

ACT PLANNING AND LAND AUTHORITY

Objectives

The principal objectives of ACT Planning and Land Authority (the Authority) are to provide a planning and land system that contributes to the orderly and sustainable development of the ACT, which is:

- consistent with the social, environmental and economic aspirations of the community;
- in accordance with sound financial principles; and
- in a manner that has regard to sustainable development.

The primary goal of the Authority is to work in partnership with all stakeholders in the community to provide planning leadership in response to social change.

The key business activities of the Authority are:

- managing long term strategic land use, social and infrastructure planning for the Territory and preparing the Territory's medium-term land release program;
- reviewing and implementing the Territory Plan, and supporting planning instruments and guidelines;
- assessing development applications and related processes;
- administration of the leasehold system;
- assessing and inspecting hydraulics applications and auditing building certifiers, hydraulics certifiers and electrical certifiers; and
- regulating building compliance (including investigations), the surveying industry and the building industry.

2005-06 Highlights

Strategic and operational issues to be pursued in 2005-06 include:

- continuing reform of the planning and land administration system;
- continuing the implementation of the Canberra Spatial Plan including the next stage of the Molonglo study and the development of the Regional Management Framework;
- establishing the Real Time Passenger Information System as part of the Sustainable Transport Plan;
- continuing the implementation of the Canberra Central Program; and
- working towards a fully integrated development application assessment process as part of the planning and land administration project.

Output Classes

	Total Cost		Government Payment for Outputs	
	2004-05 Est. Outcome \$'000	2005-06 Budget \$'000	2004-05 Est. Outcome \$'000	2005-06 Budget \$'000
Output Class 1				
Planning, Regulation and Land				
Output 1.1				
Delivery of Strategic and Land Planning, Development and Building Regulation and Land Release for Development	39 337	58 033	34 876	33 839

Output Description

ACT Planning and Land Authority will provide for:

- high quality professional services in strategic and land planning;
- development and building regulation with the overarching objective of promoting sustainable, attractive, safe and well-designed urban, residential and rural environments in the ACT; and
- land release.

Accountability Indicators

	2004-05 Targets	2004-05 Est. Outcome	2005-06 Targets
Output Class 1			
Planning, Regulation and Land			
Output 1.1			
Delivery of Strategic and Land Planning, Development and Building Regulation and Land Release for Development			
<i>Regulatory Services</i>			
a. Percentage of audits/investigations undertaken in respect to:			
– building applications lodged	10%	10%	10%
– new electrical installations	100%	100%	100%
– new sewage connections	100%	100%	100%
b. Development Applications assessed within statutory timeframes			
– single dwellings applications	90%	90%	90%
– other development applications	75%	75%	75%
c. Percentage of development application appeals resolved by mediation	50%	50%	50%
d. Percentage of AAT decisions that support the Authority's position	100%	100%	100%
<i>Planning and Strategic Deliverables</i>			
e. Percentage of stage 2 of the Molonglo Valley planning investigations completed	50%	50%	100%
	Completed	Completed	Completed
f. Complete feasibility studies into:			
– Western broadacre major infrastructure	n/a	n/a	100%
– City Hill, Constitution and Edinburgh Ave and Lake Burley Griffin connections	n/a	n/a	100%
– Complete forward design of the Belconnen to Civic busway	n/a	n/a	100%
<i>Customer Satisfaction</i>			
g. Customer awareness of the Authority, planning processes and functions shows an increasing trend	n/a	n/a	Increasing Positive Results
<i>Land Supply</i>			
h. Number of blocks in the 'land bank' available for development to meet land release program	n/a	n/a	5 000
<i>Fiscal Responsibility</i>			
i. Total cost of services is in accordance with Budget	\$40.162m	\$39.337m	\$58.033m

Budgeted Financial Results

Section 31 of the *Financial Management Act 1996* (FMA), provides that Chief Executives are responsible for the achievement of financial results. For the purpose of Section 31 of the FMA key budgeted results are specified in the Budget Papers to improve accountability. An outcome of the increased accountability will be the requirement for Chief Executives to explain material variances from specified budgeted results.

