



# ANNUAL REPORT

## 2023-24





# LETTER TO THE MINISTER

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The Honourable Joshua Burgoyne MLA  
Minister for Department of Lands, Planning and Environment  
Parliament House  
DARWIN NT 0800

Dear Minister,

As part of the presentation of the agency's Annual Report, and in accordance with Treasurer's Direction R2.1.6, each accountable officer shall include a representation to the relevant minister that to the best of the accountable officer's knowledge and belief:

- a) proper records of all transactions affecting the agency are kept and that employees under their control observe the provisions of the *Financial Management Act 1995*, the Financial Management Regulations and Treasurer's Directions
- b) procedures within the agency afford proper internal control and a current description of such procedures is recorded in the accounting and property manual, which has been prepared in accordance with the requirements of the *Financial Management Act 1995*
- c) no indication of fraud, malpractice, major breach of legislation or delegation, major error in or omission from the accounts and records exists
- d) in accordance with the requirements of section 15 of the *Financial Management Act 1995*, the internal audit capacity available to the agency is adequate and the results of internal audits have been reported to the accountable officer
- e) the financial statements included in the annual report have been prepared from proper accounts and records and are in accordance with Treasurer's Directions
- f) reporting required under Employment Instructions issued by the Commissioner for Public Employment has been satisfied.

Yours Sincerely



Tony Stubbin  
Chief Executive Officer

8 October 2024



WARATAH CRESCENT

DARWIN INTERNATIONAL AIRPORT

HIDDEN VALLEY ESTATE

WISHART ESTATE

HOLTZE INDUSTRIES

BERRIMAH WEST

TRUCK CENTRAL

DARWIN BUSINESS PARK

DARWIN CBD

BULK LIQUIDS AREA

MARINE INDUSTRY PARK

HARDSTAND

DARWIN PORT

BARGE RAMP

SHIP LIFT

INPEX ICHTHYS LNG PLANT

SANTOS DARWIN LNG

SPITFIRE EST

CHANNEL ISLAND POWER STATION

KITTY

MIDDLE ARM SUSTAINABLE DEVELOPMENT PRECINCT

KITTY

WED



# CHIEF EXECUTIVE OFFICER'S REPORT 2023-24

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**TONY STUBBIN**  
Chief Executive Officer

The Land Development Corporation (LDC) is the Northern Territory's strategic developer of both industrial and residential land.

We were established by the *Land Development Corporation Act 2003* as an agency of the Northern Territory Government in 2003 and declared under the *Financial Management Act 1995* as a Government Business Division (GBD) in 2011.

As a GBD, LDC is required to act in a commercial manner.

LDC's goal is to optimise economic growth and development opportunities in the Northern Territory, rather than to simply sell land and maximise profit. Nevertheless LDC is obliged to observe the principle of competitive neutrality, meaning that it must not receive a net benefit as a result of its ownership by Government, compared to a private sector competitor.

A range of measures are in place to ensure LDC behaves in a competitively neutral manner, such as taxation, borrowing, dividend and regulatory arrangements, which mirror those applying to the private sector.

In the interests of transparency, LDC publishes its pricing policy and an annual competitive neutrality statement online. The statement is also included in this annual report.

LDC has two residential projects, one in Darwin and one in Alice Springs.

In Darwin, LDC owns and manages, in conjunction with partner Urbex, the delivery of residential lots in Zuccoli Village, Palmerston. During the year, Michael Ting Park, a new recreation facility, was opened. In addition 42 new lots were delivered.

In Alice Springs, LDC continued to manage the delivery of Kilgariff Estate. During the year, construction of a further 36 lots in Stage 2B achieved practical completion, with titling planned for the coming year.

During 2023-24, LDC continued to work with the Northern Territory Government to plan and deliver the Middle Arm Sustainable Development Precinct (MASDP).

As the primary landowner of the MASDP, LDC led the implementation of the Land Allocation Framework to identify and manage tenants of

the MASDP to ensure that projects best placed to succeed at the MASDP, both sustainably and economically, are allocated an appropriate land parcel.

LDC continued to maintain an interim agreement with SunCable who are proposing to build a renewable energy battery facility, to support sustainable projects at Middle Arm.

At the start of the year, LDC had 'Not to Deal' commitments with three proponents. One of these commitments, a substantial green hydrogen proponent, lapsed during the year. In its place LDC is progressing negotiations with two new renewable energy producers looking to occupy the same land parcel.

Construction of the Darwin Ship Lift commenced during the year and LDC finalised design of the adjoining Marine Industry Park Serviced Lots. A civil construction tender is anticipated in the coming year with construction anticipated to be underway in the coming dry season. LDC has progressed negotiations with the Department of Defence and a number of private marine maintenance businesses to take up new lots in the Marine Industry Park.

The Darwin Business Park saw two new logistics facilities completed and occupied during the year.

In Dawson Street, Sunbuild completed construction of a \$40 million road transport facility for Centurion on a 5 hectare site. On O'Sullivan Circuit, BidFood Australia completed their new coldstore facility.

In addition, Northern Trade Solutions commenced construction of a new glass manufacturing and distribution facility, also on O'Sullivan Circuit, with completion expected in the coming year.

The Crowley Government Services fuel storage facility construction progressed during the year with commissioning and operations expected in the next year. The new facility is located on land leased from LDC and is adjacent to the existing Vopak Fuel Facility and the railway. The contracted end user of the facility is the United States Department of Defense.

Construction of two new lots in the Wishart Estate was largely concluded during the year. These large lots are suited to high-energy-consumption projects due to the adjacent electricity infrastructure. A new Wishart Road intersection is expected to be constructed in the coming year following the completion of the Tiger Brennan Overpass project.

During the year LDC conducted an Expression of Interest process to identify demand for land in the Holtze Industrial Estate, located close to Robertson Barracks and the emerging residential estate of Holtze. As a result of that process, LDC expect to develop the next stage of Holtze in the coming year.

LDC recorded a net deficit after tax of \$59,000 in 2023-24, compared to a surplus of \$2.5 million in the previous year. A deficit occurred despite LDC recording a net surplus before income tax of \$1.2 million because income tax expense for the year exceeded this amount due to unrealised inventory write-downs.

LDC continued to maintain a strong financial position with net assets of \$126.7 million, including: \$13 million in cash; \$48 million in current land inventory; \$92 million in non-current land inventory; offset by liabilities, including: \$14 million in payables and \$16 million in borrowings and advances.

# WHAT WE DO

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The Land Development Corporation is a Government Business Division. To operate as a successful business, we sell and lease land to create revenue that supports our operations and funds future projects. We contribute to the Northern Territory Government through the payment of taxes and dividends. The following principles underpin our approach to the delivery of our land assets:

## PLAN

- + Anticipate demand by researching market trends
- + Plan for future growth opportunities
- + Show consideration for surrounding land uses
- + Work within the environment to achieve best practice methods
- + Tailor land and building options to meet client needs
- + Position for future investment
- + Mitigate risk through best practice methods

## BUILD

- + Partner with the private sector
- + Collaborate with Government departments
- + Facilitate and nurture business growth
- + Develop products with quality and longevity in mind
- + Create and maintain strong relationships with industry
- + Reinvest in our own products
- + Supply land solutions to the market
- + Seek innovative solutions to build and development forms

## DELIVER

- + Meet project deadlines
- + Create positive outcomes for stakeholders
- + Share knowledge with the public and private sector for future development
- + Provide a range of tenure options
- + Deliver developed land for sale and lease
- + Work with clients to tailor development options where the market cannot meet demand
- + Learn from past projects and industry to improve on delivery outcomes

# WHO WE ARE

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**“The Land Development Corporation partners with the private sector to facilitate growth and investment in the Territory.”**

The Land Development Corporation is the Northern Territory Government’s strategic land developer. We facilitate economic growth in the Northern Territory by developing and managing residential, industrial and commercial developments that benefit the people that live here.

We plan for the future by developing strategic industrial land close to railway, road, and maritime infrastructure, connecting networks across Australia and beyond to build business, trade and job opportunities. We build partnerships with local businesses to deliver affordable, modern housing estates for Territorians that provide lasting benefit for the community.

Our work supports regional growth, infrastructure initiatives and creating communities for Territorians.

Our commitment to sustainability, innovation and partnerships underpins our development approach as we recognise much of what we do has a direct impact on social, economic and environmental development outcomes.



# OUR STRATEGIC DIRECTION

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## LDC STRATEGIC PLAN 2024 - 29

### Delivery

We seek to ensure our work is an enabler for economic growth and delivers beneficial outcomes for industry and the Territory.

### Our purpose

We develop strategic industrial land and residential communities to support Government's priorities for the economic growth and prosperity of the Territory.

### Our strategic directions

- Delivery
- Commerciality
- Partnerships

### Objectives

- **Ventures:** we investigate opportunities and model innovative development outcomes.
- **Facilitative:** we aim to provide outcomes to support industry's needs and future growth with a considered approach to land use and planning.

## Commerciality

We act commercially, aiming to optimise our current operations and assets and provide a return to Government.

## Partnerships

We partner with others, leveraging our unique position across the public and private sectors to deliver quality developments.

## Objectives

- **Skills:** we utilise the diverse capabilities of our team to deliver outcomes and operate efficiently.
- **Portfolio:** we seek to expand our portfolio through new commercial service delivery.

## Objectives

- **Collaboration:** we build relationships across government and partner with the private sector.
- **Alignment:** as a GBD, we act consistently with Government's goals and priorities.

# MEET THE MANAGEMENT TEAM

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**TONY STUBBIN**  
Chief Executive Officer

Tony Stubbin commenced as the Chief Executive Officer of the Land Development Corporation on 1 March 2017, prior to which he was the General Manager. before commencing with LDC, Tony was a Deputy Under Treasurer in the Northern Territory Department of Treasury & Finance with responsibility for the Economic Group; Corporate Support Group; Superannuation Office and the Northern Territory Treasury Corporation.

Tony joined Treasury in 1992 and has more than 40 years' experience in various Territory and Commonwealth Government departments. He has a Bachelor of Arts (Economics) from the University of Wollongong and a Postgraduate Certificate in Management from the University of Southern Queensland.



**HANNAH BARRAZA**  
Executive Director Operations

With extensive experience in the property industry, Hannah has previously worked in management positions in government as well as in property and commercial in the legal sector.

Hannah joined LDC in 2019, and coordinates the Operations unit. Hannah's expertise includes strategic planning and implementation, corporate governance and risk management, due diligence and feasibilities, complex stakeholder negotiations, budget and resource planning and leadership.

Hannah has experience in the property market and in acquisitions, including established properties, land development and construction.

Hannah holds an Advanced Diploma of Government, Diploma of Leadership and Management, Master of Business Administration (MBA) and Master of Business Law.



**CARLY BEH**  
Chief Financial Officer

Carly has over 15 years' experience working as an accountant in both the public and private sectors. Prior to joining LDC in 2016, Carly held roles as a Financial Accountant at the Territory Insurance Office and an Auditor at Merit Partners.

Carly has previously held Finance Analyst and Financial Controller roles at LDC, more recently appointed to the Chief Financial Officer role in 2022. Carly's expertise includes providing strategic financial advice on budget, financial and tax management, maintaining high level financial accountability, governance and compliance across the Corporation.

Carly has recently advanced to a Fellow Certified Practising Accountant (FCPA) with CPA Australia in June 2023. Carly also holds a Bachelor of Business (Major in Accounting) and Bachelor of Laws.



