

Land Development Corporation

	2005-06 Estimate	2006-07 Budget
	\$000	\$000
Output Group		
Industrial Land Development	2 539	2 074
Total Expenses	2 539	2 074
Output Appropriation	1 445	1 458
Capital Appropriation		

2006-07 Staffing: 5

Agency Profile

The Land Development Corporation is the developer and manager of Northern Territory Government-owned land identified for strategic industry development. It operates under the *Land Development Corporation Act* and through an Advisory Board, and reports to the Minister for Business and Economic Development.

The role of the corporation as a commercially-oriented land developer is to position the Northern Territory and its industries to capitalise on major developments and industrial projects.

The Land Development Corporation administers the Darwin Business Park and other nearby sites at East Arm. It is establishing and examining the potential for other business park environments at Middle Arm and Glyde Point, both associated with major gas industry investments, a Defence Support Hub opposite Robertson Barracks near Darwin, and at the Brewer Industrial Estate in Alice Springs.

Key responsibilities of the agency include:

- acquisition, development, marketing, management and disposal of industrial land;
- provision of business and development-oriented information on strategic industrial land;
- release of land to support industry's short and long-term requirements with tenure terms reflective of market conditions; and
- development of strong links with other business and development agencies to provide comprehensive project support.

Strategic issues facing the agency in 2006-07 include:

- continuing to improve the profile of the Darwin Business Park;
- maximising partnerships and strategic alliances within Government and with external stakeholders; and
- investigating land development models to facilitate new initiatives at East Arm and other locations being developed by other public and private sector proponents.

Budget Highlights

- Continuing to develop and facilitate strategic industrial land solutions, specifically through the development and management of the Darwin Business Park and other land to meet emerging proposals such as the Defence Support Hub, condensate processing facility and maritime industrial precinct.

- Continuing to develop long-term land use master planning and marketing strategies for the development and disposal of land at East Arm to meet present and future demands of industries seeking to utilise the rail and port facilities to create a comprehensive transport hub.

Outputs and Performance

Output Group/Output	2005-06	2006-07	Variation
	Estimate	Budget	
	\$000	\$000	\$000
Industrial Land Development	2 539	2 074	- 465
Industrial Land Development	2 539	2 074	- 465
Total Expenses	2 539	2 074	- 465

Key Variations

The reduction in 2006-07 is due to one-off funding in 2005-06 that facilitated the establishment of a major oil and gas project.

Output Group: Industrial Land Development

Provide policy advice and strategic management of the industrial estate at East Arm, 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		2005-06	2006-07
		Estimate	Estimate
<i>Quantity</i>	Number of land sales	3	4
	Tenancies managed	9	11
<i>Quality</i>	Stakeholder survey ¹		95%
<i>Timeliness</i>	Rents collected on time	95%	95%

¹ New measure in 2006-07. Stakeholders to be surveyed include tenants and land purchasers.

Operating Statement

	2005-06 Estimate	2006-07 Budget
	\$000	\$000
INCOME		
Taxation revenue		
Grants and subsidies revenue		
Current		
Capital		
Output revenue	1 445	1 458
Sales of goods and services	476	573
Interest revenue		
Goods and services received free of charge	44	44
Gain(+)/loss(-) on disposal of assets	285	
Other revenue		
TOTAL INCOME	2 250	2 075
EXPENSES		
Employee expenses	472	595
Administrative expenses		
Purchases of goods and services	1 823	1 232
Repairs and maintenance	200	203
Depreciation and amortisation		
DCIS services free of charge	44	44
Other administrative expenses		
Grants and subsidies expenses		
Current		
Capital		
Community service obligations		
Interest expense		
TOTAL EXPENSES	2 539	2 074
NET SURPLUS(+)/DEFICIT(-)	- 289	1

Balance Sheet

	2005-06 Estimate	2006-07 Budget
	\$000	\$000
ASSETS		
Cash and deposits	1 410	4 871
Receivables	37	37
Prepayments		
Inventories		
Advances and investments		
Property, plant and equipment	64 715	61 255
Other assets		
TOTAL ASSETS	66 162	66 163
LIABILITIES		
Deposits held	14	14
Creditors and accruals	4	4
Borrowings and advances		
Provisions	85	85
Other liabilities		
TOTAL LIABILITIES	103	103
NET ASSETS	66 059	66 060
EQUITY		
Capital		
Opening balance	50 106	65 290
Equity injections/withdrawals	15 184	
Reserves	818	818
Accumulated funds		
Opening balance	240	- 49
Current year surplus(+)/deficit(-)	- 289	1
Accounting policy changes and corrections		
TOTAL EQUITY	66 059	66 060

Cash Flow Statement

	2005-06 Estimate	2006-07 Budget
	\$000	\$000
CASH FLOWS FROM OPERATING ACTIVITIES		
Operating receipts		
Taxes received		
Grants and subsidies received		
Current		
Capital		
Receipts from sales of goods and services		
Output revenue received	1 445	1 458
Other agency receipts	476	573
Interest received		
Total operating receipts	1 921	2 031
Operating payments		
Payments to employees	472	595
Payments for goods and services	2 023	1 435
Grants and subsidies paid		
Current		
Capital		
Community service obligations		
Interest paid		
Total operating payments	2 495	2 030
NET CASH FROM OPERATING ACTIVITIES	- 574	1
CASH FLOWS FROM INVESTING ACTIVITIES		
Investing receipts		
Proceeds from asset sales	1 285	3 460
Repayment of advances		
Sales of investments		
Total investing receipts	1 285	3 460
Investing payments		
Purchases of assets		
Advances and investing payments		
Total investing payments		
NET CASH FROM INVESTING ACTIVITIES	1 285	3 460
CASH FLOWS FROM FINANCING ACTIVITIES		
Financing receipts		
Proceeds of borrowings		
Deposits received		
Equity injections		
Capital Appropriation		
Other equity injections		
Total financing receipts		
Financing payments		
Repayment of borrowings		
Finance lease payments		
Equity withdrawals	179	
Total financing payments	179	
NET CASH FROM FINANCING ACTIVITIES	- 179	
Net increase(+)/decrease(-) in cash held	532	3 461
Cash at beginning of financial year	878	1 410
CASH AT END OF FINANCIAL YEAR	1 410	4 871