In accordance with Section 31 of the FMA, the following are the key 2005-06 Budget results for the Authority:

- **Operating Result (\$21.141m deficit)** – this measure focuses on the financial performance of the Authority, and will measure its success in managing expenditure levels within government funding and own-source revenue limitations. This result is driven by the transfer of completed capital works of \$20.5m to the Department of Urban Services free of charge and depreciation of \$0.6m.
- **Current Ratio (0.26 to 1)** – the current ratio is an indication of the ability to fund short term liabilities from short-term assets. While a generally accepted minimum of 1:1 is desired, the Authority holds a large unfunded liability for employee benefits.
- **Total Assets (\$19.192m)** – this measure focuses on the Authority’s ability to manage its asset base. This includes \$12.7m of Capital Works in Progress that will be transferred to the Department of Urban Services on completion.
- **Total Liabilities (\$9.121m)** – this measure indicates the size of the obligations that the Authority has to meet in the future, and is largely comprised of employee benefits of \$6.832m.

Changes to Appropriation

Changes to Appropriation - Departmental

	2004-05	2005-06	2006-07	2007-08	2008-09
Government Payment for Outputs	Est. Outc.	Budget	Estimate	Estimate	Estimate
	\$'000	\$'000	\$'000	\$'000	\$'000
2004-05 Budget	34 305	33 461	33 882	33 174	33 174
2nd Appropriation					
Wage Negotiations	496	549	660	660	660
Bushfire Related Compliance Review	75	70	0	0	0
2005-06 Budget Policy Adjustments					
Reform of Planning and Land System	0	290	0	0	0
BASIX Energy Rating System	0	160	0	30	0
Western Broadacre Feasibility Study	0	300	0	0	0
City Hill Feasibility Study	0	500	0	0	0
General Savings	0	-1 400	-1 400	-1 400	-1 400
2005-06 Budget Technical Adjustments					
Revised Indexation Parameters	0	0	0	0	284
Communication Contract Savings	0	-91	-135	-135	-135
2005-06 Budget	34 876	33 839	33 007	32 329	32 583

Changes to Appropriation - Departmental

	2004-05	2005-06	2006-07	2007-08	2008-09
Capital Injections	Est. Outc.	Budget	Estimate	Estimate	Estimate
	\$'000	\$'000	\$'000	\$'000	\$'000
2004-05 Budget	14 880	6 500	0	0	0
2nd Appropriation					
Accommodation Refurbishment - Dame Pattie Menzies House	450	450	0	0	0
2005-06 Budget Policy Adjustments					
Capital Upgrade Program	0	300	300	300	300
2005-06 Budget Technical Adjustments					
Rollover - Capital Works	-5 400	5 400	0	0	0
2005-06 Capital Works Program	0	12 224	3 836	0	0
2005-06 Budget	9 930	24 874	4 136	300	300

2005-06 Capital Works Program

Departmental

	Estimated Total Cost \$'000	Estimated Expenditure Pre 2005-06 \$'000	2005-06 Financing \$'000	2006-07 Financing \$'000	2007-08 Financing \$'000	Expected Completion Date
New Capital Works						
New Construction Works						
<i>Land Release</i>						
Crace Infrastructure	200	-	200	-	-	Jun 2006
Harrison Primary School Access Road	100	-	100	-	-	Jun 2006
Western Broadacre Major Infrastructure	300	-	300	-	-	Jun 2006
<i>Canberra Central</i>						
City West Infrastructure stage 1 – Childers Street Precinct	6 000	-	6 000	-	-	Jun 2006
Replacement and New Signage for City Hill, Constitution and Edinburgh Avenues and Lake Burley Griffin Connections	700	-	700	-	-	Jun 2006
	500	-	500	-	-	Jun 2006
<i>Trunk Infrastructure Development - Augmentation</i>						
Gundaroo Drive Water Main	1 800	-	1 500	300	-	Jun 2007
<i>Sustainable Transport</i>						
Cycle Paths	500	-	500	-	-	Jun 2006
Real Time Information	6 760	-	3 224	3 536	-	Jun 2007
Total New Construction Works	16 860	-	13 024	3 836	-	
Capital Upgrades						
Capital Upgrade Funding	300	-	300	-	-	
Total Capital Upgrades	300	-	300			
Total New Capital Works	17 160	-	13 324	3 836	-	