**PAUL SCHNEIDER**  
Executive Director Projects

Paul has held a variety of positions within the Commonwealth, Northern Territory and Western Australia Governments in valuation, commercial leasing, land administration and land development roles.

Prior to re-joining the Land Development Corporation in 2011, Paul was involved in the planning of strategic industrial areas in the Pilbara to accommodate major LNG, gas processing and iron ore export facilities. Paul is currently the Project Director for industrial development including the Marine Industry Park and Kilgariff Estate.

Paul holds a Bachelor of Business in Real Property Valuation and Administration.



**MICHAEL VISENTIN**  
Project Director

Michael commenced working with the Land Development Corporation in 2017 as a Senior Development Manager. During his time with LDC, Michael has led and provided valuable input across a number of our projects at Darwin Business Park, Wishart, Middle Arm, Holtze and Kilgariff Estate.

Prior to joining LDC, Michael worked in the private sector as a consultant project manager. Over his career, Michael has delivered a vast range of projects related to land development, commercial construction and residential building construction for both the Northern Territory Government and private sector clients.

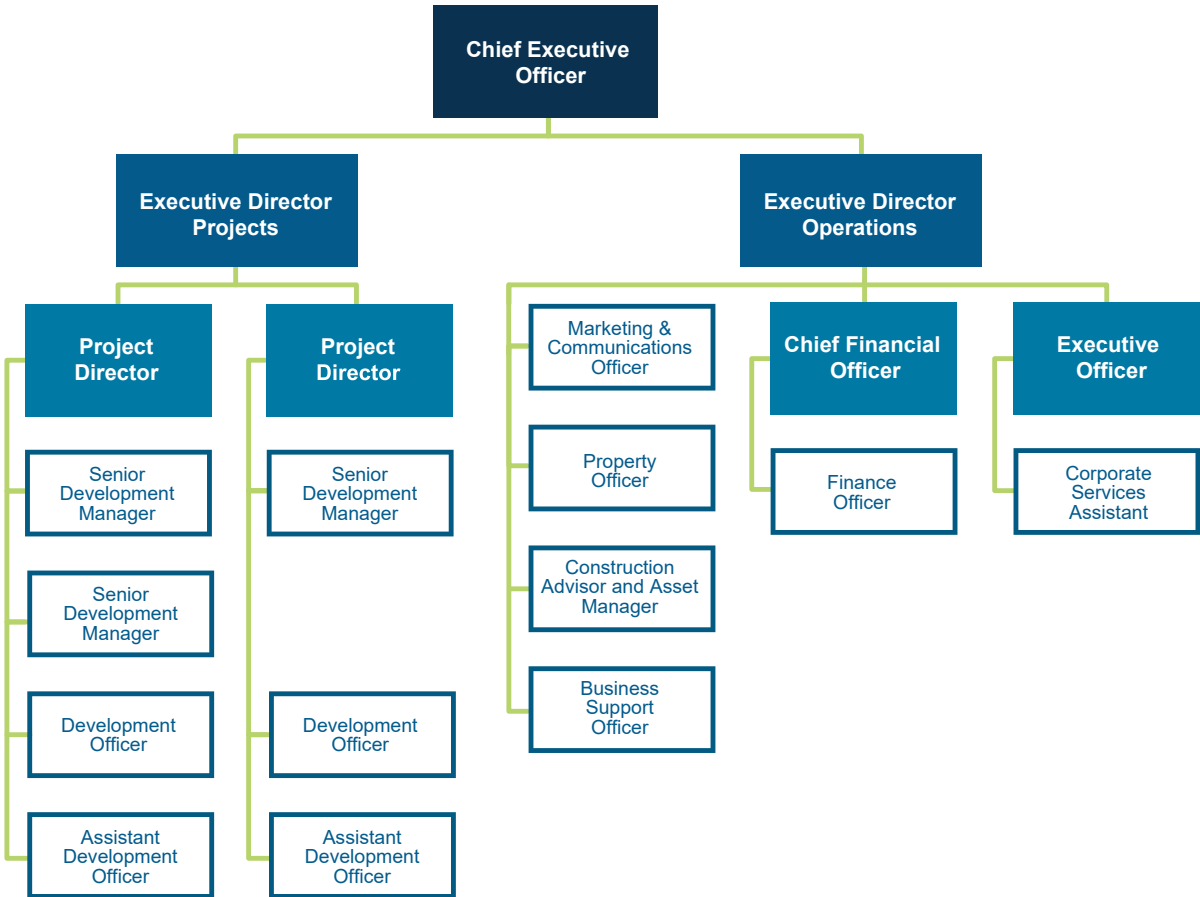
Michael has worked in the development/project management field since 2007 and holds a Bachelor of Construction Management and Bachelor of Design (Architecture).

# OUR PEOPLE

The Land Development Corporation has a committed, skilled, multi-disciplinary team who provide their experience and expertise to our projects.

From business case and feasibility investigations of land assets, through to planning, engineering design, implementation and sales and marketing, our ability to work across all tiers of Government, business and industry enables us to deliver sustainable and innovative development outcomes.

We continue to engage with both private and public sector partners on complex, challenging projects to achieve the best outcomes for the Territory.



# OUR ADVISORY BOARD

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On 6 April 2021, the Northern Territory Chief Minister announced the creation of a strategic advisory board for LDC.

The Advisory Board is chaired by the Major Projects Commissioner and consists of a number of senior executives across the Northern Territory Government.

The Advisory Board met six times during 2023-24 to consider strategic elements of LDC's projects and how they can align with Government's priorities.

Board Members:

**Mr Jason Schoolmeester**

Major Projects Commissioner, Chair

**Mr Shaun Drabsch**

Chief Executive  
Department of Industry, Tourism and Trade

**Mr Craig Graham**

Under Treasurer  
Department of Treasury and Finance

**Mr Andrew Kirkman**

Chief Executive  
Department of Infrastructure, Planning and Logistics

**Ms Louise McCormick**

Infrastructure Commissioner

**Mr Tony Stubbin**

Chief Executive  
Land Development Corporation

**Mr Alister Trier**

Chairman - Gas Taskforce  
Department of Chief Minister and Cabinet

**Ms Joanne Townsend**

Chief Executive  
Department of Environment, Parks and Water Security

# OUR AFFILIATIONS

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# COMPETITIVE NEUTRALITY STATEMENT

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The Land Development Corporation (LDC) was established in 2003 by the *Land Development Corporation Act (2003)*. Section 9(1) of the Act requires LDC to act in a commercial manner, unless otherwise directed under Section 9(2).

In 2011, LDC was designated as a Government Business Division under the *Financial Management Act 1995*.

As a Government Business Division, LDC is subject to the Northern Territory Government's Competitive Neutrality Policy.

Competitive Neutrality aims to create a level playing field so that no net competitive advantage is held by government businesses as a direct result of public ownership.

LDC's performance against the Competitive Neutrality Policy is considered as follows:

## PRICING

LDC actively uses independent market valuations of all land that it sells, leases and licences.

## COSTING

In making business decisions, LDC takes into consideration both direct project costs as well as indirect costs such as employee costs, office rent and operating expenses, vehicle costs, insurance premiums, and legal and auditing expenses. In addition LDC is obliged to purchase a range of corporate and information technology services from Government. These costs are also factored into LDC's business decision process.

## LENDING MARGINS

LDC borrows funds from the Northern Territory Treasury Corporation (NTTC).

To reflect that the Northern Territory Government generally has a lower cost of borrowing than a private company, NTTC charges LDC a lending margin resulting in interest rates comparable to those offered commercially.

## RETURN ON EQUITY

LDC is required to earn a return on equity.

This comprises a minimum hurdle rate calculated as a return on equity equal to the return available from virtually risk-free government bonds (the risk free rate), plus a margin to compensate for risk (business and financial).

LDC also adopts a target rate of return which seeks to match the return sought by private sector strategic land developers.

## DIRECTIONS

In May 2023, LDC was directed by its Minister under Section 9(2) of its Act to enter a non-commercial lease arrangement for lease renewal for the Darwin Passenger Rail Terminal, East Arm.

## COMMUNITY SERVICE OBLIGATIONS

In limited circumstances LDC may seek Community Service Obligation (CSO) support where Government requires LDC to provide services which are non-commercial.

## FINANCIAL REPORTING

LDC is required annually to report on its financial position in accordance with the requirements of the *Land Development Corporation Act 2003* and the *Financial Management Act 1995*. This includes a report on commercial performance and the performance of any non-commercial activities.

## TAXES

LDC is required to pay:

- Local government rates on all land holdings;
- Payroll tax and stamp duty to the Northern Territory Government;
- GST and Fringe Benefits Tax to the Australian Taxation Office; and
- In lieu of company tax, LDC pays the Northern Territory Government a Tax Equivalent payment calculated at 30 per cent of profit.

## EQUIVALENT REGULATION

LDC is subject to the same local, Territory and Australian Government regulations as a private sector business.

In particular LDC is subject to exactly the same planning, development and environmental regulations faced by any land developer.

## DIVIDEND POLICY

Each year LDC pays the Territory Government a dividend payment equal to 50 per cent of after-tax profit. LDC paid \$1,290,933.09 in dividends in December 2023.

## CAPITAL STRUCTURE

LDC's capital structure was established in 2011 to broadly reflect the structure of private sector firms delivering strategic land. This included LDC inheriting \$25 million of debt.

LDC's capital structure is reviewed from time to time by the Department of Treasury and Finance.

## RELEVANT POLICIES

The following Land Development Corporation policies provided further detail of how LDC adheres to its obligation to act in a commercial manner and how it adheres to the Competition Neutrality Policy (available on our website):

- Commercial Management Policy
- Land Sales Policy
- Treatment of Land Valuations Policy

# OUR PORTFOLIO AT A GLANCE

The Land Development Corporation seeks to invest in the future of the Territory by undertaking development of land to support:

- new opportunities for industry
- desirable, sustainable and innovative housing solutions for Territorians.

The industrial property market showed signs of recovery over the past year, and residential market slowed as there were delays in construction, titling and impacts of interest rate increases. This was due to weather implications and supply chain availabilities in Zuccoli Village and Kilgariff Estate. There has been an increased demand for residential land with the demand still growing, there were a number of lot secured over the year.

LDC continues to plan and deliver land to support economic and population growth.

LDC's foresight and future planning activities in its residential estates are expected to provide opportunities for new and existing Territorians via the stimulus incentives available.

**“We are the Northern Territory Government’s strategic land developer.”**



## INDUSTRIAL DEVELOPMENTS

- Middle Arm Sustainable Development Precinct
- Marine Industry Park
- Darwin Business Park
- Wishart Estate
- Holtze Industrial Estate
- Bulk Liquids Area



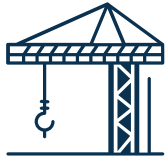
## RESIDENTIAL DEVELOPMENTS

- Zuccoli Village
- Kilgariff Estate
- Waratah Crescent



## INVESTMENT OPPORTUNITIES

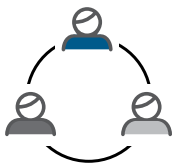
- Tiwi Islands



**5** Developments under construction by proponents

**\$8.84M**

In residential land sales



The Land Development Corporation continues to work with the Tiwi Land Council and Tiwi Aboriginal Land Trust to support economic investment on the Tiwi Islands.

