

ACT PLANNING AND LAND AUTHORITY

Objectives

The principal objective of the ACT Planning and Land Authority (the Authority) is to provide a planning and land system that contributes to the orderly and sustainable development of the ACT in accordance with the *Planning and Development Act 2007*. The Authority is required to achieve this objective by:

- administering the Territory Plan;
- planning and regulating the development of land;
- advising on planning and land policy, including the broad spatial planning framework for the ACT;
- administering, on behalf of the Executive, grants, variations and end leases;
- regulating the building industry;
- regulating the use of land in accordance with development approvals and lease provisions; and
- promoting public education and understanding of the planning process, including the provision of easily accessible public information and documentation on planning and land use.

The Authority participates in, and contributes to, a broad range of national policy and regulatory bodies.

2008-09 Priorities

Strategic and operational issues to be pursued in 2008-09 include:

- planning system and other regulatory reforms:
 - continuing implementation of the ACT's new planning system, including the review of land use policies under the restructured Territory Plan;
 - continuing implementation of the Authority's eDevelopment platform over the next two years to enable the on-line lodgement, tracking and assessment of development and building applications using a new workflow and reporting system;
 - implementing a reform of the technical regulation functions under the utilities legislation; and
 - implementing new body-corporate and encroachments legislation associated with the administration of the *Unit Titles Act 2001*.
- strategic initiatives:
 - coordinating detailed planning and engineering investigations as part of the accelerated land release program, including facilitating land release in Molonglo, Gungahlin and the East Lake area, to ensure the Territory meets demand for new land;

- delivering strategic 'sustainable' planning and design aimed at providing support to the Government's climate change strategy, *Weathering the Change*; and
- continuing the implementation of the Canberra Spatial Plan through detailed planning, environmental and engineering investigations.

Business and Corporate Strategies

During 2008-09, the Authority will support the Government's land supply strategy by undertaking feasibility studies and design works, as well as measures designed to support the provision of affordable housing.

The Authority will also support the ACT's climate change strategy, *Weathering the Change*, as well as being extensively involved in climate change issues at the national level.

The Planning System Reform Project, which commenced in 2004-05, aims to reform the planning and land administration system by simplifying and improving development approval processes and restructuring the Territory Plan to enhance the management of the ACT's unique leasehold system. The legislation required to deliver that outcome came into operation on 31 March 2008. During 2008-09 the Authority will monitor the implementation of the new planning reform arrangements, including evaluating the impact of these reforms on the community.

The Authority will review its Corporate Plan and update business plans to reflect Government priorities. Business risk profiles will also be reviewed and updated to ensure that appropriate risk mitigation strategies are in place. The Authority's Audit Committee will continue to oversee the risk management framework, and will also assess the Authority's delivery of services to Government and the community, ensuring the current governance model reflects contemporary best-practice principles.

Estimated Employment Level

2007-08 Budget		2007-08 Est. Outcome	2008-09 Budget
258	Staffing (FTE)	253	250

Strategic Indicators

Strategic Indicator 1

Deliver spatial planning outcomes for the Territory that contribute to a sustainable community

This will be achieved through the implementation of the goals and objectives underpinning the *Canberra Spatial Plan* and the *Sustainable Transport Plan*, as well as forming a planning strategy pursuant to the *Planning and Development Act 2007*.

The key deliverables during 2008-09 will include:

- implementing those aspects of the National Action Plan on Affordable Housing that are relevant to planning, and supporting the Government's *Affordable Housing Action Plan*;
- finalising concept plans for Moncrieff and Jacka, and progressing concept plans for Kenny and Lawson;
- continuing concept planning and environmental investigations to implement greenfield development, including the Molonglo Structure Plan and Concept Plans;
- contributing to the Government's response to climate change, in accordance with *Weathering the Change*; and
- identifying sustainable development parameters for East Lake.

Strategic Indicator 2

Effective Regulatory Systems

Commencement of the *Planning and Development Act 2007* and associated regulations, together with the new Territory Plan, took place on 31 March 2008.

