

Metropolitan Redevelopment Authority —

[Supplementary Information No A27.]

Question: Ms R. Saffioti asked for an update on the Metropolitan Redevelopment Authority's 2015–16 financial year profit and loss figures, and the anticipated profit and loss figures for 2016–17.

Answer: The Metropolitan Redevelopment Authority's (MRA) 2015-16 financial statements will be prepared at the end of the financial year, and will be included within its annual report, which is to be tabled in accordance with the requirements of the *Financial Management Act 2006*.

The MRA's operational plan for 2016-17 will be tabled within Parliament once approved by Government as per the requirements of the *Metropolitan Redevelopment Authority Act 2011*.

[Supplementary Information No A28.]

Question: Ms S.F. McGurk asked whether the Department of Health report that will be generated upon the completion of works at the Elizabeth Quay water park will be made available.

Answer: As the question falls within the responsibility of the Department of Health, the question should be directed to the Health Minister for a response.

[Supplementary Information No A29.]

Question: Mr C.J. Tallentire asked: Was the water-testing regime at Elizabeth Quay approved by the Swan River Trust and referred to the Swan River Trust by an expert body that has specialist knowledge of the Swan River?

Answer: In January 2012, following a review of various management plans for Elizabeth Quay, the Environmental Protection Authority (EPA) advised it considered that previously identified key environmental issues for the project had been adequately addressed and that no formal assessment of the Elizabeth Quay development application by the EPA was required. The EPA identified the Swan River Trust (SRT) as the organisation best placed to coordinate the ongoing management and monitoring of potential environmental impacts for the project.

An Estuary Waterways Management Plan for Elizabeth Quay was prepared in consultation with the SRT as part of the development application and the final document, including the testing regime, was approved by the SRT in June 2014. A 12 month post-construction water quality monitoring program is being implemented at Elizabeth Quay, in accordance with the approved Estuary Waterways Management Plan.

[Supplementary Information No A30.]

Question: Ms S.F. McGurk asked the parliamentary secretary to release any non-commercial-in-confidence information about food and beverage outlets at Elizabeth Quay and the terms negotiated related to any rent-free periods or subsidies.

Answer: The Metropolitan Redevelopment Authority (MRA) conducted an extensive leasing campaign to attract high quality tenancies that reflect the Elizabeth Quay vision.

The food and beverage outlets consist of leading Western Australian operators including V Burger and The Reveley, as well as the Isle of Voyage and Gusto Gelato which are both due to open shortly. The tenancy mix offers a family friendly experience for visitors to Elizabeth Quay.

The commercial arrangements include:

- a rent free period to support a start-up operation in a new precinct.
- a capital contribution from the MRA to support the significant investment by the tenants in their fit-out of the food and beverage outlets to reflect their high quality operations.
- the rental arrangements have been structured to include base and percentage rent. The MRA negotiated the commercial terms with the assistance of a professional leasing firm.

These arrangements provide significant benefits to new businesses while ensuring that, as the precinct develops and the businesses mature, the percentage rent component will provide a strong revenue return to the State Government & return on the MRA's capital contribution.

[Supplementary Information No A31.]

Question: Ms R. Saffioti asked for information related to any changes between the MRA accounts and the consolidated revenue accounts as detailed on page 180 of the *Economic and Fiscal Outlook*.

Extract from Hansard

[ASSEMBLY COMMITTEES A AND B SUPPLEMENTARY INFORMATION — Thursday, 26 May 2016]
p638b-639a

Ms Rita Saffioti; Ms Simone McGurk; Mr Chris Tallentire

Answer: The table on page 180 of the Economic and Fiscal Outlook titled “Major Spending Changes Since the 2015-16 Mid-Year Review” refers to the changes in the Metropolitan Redevelopment Authority’s (MRA) asset investment program over the years 2015-16 to 2019-20.

A breakdown of the table by project is provided below:

Major Spending Changes Since 2015-16 Mid-Year Review						
	2015-16	2016-17	2017-18	2018-19	2019-20	Total
	\$m	\$m	\$m	\$m	\$m	\$m
Armadale Redevelopment Area:						
Armadale Developer Contribution Schemes	-19.4	9.3	8.7	0.1	-0.1	-1.5
Wungong Urban Developer Contribution Scheme	-6.9	3.8	3.2	0.0	0.0	0.0
Central Perth Redevelopment Area:						
Elizabeth Quay	6.3	0.0	0.0	0.0	0.0	6.3
Perth City Link	-25.4	0.0	16.9	8.5	0.0	0.0
Riverside	1.5	1.0	0.4	-0.2	-8.3	-5.6
Midland Redevelopment Area:						
	-0.2	0.4	0.4	-0.6	0.0	0.0
Subiaco Redevelopment Area:						
	0.1	0.1	0.0	0.0	0.1	0.3
Total	-44.0	14.4	29.5	7.8	-8.4	-0.6

The total change in the MRA’s asset investment program for the years 2015-16 to 2019-20 is a reduction of \$0.6m.

Reasons for the changes are:

- (1) Armadale developer contribution schemes – changes to the timing of the previously approved asset investment program budget, primarily related to works in the Forrestdale Business Park East and Forrestdale Business Park West developer contribution schemes.
- (2) Wungong Urban Developer Contribution Scheme – changes to the timing of the previously approved asset investment program budget for works in the Wungong Urban Developer Contribution Scheme.
- (3) Elizabeth Quay – a rollover of previously approved asset investment program budget for 2014-15 to reflect the actual timing of cash payments for works undertaken in the 2014-15 financial year.
- (4) Perth City Link – changes to the timing of the previously approved asset investment program budget to reflect the adjusted delivery of the MRA’s stage 2B Wellington Street works and the Yagan Square works.
- (5) Riverside – changes to the timing of the previously approved asset investment program budget in relation to the Waterbank precinct public domain works and a budget saving to reflect anticipated efficiencies.
- (6) Midland and Subiaco – minor changes to the timing of the previously approved asset investment program budgets.