**LDC  
HIGHLIGHTS  
2023 - 24**

## Zuccoli Village

### Residential Land Sales

The ever growing suburb of Zuccoli, saw Zuccoli Village Stage 3.8 construction complete and 42 more lots delivered to the market.



### Highly qualified professionals

**16**

LDC are a team of 16 professionals across the fields of accounting, economics, law, planning, valuation, procurement, project management, engineering, business, sales, marketing and administration, dedicated to delivering strategic projects across the Northern Territory.



LOTS

**SOLD**

**28** in Zuccoli Village

**23 ha**

of serviced titled strategic industrial land ready for investment



## Kilgariff Estate

**21** lots now sold in Stage 2 (Coolibah Release)



**6** Active development leases/sales agreements

# KEY PERFORMANCE INDICATORS

## RESIDENTIAL DEVELOPMENT

Provide innovative and appropriate residential property solutions through the development and delivery of a range of residential projects at the Palmerston suburb of Zuccoli, the Alice Springs suburb of Kilgariff and the Darwin suburb of Fannie Bay.

	2023-24 Target	2023-24 Actual
<b>Key performance indicators</b>		
Jobs created to deliver new residential titled lots	38	42
Development ready residential lots	42	42
New residential lots created	78	42

## INDUSTRIAL DEVELOPMENT

Ensure the availability, development and management of strategic industrial land at Middle Arm Sustainable Development Precinct, Wishart Estate; Tiwi Islands; Holtze Industrial Estate and at East Arm, comprising Darwin Business Park, Bulk Liquids Area and Marine Industry Park.

	2023-24 Target	2023-24 Actual
<b>Key performance</b>		
Jobs created to deliver new industrial titled lots	15	18
Development ready industrial lots	13	2
New industrial lots created	2	0
Industrial leases managed	17	15
Industrial licences managed	15	15
Lease and licence rent collected on time	> 85%	60%*

\* The variation is due to one high value customer being frequently late by a few days.

# RECONCILIATION ACTION PLAN

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As we all know, Aboriginal and Torres Strait Islander people represent a significant proportion of the population in the Northern Territory. At LDC, we need to work with Aboriginal and Torres Strait people to develop and deliver our projects that are focused on improving the well-being and prosperity of all Territorians.

LDC released its “Reflect” Reconciliation Action Plan in September 2023, setting out our initial steps towards reconciliation. This plan sets out our initial steps towards reconciliation initiatives as we develop relationships and better understand the way forward.

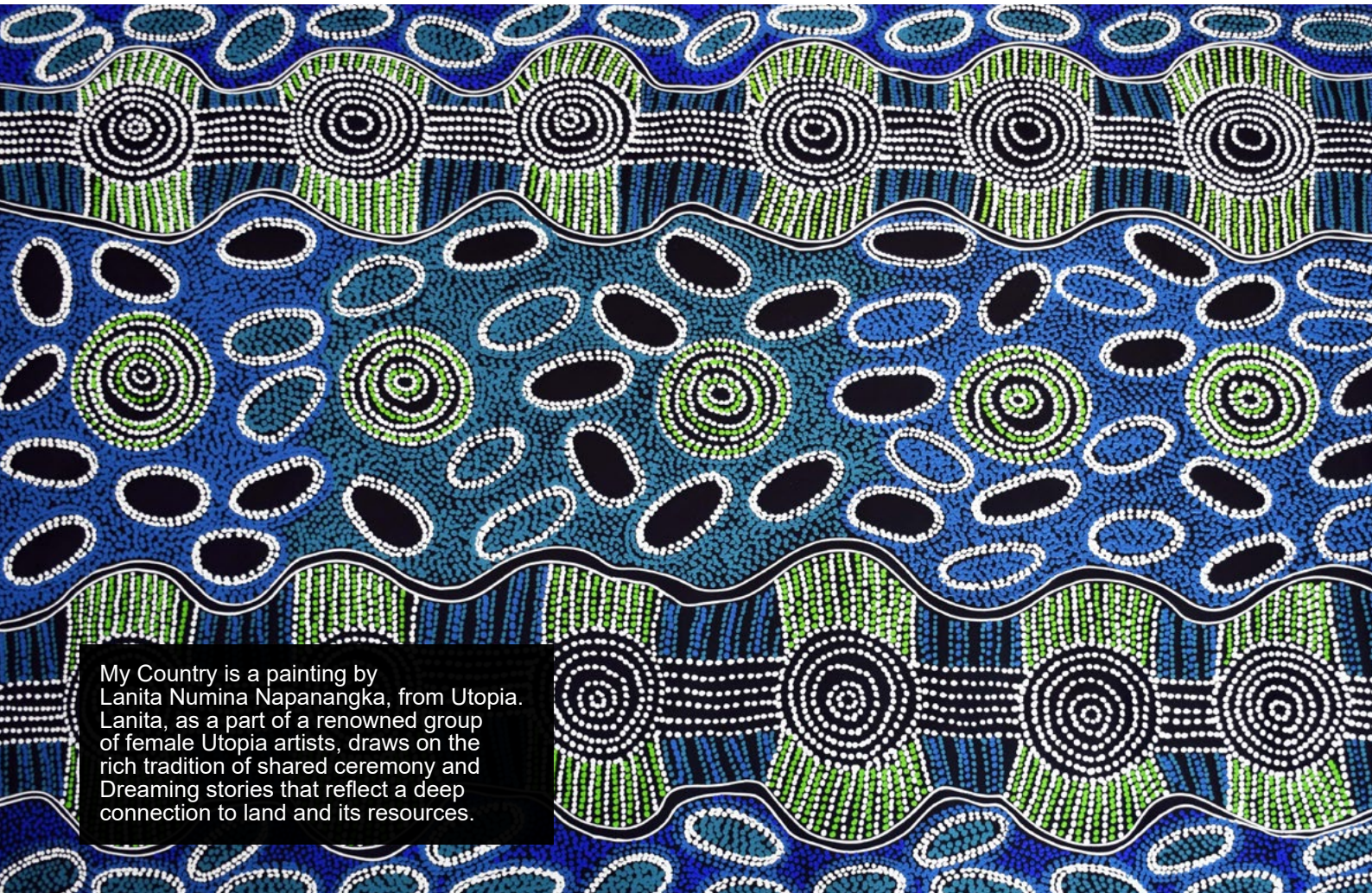
At present, LDC utilizes the services of a range of Aboriginal businesses to deliver our projects across the Northern Territory. As part of our Reflect Reconciliation Action Plan, we have set a target

to increase the use of Aboriginal businesses and create new employment opportunities for Aboriginal and Torres Strait Islander people in our projects.

We remain committed to the ongoing process of genuine reconciliation between Aboriginal and Torres Strait Island people and the wider Northern Territory community

LDC has acquired the rights to use the above painting in our Reconciliation Action Plan.

My Country is a painting by Lanita Numina Napanangka, from Utopia. Lanita, as a part of a renowned group of female Utopia artists, draws on the rich tradition of shared ceremony and Dreaming stories that reflect a deep connection to land and its resources.



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# RESIDENTIAL DEVELOPMENT

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**\$8.84M**

IN REVENUE  
2023 - 24

This includes lots in Kilgariff Estate, Alice Springs and Zuccoli Village, Palmerston.



**Delivering strategic residential developments that build on sustainability, innovation and community engagement.**

# ZUCCOLI VILLAGE PALMERSTON

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“Zuccoli Village is a great growing community, with parks, shops and is very family friendly.”

## OVERVIEW

### *Zuccoli Village – The Village Life.*

Zuccoli Village is a low density residential development delivering quality community lifestyle and generous open spaces. Zuccoli Village offers a variety of house and land options catering to all lifestyles and budgets and is planned to ultimately deliver 815 residential lots to the market.

## OUR ROLE

To meet the residential land needs of Territorians, LDC is working with the private sector to deliver more land and housing options. As part of our commitment to work with and utilise private sector resources and expertise, LDC engaged Urbex Pty Ltd in 2011 as joint delivery partner to develop the first stage of Zuccoli Stage 1 covering over 96 hectares.

## CURRENT STATUS

In August 2023, the Michael Ting Park was opened by the former Deputy Chief Minister, The Honorable Nicole Manison and the Mayor of Palmerston, Ms Athina Pascoe-Bell. The park is named after the first Mayor of Palmerston, Mr Michael Ting with the opening event attended by Mr Ting’s wife and daughter.

During 2023-24, 42 residential lots were titled from Phase 3.8 providing total of 55 titled lots being available for sale as at end of June 2024.

Phase 3.9 (40 lots) is being designed and will be construction ready in early 2025.

Over 630 lots have been sold and there are approximately 124 lots yet to be constructed in the remaining phases of Zuccoli Village.





## FEATURES

With so many options, Zuccoli really is one of Darwin and Palmerston’s neighborhoods of choice. Close to the city centre of Palmerston with easy access onto the Stuart Highway, Zuccoli Village positions families perfectly for a life of convenience and choice. All within just 25 minutes of the Darwin CBD and only 5 minutes to the Palmerston CBD.

With the addition of two new schools: Mother Teresa Catholic Primary School and Zuccoli Primary School, a selection of childcare centres and the Zuccoli Plaza shopping precinct, Zuccoli Village offers amenity and affordability.

Residents are able to enjoy a lifestyle on generous lot sizes and high quality housing constructed in accordance with our design guidelines. Boardwalks and cycling trails connect playing fields, landscaped parks and extensive natural bushland. New amenities are expected with delivery of the future Zuccoli Community Hub featuring walking trails, skate park, pump track, playground, children’s library, community area, garden of reflection planned and a dog park that opened in Q2 2023 by the City of Palmerston. Nature and neighbourhood come together when you call Zuccoli home.

# KILGARIFF ESTATE ALICE SPRINGS

“Living at Kilgariff has been safe, quiet and spacious. Modern homes with a great living environment.”

## OVERVIEW

In a quiet setting with spectacular views of the ranges, Kilgariff Estate is the perfect place to get away from the hustle and bustle. Kilgariff Estate is a master planned residential development, designed to provide a diverse range of housing products in proximity to a future activity centre comprising community purpose uses, local shops and recreational facilities.

## OUR ROLE

As developer of Stages 1 and 2 of Kilgariff Estate, the Land Development Corporation continues to build upon the established strong sense of community.

The Land Development Corporation has worked with Territorian consultants and contractors to plan, design and deliver the Kilgariff Estate. This team is enhanced by red centre based consultants,

suppliers and contractors ensuring local expertise goes into the planning and delivery of this important new piece of Alice Springs.

## CURRENT STATUS

There are 31 titled lots available within Stage 2A of Kilgariff. This includes single dwelling sites from 594m<sup>2</sup> to 920m<sup>2</sup> and multiple dwelling sites up to 1,842m<sup>2</sup> nestled around a local community park. Single dwelling lots start from \$185,000. This will shortly be supplemented by an additional 36 lots with the recent completion of Stage 2B subdivision works during the first half of 2024.

Ankerre Park (meaning Coolibah in local Arrente language) continues to be well attended by Alice Springs residents. The park has an abundance of native shrubs and trees which are now well established and starting to provide shade to the grassed areas and walking paths.





## FEATURES

Kilgariff Estate delivers a contemporary community set in a quiet, serene environment with large open spaces to embrace the Alice Springs lifestyle.