Key deliverables during 2008-09 will include:

- preparing a twelve month 'milestone' report by 31 March 2009, and analysing the implementation status of the package of reforms;
- progressing short term reforms for the better integration of the National Capital and Territory Plans;
- issuing a progress report against key COAG Business Regulation initiatives, as they impact on the planning and building regulatory systems;
- commencing priority items within the Territory Plan Policy Review, specifically the Subdivision Code for Sustainable Housing;
- amending the *Construction Occupations (Licensing) Act 2004* and associated legislation to improve compliance by license holders, as recommended in the *Construction Occupations (Licensing) Act 2004* review conducted in 2007;
- introducing a licensing and regulatory system for energy rating assessors;
- completing a review of Part 5 of the *Utilities Act 2000* to improve regulatory controls of licensed utilities in the Territory;

Strategic Indicators cont.

- ensuring (by audit) compliance of building certifiers with their new responsibilities under the *Planning and Development Act 2007*;
- implementing initiatives announced by Government on the climate change strategy, *Weathering the Change*, to improve energy and water efficiency; and
- implementing initiatives announced by Government on affordable housing to ensure developments occur within agreed timeframes.

Strategic Indicator 3

Planning for land release and coordinated infrastructure provision

The Authority contributes to the preparation of a 5-year residential, community and commercial land supply strategy.

Key deliverables during 2008-09 will include:

- ensuring land supply, within approved concept plans, equates to 5 years' greenfields demand in the planning pipeline;
- commencing infrastructure needs analyses within selected town centres;
- contributing to the delivery of the commercial and industrial land release program;
- undertaking research and investigations contributing to the community facility land release program; and
- implementing the Authority's land release component of the 2008-09 Capital Works Program.

Output Classes

	Total Cost ¹		Government Payment for Outputs	
	2007-08	2008-09	2007-08	2008-09
	Est. Outcome \$'000	Budget \$'000	Est. Outcome \$'000	Budget \$'000
Output Class 1:				
ACT Planning and Land Authority				
Output 1.1:				
ACT Planning and Land Authority	52,549	40,501	33,329	36,835

Note:

1. Total cost includes depreciation of \$0.315 million in 2007-08 and \$0.226 million in 2008-09.

Output Description

The Authority will provide:

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

Accountability Indicators

	2007-08 Targets	2007-08 Est. Outcome	2008-09 Target
Output Class 1: ACT Planning and Land Authority			
Output 1.1: ACT Planning and Land Authority			
<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%
- new commercial gas installations	100%	100%	100%
b. Development Applications assessed within statutory timeframes			
- single dwellings applications	85%	85%	n/a ¹
- other Development Applications	75%	75%	n/a ²
- code track applications	n/a	n/a	85% ³
- merit track applications	n/a	n/a	75% ⁴
c. Percentage of Development Application appeals resolved by mediation	35%	35%	35%
d. Percentage of Administrative Appeals Tribunal decisions that support the Authority's position	85%	85%	85%
<i>Planning and Strategic Deliverables</i>			
e. Contribute to the implementation of the Affordable Housing Strategy	100%	100%	n/a ⁵
f. Continue the implementation of the Canberra Spatial Plan including detailed planning, environmental and engineering investigations to facilitate land release in Molonglo	100%	100%	n/a ⁶
g. Continue an assessment of the urban development opportunities associated with Griffin Legacy/Canberra Central	100%	100%	n/a ⁷
h. Contribute to the implementation of the Affordable Housing Action Plan	n/a	n/a	100% ⁸
i. Progress implementation of the <i>Planning and Development Act 2007</i>	n/a	n/a	100% ⁹
j. Contribute to the implementation of the <i>Weathering the Change</i> strategy	n/a	n/a	100% ¹⁰

Accountability Indicators cont.

