

## AGENTS BOARD OF THE ACT

---

### Objectives

The Board aims to protect consumer interests when dealing with real estate and travel agents by maintaining an effective and efficient licensing regime including a strong and equitable compensation scheme.

The objective of the Board is that consumers using the services of real estate and travel agents in the ACT are, at all times, dealing with qualified, experienced practitioners and have access to adequate compensation arrangements. The Board also aims to maintain the confidence of consumers and agents in the administration of the *Agents Act 1968*.

### 1999-2000 Highlights

Strategic and operational issues to be pursued in 1999-2000 include:

- streamlining the processing and screening of licence and registration applications;
- improving the monitoring of the conduct of registered and licensed agents;
- increasing agent and consumer awareness of the objectives of the *Agents Act 1968*; and
- promoting and providing financial assistance to facilitate the provision of educational programs relating to real estate matters for agents and the general public.

<b>Budget Summary</b>	<b>1999-2000 Planned \$'000</b>
<b>Revenues</b>	
• Trust interest from banks	745
• Investment income	220
• Fees and charges	92
<b>Services Provided</b>	
• Administration of <i>Agents Act 1968</i>	512
- Registration and licensing	
- Inspections, investigations and inquiries	
• Grants and purchased services	120

## Agents Board of the ACT Operating Statement

1998-99 Budget \$'000		1998-99 Est.Outcome \$'000	1999-00 Budget \$'000	Var %	2000-01 Estimate \$'000	2001-02 Estimate \$'000	2002-03 Estimate \$'000
<b>Revenue</b>							
91	Taxes Fees and Fines	99	92	-7	94	96	98
933	Interest	915	965	5	995	1 033	1 075
<b>1 024</b>	<b>Total Revenue</b>	<b>1 014</b>	<b>1 057</b>	<b>4</b>	<b>1 089</b>	<b>1 129</b>	<b>1 173</b>
<b>Expenses</b>							
322	Employee Expenses	241	289	20	300	310	325
0	Superannuation Expenses	37	43	16	44	46	47
178	Administrative Expenses	100	180	80	175	173	177
120	Grants and Purchased Services	120	120	-	120	120	120
<b>620</b>	<b>Total Expenses</b>	<b>498</b>	<b>632</b>	<b>27</b>	<b>639</b>	<b>649</b>	<b>669</b>
<b>404</b>	<b>Operating Result</b>	<b>516</b>	<b>425</b>	<b>-18</b>	<b>450</b>	<b>480</b>	<b>504</b>
<b>1 285</b>	<b>Accumulated Funds - Start of Period</b>	<b>1 340</b>	<b>1 356</b>	<b>1</b>	<b>1 281</b>	<b>1 331</b>	<b>1 411</b>
-500	Amounts transferred to/from Reserves	-500	-500	-	-400	-400	-400
<b>1 189</b>	<b>Accumulated Funds - End of Period</b>	<b>1 356</b>	<b>1 281</b>	<b>-6</b>	<b>1 331</b>	<b>1 411</b>	<b>1 515</b>