Kilgariff Stage 2 will deliver a mix of housing built upon the principles of innovation, diversity, sustainability and a sense of community, whilst being responsive to key market considerations.

Key features include:

- A mix of affordable and attractive lot options appropriate for the Alice Springs market and in line with the intent of local planning policy.
- Promotion of sustainability through maximising climatically appropriate development.
- Development of a safe and connected community through an intuitive pathway network integrating local streets with conveniently located open space to create connectedness, recreation and amenity.



# INDUSTRIAL DEVELOPMENT

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**\$10.36M**

IN REVENUE

2023 - 24

**Delivering key strategic industrial land to drive economic prosperity for Northern Territory business and industry.**



# MIDDLE ARM SUSTAINABLE DEVELOPMENT PRECINCT

## MIDDLE ARM

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“The Precinct could become home to innovative industry and technologies such as large-scale hydrogen production, supported by green energy initiatives, and carbon capture and storage.”

### OVERVIEW

Middle Arm is currently home to the Santos Darwin LNG Plant and INPEX Ichthys Onshore LNG Processing Facility.

Located within the Middle Arm Sustainable Development Precinct (MASDP) on the Middle Arm Peninsula within Darwin Harbour, the Kittyhawk and Spitfire Estates offer a variety of development options to accommodate further large strategic industries for oil and gas-based processing and manufacturing, green energy projects and energy processing activities.

### OUR ROLE

The Land Development Corporation is one of the primary owners of land suitable for development at

the MASDP. LDC engages with proponents directly and through various inter-agency relationships in order to better understand proponent project requirements. We liaise with various Northern Territory Government agencies in order to collaboratively determine 'best-fit' solutions for the placement of specific industry activity under the MASDP Land Allocation Framework, which was implemented in late-2022.

The Precinct has an extensive product corridor network which allows for the efficient transmission of utilities, gas, feedstock and products to service industry needs. LDC administers access to this corridor network via easements and licence agreements with utilities and gas pipeline operators.





## CURRENT STATUS

LDC completed the construction of the Kittyhawk Estate Stage 1 subdivision in late 2021. Stage 1 comprises three lots with a total area of 32.5 hectares. The development unlocked potential land opportunities via a new intersection off Channel Island Road, immediately west of the Weddell Power Station.

In mid-2023, LDC issued a 'Not to Deal' commitment to three proponents providing a level of comfort that LDC will not deal with other parties over the identified land at Kittyhawk and Spitfire Estates for a period while they proceed with their Proponent Project Proposal required under the formal Land Allocation Framework. The proponents are;

- 1) Fortescue,
- 2) TEH2 (100% owned by Total Energies), and
- 3) Avenira.

In May 2024, the 'Not to Deal' commitment held by Fortescue came to an end while they focused their resources on other National projects in the short term with a longer-term vision of returning to Middle Arm. This conclusion has allowed LDC to engage with other proponents on their proposed projects and we are currently working through the land allocation process with two green processing and production facilities. It is expected that both these proponents will receive 'Not to Deal' commitments over the coming months.

LDC has an interim agreement with a proponent for a renewable energy facility to be located on

an undeveloped portion of LDC land adjacent to Weddell Power Station. LDC lodged a subdivision application concurrently with the proponent's facility application, and in late-2020 the development approvals were granted. These approvals have been extended and are still active.

LDC continues to participate in infrastructure planning activities being undertaken by the Department of Logistics and Infrastructure. These studies include investigations into water access points for product export and module offload facilities as well as identifying relevant product corridor management strategies, terrestrial infrastructure requirements and delivery of a strategic environment assessment for the precinct.

## FEATURES

- 9kms from the City of Palmerston
- 35kms from the Darwin CBD
- 29kms to East Arm Wharf
- High pressure gas feed
- Synergies with other industries, benefits of co-location
- Product Corridors
- Potential future water access facilities for export and module offload
- 620 hectares of Development (DV) zoned LDC land available for strategic industry

# MARINE INDUSTRY PARK EAST ARM

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“We are building a long term sustainable marine servicing hub.”

## OVERVIEW

The Marine Industry Park can provide up to 150 hectares of land to support the marine maintenance industry complimenting the Northern Territory Government’s new Darwin Ship Lift at East Arm.

The established \$28 million Common User Facility within the Marine Industry Park provides 9 hectares of Hardstand and all-tide Barge Ramp adjoining the Darwin Ship Lift.

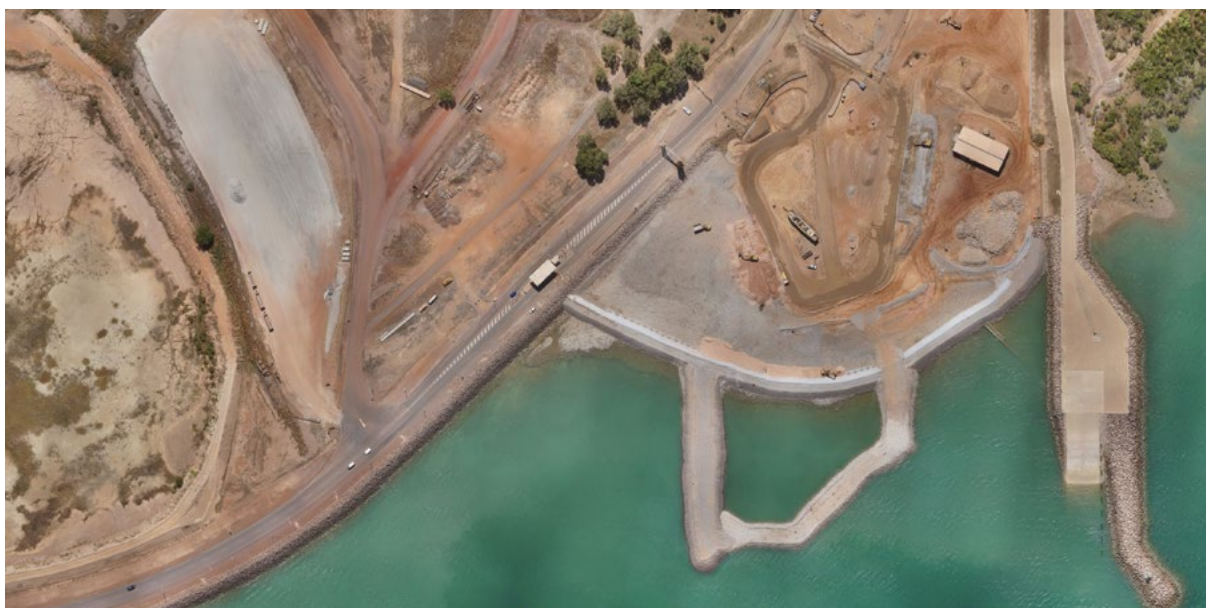
The Marine Industry Park enhances the capability of Territory businesses to service the oil and gas, resources, logistics and Defence sectors. The heavy duty hardstand is well suited for the assembly and storage of modules and large equipment associated with marine and major resource projects. The adjoining barge ramp, nearby East Arm Wharf and Marine Supply Base provide multiple marine loading opportunities for sea transport of large modules and equipment.

## CURRENT STATUS

Construction of the \$515 million Darwin Ship Lift is progressing. The ship lift measuring 26 metres wide and 103 metres long will have a lift capacity of 5,500 tonnes. This will position Darwin as a marine servicing hub for northern Australia.

LDC is working closely with the Northern Territory Government to provide a seamless design and integration of the Darwin Ship Lift with the existing barge ramp and hardstand. To fulfil the economic activity and job creation opportunities enabled by the Darwin Ship Lift project and Common User Facility, LDC has finalised detailed design of the next stage of Marine Industry Park (MIP) Serviced Lots with civil construction tender for subdivision works to be released in late 2024.

Construction of roads and services for up to 11 Serviced Lots across 14 hectares within Precinct 1 is expected to commence in early 2025. The new industrial lots are designed to accommodate ship





repair, maintenance and marine service activities with titles expected to be issued in the second half of 2025.

The design parameters for the MIP Serviced Lots were determined following extensive consultation with marine industry providers on lot sizes, service connection capacity and amenities. Detailed design is also informed by an East Arm traffic study, stormwater investigations and a comprehensive concept layout analysis. An established local marine maintenance business has entered into an exclusive agreement on a 1.2 hectare site with interest from a number of other parties keen to secure land in proximity to the Darwin Ship Lift site.

Planning approvals are in place with MIP Serviced Lots. The Marine Industry Park is also

an authorised First Point of Entry for biosecurity purposes for commercial vessels and goods for the Port of Darwin.

In early 2024, LDC completed a Strategic Business Case over the remaining areas of the Marine Industry Park eastward to the mouth of Hudson Creek. This work has involved extensive stakeholder engagement to assess potential demand for other marine facilities at East Arm. The Strategic Business Case is consistent with Infrastructure Australia's assessment framework.

LDC is undertaking planning and design for a new strategic industrial land release within Precinct 2 of the Marine Industry Park. This area is expected to accommodate trade, logistics and major industry uses similar to the Darwin Business Park.

## FEATURES

### Marine serviced lots

Large lots up to 2.2 hectares are designed to accommodate vessel maintenance workshops with potential for vessels to be transported to these sites from the Darwin Ship Lift via a Self Propelled Modular Transporter (SPMT). Smaller serviced lots will be provided further to the north for a range of supporting activities

### Common User Facility Hardstand

The existing hardstand attracts a variety of businesses in a common user approach and features:

- 9 hectares of secure hardstand area
- 24/7 secure access and closed-circuit

television (CCTV) monitoring

- Automatic phone controlled security gate.

### Barge Ramp

- The Barge Ramp provides all-tide access for shallow draft barges (minimum 1.1m of water depth at the lowest astronomical tide)
- Dredged access channel with dedicated navigational aids
- Heavy duty paved access roadway and concrete ramp
- Breakwater
- A ramp designed for amphibious landing craft that can cater for a variety of coastal type barges
- First point of entry authorisation for the Port of Darwin

# WISHART ESTATE

## WISHART

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Wishart Estate is supporting the Territory to be at the forefront of the digital economy.

### OVERVIEW

Mid-way between the cities of Darwin and Palmerston, Wishart Estate is strategically located, central to key road, rail, sea and air transport nodes.

#### Truck Central

Stage 1 of Wishart Estate is Truck Central, being the Northern Territory's one-stop transport hub. This 16 hectare, heavy transport development, is designed to improve the safety and productivity for the local and national transport industry. Truck Central includes unique transport facilities with surrounding sites for the clustering of service providers and general industrial activities.

#### Technology & Smart Manufacturing Potential

Land within Wishart Estate has been identified as an ideal location for the establishment of data centres, due to its proximity to major power infrastructure, availability of large sized sites and potential data cable connection points.

LDC has received increased interest from several smart manufacturing proponents, similarly

interested in the potential for large sized lots and proximity to power infrastructure.

### OUR ROLE

The Land Development Corporation owns a significant portion of the land within Wishart Estate. As such, LDC's goals within the Wishart Estate include the preparation of master-planning and de-risking the resulting development concepts in order to achieve the highest possible use of the land within the estate. This requires liaising with adjacent land-owners and stakeholders within the estate with the aim of achieving strategic outcomes that are equitable and sustainable.

The design and delivery of Truck Central demonstrates this strategic approach in action. Truck Central was a collaborative development with Ostoic Group as delivery partner; the NT Road Transport Association as a key stakeholder; and project support coming from the Department of Infrastructure, Planning and Logistics (DIPL) and the Australian Government for specific strategic components of the development.