Output Class 1: ACT Planning and Land Authority cont.	2007-08 Targets	2007-08 Est. Outcome	2008-09 Target
<i>Customer Satisfaction</i> ¹			
k. Community awareness of the Authority, planning processes and functions shows an increasing trend	Under Review	Under Review	n/a ¹¹
l. Level of satisfaction with services provided by the Authority	n/a	n/a	80% ¹²
<i>Land Supply</i>			
m. Minimum number of blocks in the 'land bank' available for development to meet the land release program	5,000	5,000	n/a ¹³
n. Ensuring land supply within approved concept plans equates to 5 years greenfields demand in the planning pipeline	n/a	n/a	11,000 ¹⁴
<i>Fiscal Responsibility</i>			
o. Total cost of services is in accordance with Budget (\$'000)	\$40,232	\$40,349 ¹⁵	\$40,501

Notes:

1. Performance Indicator replaced with new indicator, as per 3 below.
2. Performance Indicator replaced with new indicator, as per 4 below.
3. New Performance Indicator with introduction of the *Planning and Development Act 2007*.
4. New Performance Indicator with introduction of the *Planning and Development Act 2007*.
5. Completed.
6. Completed.
7. Completed.
8. New Performance Indicator reporting under Strategic Indicator 1 (reflecting change from broad strategy to implementation).
9. New Performance Indicator reporting under Strategic Indicator 2.
10. New Performance Indicator reporting under Strategic Indicator 1.
11. In line with *Planning and Development Act 2007* Performance Indicator replaced as per 12 below.
12. New Performance Indicator reporting on satisfaction with services provided.
13. Performance Indicator replaced as per 14 below.
14. New Performance Indicator reporting under Strategic Indicator 3.
15. The estimated outcome for 2007-08 excludes an amount of \$12.2 million for capital works transferred to TAMS and to ACTEW Corporation, and land transferred to TAMS.

Changes to Appropriation

Changes to Appropriation - Departmental

	2007-08	2008-09	2009-10	2010-11	2011-12
Government Payment for Outputs	Est. Out.	Budget	Estimate	Estimate	Estimate
	\$'000	\$'000	\$'000	\$'000	\$'000
2007-08 Budget	32,949	32,907	33,144	33,402	33,402
FMA Section 16B Rollovers from 2006-07					
Sustainable Transport Initiative Stage 1	411	-	-	-	-
<i>Planning and Development Act 2002</i>	70	-	-	-	-
Bushfire Rebuilding Grant	145	-	-	-	-
2nd Appropriation					
New Urban Development Sequence Concept Planning Program	1,450	370	-	-	-
Planning and Development Act Implementation	269	-	-	-	-
Gungahlin Town Centre Planning Report and Precinct Code	200	-	-	-	-
Finalising and Implementation of an Assessment Bilateral Agreement under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999	235	100	102	104	107
2008-09 Budget Policy Adjustments					
Commercial and Industrial Land Supply Strategy	-	240	150	120	-
Sustainable Communities	-	308	455	213	-
Energy Efficient Housing	-	116	118	120	122
Enhanced Electronic Service Delivery to Small Business	-	300	300	300	250
Future Water Management Options - Molonglo River	-	350	150	-	-
East Lake/Jerrabomberra Creek Interface and Ponds Study	-	200	-	-	-
Urban Development Sequence for Affordable Housing - Molonglo and North Weston	-	350	150	150	-
Urban Development Sequence for Affordable Housing - Environmental Impact Assessment Molonglo	-	350	150	50	-
Urban Development Sequence for Affordable Housing - Concept Plans Gungahlin	-	250	100	100	-
East Lake Sustainable Urban Renewal	-	970	750	-	-
Implementation of Energy Industry Levy - Technical Regulation	-	566	582	600	618
2008-09 Budget Technical Adjustments					
Rollover - Bushfire Rebuilding Grant	(100)	100	-	-	-
Rollover - New Urban Development Sequence	(800)	800	-	-	-
Revised Indexation Parameters	-	58	60	61	679
Decreased Superannuation Contributions	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)
2008-09 Budget	33,329	36,835	34,711	33,720	33,678

Changes to Appropriation - Territorial

	2007-08	2008-09	2009-10	2010-11	2011-12
Payment for Expenses on Behalf of Territory	Est. Out.	Budget	Estimate	Estimate	Estimate
	\$'000	\$'000	\$'000	\$'000	\$'000
2007-08 Budget	-	-	-	-	-
2nd Appropriation					
Treasurer's Advance - Molonglo Lessees Payments	2,240	-	-	-	-
2008-09 Budget	2,240	-	-	-	-

