

**ATTACHMENT**

**MULTI-DECK CAR PARK PROPOSAL:**  
**WANGARATTA CBD**

**Refer Item 7.1.1.1**

	<b>PCI</b>
Additional Capital Cost	\$3.8m
Licence fee	\$456,000
Income to Council	\$167,000
Council portion of Expenses	\$43,000
Payment from Council pre Cap	\$332,000
Net Cost to Council	8.75%
Existing Parking Fees	\$300,000
Sensitivity for:	
· Increase in fees to \$1	
· Loss of car parking to Multi-Deck	(\$408,000)
Net Cost Adjusted	\$224,000



CAR-PARK INCOME FORECAST							
	Vary the Occupancy Percentage adopted by:	0.00%					
					<b>ESTIMATED Outgoings</b>		
	Charge per hour	\$ 1.00			Cleaning (1hr per day @\$45 ph)	16,000	
					"Pavement cleaning" - 4 to 6 times	3,000	
	Total Car park Estimated Income	427,773			Electricity	15,000	
	Total Car park Estimated Outgoings	111,000			Fire certifications and inspections	15,000	
	<b>Total Car park ESTIMATED NET INCOME</b>	<b>316,773</b>			Insurance	8,000	
					Maintenance - lights, etc	2,000	
	Number of car-parks available	364			Maintenance - Painting, etc	4,000	
					Maintenance - ticket equipment	3,000	
		<b>Parks per day</b>	<b>Ave No. Hrs</b>	<b>Daily</b>	<b>Weekly</b>	Maintenance - vandalism	5,000
Mon/Fri	Occupancy Percentage adopted	60%				Wages for management & admin	40,000
	Percentage of 1 to 2 hour parks	60%					
	No of repeat 1/2 Hr parks per day	3				<b>TOTAL</b>	<b>111,000</b>
	Percentage of 5 to 8 hour parks	40%					
	1/2Hr parks	393	1.50	589.68	2,948.40		
	4/8Hr parks	87	5.00	436.80	2,184.00		
	<b>Total cars parked</b>			<b>480</b>	<b>2,402</b>		
	<b>Income</b>			<b>1,026.48</b>	<b>5,132.40</b>		
Sat	Occupancy Percentage adopted	45%					
	Percentage of 1 to 2 hour parks	50%					
	No of repeat 1/2 Hr parks per day	3					
	Percentage of 5 to 8 hour parks	50%					
	1/2Hr parks	246	1.00	245.70	1,228.50		
	4/8Hr parks	82	3.00	245.70	1,228.50		
	<b>Total cars parked</b>			<b>328</b>	<b>327.60</b>		
	<b>Income</b>			<b>491.40</b>	<b>2,457.00</b>		
Sun	Occupancy Percentage adopted	25%					
	Percentage of 1 to 2 hour parks	20%					
	No of repeat 1/2 Hr parks per day	3					
	Percentage of 5 to 8 hour parks	80%					
	1/2Hr parks	55	1.00	54.60	273.00		
	4/8Hr parks	73	1.00	72.80	364.00		
	<b>Total cars parked</b>			<b>127</b>	<b>127.40</b>		
	<b>Income</b>			<b>127.40</b>	<b>637.00</b>		
	<b>TOTAL WEEKLY INCOME</b>				<b>\$8,226.40</b>		
	<b>TOTAL ANNUAL INCOME</b>				<b>\$427,772.80</b>		