In February 2020, the Northern Territory Government announced 'Terabit Territory' with \$7.9 million being invested to upgrade fibre-optic cables across the Territory and improve interstate connectivity. Terabit Territory provides enabling infrastructure to attract subsea connections with South East Asia and major data centre investment. In mid-2020, the Northern Territory Government released an Expression of Interest process for suitably qualified and experienced proponents to develop and operate data centres in Darwin. The EOI sought to capitalise on upcoming infrastructure to improve the Territory's connection with Australian and international capitals.

To support these initiatives and support Wishart Estate's future data centre potential, LDC worked with several Northern Territory Government agencies to progress preliminary engineering investigations into a number of potential sites within Wishart Estate.

## CURRENT STATUS

The Heavy Vehicle Inspection Facility (HVIF), operated by the Motor Vehicle Registry and a

key component of Truck Central, is now fully operational. Complementing the existing heavy transport facilities, it allows for the inspection of fully-configured triple road trains, providing increased safety and productivity.

Last financial year LDC commenced construction of Stage 2 of Wishart Estate. Titles were issued in August 2024 producing two parcels comprising of 3.7 hectares and 1.9 hectares.

Wishart Estate also provides a potential source of fill material for other significant strategic NT projects. LDC have been engaged by Government and private sector projects to investigate access to material from Wishart Estate and continue the master planning activities with consideration of these requirements.

LDC continues to engage with adjoining land owners to consolidate developable areas at Wishart Estate to achieve an efficient and cost effective subdivision for future strategic use.

## FEATURES

The Department of Infrastructure, Planning and Logistics, with support of the NT Road Transport Association and the Land Development Corporation, secured \$9.65 million of Australian Government funding via the Heavy Vehicle Safety and Productivity Program to help deliver the Vehicle Inspection Facility and 3.2 hectare Road Train Assembly Area at Truck Central.

**Heavy Vehicle Inspection Facility:** Unique in Australia, the HVIF allows for the inspection of fully configured triple road trains. This saves road train operators significant time and replaces the Goyder Road Test Shed at Parap near Darwin City.

**Road Train Assembly Area:** This complements the Vehicle Inspection Facility by providing a safe area for the short-term parking and queuing of trucks. The assembly area also provides areas for parking and reconfiguration of road trains, and a dual height trailer loading ramp.

**BP Darwin Truck Stop:** This facility has raised the bench mark for truck stops in the Northern Territory, providing heavy and light vehicle refueling, restaurant, dining area, separate 'truckies lounge' and CCTV surveillance of the adjoining Road Train

Assembly Area. These complementary facilities provide a high quality and safe environment for driver fatigue management.

**Data Centre & Smart Manufacturing Potential:** proximity to the Hudson Creek Switching Station and the recently constructed Merricks Capital Hudson Creek Power Station immediately adjacent makes Wishart an ideal location to establish high-energy use projects with close proximity to road, rail and shipping transport infrastructure.

**Strategic project planning:** Current planning activities consider access to fill material for strategic projects, as well as supporting the long-term subdivision roll-out of Wishart estate, and availability of land for strategic users.

**Lots for sale:** The remaining lots at Truck Central are available for the clustering of service providers around these heavy transport features. Co-location of major road transport activities will create economies of scale and improve industry safety and productivity.

The remaining lots in Stage 2 are ideally suited for high-energy-consumption projects due to adjacent electricity infrastructure.

# DARWIN BUSINESS PARK EAST ARM

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Darwin Business Park is a 200 hectare industrial estate strategically located close to the East Arm Wharf at Darwin Port, the Marine Supply Base and the Rail Freight Terminal.

## OVERVIEW

The Darwin Business Park opened in 2003 and has earned a reputation as Darwin's leading industrial precinct. Since its inception, the Park has continued to grow catering to the demand for trade, logistics, oil and gas and marine-related industries.

To date, over \$410 million has been invested in the construction of private buildings and facilities within the Darwin Business Park. Blue chip national and international tenants with a substantial presence in the park include ASCO, Altus, Vopak, Crowley, Toll, Linfox, Metcash, Qube and Northline. Darwin

Business Park is also home to major oil and gas supply bases for INPEX Ichthys, Santos Darwin LNG and Shell Prelude LNG production facilities.

## OUR ROLE

Our role is to ensure supply of appropriately sized strategic industrial land for the Darwin market, specifically catering to the transport, trade, logistics, marine and oil and gas industries.

The development of strategic land in the Darwin Business Park opens up growth opportunities to businesses working on Darwin's major projects.





## CURRENT STATUS

LDC is currently engaged in master-planning a portion of land for a proposed new mineral processing facility at Darwin Business Park. The project timeline targets a Final Investment Decision by late 2026, with land potentially available for development in late 2027.

The Darwin Business Park continues to be a strategic hub for industry with the recent completion and upcoming arrival of several significant facilities:

- Centurion has cemented its presence in the park with a brand new \$40 million road transport logistics facility on Dawson Street, constructed by local business Sunbuild. Spanning across 5 hectares, this impressive facility became operational in early 2024 and offers a comprehensive suite of services including port services, heavy haulage and linehaul transport, warehousing, and refrigerated freight.
- Bidfood Australia has also joined the park's growing tenant list. Their new facility on O'Sullivan Circuit, completed recently, occupies a 1.43-hectare parcel. This state-of-the-art facility boasts a centralized low-charge ammonia system for temperature-controlled areas, promoting energy efficiency. Additionally, it includes an ambient warehouse section and utility areas.

- Northern Trade Solutions is poised to add to the park's diverse offerings with the construction of their new glass manufacturing and distribution facility on a 0.98 hectare parcel on O'Sullivan Circuit. Construction is well underway with completion anticipated in early 2025.

## Bulk Fuel Storage

In January 2022, LDC entered into a long term ground lease with Crowley Government Services, to provide land for a contractor-owned and operated fuel storage facility intended to support US defence operations in the region. Construction of the facility and access road is nearing completion with commissioning and operations occurring over the next 12 months.

LDC are in continuing negotiations with additional proponents for bulk storage of liquids.

## FEATURES

Conveniently located only 14kms from the Darwin CBD, the Darwin Business Park offers flexible tenure arrangements including development agreements convertible to freehold, long term ground leases and licences for short term needs.



# OTHER PROJECT ACTIVITY

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TIWI ISLANDS  
NORTHERN TERRITORY

HOLTZE INDUSTRIAL ESTATE  
HOLTZE

WARATAH CRESCENT  
FANNIE BAY



**The Land Development Corporation  
works on a range of investment  
opportunities throughout the  
Northern Territory.**

# HOLTZE INDUSTRIAL ESTATE

## HOLTZE

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The Estate is an attractive location well suited for industries associated with maintenance and construction of Defence, infrastructure and housing projects happening in the region.

### OVERVIEW

Holtze Industrial Estate is strategically located to provide industry support to prime and sub-contractors for Defence's requirements. The estate was formerly known as the Defence Support Hub however with decisions from Defence to keep servicing of their assets within the Barracks, the estate is no longer only for business who service Defence and LDC has broaden the strategic use of the Holtze.

Stage 1 of Holtze Industrial Estate was developed and titled in 2013. Current anchor tenant RGM Maintenance occupies a purpose-built facility to maintain Defence vehicles, buses and other vehicles/machinery. Other operators in the estate include Apex Steel and a civil construction company.

### CURRENT STATUS

LDC have been engaged by several proponents in the last twelve months who have expressed interest in establishing business at Holtze Industrial Estate. LDC previously undertook a Market Sounding in 2022 to gauge overall market interest and opportunities. The response to the Market Sounding was strong and supported the planning for the next stage of development at Holtze.

A concept that addressed some of the early requirements yielded by the Market Sounding respondents received development approval mid-2022. More recently, LDC received additional market interest for land requiring LDC to review the development offerings proposed. In early 2024, LDC commenced the detailed design of the subdivision along with releasing an Expression of Interest for additional proponents wanting land

along with looking for development partners to build the subdivision and undertake development within the estate. LDC has entered into a Heads of Agreement with a proponent for a 2.9 hectare parcel and is negotiating with others to supply land for their needs. LDC are expecting to finalise planning this year for the next stage of construction to occur in early 2025.

LDC is investigating activating the "Sandpit" training facility within the Holtze Industrial Estate. This facility would offer hands-on training for civil and mining industries using "bundled areas" replicating real job sites, with potential to expand to Defence, equipment suppliers, and retailers for training, testing, and development. Classrooms and amenities would support theory alongside practical training. While commercial viability is under evaluation, LDC sees potential for developing a skilled local workforce, fostering industry collaboration, and driving economic growth. Construction could be completed concurrently with Stage 2 subdivision works if a suitable business case emerges.

### FEATURES

Conveniently located only 4kms from the Palmerston CBD in the industrial area of Holtze. Easily accessible to the Stuart Highway, the cities of Palmerston and Darwin, and key precincts including East Arm Wharf, Darwin International Airport and the adjacent Australian Army's Robertson Barracks. The Holtze Industrial Estate offers opportunity to negotiate custom lot sizes to meet proponent requirements.



# TIWI ISLANDS

## NORTHERN TERRITORY

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The Land Development Corporation is working with Traditional Owners to promote opportunities to lease land on the Tiwi Islands to investors. The special attributes of this pristine location make it well suited to unique tourism/residential, aquaculture, agriculture and industrial opportunities.

The Tiwi Development Framework Agreement allows LDC to work closely with the Tiwi Land Council and Tiwi Aboriginal Land Trust to support economic development, capitalising on the proximity and infrastructure of nearby Darwin.

LDC continues to engage with potential investors, predominantly in the areas of eco-tourism and aquaculture. While no projects broke ground during the year, the unique opportunities provided by the Tiwi Islands and the Tiwi people remain available for prospective investors.

### FEATURES

The Land Development Corporation is seeking to promote the very special attributes of the Tiwi people and the Tiwi Islands with a range of investment opportunities including:

#### TOURISM AND RESIDENTIAL

- Close proximity to Darwin, with easy access by plane and ferry
- Attractions such as beaches, wetlands and wildlife
- Activities such as fishing, Aboriginal art, culture and bushtucker

#### AGRICULTURE

- Already established port infrastructure servicing activities
- Up to 10,000 hectares of greenfield land available for development

#### AQUACULTURE

- Environment suitable for both sea farming and cage farming
- Opportunities for barramundi, mud crabs, sea cucumber, prawns, black lip rock oysters & clams

#### INDUSTRIAL SUPPORT AND DEVELOPMENT

- Existing port and barge facilities to support local industry
- Land identified and investigated to support future tourism, agriculture and aquaculture opportunities.



# WARATAH CRESCENT

## FANNIE BAY

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The site of the former 'Sports House' development at 7 Waratah Crescent, Fannie Bay, is proposed for infill redevelopment.

LDC proposes to introduce a freehold terrace housing product on the site. This will provide a new dwelling typology and increase housing options for Territorians. LDC has been working with the Darwin Living Lab participants (including CSIRO) to explore improved thermal comfort and energy efficient designs.

The preferred development concept yields 26 terrace housing lots. This concept is considered the highest and best use for the site as the return is significantly better in comparison to the higher density options previously investigated.