Works in Progress

Land Release

Belconnen Town Centre Infrastructure	3 000	100	2 900	-	-	Jun 2006
Bonner Water Quality Control Pond	3 000	500	2 500	-	-	Apr 2006
East O'Malley Infrastructure	2 000	1 900	100	-	-	Nov 2005
Horse Park Drive/Forde Access Road Intersection	1 200	250	950	-	-	Apr 2006

Trunk Infrastructure Development – Augmentation

North Watson Access Road and Stormwater Infrastructure	2 000	1 800	200	-	-	Oct 2005
--	-------	-------	-----	---	---	----------

	Estimated Total Cost \$'000	Estimated Expenditure Pre 2005-06 \$'000	2005-06 Financing \$'000	2006-07 Financing \$'000	2007-08 Financing \$'000	Expected Completion Date
Works in Progress Cont.						
<i>Road Transport</i>						
Gungahlin to Civic Corridor – Stage 1: High Occupancy Vehicles (HOV) Priority Measures	900	150	750	-	-	Oct 2005
<i>Forward Design</i>						
Sustainable Transport Initiative - Stage 1	6 000	1 500	4 500	-	-	Jun 2006
Total Works in Progress	18 100	6 200	11 900	-	-	
Total Departmental Capital Works	35 260	6 200	25 224	3 836	-	

ACT Planning and Land Authority Operating Statement

2004-05 Budget \$'000		2004-05 Est.Outcome \$'000	2005-06 Budget \$'000	Var %	2006-07 Estimate \$'000	2007-08 Estimate \$'000	2008-09 Estimate \$'000
Income							
Revenue							
34 305	Government Payment for Outputs	34 876	33 839	-3	33 007	32 329	32 583
1 501	User Charges - Non ACT Government	1 501	1 665	11	1 742	1 785	1 827
509	User Charges - ACT Government	509	527	4	569	582	597
0	Interest	200	200	-	100	100	100
47	Other Revenue	47	47	-	48	49	50
39	Resources Received free of charge	614	614	-	614	615	616
36 401	Total Revenue	37 747	36 892	-2	36 080	35 460	35 773
Gains							
0	Total Gains	0	0	-	0	0	0
36 401	Total Income	37 747	36 892	-2	36 080	35 460	35 773
Expenses							
19 844	Employee Expenses	20 452	20 308	-1	20 632	20 636	20 637
3 360	Superannuation Expenses	3 430	3 431	..	3 517	3 516	3 516
13 272	Supplies and Services	14 022	12 665	-10	11 327	10 672	10 926
529	Depreciation and Amortisation	529	625	18	485	205	195
2 429	Other Expenses	904	21 004	#	9 165	606	607
39 434	Total Ordinary Expenses	39 337	58 033	48	45 126	35 635	35 881
-3 033	Operating Result	-1 590	-21 141	#	-9 046	-175	-108

ACT Planning and Land Authority Balance Sheet

Budget as at 30/6/05 \$'000		Est.Outcome as at 30/6/05 \$'000	Planned as at 30/6/06 \$'000	Var %	Planned as at 30/6/07 \$'000	Planned as at 30/6/08 \$'000	Planned as at 30/6/09 \$'000
Current Assets							
1 511	Cash	384	189	-51	204	334	568
507	Receivables	1 000	1 000	-	1 000	1 000	1 000
195	Other	204	204	-	204	204	204
2 213	Total Current Assets	1 588	1 393	-12	1 408	1 538	1 772
Non Current Assets							
6 865	Property, Plant and Equipment	5 252	5 095	-3	4 521	4 308	4 110
11 980	Capital Works in Progress	8 680	12 704	46	8 280	8 580	8 880
18 845	Total Non Current Assets	13 932	17 799	28	12 801	12 888	12 990
21 058	TOTAL ASSETS	15 520	19 192	24	14 209	14 426	14 762
Current Liabilities							
1 698	Payables	2 589	2 289	-12	2 139	2 089	2 089
3 525	Employee Benefits	2 987	3 127	5	3 204	3 346	3 490
5 223	Total Current Liabilities	5 576	5 416	-3	5 343	5 435	5 579
Non Current Liabilities							
3 583	Employee Benefits	3 606	3 705	3	3 705	3 705	3 705
3 583	Total Non Current Liabilities	3 606	3 705	3	3 705	3 705	3 705
8 806	TOTAL LIABILITIES	9 182	9 121	-1	9 048	9 140	9 284
12 252	NET ASSETS	6 338	10 071	59	5 161	5 286	5 478
REPRESENTED BY FUNDS EMPLOYED							
12 246	Accumulated Funds	6 332	10 065	59	5 155	5 280	5 472
6	Reserves	6	6	-	6	6	6
12 252	TOTAL FUNDS EMPLOYED	6 338	10 071	59	5 161	5 286	5 478