Changes to Appropriation - Departmental

	2007-08	2008-09	2009-10	2010-11	2011-12
Capital Injections	Est. Out.	Budget	Estimate	Estimate	Estimate
	\$'000	\$'000	\$'000	\$'000	\$'000
2007-08 Budget	6,524	1,774	424	332	332
FMA Section 16B Rollover from 2006-07					
Belconnen Town Centre	4	-	-	-	-
2008-09 Budget Policy Adjustments					
Bonner Water Quality Control Pond No. 2	-	250	-	-	-
Mulligans Flat Road Extension to NSW Border	-	300	-	-	-
Clarrie Hermes Drive Extension to Barton Highway	-	600	-	-	-
East Lake Electrical Infrastructure Relocation	-	500	500	-	-
Trunk Sewer Extension from Amaroo to Bonner	-	150	-	-	-
Horse Park Drive Extension from Amaroo to Moncrieff Group Centre	-	500	-	-	-
Sandford Street Extension to Federal Highway	-	350	-	-	-
Bonner Western Distributor	-	300	-	-	-
Horse Park Drive Water Quality Control Pond	-	300	-	-	-
Mirrabei Drive Extension to Horse Park Drive	-	300	-	-	-
Kenny Water Quality Control Pond	-	300	-	-	-
Wells Station Drive Extension to Horse Park Drive	-	200	-	-	-
Lawson Infrastructure Stage 1	-	100	-	-	-
Gungahlin College - Associated Ponds and Stormwater System	-	150	-	-	-
Irving Street Extension	-	200	-	-	-
2008-09 Budget Technical Adjustments					
Rollover - Belconnen Town Centre Works	(2,659)	2,659	-	-	-
Rollover - Molonglo Infrastructure Forward Design Stage 1	(335)	335	-	-	-
Rollover - North Weston Pond Forward Design	(325)	325	-	-	-
Rollover - City West Infrastructure Stage 2 Forward Design	(200)	200	-	-	-
Acceleration of the Business Systems Integration Project	408	(408)	-	-	-
Capital Upgrades Indexation	-	1	1	2	10
2008-09 Budget	3,417	9,386	925	334	342

2008-09 Capital Works Program

	Estimated Total Cost \$'000	Estimated Expenditure Pre 2008-09 \$'000	2008-09 Financing \$'000	2009-10 Financing \$'000	2010-11 Financing \$'000	Expected Completion Date
New Capital Works						
<i>Feasibility Study</i>						
Future Water Management Options - Molonglo River	500	-	350	150	-	Jun 2010
East Lake/Jerrabomberra Creek Interface and Ponds Study	200	-	200	-	-	Jun 2009
Urban Development Sequence for Affordable Housing - Molonglo and North Weston	650	-	350	150	150	Jun 2011
Urban Development Sequence for Affordable Housing - Environmental Impact Assessment Molonglo	550	-	350	150	50	Jun 2011
Urban Development Sequence for Affordable Housing - Concept Plans Gungahlin	450	-	250	100	100	Jun 2011
East Lake Sustainable Urban Renewal	1,720	-	970	750	-	Jun 2010
<i>Forward Design</i>						
Lawson Infrastructure Stage 1	100	-	100	-	-	Jun 2009
Gungahlin College - Associated Ponds and Stormwater System	150	-	150	-	-	Jun 2009
Mulligans Flat Road Extension to NSW Border	300	-	300	-	-	Jun 2009
Bonner Water Quality Control Pond No. 2	250	-	250	-	-	Jun 2009
Clarrie Hermes Drive Extension to Barton Highway	600	-	600	-	-	Jun 2009
East Lake Electrical Infrastructure Relocation	1,000	-	500	500	-	Jun 2010
Trunk Sewer Extension from Amaroo to Bonner	150	-	150	-	-	Jun 2009
Horse Park Drive Extension from Amaroo to Moncrieff Group Centre	500	-	500	-	-	Jun 2009
Sandford Street Extension to Federal Highway	350	-	350	-	-	Jun 2009
Irving Street Extension	200	-	200	-	-	Jun 2009
Bonner Western Distributor	300	-	300	-	-	Jun 2009
Horse Park Drive Water Quality Control Pond	300	-	300	-	-	Jun 2009
Mirrabei Drive Extension to Horse Park Drive	300	-	300	-	-	Jun 2009
Kenny Water Quality Control Pond	300	-	300	-	-	Jun 2009
Well Station Drive Extension to Horse Park Drive	200	-	200	-	-	Jun 2009
Total New Works	9,070	-	6,970	1,800	300	
Capital Upgrades						
Capital Upgrade Funding	317	-	317	-	-	Jun 2009
Total Capital Upgrades	317	-	317			
Total New Capital Works	9,387	-	7,287	1,800	300	

