these expenses has been funded by the Regional Road Group (\$873,715.00), this funding will be used to cover the shortfall in Scheme contributions towards the total infrastructure costs.

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8.3 Remaining items

Construction is planned to continue in 2020/21 and is expected to be completed during this period.

Commented [LB7]: It appears as if these figures have not been adjusted as per the markups I sent on 15 June 2020.

8.4 Remaining costs

The expected future cost (2020/21) is expected to be \$549,491.

8.5 Total cost

The infrastructure and administration costs incurred to date are \$2,275,318.71 and the escalated future costs are expected to be \$549,491.00, bringing the total to \$2,824,809.71.

This report corrects an error in the 2015/16 report which incorrectly stated the incurred cost to date at 2015/16. This error was carried through to the subsequent reports. The corrected cost to date was calculated as follows:

Pre 2014/15 cost	\$869,292.38
2014/15 infrastructure cost	\$39,553.81
2014/15 admin cost	\$1,726.57
2015/16 infrastructure cost	\$536,185.70
2015/16 admin cost	\$2,021.25
2016/17 infrastructure cost	\$404,724.50
2016/17 admin cost	\$3,594.35
2017/18 infrastructure cost	\$391,781.20
2017/18 admin cost	\$1,397.75
2018/19 infrastructure cost	\$13,907.27
2018/19 admin cost	\$6,040.19
TOTAL INCURRED COST TO DATE	\$2,275,318.71

Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$93,364.15 in cumulative interest will be earned over the life of the Scheme. This reduces the total infrastructure cost to \$2,731,445.56.

8.6 Contribution Rate

The Contribution Rate for Eaton Drive First Carriageway is \$9,748.47 per ha, calculated as follows:

Contribution Rate (\$/ha) = Eaton Drive First Carriageway estimated cost plus incurred costs
less interest / NSA of Dardanup precinct
= \$2,731,445.56 / 281.7417 ha
= **\$9,748.47 per ha**

There is 52.64 ha of undeveloped land remaining in the Shire of Dardanup precinct. A total of \$513,128.12 in Eaton Drive first carriageway contributions can be collected from this area. Over the next 10 years, this equates to \$51,312.81 per year (flat rate, unescalated) in contributions based on the current estimated costs.

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9 Eaton Drive Second Carriageway

9.1 Account summary

The Eaton Drive Second Carriageway account summary is:

Opening balance at June 30 2018	=	\$920,704.65
Income (contributions)	=	\$0
Income (interest)	=	\$19,927.58
Expenditure (overpayments)	=	\$31,468.79*
Expenditure (infrastructure)	=	\$0
Expenditure (administration)	=	\$4,530.15
Adjustment		\$0
Closing Balance at 30 June 2019	=	\$904,633.29

*Overpayments are recognised as an outstanding liability until account balances are adjusted.

9.2 Outstanding liabilities

The outstanding liability for the Second Carriageway at the end of 18/19 period is \$1,152,403.17. An overpayment of \$20,055.24 accrued from last period, and \$11,413.77 accrued from 2015/16 are recognised as a liability and are included in the outstanding liability balance above

This was calculated as follows:

Period*	Infrastructure Liability		JTPS payments	
	1st carriageway	2nd carriageway	1st carriageway	2nd carriageway
Prior to 2014/15	869,292.39	596,150.00	869,292.38	596,150.00
2014/15	39,553.81	39,553.81		
2015/16	536,185.70	483,194.81	100,000.00	
2016/17	404,724.50	363,991.03	408,414.00	
2017/18	391,781.20	220,287.24	72,151.00	171,017.44
2018/19	13,907.27	13,907.27		

Adjustment this year			0.00	0.00
Overpayment from previous periods	8,028.89	31,469.01		
18/19 outstanding liability		\$1,152,403.17		

* Amount not calculated by Aurecon, advised by Shire of Dardanup

A portion of these expenses has been funded by the Regional Road Group (\$725,654), this funding will be used to cover the shortfall in Scheme contributions towards the total infrastructure costs.

No administration costs were incurred during this period.

9.3 Remaining items

Completion of the remaining works is anticipated by the 2020/21 reporting period.

9.4 Remaining costs

The remaining costs are expected to be \$1,199,172.52.

9.5 Total cost

The Shire of Dardanup conducted a review of the total cost estimate this period. The total cost is now expected to be \$2,939,427.17. This is made up of:

Incurring costs	=	\$1,740,255.65
Estimated future costs	=	\$1,199,171.52

The total cost to date was calculated as follows:

	Infrastructure cost	Admin	Total
Prior to 2014/15	\$596,150	\$7,134.45	\$603,284.45
2014/15	\$39,553.81	\$2,263.33	\$41,817.14
2015/16	\$483,194.81	\$2,712.18	\$485,906.99
2016/17	\$363,991.03	\$4,823.02	\$368,814.05
2017/18	\$220,287.24	\$1,708.36	\$221,995.60
2018/19	\$13,907.27	\$0.00	\$13,907.24
Total			\$1,740,255.65

This calculation corrects an error made in the 2015/16 report in the incurred costs to date total, which had been carried forward to subsequent reviews.

Interest earned by the account offsets a portion of this cost. It is estimated approximately \$218,256.78 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost of Eaton Drive Second Carriageway to \$2,721,170.39.