The NT Planning Scheme does not cater for the intended development of freehold terrace housing. Accordingly, LDC will propose a new Specific Use Zone (effectively detailing site specific set of rules to address minimum lot size, setbacks and other requirements) and then the DCA will assess the subdivision application against the new Specific Use Zone

LDC propose to seek a private building partner via a single stage EOI process to undertake the subdivision of the site and construction of the built form. While the current feasibility for the project is marginal, there is merit in progressing the EOI process. This will allow for selection of a preferred building partner to advance subdivision and built form design and approvals (approximately 9 to 12 months). Over this period, LDC will monitor the market and review the feasibility of the project prior to making a decision to commence subdivision works.

Consultation has also been undertaken with the LDC Advisory Board, relevant government departments, Master Builders NT, Housing Industry Association, City of Darwin, real estate agents and building industry participants. Overall, there has been support for the concept.



# ENVIRONMENT AND HERITAGE

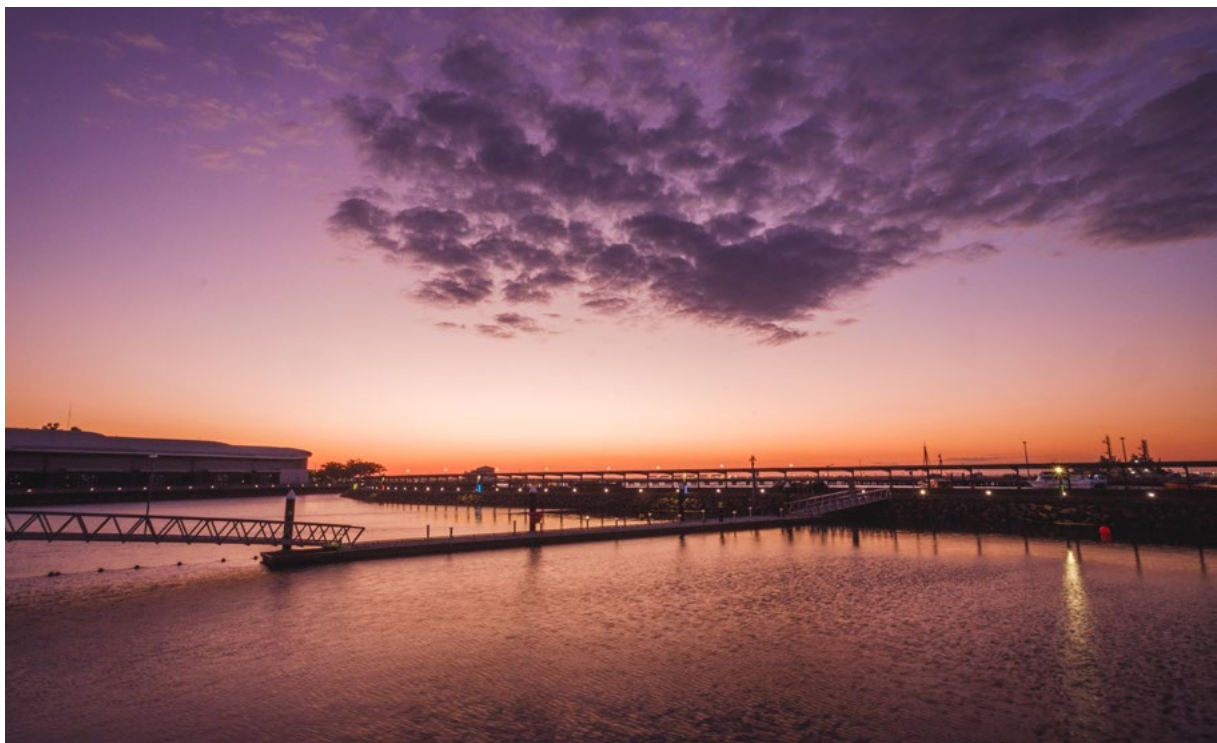
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We are committed to the sustainable development of our environment. Our business activities are planned and conducted to minimise and, where possible, avoid, adverse effects on the environment and social surroundings for the benefit of current and future generations.

From the initial planning phases of development, the Land Development Corporation considers regional environmental and heritage issues. This allows us to identify the best type of development suited to a locality as well as providing the potential to minimise obstacles for prospective developers seeking to locate at a site.

In implementing these objectives the Land Development Corporation:

- Integrates its economic, social and environmental responsibilities throughout our business decision making processes
- Anticipates or identifies potential environmental concerns
- Minimises the environmental impact of its activities
- Consistently achieves socially and environmentally responsible standards
- Networks with stakeholders on environmental and heritage topics achieving good outcomes for all parties
- Preserves identified sites of cultural, historical, natural or scientific significance where possible
- Promotes environmental sustainability initiatives both with the development and at a regional and/or national level, such as renewable energy technologies.



# WORK HEALTH AND SAFETY

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We recognise the importance of providing all employees, visitors and contractors with a safe and healthy work environment.

Our goal is to promote responsible management practices that prevent all occupational injuries and illness. The Land Development Corporation does this by:

- Providing instruction, training and supervision to improve individual's understanding of workplace hazards, including safe work practices and emergency procedures
- Involving individuals in occupational health and safety matters and consulting with them on ways to recognise, evaluate and control workplace hazards
- Ensuring that everyone (including visitors and contractors) comply with appropriate standards and workplace directions to protect their own and others health and safety at work
- Implementing and maintaining an ongoing occupational health and safety program, including conducting regular inspections of the workplace aimed at preventing accidents and incidents
- Conducting all of our operations in accordance with relevant legislation and government policy and agreements
- Monitoring, reviewing and reporting on the health and safety performance of the organisation.

All managers and supervisors are responsible and accountable for the safety of employees, contractors and company property under their control.

Managers and supervisors are responsible for ensuring all regulations, procedures and safe work practices are followed at all times.



# KEY EVENTS

## 2023-24

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### DEVELOPING NORTHERN AUSTRALIA CONFERENCE

DARWIN | 24-26 JULY 2023

The Land Development Corporation attended and exhibited in the annual Developing Northern Australia Conference in Darwin. This was the first Developing the North Conference since 2019 and was a great opportunity to reconnect with other key stakeholders and businesses in the North.

The 3 day conference was a great event and LDC is proud to be involved with such a passionate forum. We look forward to work with new and re-connected networks and stakeholders.

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### MICHAEL TING PARK OPENING

ZUCCOLI | 5 AUGUST 2023

Official opening of the new Michael Ting Park in Zuccoli Village.

The park is named Michael Ting Park after the first mayor of Palmerston area in 1985, Michael Tien-Lok Ting. The park includes a range of play equipment from swings, a slide and also offers fitness equipment.

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### NT RESOURCE WEEK

DARWIN | 13-14 AUGUST 2023

LDC attended the South East Asia Australia Offshore and Onshore Conference (SEAAOC) as part of NT Resource Week in Darwin.

NT Resource Week provided a great opportunity to connect with business, industry and Government stakeholders. LDC had a stall in the exhibition hall and offered a showcase of its portfolio and the variety of strategic projects underway, and how they can enable industry's activities.

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### LDC ANNUAL BUS TOUR

DARWIN | 18 OCTOBER 2023

The LDC staff get together yearly to view all our land estates and get an update around where projects are at and what is currently underway in planning, along with what's potentially happening in the coming years. This is a great opportunity for all staff to see all our sites as that's not always the case.



## UDIA ANNUAL GALA

DARWIN | 20 OCTOBER 2023

The LDC team attended the UDIA NT Award for Excellence Gala Dinner.

The Gala highlighted land development projects throughout the Northern Territory, alternating each year between focusing on showcasing key projects and recognising outstanding projects with awards.

Thank you to the UDIA NT team for a great night!



## NT MAJOR PROJECTS CONFERENCE

DARWIN | 1-2 NOVEMBER 2023

12th Annual NT Major Projects conference held in Darwin.

Tony Stubbin, LDC's CEO presented at the conference talking about the Land Development Corporation's land portfolio as well as a detailed update on our current and upcoming projects.

LDC is proud to be involved as a sponsor at this great event.



## LDC RECONCILIATION ACTION PLAN LAUNCH

DARWIN | 3 NOVEMBER MAY 2023

LDC launched its Reflect Reconciliation Action Plan (RAP) - Reflect in November 2023.

LDC has been progressing through its commitments mentioned in the RAP and we look forward to sharing our RAP and our journey to develop meaningful relationships with Aboriginal and Torres Strait Islander communities.



## INDO PACIFIC - INTERNATIONAL MARITIME EXPOSITION

DARWIN | 7-9 NOVEMBER MAY 2023

LDC attended the Indo-Pacific Exposition in Sydney as part of the Defence NT stand.

The Indo-Pacific conference is a large expo that features a range of local and international businesses that can support the defence industry. It was great to learn and see a range of new technologies and projects being brought by defence industry.



## EASTER COLOURING COMPETITION | KILGARIFF ESTATE

ALICE SPRINGS | APRIL 2024

LDC organised the annual Easter colouring competition for resident children of Kilgariff Estate.

The children all jumped on board and there were a number of beautiful entries. LDC worked with a local hamper company to create Easter themed gift hampers for the winners.



# OUR FINANCIAL REPORT

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INDEPENDENT AUDITORS  
REPORT

FINANCIAL STATEMENTS

NOTES TO THE FINANCIAL  
STATEMENTS



**The Land Development Corporation  
works on a range of investment  
opportunities throughout the  
Northern Territory.**



**Auditor-General**  
**Independent Auditor's Report**  
**to the Minister for Minister for Lands, Planning and Environment**  
**Land Development Corporation**

**Page 1 of 3**

## Opinion

I have audited the accompanying financial report of Land Development Corporation (the Corporation), which comprises the balance sheet as at 30 June 2024, and the comprehensive operating statement, statement of changes in equity and cash flow statement for the year then ended, and notes to the financial statements, including material accounting policy information, and the certification of the financial statements by the Chief Executive Officer.

In my opinion, the financial report gives a true and fair view, in all material respects, of the financial position of Land Development Corporation as at 30 June 2024, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards.

## Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of the Corporation in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

## Key Audit Matters

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial report of the current period. These matters were addressed in the context of my audit of the financial report as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Key Audit Matter	Audit scope response to the Key Audit Matter
<b>Valuation of land inventory</b>  The value of developed land and land under development was \$139.657million as disclosed in Note 13.  The valuation of land inventory is a key audit matter due to the complexity involved in estimating the net realisable value, determining the costs incurred in bringing the land to be ready for sale and the classification between current and non-current.	My procedures included but were not limited to: <ul style="list-style-type: none"><li>▪ obtaining an understanding of the Corporation's approach, processes and controls to assess the carrying value of its inventory in accordance with Australian Accounting Standards</li><li>▪ testing on a sample basis, development costs capitalised during the year for compliance with the recognition and measurement requirements;</li><li>▪ testing on a sample basis, that land inventory held at the end of the period was recorded at the lower of cost and net realisable value by agreeing values to market values; and</li></ul>



## Auditor-General

### Page 2 of 3

Key Audit Matter	Audit scope response to the Key Audit Matter
	<ul style="list-style-type: none"><li>▪ obtaining an understanding of the methodology applied for categorisation of inventory between current and non-current and testing on a sample basis, the appropriateness of the classification.</li></ul> <p>I also assessed the adequacy of the related disclosures in the notes to the financial statements.</p>

### Other Information

The Chief Executive is responsible for the other information. The other information comprises the information included in the Corporation's financial statement overview for the year ended 30 June 2024, but does not include the financial report and my auditor's report thereon.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

### Responsibilities of the Chief Executive Officer for the Financial Report

The Chief Executive Officer is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and for such internal control as the Chief Executive Officer determines is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

### Auditor's Responsibilities for the Audit of the Financial Report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.



