AGENTS BOARD OF THE ACT

Objectives

The Agents Board aims to protect consumer interests when dealing with real estate, travel and employment agents by maintaining an effective and efficient licensing regime.

The objective of the Board is to ensure that all consumers using the services of real estate, travel and employment agents are, at all times, dealing with qualified and experienced practitioners. The Board also aims to maintain the confidence of all interested parties in the administration of the *Agents Act 1968* and, where provided for by law, ensure that consumers have access to a strong and equitable compensation scheme.

2002-03 Highlights

Strategic and operational issues to be pursued in 2002-03 include:

- increasing the frequency for monitoring of registered and licensed agents;
- improving agent and consumer awareness of the objectives of the *Agents Act 1968* through conducting seminars and circulation of publications to the industry;
- promoting education programs for the real estate industry;
- providing financial assistance to facilitate the provision of education programs relating to real estate matters for agents and the general public; and
- investigating the feasibility of Internet based refresher courses for registered and licensed agents.

Agents Board
Statement of Financial Performance

2001-02 Budget $'000		2001-02 Est.Outcome $'000	2002-03 Budget $'000	Var %	2003-04 Estimate $'000	2004-05 Estimate $'000	2005-06 Estimate $'000
	Revenue						
200	Taxes Fees and Fines	140	150	7	154	158	158
408	Interest	260	569	119	658	808	808
1 000	Other Revenue	1 400	1 500	7	1 538	1 576	1 576
1 608	**Total Ordinary Revenue**	**1 800**	**2 219**	**23**	**2 350**	**2 542**	**2 542**
	Expenses						
389	Employee Expenses	294	319	9	327	335	335
56	Superannuation Expenses	36	57	58	58	59	60
273	Administrative Expenses	83	110	33	113	116	116
120	Grants and Purchased Services	0	50	#	75	100	100
0	Other Expenses	15	0	-100	0	0	0
838	**Total Ordinary Expenses**	**428**	**536**	**25**	**573**	**610**	**611**
770	**Operating Result**	**1 372**	**1 683**	**23**	**1 777**	**1 932**	**1 931**
500	Increase/(Decrease) in other reserves	485	500	3	300	300	300
-500	Transfer to/from Reserves	-485	-500	-3	-300	-300	-300
7 050	**Total Equity From Start of Period**	**7 676**	**9 048**	**18**	**10 731**	**12 508**	**14 440**
7 820	**Total Equity At The End of Period**	**9 048**	**10 731**	**19**	**12 508**	**14 440**	**16 371**

Agents Board
Statement of Financial Position

Budget as at 30/6/02 $'000		Est.Outcome as at 30/6/02 $'000	Planned as at 30/6/03 $'000	Var %	Planned as at 30/6/04 $'000	Planned as at 30/6/05 $'000	Planned as at 30/6/06 $'000
	Current Assets						
174	Cash	222	222	-	222	222	222
239	Receivables	276	280	1	283	286	289
7 646	Investments	8 641	10 323	19	12 100	14 032	15 963
8 059	**Total Current Assets**	**9 139**	**10 825**	**18**	**12 605**	**14 540**	**16 474**
8 059	**TOTAL ASSETS**	**9 139**	**10 825**	**18**	**12 605**	**14 540**	**16 474**
	Current Liabilities						
1	Payables	18	18	-	19	20	21
127	Employee Entitlements	0	0	-	0	0	0
55	Other	73	76	4	78	80	82
183	**Total Current Liabilities**	**91**	**94**	**3**	**97**	**100**	**103**
	Non Current Liabilities						
56	Employee Entitlements	0	0	-	0	0	0
56	**Total Non Current Liabilities**	**0**	**0**	**-**	**0**	**0**	**0**
239	**TOTAL LIABILITIES**	**91**	**94**	**3**	**97**	**100**	**103**
7 820	**NET ASSETS**	**9 048**	**10 731**	**19**	**12 508**	**14 440**	**16 371**
	REPRESENTED BY FUNDS EMPLOYED						
4 620	Accumulated Funds	6 367	7 550	19	9 027	10 659	12 290
3 200	Reserves	2 681	3 181	19	3 481	3 781	4 081
7 820	**TOTAL FUNDS EMPLOYED**	**9 048**	**10 731**	**19**	**12 508**	**14 440**	**16 371**