9.6 Contribution Rate

The Contribution Rate for Eaton Drive Second Carriageway is **\$7,301.74 per ha**, calculated as follows:

$$\begin{aligned} \text{Contribution Rate (\$/ha)} &= 75.6\% \times (\text{Eaton Drive Second Carriageway estimated cost plus} \\ &\quad \text{incurred costs less costs less interest) / NSA of Dardanup precinct} \\ &= 75.6\% \times \$2,721,170.39 / 281.7417\text{ha} \\ &= \mathbf{\$7,301.74 \text{ per ha}} \end{aligned}$$

There is 52.64 ha of undeveloped land remaining in the Shire of Dardanup precinct. A total of \$387,989.10 in Eaton Drive Second Carriageway contributions can be collected from Developers for this area. Over the next 10 years, this equates to \$38,798.91 per year (flat rate, unescalated) in contributions.

Commented [LB9]: It appears as if these figures have not been adjusted as per the markups I sent on 15 June 2020.

10 Kingston Drive

10.1 Account summary

The Kingston Drive account summary is:

Opening balance at 30 June 2018	=	(\$852,250.59)
Income (contributions)	=	\$182,915.54
Income (interest)	=	\$36,791.47
Expenditure (overpayments)	=	\$0*
Expenditure (infrastructure)	=	(\$1,643,104.51)*
Closing Balance at 30 June 2019	=	(\$2,275,648.09)

*Recognised as an outstanding liability until account balances are adjusted.

10.2 Outstanding liabilities

The Shire of Harvey confirmed that in 16/17 it incurred liabilities of \$419,120.50 and \$1,190,819.25 for the remainder of the 740m of base course and seal from Treendale to Collie River bridge respectively. A liability of \$325,192.78 to Fastbet forms a portion of this previously reported liability and this was added in the 2017/2018 report.

The remaining outstanding liability of \$400,000 noted in the 2014/15 review in the form of a loan from Bunbury Catholic College has been repaid. Also a liability of \$917,911 as noted in the 2014/15 review (remaining payment to Australian Vanguard for road from Leisure Dve to Paris Rd) has been repaid.

Liabilities in 2018/2019 did not increase above the 2017/2018 reported and total remains \$1,643,104.51 which is a summation of those above.

The outstanding liability for Ditchingham Place to Grand Entrance was previously estimated as \$1,092,911.40. The actual liability (settled in the 16/17 period) was \$1,051,569.37. Therefore, the outstanding liability reported was adjusted accordingly to remove the full outstanding liability amount (ie \$\$1,092,911.40) rather than only the amount paid.

Therefore, there is a total outstanding liability of \$1,594,775.06.

10.3 Remaining items

Remaining activity of works to be undertaken:

- Construction of 700m of road from Paris Road to Ditchingham Place (forecast 2020/21)

10.4 Remaining costs

The total is made up of the following costs based on a 2014 estimate:

700m of road construction (Paris Rd to Ditchingham) = \$2,570,250.00 (remaining cost)

The remaining costs are \$2,570,250. When escalated to the construction dates outlined in Table 15², the total remaining costs are estimated to be \$2,848,456.68.

10.5 Total cost

The total cost of Kingston Drive is estimated as \$10,280,191.18 which is made up of:

Incurring costs	=	\$7,431,734.50
Estimated future cost	=	\$2,848,456.68.

The total incurred cost breakdown as advised by the Shire of Harvey is shown below:

Leisure Dve To Paris	=	\$1,841,988.00 (completed in previous periods)
740m of road base course (Treendale to Collie River)	=	\$839,120.50 (completed in 16/17)
740m of road seal	=	\$1,190,819.25 (completed in 16/17)
Road from Ditchingham Place to Grand Entrance	=	\$1,051,569.37 (completed in previous periods)
130m of road construction and one roundabout	=	\$1,256,848.11 (completed in previous periods)

Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$958,395.79 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost to \$9,321,795.39.

10.6 Contribution Rate

The Contribution Rate for Kingston Drive is \$20,278.49 per ha, calculated as follows:

Contribution Rate (\$/ha)	=	Kingston Drive cost / NSA of Harvey precinct
	=	\$ 9,321,794.39/ 455.9463 ha
	=	\$ 20,444.94 per ha

There is 152.4161 ha of undeveloped land remaining in the Shire of Harvey precinct. A total of \$3,116,138.24 in Kingston Drive contributions can be collected from this area. Over the next 10 years, this equates to approximately \$311,613.82 per year (flat rate, real) in contributions.

² Applying the relevant forecast indices as defined in Table 11.

11 Ditchingham Place

11.1 Account summary

The Ditchingham Place account summary is:

Opening balance at 26 May 2016	=	\$218,651.59
Income (contributions)	=	\$24,810.81
Income (interest)	=	\$36,791.47
Expenditure (overpayments)	=	\$0*
Expenditure (Treendale and Ditchingham)	=	(\$100,000.00)
		<hr/>
Closing Balance at 30 June 2016	=	\$180,253.07

*Recognised as an outstanding liability until account balances are adjusted.

11.2 Outstanding liabilities

Administration costs of \$42,153.71 were incurred by the Shire of Harvey with \$6,674.27 apportioned to this account. This is recognised as an outstanding liability. Also, a contribution underpayment of \$2962.10 was accrued from last period.

The total outstanding liability was reported as \$1,338,339.98 in the 2016/17 period. No payments were made during this reporting period.

11.3 Remaining items

There is no remaining infrastructure to be constructed.

11.4 Remaining costs

There are no remaining construction costs to be incurred.

11.5 Total cost

The total cost of Ditchingham Place was \$3,170,876.70 as per the 2016/17 review which is an incurred cost inclusive of administration. The administration charge incurred in 2017/18 brings the total cost up to \$3,177,550.97. Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$780,069.79 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost to \$2,397,481.18.