## Auditor-General

### Page 3 of 3

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report however future events or conditions may cause the Corporation to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. I describe these matters in my report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Jara K Dean  
Auditor-General for the Northern Territory

Darwin, Northern Territory

30 September 2024

# FINANCIAL STATEMENT OVERVIEW

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## FOR THE YEAR ENDED 30 JUNE 2024

The year ended 30 June 2024, represents the thirteenth year that the Land Development Corporation (LDC) has operated as a Government Business Division (GBD).

### FINANCIAL PERFORMANCE

LDC's total income of \$13.75 million comprises net income from residential and industrial land sales of \$7.47 million; royalties, rents and dividends of \$3.53 million; community service obligations of \$0.25 million and additional income items totaling \$2.50 million. Total income is up from \$10.73 million in the previous year, reflecting an increase in net income from land sales.

LDC holds land as current and non-current inventory representing land available for development and sale and relies heavily on sales of inventory to continue to meet our current obligations. Development costs incurred by LDC are initially recorded as inventory assets on the balance sheet and recognised in the comprehensive operating statement as the cost of land sold at the time of sale.

LDC's main operating expenditure during the year relates to residential and industrial land development being the cost of land sold of \$11.74 million. LDC's employee expenses for the year were \$2.56 million and LDC employed 16 full time equivalent employees as at 30 June 2024. LDC purchases services from other agencies (\$0.29 million).

LDC's income tax expense of \$1.23 million is greater than LDC's net surplus before income tax of \$1.17 million due to the addition and subtraction of non-deductible items included in the income tax calculation. The main two factors are:

- Adding back in to net surplus \$3.50 million of inventory write-downs from a net realisable value assessment of land and land remediation at the Hidden Valley facility.
- Subtracting \$0.58 million from two inventory assets that were impaired in a previous year from a net realisable assessment of land that was sold.

This results in a taxable surplus of \$4.09 million and tax of 30% is applied to this amount to equal the income tax expense of \$1.23 million. This has a significant impact on LDC's net outcome for 2023-24, resulting in a net deficit of \$0.06 million.

### FINANCIAL POSITION

Overall LDC maintains a strong financial position with \$126.71 million in net assets at 30 June 2024 compared to \$128.13 million in the previous year.

LDC has a secure liquidity position with \$12.89 million in cash. LDC also has a healthy portfolio of land with \$47.53 million in current land inventory and \$92.13 million in non-current land inventory.

LDC's current liabilities at \$25.56 million has decreased in the 2023-24 financial year compared to \$31.85 million in the 2022-23 financial year.

# CERTIFICATION OF THE FINANCIAL STATEMENTS

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FOR THE YEAR ENDED 30 JUNE 2024

## CERTIFICATION OF THE FINANCIAL STATEMENTS

We certify that the attached financial statements for the Land Development Corporation have been prepared based on proper accounts and records in accordance with Australian Accounting Standards and with the requirements as prescribed in the *Financial Management Act 1995* and Treasurer's Directions.

We further state that the information set out in the comprehensive operating statement, balance sheet, statement of changes in equity, cash flow statement and notes to and forming part of the financial statements, presents fairly the financial performance and cash flows for the year ended 30 June 2024 and the financial position on that date.

At the time of signing, we are not aware of any circumstances that would render the particulars included in the financial statements misleading or inaccurate.



**TONY STUBBIN**  
LAND DEVELOPMENT CORPORATION  
CHIEF EXECUTIVE OFFICER  
30 SEPTEMBER 2024



**CARLY BEH**  
LAND DEVELOPMENT CORPORATION  
CHIEF FINANCIAL OFFICER  
30 SEPTEMBER 2024

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**COMPREHENSIVE OPERATING STATEMENT**

**For the year ended 30 June 2024**

	Note	2024 \$000	2023 \$000
<b>INCOME</b>			
Revenue from land sales	4a	19 204	21 401
Cost of land sold		(11 737)	(18 638)
<i>Net revenue from land sales</i>		<u>7 467</u>	<u>2 763</u>
Grants and subsidies	4b	-	1 119
Community service obligations	4b	247	315
Goods and services revenue		7	9
Interest revenue		835	753
Royalties, rents and dividends	4c	3 530	3 711
Other income	4d	1 665	2 063
<b>TOTAL INCOME</b>	<b>3</b>	<b><u>13 751</u></b>	<b><u>10 733</u></b>
<b>EXPENSES</b>			
Employee expenses	6	2 564	2 634
Administrative expenses			
Purchases of goods and services	7	2 098	2 229
Repairs and maintenance		487	438
Depreciation and amortisation	15,17	845	747
Other administrative expenses		355	273
Write-down	13	3 501	48
Grants and subsidies expenses			
Capital	8	1 885	-
Interest expenses	9	848	723
<b>TOTAL EXPENSES</b>	<b>3</b>	<b><u>12 583</u></b>	<b><u>7 092</u></b>
<b>NET SURPLUS BEFORE INCOME TAX</b>		<b><u>1 168</u></b>	<b><u>3 641</u></b>
Income tax expense	5	1 227	1 107
<b>NET (DEFICIT)/SURPLUS</b>		<b><u>(59)</u></b>	<b><u>2 534</u></b>
<b>OTHER COMPREHENSIVE INCOME</b>			
Changes in asset revaluation surplus	24	-	1 550
<b>TOTAL OTHER COMPREHENSIVE INCOME</b>		<b><u>-</u></b>	<b><u>1 550</u></b>
<b>COMPREHENSIVE RESULT</b>		<b><u>(59)</u></b>	<b><u>4 084</u></b>

*The comprehensive operating statement is to be read in conjunction with the notes to the financial statements.*

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**BALANCE SHEET**

**As at 30 June 2024**

	Note	2024 \$000	2023 \$000
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and deposits	11	12 886	25 138
Receivables	12	1 084	2 332
Inventories	13	47 529	50 373
Other Assets	14	7	6
<b>Total current assets</b>		<b>61 506</b>	<b>77 849</b>
<b>Non-current assets</b>			
Inventories	13	92 128	83 471
Property, plant and equipment	15	15 064	14 285
Heritage and cultural assets	17	62	63
Other Assets	14	308	303
<b>Total non-current assets</b>		<b>107 562</b>	<b>98 122</b>
<b>TOTAL ASSETS</b>		<b>169 068</b>	<b>175 971</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	18	14 251	9 373
Borrowings and advances	19	249	5 333
Provisions	20	1 791	1 613
Other liabilities	21	7 314	13 524
Deposits held	22	725	895
Income tax payable	5	1 227	1 107
<b>Total current liabilities</b>		<b>25 557</b>	<b>31 845</b>

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**BALANCE SHEET (Continued)**

**As at 30 June 2024**

	Note	2024 \$000	2023 \$000
<b>Non-current liabilities</b>			
Borrowings and advances	19	16 315	10 241
Other liabilities	21	489	5 751
<b>Total non-current liabilities</b>		<b>16 804</b>	<b>15 992</b>
<b>TOTAL LIABILITIES</b>		<b>42 361</b>	<b>47 837</b>
<b>NET ASSETS</b>		<b>126 707</b>	<b>128 134</b>
<b>EQUITY</b>			
Capital		54 402	54 339
Reserves	24	1 550	1 550
Accumulated funds		70 755	72 245
<b>TOTAL EQUITY</b>		<b>126 707</b>	<b>128 134</b>

*The balance sheet is to be read in conjunction with the notes to the financial statements.*

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**STATEMENT OF CHANGES IN EQUITY**

**For the year ended 30 June 2024**

	Note	Equity at 1 July	Comprehensive result	Transactions with owners	Equity at 30 June
		\$000	\$000	\$000	\$000
<b>2024</b>					
<b>Accumulated funds</b>		72 245	-	-	72 245
Deficit for the period		-	(59)	-	(59)
Dividends		-	-	(1 431)	(1 431)
		<b>72 245</b>	<b>(59)</b>	<b>(1 431)</b>	<b>70 755</b>
<b>Reserves</b>	24	<b>1 550</b>	-	-	<b>1 550</b>
<b>Capital</b>					
Transactions with owners		54 339	-	-	54 339
Equity transfers in		-	-	63	63
<b>Total Capital</b>		<b>54 339</b>	-	<b>63</b>	<b>54 402</b>
<b>Total equity at end of financial year</b>		<b>128 134</b>	<b>(59)</b>	<b>(1 368)</b>	<b>126 707</b>
<b>2023</b>					
<b>Accumulated funds</b>		71 002	-	-	71 002
Surplus for the period		-	2 534	-	2 534
Dividends		-	-	(1 291)	(1 291)
		<b>71 002</b>	<b>2 534</b>	<b>(1 291)</b>	<b>72 245</b>
<b>Reserves</b>	24	-	<b>1 550</b>	-	<b>1 550</b>
<b>Capital</b>					
Transactions with owners		54 339	-	-	54 339
Equity transfers in		-	-	-	-
<b>Total Capital</b>		<b>54 339</b>	-	-	<b>54 339</b>
<b>Total equity at end of financial year</b>		<b>125 341</b>	<b>4 084</b>	<b>(1 291)</b>	<b>128 134</b>

*The statement of changes in equity is to be read in conjunction with the notes to the financial statements.*

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**CASH FLOW STATEMENT  
For the year ended 30 June 2024**

	Note	2024 \$000	2023 \$000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Operating receipts</b>			
Capital grants		-	1 119
Community service obligations		247	315
Receipts from sales of goods and services		15 401	43 706
Interest received		877	676
<b>Total operating receipts</b>		<b>16 525</b>	<b>45 816</b>
<b>Operating payments</b>			
Payments to employees		(2 525)	(2 683)
Payments for goods and services		(22 198)	(31 294)
Income tax paid		(1 107)	(62)
Interest paid		(854)	(714)
<b>Total operating payments</b>		<b>(26 684)</b>	<b>(34 753)</b>
<b>Net cash (used in)/from operating activities</b>	25	<b>(10 159)</b>	<b>11 063</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
<b>Investing receipts</b>			
Finance lease received		7	6
<b>Total investing receipts</b>		<b>7</b>	<b>6</b>
<b>Investing payments</b>			
Purchases of non-financial assets		(250)	(16)
<b>Total investing payments</b>		<b>(250)</b>	<b>(16)</b>
<b>Net cash (used in)/from investing activities</b>		<b>(243)</b>	<b>(10)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
<b>Financing receipts</b>			
Deposits received		(170)	(347)
<b>Total financing receipts</b>		<b>(170)</b>	<b>(347)</b>

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**CASH FLOW STATEMENT (Continued)**

**For the year ended 30 June 2024**

	Note	2024	2023
		\$000	\$000
<b>Financing payments</b>			
Dividends paid		(1 291)	(72)
Finance lease payments		(389)	(325)
<b>Total financing payments</b>		<b>(1 680)</b>	<b>(397)</b>
<b>Net cash (used in)/from financing activities</b>		<b>(1 850)</b>	<b>(744)</b>
Net (decrease)/increase in cash held		(12 252)	10 309
Cash at beginning of financial year		25 138	14 829
<b>CASH AT END OF FINANCIAL YEAR</b>	11	<b>12 886</b>	<b>25 138</b>

*The cash flow statement is to be read in conjunction with the notes to the financial statements.*

## INDEX OF NOTES TO THE FINANCIAL STATEMENTS

1. Objectives and funding
2. Statement of material accounting policies
3. Comprehensive operating statement by output group

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- 4a. Revenue from land sales
- 4b. Grants and subsidies
- 4c. Royalties, rents and dividends
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### EXPENSES

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# LAND DEVELOPMENT CORPORATION

## FINANCIAL REPORT

### 1. OBJECTIVES AND FUNDING

LDC's role is to contribute to the economic growth of the Northern Territory through innovative development and management of strategic industrial land, residential land and ancillary facilities and activities in the Northern Territory, in partnership with the private sector.