	Estimated Total Cost \$'000	Estimated Expenditure Pre 2008-09 \$'000	2008-09 Financing \$'000	2009-10 Financing \$'000	2010-11 Financing \$'000	Expected Completion Date
Works in Progress						
Molonglo Infrastructure Forward Design Stage 1	635	300	335	-	-	Dec 2008
North Weston Pond Forward Design	625	300	325	-	-	Dec 2008
City West Infrastructure Stage 2 Forward Design	500	300	200	-	-	Dec 2008
Belconnen Town Centre Works	3,000	341	2,659	-	-	Jun 2009
Total Works in Progress	4,760	1,241	3,519	-	-	
Total Departmental Capital Works	14,147	1,241	10,806	1,800	300	

ACT Planning and Land Authority Operating Statement

2007-08 Budget \$'000		2007-08 Est.Outcome \$'000	2008-09 Budget \$'000	Var %	2009-10 Estimate \$'000	2010-11 Estimate \$'000	2011-12 Estimate \$'000
Income							
Revenue							
32,949	Government Payment for Outputs	33,329	36,835	11	34,711	33,720	33,678
1,974	User Charges - Non ACT Government	2,031	2,137	5	2,190	2,272	2,276
413	User Charges - ACT Government	413	423	2	434	450	450
49	Other Revenue	49	207	322	51	51	51
732	Resources Received free of charge	732	733	..	748	748	748
36,117	Total Revenue	36,554	40,335	10	38,134	37,241	37,203
Gains							
0	Total Gains	0	0	-	0	0	0
36,117	Total Income	36,554	40,335	10	38,134	37,241	37,203
Expenses							
17,521	Employee Expenses	17,926	18,647	4	18,317	18,524	18,703
5,287	Superannuation Expenses	3,787	3,842	1	3,868	3,869	3,932
12,762	Supplies and Services	13,883	17,046	23	15,064	13,961	13,662
315	Depreciation and Amortisation	315	226	-28	218	900	900
4,347	Other Expenses	16,638	740	-96	763	771	790
40,232	Total Ordinary Expenses	52,549	40,501	-23	38,230	38,025	37,987
-4,115	Operating Result	-15,995	-166	99	-96	-784	-784

ACT Planning and Land Authority Balance Sheet

Budget as at 30/6/08 \$'000		Est.Outcome as at 30/6/08 \$'000	Planned as at 30/6/09 \$'000	Var %	Planned as at 30/6/10 \$'000	Planned as at 30/6/11 \$'000	Planned as at 30/6/12 \$'000
Current Assets							
2,573	Cash and Cash Equivalents	2,719	2,953	9	3,258	3,563	3,868
1,436	Receivables	640	640	-	640	640	640
219	Other	498	498	-	498	498	498
4,228	Total Current Assets	3,857	4,091	6	4,396	4,701	5,006
Non Current Assets							
4,467	Property, Plant and Equipment	1,171	2,400	105	2,282	1,382	490
8,808	Capital Works in Progress	7,593	15,662	106	16,463	16,765	17,067
13,275	Total Non Current Assets	8,764	18,062	106	18,745	18,147	17,557
17,503	TOTAL ASSETS	12,621	22,153	76	23,141	22,848	22,563
Current Liabilities							
4,376	Payables	2,521	2,521	-	2,521	2,521	2,521
0	Finance Leases	18	18	-	18	18	18
6,617	Employee Benefits	6,136	6,442	5	6,597	6,754	6,911
10,993	Total Current Liabilities	8,675	8,981	4	9,136	9,293	9,450
Non Current Liabilities							
0	Finance Leases	64	64	-	64	64	64
132	Employee Benefits	122	126	3	126	126	126
132	Total Non Current Liabilities	186	190	2	190	190	190
11,125	TOTAL LIABILITIES	8,861	9,171	3	9,326	9,483	9,640
6,378	NET ASSETS	3,760	12,982	245	13,815	13,365	12,923
REPRESENTED BY FUNDS EMPLOYED							
6,378	Accumulated Funds	3,760	12,982	245	13,815	13,365	12,923
6,378	TOTAL FUNDS EMPLOYED	3,760	12,982	245	13,815	13,365	12,923