11.6 Contribution Rate

The Contribution Rate for Ditchingham Place is **\$5,258.25 per ha**, calculated as follows:

$$\begin{aligned} \text{Contribution Rate (\$/ha)} &= \text{Ditchingham Place cost / NSA of Harvey precinct} \\ &= \$2,397,481.18 / 455.9463 \\ &= \mathbf{\$5,258.25 \text{ per ha}} \end{aligned}$$

There is 152.4161 ha of undeveloped land remaining in the Shire of Harvey precinct. A total of \$801,442.48 in Ditchingham Place contributions can be collected from this area. Over the next 10 years, this equates to \$80,144.25 per year (flat rate, unescalated) in contributions.

12 Land acquisition

12.1 Account summary

The land acquisition account summary is:

Opening balance at 26 May 2015	=	\$836,494.86
Income (contributions)	=	\$46,223.63
Income (interest)	=	\$36,791.47
Expenditure (overpayments)	=	\$415
Expenditure (land acquisition)	=	(\$0)
		<hr/>
Closing Balance at 30 June 2016	=	\$919,924.96

**Recognised as an outstanding liability until account balances are adjusted.*

12.2 Outstanding liabilities

All outstanding liabilities have been repaid except administration charges of \$1,371.12 accrued last period and \$4292.46 accrued this period. An overpayment of \$1413.57 accrued from last period is recognised as a liability. Therefore, the remaining liability is \$5,706.03.

12.3 Remaining acquisition

There is no further requirement for land acquisition.

12.4 Remaining costs

There are no remaining acquisition costs to be incurred.

12.5 Total cost

The total cost of land acquisition incurred at 30 June 2017 was \$2,043,594.58 inclusive of administration. Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$1,012,690.69 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost to \$1,030,903.89.



12.6 Contribution Rate

The Contribution Rate for land acquisition is **\$2,261.02 per ha**, calculated as follows:

$$\begin{aligned} \text{Contribution Rate (\$/ha)} &= \text{Land cost / NSA of Harvey precinct} \\ &= \$1,030,903.89 / 455.9463 \text{ ha} \\ &= \mathbf{\$2,261.02 \text{ per ha}} \end{aligned}$$

There is 152.4161 ha of undeveloped land remaining in the Shire of Harvey precinct. A total of \$344,615.91 in land contributions can be collected from this area. Over the next 10 years, this equates to \$34,461.59 per year (flat rate, unescalated) in contributions.

13 Collie River Bridge

13.1 Account summary

The Collie River Bridge account summary is:

	Dardanup	Harvey
Opening balance at 30 June 2018	= \$1,627,718.75	\$2,416,984.82
Income (contributions)	= \$0	\$91,346.65
Income (interest)	= \$35,230.09	\$36,791.47
Expenditure (overpayments)	= (\$110,405.82)*	(\$0)*
Expenditure	= (\$0)	(\$3,676,195)
Expenditure (administration)	= (\$4,530.14)	(\$0)*
Closing Balance at 30 June 2019	= \$1,548,013.02	(\$1,131,072.06)

*Recognised as an outstanding liability until account balances are adjusted.

Commented [LB10]: It appears as if these figures have not been adjusted as per the markups I sent on 15 June 2020.

13.2 Outstanding liabilities

Stage 2 construction works were finished in 2017/18 with incurred liabilities of \$3,676,195 and \$2,292,000 by the Shire of Harvey and Shire of Dardanup respectively. These liabilities have been repaid in the same period leaving no outstanding liability for Stage 2 works.

No administration costs appear to have been incurred by Shire of Harvey during the period and \$4,530.14 have been incurred by Shire of Dardanup during the period.

No overpayments were paid to either Shire or Dardanup or Shire of Harvey during the period.

Therefore, the total outstanding scheme liability at the end of the 2018/19 period is zero.

13.3 Remaining items

Construction of the bridge has been completed.

13.4 Remaining costs

No liabilities were incurred during the 2018/19 year.

The Stage 2 scheme liability is finalised at \$5,968,195 (construction cost) plus \$4,530.14 administration costs in 2018/19 plus costs incurred to date including interest.

This brings the total cost for which the Scheme is liable to \$7,735,172.46 inclusive of stage 1.

Interest earned by the account offsets a portion of this cost. It is estimated that approximately \$5,410,633.17 in cumulative interest will be earned over the life of the Scheme. This reduces the total cost to \$2,324,539.29.

13.5 Contribution Rate

The Contribution Rate for Collie River Bridge is **\$3,071.85 per ha** for land without the weighting factor, and **\$5,605.30 per ha** for land with the weighting factor, calculated as follows:

$$\begin{aligned} \text{Total cost / Scheme NSA } (\$/\text{ha}) &= \$2,324,539.29 / 737.6880\text{ha} \\ &= \$3,151.11 \text{ per ha} \end{aligned}$$

$$\begin{aligned} \text{Contribution Rate with weighting factor } (\$/\text{ha}) &= 2 \times \$3,151.11 \\ &= \$6,302.22 \text{ per ha} \end{aligned}$$

$$\begin{aligned} \text{Potential contributions with weighting factor } (\$) &= 18.1\text{ha} \times \$6,302.22 \text{ per ha} \\ &= \$114,070.34 \end{aligned}$$

$$\begin{aligned} \text{Remaining infrastructure cost to be met by contributions} & \\ \text{without weighting factor} &= \$2,324,539.29 - \$114,070.34 \\ &= \$2,210,468.95 \end{aligned}$$

$$\begin{aligned} \text{Contribution Rate without weighting factor } (\$/\text{ha}) &= \$2,210,468.95 / 719.5880\text{ha} \\ &= \$3,071.85 \text{ per ha} \end{aligned}$$

There is 207.9454ha of undeveloped land remaining that are not subject to a weighting factor and 6.7285ha of undeveloped land remaining that are subject to a weighting factor. A total of \$681,182.36 in Collie River Bridge contributions can be collected from this area. Over the next 10 years, this equates to \$68,118.24 (flat rate, unescalated) per year.