Agents Board
Cashflow Statement

2001-02 Budget $'000		2001-02 Est.Outcome $'000	2002-03 Budget $'000	Var %	2003-04 Estimate $'000	2004-05 Estimate $'000	2005-06 Estimate $'000
	CASH FLOWS FROM OPERATING ACTIVITIES						
	Receipts						
202	Taxes, Fees and Fines	142	153	8	156	160	160
405	Interest Received	257	566	120	655	805	805
1 024	Other Revenue	1 424	1 524	7	1 563	1 601	1 601
1 631	**Operating Receipts**	**1 823**	**2 243**	**23**	**2 374**	**2 566**	**2 566**
	Payments						
436	Related to Employees	330	376	14	384	393	394
273	Related to Administration	83	110	33	113	116	116
120	Grants and Purchased Services	0	50	-	75	100	100
24	Other	39	25	-36	25	25	25
853	**Operating Payments**	**452**	**561**	**24**	**597**	**634**	**635**
778	**NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES**	**1 371**	**1 682**	**23**	**1 777**	**1 932**	**1 931**
	CASH FLOWS FROM INVESTING ACTIVITIES						
	Receipts						
0	Proceeds from Sale/Maturities of Investments	163	0	-100	0	0	0
0	**Investing Receipts**	**163**	**0**	**-100**	**0**	**0**	**0**
	Payments						
851	Purchase of Investments	1 330	1 682	26	1 777	1 932	1 931
851	**Investing Payments**	**1 330**	**1 682**	**26**	**1 777**	**1 932**	**1 931**
-851	**NET CASH INFLOW/(OUTFLOW) FROM INVESTING ACTIVITIES**	**-1 167**	**-1 682**	**-44**	**-1 777**	**-1 932**	**-1 931**
-73	**NET INCREASE/(DECREASE) IN CASH HELD**	**204**	**0**	**-100**	**0**	**0**	**0**
247	**CASH AT BEGINNING OF REPORTING PERIOD**	**18**	**222**	**#**	**222**	**222**	**222**
174	**CASH AT THE END OF THE REPORTING PERIOD**	**222**	**222**	**-**	**222**	**222**	**222**

Notes to the Budget Statements

Significant variations are as follows:

Statement of Financial Performance

- interest: the decrease of $0.148m in 2001-02 from the original budget is due to lower interest rates than budgeted. The increase of $0.309m in the 2002-03 Budget from the 2001-02 estimated outcome is due to an increase in the forecast interest rates and investment balances;
- other revenue: the increase of $0.4m in 2001-02 from the original budget represents higher revenue from agents trust accounts due to an increase in activity in the housing market. The increase of $0.1m in the 2002-03 Budget from the 2001-02 estimated outcome reflects the expectation that this activity will continue until the end of the calender year and a general rise in value and numbers of housing stock;
- administrative expenses: the decrease of $0.190m in 2001-02 from the original budget is due to lower overhead costs associated with the Office of Fair Trading now providing secretariat and executive support services to the Board; and
- grants and purchased services: the decrease of $0.120m in 2001-02 from the original Budget is due to a temporary hold to the education grants program while a review was conducted by the Auditor General. The 2002-03 Budget and forward years reflect the gradual resumption of a restructured education grants program.

Statement of Financial Position

- investments: the increase of $0.995m in 2001-02 from the original budget is due to the increase in revenue from agents trust accounts and the lower level of expenses. The increase of $1.682m in the 2002-03 Budget from the 2001-02 estimated outcome relates to the improved operating result projected for 2002-03;
- employee entitlements: the decrease of $0.127m in current and $0.056m non-current in 2001-02 from the original budget is due to the revised secretariat and executive support arrangements with the Office of Fair Trading; and
- reserves: the decrease of $0.519m in 2001-02 from the original budget is due to a planned transfer not made at the end of 2000-01.