

# Land Development Corporation

	2007-08 Estimate	2008-09 Budget
	\$000	\$000
<b>Output Group</b>		
Industrial Land Development	2 333	2 287
<b>Total Expenses</b>	<b>2 333</b>	<b>2 287</b>
<b>Output Appropriation</b>	<b>1 464</b>	<b>1 484</b>
<b>Capital Appropriation</b>		

2008-09 Staffing: 7

## Agency Profile

The Land Development Corporation is a statutory authority created under the *Land Development Corporation Act* that operates through an Advisory Board and reports to the Minister for Business and Economic Development. The corporation operates along commercial lines and underpins economic development in the greater Darwin area through the provision of strategic industrial land, including the Darwin Business Park, East Arm and Middle Arm.

Key functions include:

- acquiring, developing, disposing through sale or lease, and managing ongoing holdings of industrial land and developments at strategic sites within the Northern Territory;
- providing business and development-oriented information on strategic Government-owned industrial land;
- releasing land to support short and long-term industry requirements, with tenure terms reflecting market conditions; and
- developing strong links with other business and development agencies to provide comprehensive project support.

Strategic issues facing the corporation in 2008-09 include:

- facilitating ongoing development of the Darwin Business Park;
- maximising the potential of partnerships and strategic alliances within Government and external stakeholders;
- developing long-term land use master planning, marketing strategies and policies to develop and sell Government land of strategic industrial value; and
- investigating land development models and facilitating new initiatives at East Arm and other locations to meet industry needs.

## Budget Highlights

- Examining and developing other business park environments including the Defence Support Hub, the Brewer Industrial Estate in Alice Springs, Wickham Industrial Estate (Middle Arm), Waterfront Industrial Land, Stage 2 of the Darwin Business Park and access to land adjacent to East Arm Wharf.
- Negotiating the sale or lease of Government land to expand the number of new industrial premises within the Darwin Business Park.

	\$M
<b>2008-09 New Capital Works</b>	
Defence Support Hub – intersection and associated services	1.0
East Arm frontage – develop industrial land	1.0

## Outputs and Performance

Output Group/Output	2007-08	2008-09	Variation
	Estimate	Budget	
	\$000	\$000	\$000
<b>Industrial Land Development</b>	<b>2 333</b>	<b>2 287</b>	<b>- 46</b>
Industrial Land Development	2 333	2 287	- 46
<b>Total Expenses</b>	<b>2 333</b>	<b>2 287</b>	<b>- 46</b>

### Key Variations

While there are no significant variations, \$11.6 million of conditional land development agreements were entered into in 2007-08 and it is anticipated \$15.6 million will be entered into in 2008-09. In line with accounting standards, the revenue associated with these transactions will be recognised when the land title is transferred in later years.

### Output Group: Industrial Land Development

Provides policy advice and management of strategic industrial estates, including marketing, development, disposal of land and buildings, and the management of tenancies within the Darwin Business Park.

The outcome is the availability of land to position the Northern Territory and its industries to take advantage of major industrial projects.

Performance Measures		2007-08	2008-09
		Estimate	Estimate
<i>Quantity</i>	Number of land sales	8	9
	Tenancies managed	11	9
<i>Quality</i>	Stakeholder survey <sup>1</sup>	≥5	≥5
<i>Timeliness</i>	Rents collected on time <sup>2</sup>	≥5	≥5

1 Stakeholder satisfaction measures range from a rating of 1=extremely dissatisfied through to 6=extremely satisfied.

2 Timeliness measures range from a rating of 1=extremely unsatisfactory through to 6=extremely satisfactory.

## Operating Statement

	2007-08 Estimate	2008-09 Budget
	\$000	\$000
<b>INCOME</b>		
Taxation revenue		
Grants and subsidies revenue		
Current		
Capital		
Output revenue	1 464	1 484
Sales of goods and services	816	1 226
Interest revenue		
Goods and services received free of charge	56	56
Gain(+)/loss(-) on disposal of assets	- 169	
Other revenue		
<b>TOTAL INCOME</b>	<b>2 167</b>	<b>2 766</b>
<b>EXPENSES</b>		
Employee expenses	608	624
Administrative expenses		
Purchases of goods and services	1 392	1 338
Repairs and maintenance	177	177
Depreciation and amortisation	100	92
DCIS services free of charge	56	56
Other administrative expenses		
Grants and subsidies expenses		
Current		
Capital		
Community service obligations		
Interest expense		
<b>TOTAL EXPENSES</b>	<b>2 333</b>	<b>2 287</b>
<b>NET SURPLUS(+)/DEFICIT(-)</b>	<b>- 166</b>	<b>479</b>

## Balance Sheet

	2007-08 Estimate	2008-09 Budget
	\$000	\$000
<b>ASSETS</b>		
Cash and deposits	19 448	35 090
Receivables	12	12
Prepayments	6	6
Inventories		
Advances and investments		
Property, plant and equipment	42 076	41 984
Other assets		
<b>TOTAL ASSETS</b>	<b>61 542</b>	<b>77 092</b>
<b>LIABILITIES</b>		
Deposits held	9 613	24 684
Creditors and accruals	144	144
Borrowings and advances		
Provisions	61	61
Other liabilities		
<b>TOTAL LIABILITIES</b>	<b>9 818</b>	<b>24 889</b>
<b>NET ASSETS</b>	<b>51 724</b>	<b>52 203</b>
<b>EQUITY</b>		
Capital		
Opening balance	49 983	50 340
Equity injections/withdrawals	357	
Reserves	819	819
Accumulated funds		
Opening balance	731	565
Current year surplus(+)/deficit(-)	- 166	479
Accounting policy changes and corrections		
<b>TOTAL EQUITY</b>	<b>51 724</b>	<b>52 203</b>

## Cash Flow Statement

	2007-08 Estimate	2008-09 Budget
	\$000	\$000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
<b>Operating receipts</b>		
Taxes received		
Grants and subsidies received		
Current		
Capital		
Receipts from sales of goods and services		
Output revenue received	1 464	1 484
Other agency receipts	715	1 226
Interest received		
<b>Total operating receipts</b>	<b>2 179</b>	<b>2 710</b>
<b>Operating payments</b>		
Payments to employees	607	624
Payments for goods and services	1 468	1 515
Grants and subsidies paid		
Current		
Capital		
Community service obligations		
Interest paid		
<b>Total operating payments</b>	<b>2 075</b>	<b>2 139</b>
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>104</b>	<b>571</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
<b>Investing receipts</b>		
Proceeds from asset sales	2 031	
Repayment of advances		
Sales of investments		
<b>Total investing receipts</b>	<b>2 031</b>	
<b>Investing payments</b>		
Purchases of assets		
Advances and investing payments		
<b>Total investing payments</b>		
<b>NET CASH FROM INVESTING ACTIVITIES</b>	<b>2 031</b>	
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
<b>Financing receipts</b>		
Proceeds of borrowings		
Deposits received	9 255	15 071
Equity injections		
Capital Appropriation		
Other equity injections		
<b>Total financing receipts</b>	<b>9 255</b>	<b>15 071</b>
<b>Financing payments</b>		
Repayment of borrowings		
Finance lease payments		
Equity withdrawals		
<b>Total financing payments</b>		
<b>NET CASH FROM FINANCING ACTIVITIES</b>	<b>9 255</b>	<b>15 071</b>
Net increase(+)/decrease(-) in cash held	11 390	15 642
Cash at beginning of financial year	8 058	19 448
<b>CASH AT END OF FINANCIAL YEAR</b>	<b>19 448</b>	<b>35 090</b>