Commented [LB11]: Need to check this section.

My figures:

Bridge Shire of Dardanup						
Review Period	Expenditure	Paid from Scheme	Net Cost to Council	Outstanding Liability to Shire	Outstanding Liability to State	Balance
2013-2014	\$ 185,810.50	\$0	\$ 185,810.50	\$ 185,810.50	\$ 185,810.50	na
2014-2015	\$ 133,144.00	\$45,123	\$88,021	\$88,021	\$88,021	\$373,831 na
2015-2016	\$ 44,212.13	\$0	\$44,212	\$44,212	\$44,212	\$318,043 na
2016-2017	\$ -	\$363,167	-\$363,167	\$363,167	\$363,167	\$45,123 na
2017-2018	\$2,279,850.49	\$2,292,000	-\$12,149	-\$12,149	-\$12,149	-\$57,273 na
2018-2019			\$0	\$0	\$0	-\$57,273

Scheme Reserve - Bridge Shire of Dardanup						
Opening Balance	Income	Interest	From Scheme for Infrastructure	From Scheme for Admin	From Scheme for Overpayment	Closing Balance
\$2,683,715.33	\$592,234.45	\$101,112.45	\$0	\$7,480		\$3,384,542.23
\$3,505,584.56	\$400,835.00	-\$84,456	\$45,123	\$4,954		\$3,869,038.38
\$3,544,030.38	\$200,246.90	\$74,190	\$0	\$5,579		\$3,893,695.90
\$3,893,695.90	\$189,879.40	\$179,408.80	\$363,166.63	\$9,921		\$3,890,096.32
\$3,890,096.32	\$0.00	-\$34,282	\$2,292,000	\$4,659		\$1,427,719.18
\$1,427,719.18	\$0.00	-\$35,220.00	\$0.00	\$4,530.14	\$110,406.80	\$1,546,913.31

14 Administration

14.1 Account summary

A separate account is not held for administration expenses. Costs, contributions, and expenditure in relation to administration are apportioned between the Scheme accounts.

14.2 Outstanding liabilities

There are no outstanding liabilities.

14.3 Remaining costs

There will be an annual administration component for the Scheme until all items of infrastructure and development are finished. The average administration cost adopted between 2006/07 and 2014/15 is \$150,000 per annum.

It is assumed that the Scheme will continue operating until all the land has been fully subdivided which is anticipated to be in October 2028, approximately 9.3 years from the date of this review. Therefore, the remaining administration costs at 2018/19 are estimated to be \$1,502,228.95 inclusive of escalation at 1.4%.

The total administration costs have been absorbed into the Scheme infrastructure segmented accounts and will be shared amongst the developers.

14.4 Contribution Rate

The Contribution Rate for administration is \$2,036.48 per ha, calculated as follows:

$$\begin{aligned} \text{Contribution Rate (\$/ha)} &= \text{Total Administration cost / NSA of Scheme} \\ &= 1,502,289.55 / 737.6880 \\ &= \mathbf{\$2,036.43 \text{ per ha}} \end{aligned}$$

As contributions are collected they are apportioned amongst the Scheme accounts as follows:

Table 16 | Shire of Dardanup administration allocation

Item	Administration Contribution (per ha)
Eaton Drive 1st carriageway	666.95
Eaton Drive 2nd carriageway	699.11
Collie River Bridge	670.43
Total	\$2,036.48

Table 17 | Shire of Harvey administration allocation

Item	Administration Contribution (per ha)
Kingston Drive	1,040.11
Ditchingham Place	321.49
Land acquisition	206.76
Collie River Bridge	468.11
Total	\$2,036.48

15 Reconciliation statement

Table 18 shows the financial position of the Scheme and Table 19 shows the component parts of the surplus.

Table 18 | Position of Scheme

Item	Date	Amount
Current position		
Opening balance	1 July 2018	\$7,132,661
Contributions received		\$129,971
Interest accrued		\$222,157
Reimbursement of overpayments		\$(110,406)
Payment to developers for infrastructure		\$(5,662,468)
Payment to developers for land acquisition		-
Reimbursement of administration costs incurred by Shires'		\$(7,636)
Closing balance	30 June 2019	\$1,704,279
Future costs		
Outstanding liabilities	30 June 2019	\$4,819,647
Estimated future infrastructure expenditure		-
Estimated future land acquisition expenditure		\$4,328,433
Estimated future administration expenditure*		-
Total estimated future costs		-
Future income		
Estimated future contributions to be received		\$6,107,685
Estimated future interest to be accrued		\$1,215,584
Total estimated future income		\$7,323,269
Surplus		
Surplus balance at review end date		\$(120,531)

*Note: *Future administration expenditure* is to be met by the administration portion of the total Contribution Rate. The administration portion is not considered within *future contributions to be received*, as this item relates to the infrastructure and land acquisition portion only. Therefore, *future administration expenditure* of zero is assumed.