**Agents Board of the ACT  
Statement Of Financial Position**

Budget as at 30/6/99 \$'000		Est.Outcome as at 30/6/99 \$'000	Planned as at 30/6/00 \$'000	Var %	Planned as at 30/6/01 \$'000	Planned as at 30/6/02 \$'000	Planned as at 30/6/03 \$'000
<b>Current Assets</b>							
58	Cash	69	57	-17	69	53	62
68	Receivables	118	113	-4	113	119	123
3 900	Investments	4 000	4 450	11	4 900	5 400	5 900
<b>4 026</b>	<b>Total Current Assets</b>	<b>4 187</b>	<b>4 620</b>	<b>10</b>	<b>5 082</b>	<b>5 572</b>	<b>6 085</b>
<b>4 026</b>	<b>TOTAL ASSETS</b>	<b>4 187</b>	<b>4 620</b>	<b>10</b>	<b>5 082</b>	<b>5 572</b>	<b>6 085</b>
<b>Current Liabilities</b>							
0	Creditors	5	5	-	7	9	11
32	Employee Entitlements	33	33	-	33	33	33
63	Other	57	60	5	63	66	69
<b>95</b>	<b>Total Current Liabilities</b>	<b>95</b>	<b>98</b>	<b>3</b>	<b>103</b>	<b>108</b>	<b>113</b>
<b>Non Current Liabilities</b>							
41	Employee Entitlements	36	41	14	48	53	57
<b>41</b>	<b>Total Non Current Liabilities</b>	<b>36</b>	<b>41</b>	<b>14</b>	<b>48</b>	<b>53</b>	<b>57</b>
<b>136</b>	<b>TOTAL LIABILITIES</b>	<b>131</b>	<b>139</b>	<b>6</b>	<b>151</b>	<b>161</b>	<b>170</b>
<b>3 890</b>	<b>NET ASSETS</b>	<b>4 056</b>	<b>4 481</b>	<b>10</b>	<b>4 931</b>	<b>5 411</b>	<b>5 915</b>
<b>REPRESENTED BY FUNDS EMPLOYED</b>							
1 189	Accumulated Funds	1 356	1 281	-6	1 331	1 411	1 515
2 700	Reserves	2 700	3 200	19	3 600	4 000	4 400
<b>3 889</b>	<b>TOTAL FUNDS EMPLOYED</b>	<b>4 056</b>	<b>4 481</b>	<b>10</b>	<b>4 931</b>	<b>5 411</b>	<b>5 915</b>

## Agents Board of the ACT Cashflow Statement

1998-99 Budget \$'000		1998-99 Est.Outcome \$'000	1999-00 Budget \$'000	Var %	2000-01 Estimate \$'000	2001-02 Estimate \$'000	2002-03 Estimate \$'000
<b>3 530</b>	<b>CASH AT BEGINNING OF REPORTING PERIOD</b>	<b>3 589</b>	<b>4 069</b>	<b>13</b>	<b>4 507</b>	<b>4 969</b>	<b>5 453</b>
	<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>						
	<b>Receipts</b>						
92	Taxes, Fees and Fines	83	91	10	94	96	98
932	Interest Received	880	965	10	995	1 033	1 075
<b>1 024</b>	<b>Operating Receipts</b>	<b>963</b>	<b>1 056</b>	<b>10</b>	<b>1 089</b>	<b>1 129</b>	<b>1 173</b>
	<b>Payments</b>						
318	Related to Employees	270	318	18	332	352	367
158	Related to Administration	93	180	94	175	173	177
120	Grants and Purchased Services	120	120	-	120	120	120
<b>596</b>	<b>Operating Payments</b>	<b>483</b>	<b>618</b>	<b>28</b>	<b>627</b>	<b>645</b>	<b>664</b>
<b>428</b>	<b>NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES</b>	<b>480</b>	<b>438</b>	<b>-9</b>	<b>462</b>	<b>484</b>	<b>509</b>
	<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>						
<b>0</b>	<b>NET CASH INFLOW/(OUTFLOW) FROM FINANCING ACTIVITIES</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>428</b>	<b>NET INCREASE/(DECREASE) IN CASH HELD</b>	<b>480</b>	<b>438</b>	<b>-9</b>	<b>462</b>	<b>484</b>	<b>509</b>
<b>3 958</b>	<b>CASH AT THE END OF THE REPORTING PERIOD</b>	<b>4 069</b>	<b>4 507</b>	<b>11</b>	<b>4 969</b>	<b>5 453</b>	<b>5 962</b>

## Notes to the Budget Statements

### *Operating Statement*

Costs related to administration of travel licensing matters do not form part of this budget and are paid by the Department of Justice and Community Safety on the following basis:

- all direct travel industry related Board costs;
- a charge of 25% of all administrative costs and overhead; and
- 25% of salary and on-costs for the SOGC and ASO4 positions.

Significant variations are as follows:

- employee and administrative expenses: the increase in 1999-2000 is due to recruitment of staff to fill vacant positions, lease costs associated with upgrade of office equipment and higher professional and legal costs associated with inquiries.

### *Statement of Financial Position*

A portion of operating profit is transferred to the Fidelity Guarantee Fund, which represents the reserves of the Agent's Board. The Fidelity Guarantee Fund exists to provide a source of compensation to consumers. The anticipated balance of the Fund as at 30 June 1999 is \$2.7m. The target balance for the Fund is \$5m.

