

Land Development Corporation

	2006-07 Estimate	2007-08 Budget
Output Group	\$000	\$000
Industrial Land Development	2 527	2 673
Total Expenses	2 527	2 673
Output Appropriation	1 458	1 464
Capital Appropriation		

2007-08 Staffing: 6

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 at East Arm and other nearby sites.

Key functions include:

- acquisition, development, marketing, management and sale of Government-owned industrial land;
- provision of business and development-oriented information on strategic Government-owned industrial land;
- release of that 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 2007-08 include:

- facilitating the development of the Darwin Business Park;
- maximising partnerships and strategic alliances within Government and with external stakeholders;
- continuing to develop long-term land use master planning and marketing strategies for the development and sale of Government land which has a strategic industrial value; and
- investigating land development models to facilitate new initiatives at East Arm and other locations to meet the needs of industry.

Budget Highlights

- Examining the potential for, and establishment of, other business park environments including the Defence Support Hub, the Brewer Industrial Estate in Alice Springs, Wickham Industrial Estate (Middle Arm) and Glyde Point.
- Negotiating the potential sale or lease of Government land to allow the development of up to 10 new industrial premises within the Darwin Business Park.

Outputs and Performance

Output Group/Output	2006-07	2007-08	Variation
	Estimate	Budget	
	\$000	\$000	\$000
Industrial Land Development	2 527	2 673	146
Industrial Land Development	2 527	2 673	146
Total Expenses	2 527	2 673	146

Key Variations

Output costs increase in 2007-08 due to additional expenses associated with land sales, partially offset by reduced building repairs and maintenance.

Output Group: Industrial Land Development

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

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

Performance Measures		2006-07 Estimate	2007-08 Estimate
<i>Quantity</i>	Number of land sales	4	8
	Tenancies managed	11	11
<i>Quality</i>	Stakeholder survey	80%	80%
<i>Timeliness</i>	Rents collected on time	95%	95%

Operating Statement

	2006-07 Estimate	2007-08 Budget
	\$000	\$000
INCOME		
Taxation revenue		
Grants and subsidies revenue		
Current		
Capital		
Output revenue	1 458	1 464
Sales of goods and services	767	636
Interest revenue		
Goods and services received free of charge	56	56
Gain(+)/loss(-) on disposal of assets	- 445	1 434
Other revenue		
TOTAL INCOME	1 836	3 590
EXPENSES		
Employee expenses	550	607
Administrative expenses		
Purchases of goods and services	1 626	1 741
Repairs and maintenance	203	177
Depreciation and amortisation	92	92
DCIS services free of charge	56	56
Other administrative expenses		
Grants and subsidies expenses		
Current		
Capital		
Community service obligations		
Interest expense		
TOTAL EXPENSES	2 527	2 673
NET SURPLUS(+)/DEFICIT(-)	- 691	917

Balance Sheet

	2006-07 Estimate	2007-08 Budget
	\$000	\$000
ASSETS		
Cash and deposits	7 188	16 571
Receivables	66	66
Prepayments		
Inventories		
Advances and investments		
Property, plant and equipment	58 662	50 196
Other assets		
TOTAL ASSETS	65 916	66 833
LIABILITIES		
Deposits held	9	9
Creditors and accruals	213	213
Borrowings and advances		
Provisions	71	71
Other liabilities		
TOTAL LIABILITIES	293	293
NET ASSETS	65 623	66 540
EQUITY		
Capital		
Opening balance	64 971	64 971
Equity injections/withdrawals		
Reserves	819	819
Accumulated funds		
Opening balance	524	- 167
Current year surplus(+)/deficit(-)	- 691	917
Accounting policy changes and corrections		
TOTAL EQUITY	65 623	66 540

Cash Flow Statement

	2006-07 Estimate	2007-08 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	1 458	1 464
Other agency receipts	767	636
Interest received		
Total operating receipts	2 225	2 100
Operating payments		
Payments to employees	550	607
Payments for goods and services	1 829	1 918
Grants and subsidies paid		
Current		
Capital		
Community service obligations		
Interest paid		
Total operating payments	2 379	2 525
NET CASH FROM OPERATING ACTIVITIES	- 154	- 425
CASH FLOWS FROM INVESTING ACTIVITIES		
Investing receipts		
Proceeds from asset sales	5 155	9 808
Repayment of advances		
Sales of investments		
Total investing receipts	5 155	9 808
Investing payments		
Purchases of assets		
Advances and investing payments		
Total investing payments		
NET CASH FROM INVESTING ACTIVITIES	5 155	9 808
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		
Total financing payments		
NET CASH FROM FINANCING ACTIVITIES		
Net increase(+)/decrease(-) in cash held	5 001	9 383
Cash at beginning of financial year	2 187	7 188
CASH AT END OF FINANCIAL YEAR	7 188	16 571