Table 19 | Surplus components

Item	Percentage	Amount
Eaton Drive First Carriageway	711%	(\$856,907)
Eaton Drive Second Carriageway	306%	(\$368,838)
Kingston Drive	1344%	(\$1,620,383)
Ditchingham Place	121%	(\$146,436)
Land Acquisition	-1170%	\$1,410,241
Collie River Bridge	-1213%	\$1,461,791
Total	100%	\$(120,531)

16 Contribution Rates

16.1 Shared Costs

The Shared Costs are outlined in Table 20 for the 2017/18 and 2018/19 Scheme Reviews.

Table 20 | Shared Costs

Item	Total liabilities charged to developers (Item cost plus administration component) 2017/18 Review	Total liabilities charged to developers (Item cost plus administration component) 2018/19 Review
	Eaton Drive First Carriageway	\$2,938,432
Eaton Drive Second Carriageway*	\$2,890,387	\$2,076,464
Kingston Drive	\$9,973,918	\$9,287,219
Ditchingham Place	\$2,614,263	\$2,434,273
Land acquisition	\$1,097,057	\$1,021,525
Collie River Bridge	\$2,220,350	\$2,067,480
Total	\$21,734,407	\$19,621,666

*Note: Includes a component of 24.4 per cent to be paid by the Shire of Dardanup

16.2 Advised Scheme Contribution Rates

The advised Scheme Contribution Rates applicable from July 2016, based on the outcomes of the 2015/16 Scheme Review, for the Shire of Harvey and Shire of Dardanup are shown in Table 21, Table 22 and Table 23.

Shire of Dardanup

Table 21 | Contribution Rates for the Shire of Dardanup

Scheme account	Infrastructure/land cost (per ha)	Administration cost (per ha)	Total contribution (per ha)	Percentage of total contribution
Eaton Drive First Carriageway	\$9,748.47	\$666.95	\$10,415.42	47%
Eaton Drive Second Carriageway	\$7,301.74	\$699.11	\$8,001.45	36%
Collie River Bridge	\$3,071.85	\$670.43	\$3,742.28	17%

Scheme account	Infrastructure/land cost (per ha)	Administration cost (per ha)	Total contribution (per ha)	Percentage of total contribution
Total	\$20,122.06	\$2,036.49	\$22,158.55	100%

Shire of Harvey

Table 22 | Contribution Rates Shire of Harvey with no weighting factor

Scheme account	Infrastructure/land cost (per ha)	Administration cost (per ha)	Total contribution (per ha)	Percentage of total contribution
Kingston Drive	\$20,444.94	\$1,040.11	\$21,485.05	65%
Ditchingham Place	\$5,258.25	\$321.49	\$5,579.74	17%
Land acquisition	\$2,261.02	\$206.76	\$2,467.78	7%
Collie River Bridge (not weighted)	\$3,071.85	\$468.11	\$3,539.96	10%
Total	\$31,036.06	\$2,036.49	\$33,072.53	100%

Table 23 | Contribution Rates Shire of Harvey with weighting factor

Scheme account	Infrastructure/land cost (per ha)	Administration cost (per ha)	Total contribution (per ha)	Percentage of total contribution
Kingston Drive	\$20,444.94	\$1,040.11	\$21,485.05	59%
Ditchingham Place	\$5,258.25	\$321.49	\$5,579.74	15%
Land acquisition	\$2,261.02	\$206.76	\$2,467.78	7%
Collie River Bridge (weighted)	\$6,302.22	\$468.11	\$6,770.33	19%
Total	\$34,266.43	\$2,036.49	\$36,302.90	100%

16.3 Contribution Rates

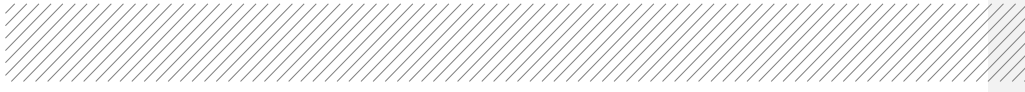
The Contribution Rates applicable from July 2017 and July 2018, based on the 2017/18 and 2018/19 Scheme Reviews, are summarised in Table 24.

Table 24 | Contribution Rates

Land type	Contribution Rate (per ha)	
	2017/18 Review	2018/19 Review
NSA within the Shire of Dardanup	\$21,267.64	\$22,158.55
NSA within the Shire of Harvey without weighting factor	\$32,507.95	\$33,072.53
NSA within the Shire of Harvey with weighting factor	\$35,233.01	\$36,302.90

Appendices





Appendix A

Scheme Area Map

SHIRE OF HARVEY AND DARDANUP JOINT TOWN PLANNING SCHEME NO. 1

EAST AUSTRALIND/EATON SCHEME AREA MAP AND COST APPORTIONMENT DETAILS

Note:
This Scheme does not envisage to rezone
or reserve land.