**ACT Planning and Land Authority
Cash Flow Statement**

2007-08 Budget \$'000		2007-08 Est.Outcome \$'000	2008-09 Budget \$'000	Var %	2009-10 Estimate \$'000	2010-11 Estimate \$'000	2011-12 Estimate \$'000
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts							
32,949	Cash from Government for Outputs	33,329	36,835	11	34,711	33,720	33,678
2,712	User Charges	2,769	2,885	4	2,949	3,047	3,051
1,464	Other Revenue	1,464	1,625	11	1,504	1,504	1,504
37,125	Operating Receipts	37,562	41,345	10	39,164	38,271	38,233
Payments							
22,460	Related to Employees	21,365	22,177	4	22,026	22,236	22,478
13,098	Related to Supplies and Services	14,630	17,331	18	15,349	14,246	13,946
1,445	Other	1,445	1,449	..	1,484	1,484	1,504
37,003	Operating Payments	37,440	40,957	9	38,859	37,966	37,928
122	NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES	122	388	218	305	305	305
CASH FLOWS FROM INVESTING ACTIVITIES							
Payments							
6,516	Purchase of Property, Plant and Equipment	3,409	9,540	180	925	334	342
6,516	Investing Payments	3,409	9,540	180	925	334	342
-6,516	NET CASH INFLOW/(OUTFLOW) FROM INVESTING ACTIVITIES	-3,409	-9,540	-180	-925	-334	-342
CASH FLOWS FROM FINANCING ACTIVITIES							
Receipts							
6,524	Capital Injection from Government	3,417	9,386	175	925	334	342
6,524	Financing Receipts	3,417	9,386	175	925	334	342
6,524	NET CASH INFLOW/(OUTFLOW) FROM FINANCING ACTIVITIES	3,417	9,386	175	925	334	342
130	NET INCREASE/(DECREASE) IN CASH HELD	130	234	80	305	305	305
2,443	CASH AT BEGINNING OF REPORTING PERIOD	2,589	2,719	5	2,953	3,258	3,563
2,573	CASH AT THE END OF THE REPORTING PERIOD	2,719	2,953	9	3,258	3,563	3,868

ACT Planning and Land Authority Statement of Changes in Equity

Budget as at 30/6/08 \$'000		Est.Outcome as at 30/6/08 \$'000	Planned as at 30/6/09 \$'000	Var %	Planned as at 30/6/10 \$'000	Planned as at 30/6/11 \$'000	Planned as at 30/6/12 \$'000
3,969	Opening Balance	16,338	3,760	-77	12,982	13,815	13,365
	Accumulated Funds						
-4,115	Operating Result for the Period	-15,995	-166	99	-96	-784	-784
	Reserves						
-4,115	Total Income And Expense For The Period	-15,995	-166	99	-96	-784	-784
	Transactions Involving Equity Holders Affecting Accumulated Funds						
6,524	Capital Injections	3,417	9,386	175	925	334	342
0	Inc/Dec in Net Assets due to Admin Restructure	0	2	#	4	0	0
6,378	Closing Balance	3,760	12,982	245	13,815	13,365	12,923

Notes to the Budget Statements

Significant variations are as follows:

Operating Statement

- government payments for outputs: the increase of \$3.506 million in the 2008-09 Budget from the 2007-08 estimated outcome is primarily due to new recurrent initiatives.
- other revenue: the increase of \$0.158 million in the 2008-09 Budget from the 2007-08 estimated outcome is primarily due to a grant payment, through the Capital Improvement Fund, for Hutton Street improvements.
- employee and superannuation expenses:
 - the decrease of \$1.095 million in the 2007-08 estimated outcome from the original budget is due to certified agreement outcomes of \$0.405 million, offset by lower superannuation costs of \$1.5 million; and
 - the increase of \$0.776 million in the 2008-09 Budget from the 2007-08 estimated outcome is mainly due to the flow on effect of certified agreement outcomes in 2007-08, together with small increases in staffing levels through the sustainable communities and energy efficient housing initiatives.