ACT Planning and Land Authority Cash Flow Statement

2004-05 Budget \$'000		2004-05 Est.Outcome \$'000	2005-06 Budget \$'000	Var %	2006-07 Estimate \$'000	2007-08 Estimate \$'000	2008-09 Estimate \$'000
	CASH FLOWS FROM OPERATING ACTIVITIES						
	Receipts						
34 305	Cash from Government for Outputs	34 876	33 839	-3	33 007	32 329	32 583
2 335	User Charges	2 335	2 517	8	2 636	2 692	2 749
0	Interest Received	200	200	-	100	100	100
1 396	Other Revenue	1 396	1 396	-	1 397	1 399	1 400
38 036	Operating Receipts	38 807	37 952	-2	37 140	36 520	36 832
	Payments						
22 965	Related to Employees	24 056	23 500	-2	24 072	24 010	24 009
13 558	Related to Supplies and Services	15 380	13 251	-14	11 763	11 008	11 211
1 378	Other	1 378	1 378	-	1 379	1 380	1 381
37 901	Operating Payments	40 814	38 129	-7	37 214	36 398	36 601
135	NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES	-2 007	-177	91	-74	122	231
	CASH FLOWS FROM INVESTING ACTIVITIES						
	Payments						
14 880	Purchase of Property, Plant and Equipment	9 931	24 892	151	4 047	292	297
14 880	Investing Payments	9 931	24 892	151	4 047	292	297
-14 880	NET CASH INFLOW/(OUTFLOW) FROM INVESTING ACTIVITIES	-9 931	-24 892	-151	-4 047	-292	-297
	CASH FLOWS FROM FINANCING ACTIVITIES						
	Receipts						
14 880	Capital Injection from Government	9 930	24 874	150	4 136	300	300
14 880	Financing Receipts	9 930	24 874	150	4 136	300	300
14 880	NET CASH INFLOW/(OUTFLOW) FROM FINANCING ACTIVITIES	9 930	24 874	150	4 136	300	300
135	NET INCREASE/(DECREASE) IN CASH HELD	-2 008	-195	90	15	130	234
1 376	CASH AT BEGINNING OF REPORTING PERIOD	2 392	384	-84	189	204	334
1 511	CASH AT THE END OF THE REPORTING PERIOD	384	189	-51	204	334	568

ACT Planning and Land Authority Statement of Changes in Equity

Budget as at 30/6/05 \$'000		Est.Outcome as at 30/6/05 \$'000	Planned as at 30/6/06 \$'000	Var %	Planned as at 30/6/07 \$'000	Planned as at 30/6/08 \$'000	Planned as at 30/6/09 \$'000
405	Opening Balance	-2 002	6 338	417	10 071	5 161	5 286
	Accumulated Funds						
-3 033	Operating Result for the Period	-1 590	-21 141	#	-9 046	-175	-108
	Reserves						
-3 033	Total Income And Expense For The Period	-1 590	-21 141	#	-9 046	-175	-108
	Transactions Involving Equity Holders Affecting Accumulated Funds						
14 880	Capital Injections	9 930	24 874	150	4 136	300	300
12 252	Closing Balance	6 338	10 071	59	5 161	5 286	5 478

Notes to the Budget Statements

Significant variations are as follows:

Operating Statement

- government payment for outputs: the increase of \$0.571m in the 2004-05 estimated outcome from the original budget is due to additional funding of \$0.496m provided for the Enterprise Bargaining Agreement (EBA) and \$0.075m for the management of bushfire affected areas. The decrease of \$1.037m in the 2005-06 Budget from the 2004-05 estimated outcome is due to general savings of \$1.4m, offset by funding for the new initiatives of \$0.450m;
- interest: the increase of \$0.2m in the 2004-05 estimated outcome from the original budget is primarily due to a nil estimate for interest being included in the original budget;
- resources received free of charge: the increase of \$0.575m in the 2004-05 estimated outcome from the original budget is due to higher than budgeted use of legal services;
- employee and superannuation expenses: the increase of \$0.678m in the 2004-05 estimated outcome from the original budget is primarily due to the EBA;
- supplies and services: the increase of \$0.750m in the 2004-05 estimated outcome from the original budget is mainly due to the flow on effects of the 2003-04 audited outcome. The decrease of \$1.357m in the 2005-06 Budget from the 2004-05 estimated outcome is mainly due to general savings and the completion of previously funded initiatives; and
- other expenses: the decrease of \$1.525m in the 2004-05 estimated outcome from the original budget is due to decreased asset transfers to the Department of Urban Services (DUS) of \$2.1m, partially offset by increased legal services of \$0.575m. The increase of

\$20.1m in the 2005-06 Budget from the 2004-05 estimated outcome is due to the transfer of completed capital works to DUS.

Balance Sheet

- cash: the decrease of \$1.127m in the 2004-05 estimated outcome from the original budget is due to a decrease from the audited outcome;
- current receivables: the increase of \$0.493m in the 2004-05 estimated outcome from the original budget is a result of the flow-on effect of the 2003-04 audited outcome;
- property plant and equipment: the decrease of \$1.613m in the 2004-05 estimated outcome from the original budget is mainly due to the flow-on effect of the 2003-04 audited outcome of \$2.063m offset by an increase of \$0.450m for the accommodation refurbishment;
- capital works in progress: the decrease of \$3.3m in the 2004-05 estimated outcome from the original budget, and the increase of \$4.024m in the 2005-06 Budget from the 2004-05 estimated outcome is due to the deferral of capital works items from 2004-05 to 2005-06; and
- current and non current employee benefits: the net decrease of \$0.515m in the 2004-05 estimated outcome from the original budget relates to the decrease in the wage accruals at year end. The increase of \$0.239m in the 2005-06 Budget from the 2004-05 estimated outcome is due to the EBA.

Statement of Changes in Equity

- capital injections: the decrease of \$4.950m in the 2004-05 estimated outcome from the original budget is due to a decrease of \$5.4m in capital works not being undertaken in 2004-05, which will be rolled over into 2005-06, offset by funding provided for accommodation refurbishment (\$0.450m).

**ACT Planning and Land Authority
Statement of Income and Expenses on Behalf of the Territory**

2004-05 Budget \$'000		2004-05 Est.Outcome \$'000	2005-06 Budget \$'000	Var %	2006-07 Estimate \$'000	2007-08 Estimate \$'000	2008-09 Estimate \$'000
Income							
Revenue							
11 090	Taxes Fees and Fines	11 090	11 326	2	11 607	11 897	12 195
170	Grants from the Commonwealth	170	140	-18	30	30	0
3 450	Other Revenue	3 450	3 450	-	3 450	3 450	3 536
14 710	Total Revenue	14 710	14 916	1	15 087	15 377	15 731
Gains							
0	Total Gains	0	0	-	0	0	0
14 710	Total Income	14 710	14 916	1	15 087	15 377	15 731
Expenses							
170	Other Expenses	170	140	-18	30	30	0
14 540	Transfer Expenses	14 540	14 776	2	15 057	15 347	15 731
14 710	Total Ordinary Expenses	14 710	14 916	1	15 087	15 377	15 731
0	Operating Result	0	0	-	0	0	0