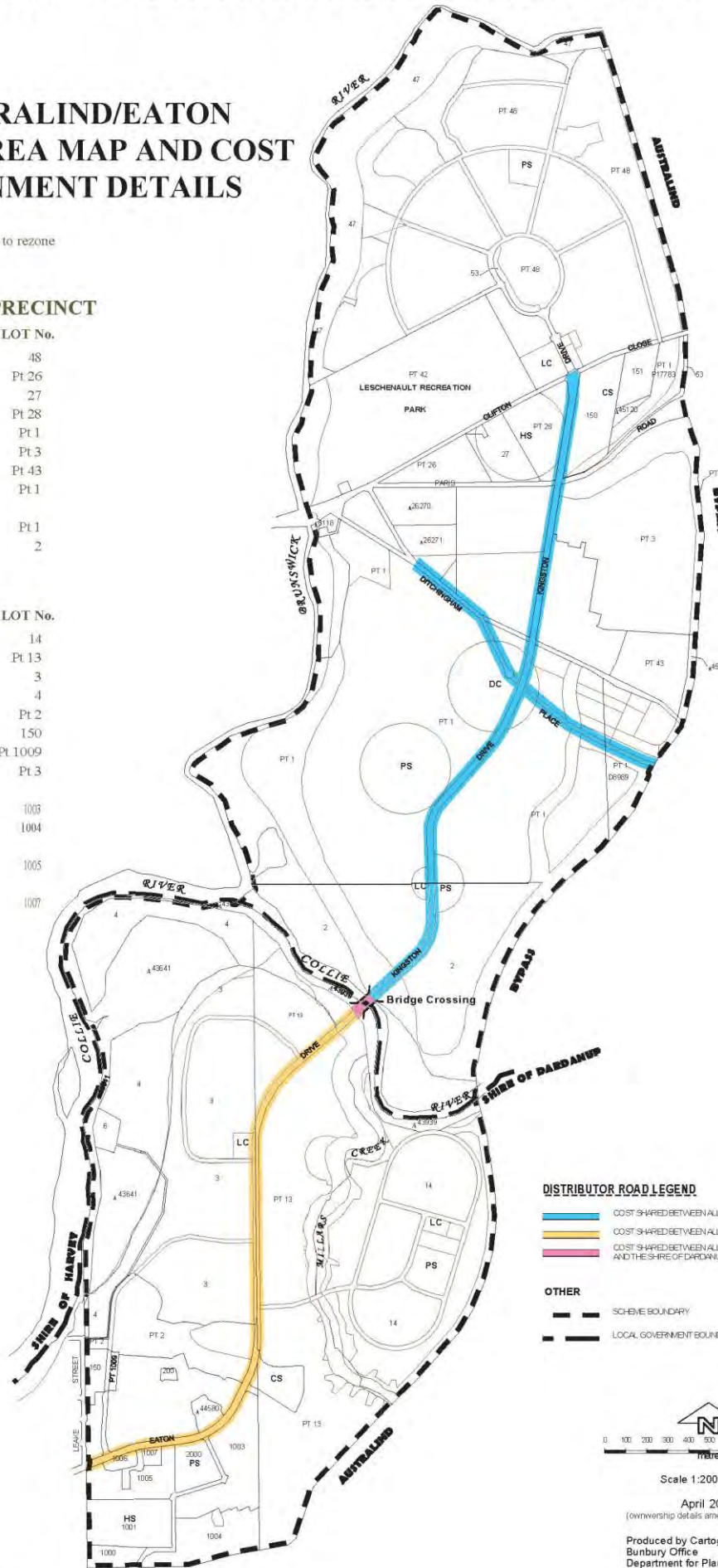
EAST AUSTRALIND PRECINCT

OWNER	LOT No.
Australian Vanguard Ltd	48
G & J Sawyer	Pt 26
R I E Partridge	27
Australian Vanguard Ltd	Pt 28
J & M Piggott (P17883)	Pt 1
J & M Piggott	Pt 3
J & M Piggott	Pt 43
RP & MFW Gartrell	Pt 1
B Bevan, J & E Bracey,	
K, T & G Coote, P Price, F Pike	Pt 1
Riverland Management P/L	2

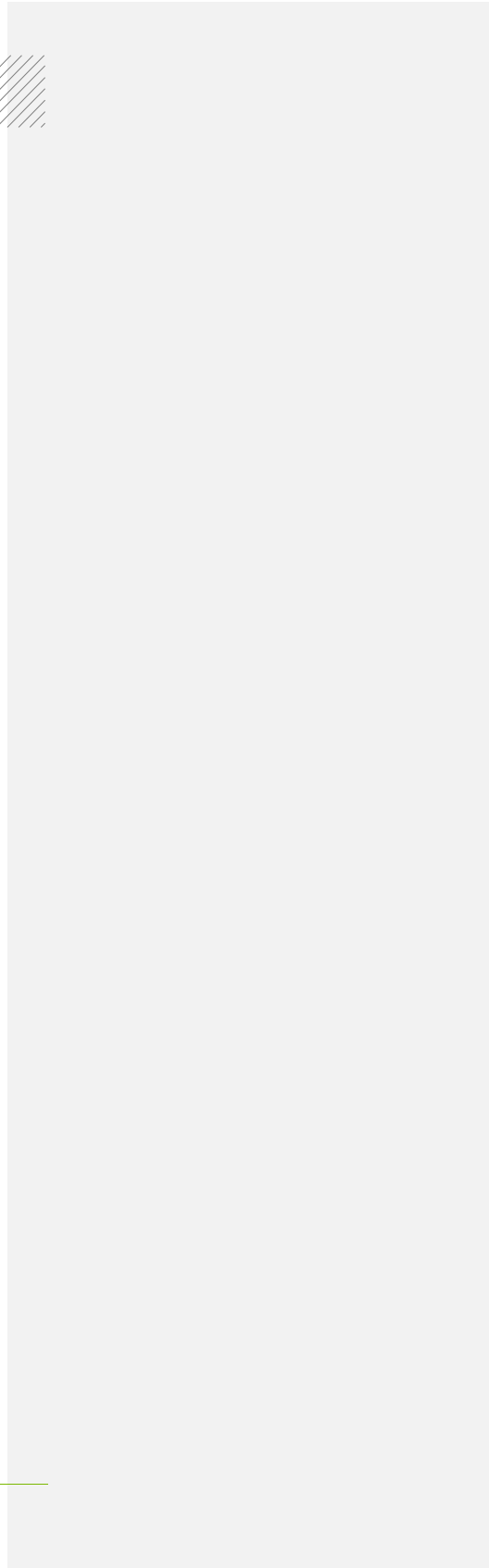
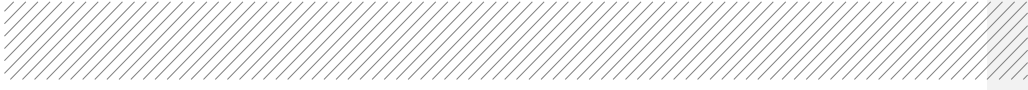
EATON PRECINCT