- supplies and services:
 - the increase of \$1.121 million in the 2007-08 estimated outcome from the original budget is due to rollovers from 2006-07 (for the bushfire rebuilding grant and planning system reform), and initiatives in the 2007-08 Budget Second Appropriation for: new urban development sequence, the planning system reform, the Gungahlin Town Centre and the implementation of the bi-lateral environmental assessment legislation between the ACT and the Commonwealth Government; and
 - the increase of \$3.163 million in the 2008-09 Budget from the 2007-08 estimated outcome reflects new recurrent initiatives in 2008-09.
- other expenses:
 - the increase of \$12.291 million in the 2007-08 estimated outcome from the original budget is due to transfers of completed capital works and land to TAMS, as well as capital works transfers to ACTEW; and
 - the decrease of \$15.898 million in the 2008-09 Budget from the 2007-08 estimated outcome is due to the transfer of capital works in 2007-08.

Balance Sheet

- cash and cash equivalents: the increase of \$0.234 million in the 2008-09 Budget from the 2007-08 estimated outcome reflects the balances required to be held to meet higher than anticipated rental payments, resulting from a recent rent increase, increased wage and salary obligations, as well as other short-term financial obligations.
- property, plant and equipment:
 - the decrease of \$3.296 million in 2007-08 estimated outcome from the original budget primarily relates to the transfer of land to TAMS; and
 - the increase of \$1.229 million in the 2008-09 Budget from the 2007-08 estimated outcome is due to expenditure on the Business Systems Integration Project.
- capital works in progress:
 - the decrease of \$1.215 million in 2007-08 estimated outcome from the original budget relates to delays in completing capital works projects; and
 - the increase of \$8.069 million in the 2008-09 Budget from the 2007-08 estimated outcome is due to additions to the capital works program.
- payables: the decrease of \$1.855 million in the 2007-08 estimated outcome from the original budget reflects lower levels of trade payables to Government agencies offset by a slight increase in accrued expenses to external parties.
- current employee benefits: the reduction of \$0.481 million in the 2007-08 estimated outcome from the original budget reflects movements in staffing composition and changes in remuneration levels.

Statement of Changes in Equity

- capital injections:
 - the decrease of \$3.107 million in the 2007-08 estimated outcome from the original budget is primarily due to rollovers of capital works funding to 2008-09, offset by an acceleration of the Business Systems Integration Project; and
 - the increase of \$5.969 million in the 2008-09 Budget from the 2007-08 estimated outcome is due to the combined impact of rollovers of capital works, and an increase in new projects.