**ACT Planning and Land Authority
Statement of Assets and Liabilities on Behalf of the Territory**

Budget as at 30/6/05 \$'000		Est.Outcome as at 30/6/05 \$'000	Planned as at 30/6/06 \$'000	Var %	Planned as at 30/6/07 \$'000	Planned as at 30/6/08 \$'000	Planned as at 30/6/09 \$'000
Current Assets							
634	Cash	1 121	1 121	-	1 121	1 121	1 121
848	Receivables	705	705	-	705	705	705
1 482	Total Current Assets	1 826	1 826	-	1 826	1 826	1 826
Non Current Assets							
41 037	Receivables	3 231	3 231	-	3 231	3 231	3 231
0	Property, Plant and Equipment	35 364	35 364	-	35 364	35 364	35 364
41 037	Total Non Current Assets	38 595	38 595	-	38 595	38 595	38 595
42 519	TOTAL ASSETS	40 421	40 421	-	40 421	40 421	40 421
Current Liabilities							
634	Payables	1 826	1 826	-	1 826	1 826	1 826
1 200	Other	0	0	-	0	0	0
1 834	Total Current Liabilities	1 826	1 826	-	1 826	1 826	1 826
1 834	TOTAL LIABILITIES	1 826	1 826	-	1 826	1 826	1 826
40 685	NET ASSETS	38 595	38 595	-	38 595	38 595	38 595
REPRESENTED BY FUNDS EMPLOYED							
40 685	Accumulated Funds	38 595	38 595	-	38 595	38 595	38 595
40 685	TOTAL FUNDS EMPLOYED	38 595	38 595	-	38 595	38 595	38 595

**ACT Planning and Land Authority
Budgeted Statement of Cashflows on Behalf of the Territory**

2004-05 Budget \$'000		2004-05 Est.Outcome \$'000	2005-06 Budget \$'000	Var %	2006-07 Estimate \$'000	2007-08 Estimate \$'000	2008-09 Estimate \$'000
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts							
11 090	Taxes, Fees and Fines	11 090	11 326	2	11 607	11 897	12 195
170	Grants Received from the Commonwealth	170	140	-18	30	30	0
3 500	Other Revenue	3 500	3 523	1	3 523	3 523	3 609
14 760	Operating Receipts	14 760	14 989	2	15 160	15 450	15 804
Payments							
50	Other	50	73	46	73	73	73
14 710	Territory Receipts to Government	14 710	14 916	1	15 087	15 377	15 731
14 760	Operating Payments	14 760	14 989	2	15 160	15 450	15 804
0	NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES	0	0	-	0	0	0
0	NET INCREASE/(DECREASE) IN CASH HELD	0	0	-	0	0	0
634	CASH AT BEGINNING OF REPORTING PERIOD	1 121	1 121	-	1 121	1 121	1 121
634	CASH AT THE END OF THE REPORTING PERIOD	1 121	1 121	-	1 121	1 121	1 121

**ACT Planning and Land Authority
Statement of Changes in Equity on Behalf of The Territory**

Budget as at 30/6/05 \$'000		Est.Outcome as at 30/6/05 \$'000	Planned as at 30/6/06 \$'000	Var %	Planned as at 30/6/07 \$'000	Planned as at 30/6/08 \$'000	Planned as at 30/6/09 \$'000
40 685	Opening Balance	0	38 595	#	38 595	38 595	38 595
	Accumulated Funds						
0	Net Effect of Change in Accounting Policy	38 595	0	-100	0	0	0
0	Operating Result for the Period	0	0	-	0	0	0
	Reserves						
0	Total Income And Expense For The Period	38 595	0	-100	0	0	0
	Transactions Involving Equity Holders Affecting Accumulated Funds						
40 685	Closing Balance	38 595	38 595	-	38 595	38 595	38 595

Notes to the Budget Statements

Significant variations are as follows:

Statement of Income and Expenses on Behalf of the Territory

- taxes, fees and fines: the increase of \$0.236m in the 2005-06 Budget from the 2004-05 estimated outcome is due to increases in fees to reflect the CPI; and
- transfer expenses: the increase of \$0.236m in the 2005-06 Budget from the 2004-05 estimated outcome is due to increased Territorial receipts as noted above.