OWNER	LOT No.
Ardress Estates S A P/L	14
Ardress Estates S A P/L	Pt 13
Parkridge Group P/L	3
Parkridge Group P/L	4
Parkridge Group P/L	Pt 2
NTCP/L	150
Parkridge Group P/L	Pt 1009
*Parkridge Group P/L	Pt 3
Luca Investments P/L &	
Newstyle Construction P/L	1003
Parkridge Group P/L	1004
*Churches of Christ Homes & Community Services P/L	1005
*Churches of Christ Homes & Community Services P/L	1007

* Area already subdivided



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Namibia, New Zealand, Nigeria,
Philippines, Qatar, Singapore, South Africa,
Swaziland, Tanzania, Thailand, Uganda,
United Arab Emirates, Vietnam.

Date	Description	Debit	Credit	Balance	Mth	Year	Reference
				0.00			Item 8.3 Attachment 3
28/06/2017	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 23/6/17	1305.00		1305.00	02	17/18	C001-198044
25/07/2017	AURECON AUSTRALASIA PTY LTD FOR PROFESSIONAL SERVICES RENDERED TO 21/7/17	2362.20		3667.20	02	17/18	C001-199408
25/07/2017	AURECON AUSTRALASIA PTY LTD FOR PROFESSIONAL SERVICES RENDERED TO 21/7/17	326.00		3993.20	02	17/18	C001-199410
27/07/2017	MCLEODS BARRISTERS & SOLICITORS ADVICE ON ACQUITTAL OF FUNDS HELD UNDER JTPS1	2332.26		6325.46	02	17/18	98838
29/08/2017	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 25/08/17	2717.50		9042.96	02	17/18	C001-201431
25/10/2017	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 20 OCTOBER 2017	815.50		9858.46	06	17/18	C001-204290
20/12/2017	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 15 DECEMBER 2017	1887.50		11745.96	06	17/18	C001-208063
20/12/2017	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 15 DECEMBER 2017	1169.00		12914.96	06	17/18	C001-208106
31/10/2017	MCLEODS BARRISTERS & SOLICITORS ADVICE ON ACQUITTAL OF FUNDS UNDER JTPS1	1727.71		14642.67	07	17/18	100340
31/01/2018	MCLEODS BARRISTERS & SOLICITORS ADVICE ON ACQUITTAL OF FUNDS HELD UNDER JTPS1	404.15		15046.82	08	17/18	101737
15/05/2018	AUSTRALIAN VANGUARD PTY LTD JOINT TOWN PLANNING SCHEME - DEVELOPER CONTRIBUTIONS OVERPAYMENT	7706.26		22753.08	11	17/18	DP407410 KINGSTON
15/05/2018	TREENDALE NOMINEES PTY LTD JOINT TOWN PLANNING SCHEME - DEVELOPER CONTRIBUTIONS OVERPAYMENT TO TREENDALE	9256.43		32009.51	11	17/18	DP406663 TREENDALE
15/05/2018	TREENDALE NOMINEES PTY LTD JOINT TOWN PLANNING SCHEME - TREENDALE CLAIM 2 - DITCHINGHAM PLACE	100000.00		132009.51	11	17/18	CLAIM 2 DITCHINGHAM
31/05/2018	MCLEODS BARRISTERS & SOLICITORS ADVICE ON ACQUITTAL OF FUNDS HELD UNDER JTPS1	3691.85		135701.36	12	17/18	103433
19/06/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 15/06/18	1162.50		136863.86	12	17/18	C001-216977
20/06/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 15/06/18	2526.50		139390.36	12	17/18	C001-217070

