

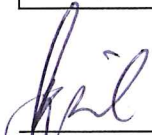
**2016 Policy Commitment – ACT Greens**

<b>Name of Commitment:</b>	<b>Building MyHOME Canberra</b>	<b>Reference Number:</b> GRN044
<b>Request Submitted by:</b>	Shane Rattenbury MLA, ACT Greens	
<b>Date Request Received:</b>	06-Oct-16	
<b>Additional Information Requested (details and date)</b>	N/A	
<b>Additional Information Received (details and date)</b>	N/A	

<b>Financial Implications</b>					
<b>Impact On:</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>TOTAL</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Revenues <sup>(a)</sup>	0.0	0.0	0.0	0.0	<b>0.0</b>
Expenses <sup>(a) (b)</sup>	0.0	-103.8	-210.1	-739.3	<b>-1,053.2</b>
- Employee Expenses	0.0	0.0	0.0	-524.0	<b>-524.0</b>
- Other Expenses	0.0	0.0	0.0	0.0	<b>0.0</b>
- Cost of Financing	0.0	-103.8	-210.1	-215.3	<b>-529.2</b>
Expenses - Depreciation	0.0	0.0	0.0	-62.3	<b>-62.3</b>
<b>Net Operating Balance</b>	<b>0.0</b>	<b>-103.8</b>	<b>-210.1</b>	<b>-801.6</b>	<b>-1,115.4</b>
<b>Capital Requirement</b>	0.0	-4,150.0	-4,150.0	0.0	<b>-8,300.0</b>
<b>Cash Surplus/Deficit</b>	0.0	-4,253.8	-4,360.1	-739.3	<b>-9,353.2</b>

(a) A negative number indicates a decrease in revenue or an increase in expenses.  
(b) Excludes depreciation expenses.

<b>Other Information</b>
<b>Costing Methodology Used:</b>
<b>- Costing Technique:</b>
Treasury has costed this commitment based on similar works undertaken by the ACT Government.
<b>- Proposal Parameters:</b>
Construction commencing in 2017-18 of a 20-unit facility with management and communal spaces similar to the recent housing development Common Ground. Construction completed in 2018-19 and the facility open for 2019-20. Depreciation has been calculated on a straight-line basis over an 80-year period, with a 40 per cent residual value. Staffing expenses commencing in 2019-20 and consisting of one Health Professional (HP) 6; two HP 2s; and one HP 1. It is assumed that project management costs would be met from existing directorate resources.
<b>Caveats or qualifications to the costing:</b>
Capital costs are indicative only and would be fully informed by feasibility and design work. The costing does not include land costs, which would depend on the size and location of the block.
<b>Other Comments:</b>
The variance between the capped funding identified in the costing request and the final costing due to the request being based on the construction cost of Common Ground, which is a 40-unit facility rather than a 20-unit facility as specified in the costing request. The financial implications table above does not include maintenance costs, which are estimated to be \$0.083 million in 2020-21 and \$0.166 million per annum thereafter.
<b>- Statistical Data Used:</b>
Salary costs have been calculated using applicable rates under the relevant Enterprise Bargaining Agreement, plus standard salary on-cost rates. Consumer Price Index estimates are as per the 2016 Pre-Election Budget Update. Treasury and agency estimates.



David Nicol  
Under Treasurer  
12 October 2016