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

2007-08 Budget \$'000		2007-08 Est.Outcome \$'000	2008-09 Budget \$'000	Var %	2009-10 Estimate \$'000	2010-11 Estimate \$'000	2011-12 Estimate \$'000
Income							
Revenue							
0	Payment for Expenses on behalf of Territory	2,240	0	-100	0	0	0
13,379	Taxes Fees and Fines	13,379	13,830	3	14,398	14,945	14,945
30	Grants from the Commonwealth	30	0	-100	0	0	0
0	Other Revenue	4,000	0	-100	0	0	0
13,409	Total Revenue	19,649	13,830	-30	14,398	14,945	14,945
Gains							
0	Total Gains	0	0	-	0	0	0
13,409	Total Income	19,649	13,830	-30	14,398	14,945	14,945
Expenses							
30	Other Expenses	2,270	0	-100	0	0	0
13,379	Transfer Expenses	17,379	13,830	-20	14,398	14,945	14,945
13,409	Total Ordinary Expenses	19,649	13,830	-30	14,398	14,945	14,945
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 30/6/08 \$'000		Est.Outcome as at 30/6/08 \$'000	Planned as at 30/6/09 \$'000	Var %	Planned as at 30/6/10 \$'000	Planned as at 30/6/11 \$'000	Planned as at 30/6/12 \$'000
Current Assets							
0	Cash and Cash Equivalents	287	287	-	287	287	287
686	Receivables	287	287	-	287	287	287
686	Total Current Assets	574	574	-	574	574	574
Non Current Assets							
378	Receivables	3,416	3,416	-	3,416	3,416	3,416
0	Property, Plant and Equipment	37,465	37,465	-	37,465	37,465	37,465
378	Total Non Current Assets	40,881	40,881	-	40,881	40,881	40,881
1,064	TOTAL ASSETS	41,455	41,455	-	41,455	41,455	41,455
Current Liabilities							
926	Payables	626	626	-	626	626	626
10	Other	48	48	-	48	48	48
936	Total Current Liabilities	674	674	-	674	674	674
Non Current Liabilities							
128	Payables	3,316	3,316	-	3,316	3,316	3,316
128	Total Non Current Liabilities	3,316	3,316	-	3,316	3,316	3,316
1,064	TOTAL LIABILITIES	3,990	3,990	-	3,990	3,990	3,990
0	NET ASSETS	37,465	37,465	-	37,465	37,465	37,465
REPRESENTED BY FUNDS EMPLOYED							
0	Accumulated Funds	32,065	32,065	-	32,065	32,065	32,065
0	Reserves	5,400	5,400	-	5,400	5,400	5,400
0	TOTAL FUNDS EMPLOYED	37,465	37,465	-	37,465	37,465	37,465

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

2007-08 Budget \$'000		2007-08 Est.Outcome \$'000	2008-09 Budget \$'000	Var %	2009-10 Estimate \$'000	2010-11 Estimate \$'000	2011-12 Estimate \$'000
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts							
0	Cash from Government for EBT	2,240	0	-100	0	0	0
13,379	Taxes, Fees and Fines	13,379	13,830	3	14,398	14,945	14,945
30	Grants Received from the Commonwealth	30	0	-100	0	0	0
3	Other Revenue	45,560	3	-100	93	93	93
13,412	Operating Receipts	61,209	13,833	-77	14,491	15,038	15,038
Payments							
3	Other	2,243	3	-100	5	5	5
13,409	Territory Receipts to Government	58,966	13,830	-77	14,486	15,033	15,033
13,412	Operating Payments	61,209	13,833	-77	14,491	15,038	15,038
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
0	CASH AT BEGINNING OF REPORTING PERIOD	288	288	-	288	288	288
0	CASH AT THE END OF THE REPORTING PERIOD	288	288	-	288	288	288

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

Budget as at 30/6/08 \$'000		Est.Outcome as at 30/6/08 \$'000	Planned as at 30/6/09 \$'000	Var %	Planned as at 30/6/10 \$'000	Planned as at 30/6/11 \$'000	Planned as at 30/6/12 \$'000
0	Opening Balance	37,465	37,465	-	37,465	37,465	37,465
	Accumulated Funds						
0	Operating Result for the Period	0	0	-	0	0	0
	Reserves						
0	Closing Balance	37,465	37,465	-	37,465	37,465	37,465

Notes to the Budget Statements

Significant variations are as follows:

Statement of Income and Expenses on Behalf of the Territory

- payment for expenses on behalf of the Territory: the increase of \$2.240 million in the 2007-08 estimated outcome from the original budget reflects compensation payments made to former Molonglo leaseholders.
- taxes, fees and fines: the increase of \$0.451 million in the 2008-09 Budget from the 2007-08 estimated outcome reflects the increase in revenue expected from Wage Price Index adjustments.
- other revenue:
 - the increase of \$4 million in the 2007-08 estimated outcome from the original budget reflects the receipt of unbudgeted land rental revenue; and
 - the decrease of \$4 million in the 2008-09 Budget from the 2007-08 estimated outcome is due to the budget for this item having been transferred to Territory and Municipal Services.