11041290 - Joint Scheme Costs GEN (18/19)							Item 8.3 Attachment 3
Date	Description	Debit	Credit	Balance	Mth	Year	Reference
				0.00			
18/07/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 13.07.18	630.00		630.00	01	18/19	C001-218596
25/07/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 20.07.18	3516.95		4146.95	01	18/19	C001-219095
24/08/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 17 AUGUST 2018	5228.15		9375.10	02	18/19	C001-220285
20/09/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 14.09.18	4101.30		13476.40	04	18/19	C001-221715
17/10/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 12 OCTOBER 2018	911.40		14387.80	04	18/19	C001-223126
24/10/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 19/10/2018	1252.40		15640.20	06	18/19	C001-223780
20/11/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 16/11/2018	5863.65		21503.85	06	18/19	C001-224885
20/11/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 16 NOVEMBER 2018	1122.50		22626.35	06	18/19	C001-224880
18/12/2018	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 14.12.18	1021.45		23647.80	06	18/19	C001-227069
21/12/2018	MCLEODS BARRISTERS & SOLICITORS ACCOUNTING ADVICE FOR THE COLLIE RIVER BRIDGE PROJECT	2977.00		26624.80	07	18/19	106382
22/01/2019	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 18 JAN 2019	1680.00		28304.80	07	18/19	C001-228192
19/02/2019	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 15.02.19	630.00		28934.80	09	18/19	C001-229463
01/04/2019	FAST BET PTY LTD JOINT TOWN PLANNING SCHEME - DEVELOPER CONTRIBUTIONS OVERPAYMENT ASSOCIATED WITH 3.1490HA ON DP409841, .07923HA ON DP409129, 2.7522HA ON DP409842	191943.35		220878.15	10	18/19	OCM19/060
01/04/2019	TREENDALE NOMINEES PTY LTD JOINT TOWN PLANNING SCHEME - DEVELOPER CONTRIBUTIONS OVERPAYMENT ASSOCIATED WITH 1.2231HA ON DP409128 TREENDALE & 2.3796HA ON DP408141 TREENDALE	103311.31		324189.46	10	18/19	OCM19/060 TREEN
01/04/2019	AUSTRALIAN VANGUARD PTY LTD JOINT TOWN PLANNING SCHEME - DEVELOPER CONTRIBUTIONS OVERPAYMENT ASSOCIATED WITH 3.013HA OF PARENT 48 ON DP410179 KINGSTON	86401.03		410590.49	10	18/19	OCM 19/060 - VAN
24/04/2019	AURECON AUSTRALASIA PTY LTD PROFESSIONAL SERVICES RENDERED TO 12.04.19	1714.42		412304.91	12	18/19	C001-233137

17/10/2018	Invoice	C001-223126	1002.54	17944	PROFESSIONAL SERVICES RENDERED TO 12 OCTOBER 2018, GST	04	18/19
26/09/2018	Payment	EFT42100	-5750.97	17761	PROFESSIONAL SERVICES RENDERED TO 17 AUGUST 2018	03	18/19
20/09/2018	Invoice	C001-221715	4511.43	17854	PROFESSIONAL SERVICES RENDERED TO 14.09.18, GST	04	18/19
24/08/2018	Invoice	C001-220285	5750.97	17678	PROFESSIONAL SERVICES RENDERED TO 17 AUGUST 2018, GST	02	18/19
13/08/2018	Payment	EFT41613	-3868.65	17581	PROFESSIONAL SERVICES RENDERED TO 20.07.18	02	18/19
06/08/2018	Payment	EFT41520	-693.00	17544	PROFESSIONAL SERVICES RENDERED TO 13.07.18	02	18/19
25/07/2018	Invoice	C001-219095	3868.65	17498	PROFESSIONAL SERVICES RENDERED TO 20.07.18, GST	01	18/19
18/07/2018	Payment	EFT41258	-1278.75	17451	PROFESSIONAL SERVICES RENDERED TO 15/06/18	01	18/19
18/07/2018	Invoice	C001-218596	693.00	17479	PROFESSIONAL SERVICES RENDERED TO 13.07.18, GST	01	18/19
10/07/2018	Payment	EFT41144	-2779.15	17402	PROFESSIONAL SERVICES RENDERED TO 15/06/18	01	18/19
20/06/2018	Invoice	C001-217070	2779.15	17319	PROFESSIONAL SERVICES RENDERED TO 15/06/18, GST	12	17/18
19/06/2018	Invoice	C001-216977	1278.75	17431	PROFESSIONAL SERVICES RENDERED TO 15/06/18, GST	12	17/18
15/01/2018	Payment	EFT38921	-3362.15	16612	PROFESSIONAL SERVICES RENDERED TO 15 DECEMBER 2017	07	17/18
20/12/2017	Invoice	C001-208063	2076.25	16564	PROFESSIONAL SERVICES RENDERED TO 15 DECEMBER 2017, GST	06	17/18
20/12/2017	Invoice	C001-208106	1285.90	16564	PROFESSIONAL SERVICES RENDERED TO 15 DECEMBER 2017, GST	06	17/18
08/12/2017	Payment	EFT38453	-897.05	16469	PROFESSIONAL SERVICES RENDERED TO 20 OCTOBER 2017	06	17/18
25/10/2017	Invoice	C001-204290	897.05	16468	PROFESSIONAL SERVICES RENDERED TO 20 OCTOBER 2017, GST	06	17/18
26/09/2017	Payment	EFT37388	-2989.25	16148	PROFESSIONAL SERVICES RENDERED TO 25/08/17	03	17/18
29/08/2017	Payment	EFT37093	-4392.52	16031	FOR PROFESSIONAL SERVICES RENDERED TO 21/7/17	02	17/18
29/08/2017	Invoice	C001-201431	2989.25	16052	PROFESSIONAL SERVICES RENDERED TO 25/08/17, GST	02	17/18
25/07/2017	Invoice	C001-199408	2598.42	16021	FOR PROFESSIONAL SERVICES RENDERED TO 21/7/17, GST	02	17/18
25/07/2017	Invoice	C001-199410	358.60	16021	FOR PROFESSIONAL SERVICES RENDERED TO 21/7/17, GST	02	17/18
05/07/2017	Payment	EFT36338	-6350.63	15836	ENQUIRY RELATING TO AV	01	17/18
28/06/2017	Invoice	C001-198044	1435.50	16021	PROFESSIONAL SERVICES RENDERED TO 23/6/17, GST	02	17/18