

BTARC-Single Stage Development Description of Inputs	Base Case (\$M)	Scenario 1-Funding/Cash (\$M)	Scenario 2-Funding/Loan (\$M)	Scenario 3-Funding/Rates (\$M)	Scenario 4-Extra Funding/Rates (\$M)	Notes
	As per LTFP Actuals 30th June 2023	<u>GRC</u> -Circa ~\$27.94M construction costs excludes consultant sunk fees. (Total life of project cost 30.06M) and assumes \$15M in capital grant funding being made available by the federal government. The balance of capex for the project will be funded through cash reserves.	<u>GRC</u> -Circa ~\$27.94M construction costs excludes consultant sunk fees. (Total life of project cost 30.06M) and assumes \$15M in capital grant funding being made available by the federal government. The balance of capex for the project will be funded through a QTC loan	<u>GRC</u> -Circa ~\$27.94M construction costs excludes consultant sunk fees. (Total life of project cost 30.06M) and assumes \$15M in capital grant funding being made available by the federal government. The balance of capex for the project will be recouped through general rates over a ten (10) year period.	<u>GRC</u> -Circa ~\$27.94M construction costs excludes consultant sunk fees. (Total life of project cost 30.06M) and assumes \$15M in capital grant funding being made available by the federal government + \$3M from works for Queensland. The balance of capex for the project will be recouped through general rates over a ten (10) year period.	
Average Annual Operating Revenue (\$M)	-	-	-	-	-	
Average Annual Opex-Expenditure (\$M)		\$0.288M	\$0.288M	\$0.288M	\$0.288M	Based on 2022/23 actual Gladstone Aquatic Centre operating costs and increased by CPI
Average Annual Management Fee (\$M) external operator	-	\$0.430M	\$0.430M	\$0.430M	\$0.430M	Based on 2022/23 actual Gladstone Aquatic Centre management fees and increased by CPI
	-	-	-	-	-	
Construction Capex-Expenditure (\$M)	-	\$27.935M	\$27.935M	\$27.935M	\$27.935M	
Capitalise Employee Expense Amount %	-	1.27%	1.27%	1.27%	1.27%	GRC Employee expenses related to capital project
1st Capex Payment Date	-	30/09/2024	30/09/2024	30/09/2024	30/09/2024	
Commission Date	-	30/06/2026	30/06/2026	30/06/2026	30/06/2026	
Useful Life	-	40.00	40.00	40.00	40.00	
Asset Class	-	Buildings	Buildings	Buildings	Buildings	
Capex Type	-	New	New	New	New	
Capital Renewal Expenditure (\$M)	-	\$0.294M	\$0.294M	\$0.294M	\$0.294M	Year 7 Replacement Capex -\$97K + Year 9 Replacement Capex \$198K
Capital Renewal Year (Start)	-	2033	2033	2033	2033	
Grants (Capital Funding)	-	\$15.000M	\$15.000M	\$15.000M	\$18.000M	15M Federal Government Grant. Scenario 4 assumed extra 3M funding from works QLD
Date Funding Received	-	1/07/2024	1/07/2024	1/07/2024	1/07/2024	
QCT Loan Amount	-	-	\$12.935M	-	-	
QTC Borrowing Rate	-	-	6.01%			QTC Borrowing rates are current as at today and fixed with principal and interest repayments to be paid quarterly
Terms	-		20 Yr Loan			
Total number of assessments (residential + industrial)		32,151	32,151	32,151	32,151	
10 Years-Net Increase/decrease In Cash and Cash equivalent held	-38.29M	-57.550M	-38.31M	-38.60M	-38.57M	Net cash and cash equivalent for each scenario over 10 years.
Variance to Base - 10 Years-Net Increase/decrease In Cash and Cash equivalent held	-	-19.26M	-0.01M	-0.31M	-0.28M	Net decrease in cash and cash equivalent from base case LTFP
Average General Rates % Increase (over 10 years)	Residential: 3% until 2027-28, 1.5% onwards Industrial: 3%	N/A	0.29% 2025-2032	0.37% 2025-2032	0.30% 2025-2032	Average <u>additional</u> percentage increase in general rates on top of base case rate increases, to bring back in line with adopted cash position of Base case LTFP
Average General Rates increase per assessment (over 10 years)	N/A	N/A	\$51.98	\$64.08	\$53.10	Average <u>additional</u> \$\$ increase in general rates on top of base case rate increases, to bring back in line with adopted cash position of Base case LTFP

**Assumption Note** : Rate increase modelled did not include the impact of properties currently on a minimum rate and capped at 10%. If the current principals around this remains the same this will have an increase effect on the additional rates required.

**Key**

Input Drivers (Financial + Non-Financial)

Outputs-Generated