LDC's objective is to:

- meet the Northern Territory's strategic industrial land requirements and respond to industry's short and long term requirements;
- deliver on innovative residential subdivisions;
- build strong links with the property industry and development-focused government and semi government entities/agencies throughout Australia to enable comprehensive project support for LDC and its project partners; and
- realise the opportunities to optimise returns on LDC's assets whilst operating within the guidelines set by the Northern Territory Government for its Government Business Divisions (GBD).

LDC is the developer and manager of Northern Territory Government owned land identified for strategic industrial development. It operates under the *Land Development Corporation Act 2003* and reports to the Minister for Major Projects.

In 2009, the *Land Development Corporation Act 2003* was amended to expand LDC's role to include the development of residential land. LDC has entered into joint partnership arrangements with participants from the private sector in developing residential land.

LDC has been determined by the Treasurer under Section 3(1) of the *Financial Management Act 1995* to be a GBD, commencing 1 July 2011 and is classified as a Not-for-Profit Entity. This has resulted in LDC adopting a capital structure comparative to similar entities in the private sector and similar government entities in other states and territories. Other impacts of this determination include LDC being self-funded through the sale of land and hence no longer receiving output appropriation. As a GBD, LDC receives interest earned on cash balances and is required to pay income tax equivalents and dividends. Similarly, commencing from 1 July 2011, LDC is required to pay full charges previously received free of charge when it was a general government agency.

The financial statements encompass all funds through which LDC controls resources to carry on its functions and deliver outputs. For reporting purposes, outputs delivered by LDC are summarised into two output groups. Note 3 provides summarised financial information in the form of a Comprehensive Operating Statement by output group.

### 2. STATEMENT OF MATERIAL ACCOUNTING POLICIES

#### a) Statement of compliance

The financial statements have been prepared in accordance with the requirements of the *Financial Management Act 1995* and related Treasurer's Directions. The *Financial Management Act 1995* requires LDC to prepare financial statements for the year ended 30 June based on the form determined by the Treasurer. The form of LDC's financial statements should include:

- (i) a certification of the financial statements;
- (ii) a comprehensive operating statement;
- (iii) a balance sheet;

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

- (iv) a statement of changes in equity;
- (v) a cash flow statement; and
- (vi) applicable explanatory notes to the financial statements.

### **b) Basis of accounting**

The financial statements have been prepared using the accrual basis of accounting, which recognises the effect of financial transactions and events when they occur, rather than when cash is paid out or received. As part of the preparation of the financial statements, all intra-agency transactions and balances have been eliminated.

Except where stated, the financial statements have also been prepared in accordance with the historical cost convention.

The form of LDC's financial statements is also consistent with the requirements of Australian Accounting Standards. The effects of all relevant new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are effective for the current annual reporting period have been evaluated.

### **Standards and interpretations effective from 2023-24 financial year**

AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates has been applied for the first time from 2023-24.

The amendments in AASB 2021-2 require the disclosure of 'material', rather than 'significant', accounting policies. Although the amendments have not resulted in any changes to the accounting policies themselves, they have impacted accounting policy information disclosed in the financial statements. Accordingly, accounting policies that are not considered 'material' have now been removed from the financial statements.

Several other amendments and interpretations have been issued that apply to the current reporting period, but are considered to have no or minimal impact on public sector reporting.

### **Standards and interpretations issued but not yet effective**

No Australian accounting standards have been adopted early for 2023-24 financial year.

Several amendments and interpretations have been issued that apply to future reporting periods but are considered to have no or minimal impact on public sector reporting.

### **c) Reporting entity**

The financial statements cover LDC as an individual reporting entity. LDC is a Northern Territory Government Business Division ("GBD") established under the *Land Development Corporation Act 2003*.

The principal place of business of LDC is Level 10, 24 Mitchell Street, Darwin City.

### **d) Corporation and Territory items**

The financial statements of LDC include income, expenses, assets, liabilities and equity over which LDC has control (LDC items) and is able to utilise to further its own objectives. Certain items, while managed by LDC, are administered and recorded by the Territory rather than LDC (Territory items). Territory items are recognised and recorded in the Central Holding Authority as discussed below.

### **Central Holding Authority**

The Central Holding Authority is the 'parent body' that represents the Government's ownership interest in Government-controlled entities.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

The Central Holding Authority also records all Territory items, such as income, expenses, assets and liabilities controlled by the Government and managed by agencies on behalf of the Government. The main Territory item is Territory income, which includes taxation and royalty revenue, Commonwealth general purpose funding (such as GST revenue), fines, and statutory fees and charges.

The Central Holding Authority also holds certain Territory assets not assigned to agencies as well as certain Territory liabilities that are not practical or effective to assign to individual agencies such as unfunded superannuation and long service leave.

The Central Holding Authority recognises and records all Territory items, and as such, these items are not included in LDC's financial statements.

### **e) Comparatives**

Where necessary, comparative information for the 2022-23 financial year has been reclassified to provide consistency with current year disclosures.

### **f) Presentation and rounding of amounts**

Amounts in the financial statements and notes to the financial statements are presented in Australian dollars and have been rounded to the nearest thousand dollars, with amounts of \$500 or less being rounded down to zero. Figures in the financial statements and notes may not equate due to rounding.

### **g) Changes in accounting policies**

There have been no changes to accounting policies adopted in 2023-24 financial year as a result of management decisions.

### **h) Accounting judgments and estimates**

Judgments and estimates that have significant effects on the financial statements are disclosed in the relevant notes to the financial statements.

### **i) Contributions by and distributions to government**

LDC may receive contributions from Government where the Government is acting as owner of LDC. Conversely, LDC may make distributions to Government. In accordance with the *Financial Management Act 1995* and Treasurer's Directions, certain types of contributions and distributions, including those relating to administrative restructures, have been designated as contributions by, and distributions to, Government. These designated contributions and distributions are treated by LDC as adjustments to equity.

The Statement of Changes in Equity provides additional information in relation to contributions by, and distributions to, Government.

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**3. COMPREHENSIVE OPERATING STATEMENT BY OUTPUT GROUP**

	Note	Residential		Industrial		Total	
		2024	2023	2024	2023	2024	2023
		\$000	\$000	\$000	\$000	\$000	\$000
<b>INCOME</b>							
Revenue from land sales	4a	8 844	21 401	10 360	-	19 204	21 401
Cost of land sold		(7 644)	(18 638)	(4 093)	-	(11 737)	(18 638)
<i>Gross profit</i>		<b>1 200</b>	<b>2 763</b>	<b>6 267</b>	<b>-</b>	<b>7 467</b>	<b>2 763</b>
Grants and subsidies	4b	-	1 114	-	5	-	1 119
Community service obligations	4b	-	-	247	315	247	315
Goods and services revenue		-	-	7	9	7	9
Interest revenue		167	150	668	603	835	753
Royalties, rents and dividends	4c	-	-	3 530	3 711	3 530	3 711
Other income	4d	141	232	1 524	1 831	1 665	2 063
<b>TOTAL INCOME</b>		<b>1 508</b>	<b>4 259</b>	<b>12 243</b>	<b>6 474</b>	<b>13 751</b>	<b>10 733</b>
<b>EXPENSES</b>							
Employee expenses	6	801	978	1 763	1 656	2 564	2 634
Administrative expenses							
Purchases of goods and services	7	419	446	1 679	1 783	2 098	2 229
Repairs and maintenance		97	87	390	351	487	438
Depreciation and amortisation	15,17	77	64	768	683	845	747
Other administrative expenses <sup>(1)</sup>		127	75	228	198	355	273
Write-down <sup>(2)</sup>	13	2 902	4	599	44	3 501	48
Grants and subsidies expenses							
Capital	8	1 885	-	-	-	1 885	-
Interest expenses	9	170	145	678	578	848	723
<b>TOTAL EXPENSES</b>		<b>6 478</b>	<b>1 799</b>	<b>6 105</b>	<b>5 293</b>	<b>12 583</b>	<b>7 092</b>
<b>NET SURPLUS BEFORE INCOME TAX</b>		<b>(4 970)</b>	<b>2 460</b>	<b>6 138</b>	<b>1 181</b>	<b>1 168</b>	<b>3 641</b>
Income tax expense	5					1 227	1 107
<b>NET (DEFICIT)/SURPLUS</b>						<b>(59)</b>	<b>2 534</b>
<b>OTHER COMPREHENSIVE INCOME</b>							
<b>Items that will not be reclassified to net surplus/(deficit)</b>							
Changes in asset revaluation surplus	24					-	1 550
<b>TOTAL OTHER COMPREHENSIVE INCOME</b>						<b>-</b>	<b>1 550</b>
<b>COMPREHENSIVE RESULT</b>						<b>(59)</b>	<b>4 084</b>

<sup>(1)</sup> In 2023-24 \$0.07 million relates to a financial guarantee expense (LDC provided land as security for its joint operator partner to obtain external financing) for the development of next stage of the Zuccoli Village development. (2022-23: \$0.03 million).

<sup>(2)</sup> In 2023-24 there were \$3.50 million of inventory write-downs from a net realisable value assessment of land and land remediation at the Hidden Valley facility (2022-23: \$0.05 million).

*This comprehensive operating statement by output group is to be read in conjunction with the notes to the financial statements.*

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

LDC is predominantly self-funded through the sale of land for the provision of outputs. Outputs are the services provided or goods produced by LDC for users external to LDC. They support the delivery of LDC's objectives and or statutory responsibilities. The table on the previous page disaggregates revenue and expenses that enable delivery of services by output group which form part of the balances of LDC.

### 4. REVENUE

#### a) Revenue from land sales

	2024			2023		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Revenue from land sales	19 204	-	19 204	21 401	-	21 401
<b>Total land sales revenue</b>	<b>19 204</b>	<b>-</b>	<b>19 204</b>	<b>21 401</b>	<b>-</b>	<b>21 401</b>

Revenue from sales of land is recognised when LDC satisfies its performance obligations of transferring control of the land to the customer. LDC typically satisfies its performance obligations at a point in time when legal title to the land is transferred to the customer.

Revenue from these sales are based on the price specified in the contract, and revenue is only recognised to the extent that it is highly probable a significant reversal will not occur.

Land sales accounted for as revenue from contracts with customers have been disaggregated below into categories to enable users of these financial statements to understand the nature, amount, timing and uncertainty of income and cash flows. These categories include a description of the type of product or service line, type of customer and timing of transfer of goods and services.

	2024	2023
	\$000	\$000
<b>Type of good and service:</b>		
Sales of land inventory	19 204	21 401
<b>Total revenue from contracts with customers by good or service</b>	<b>19 204</b>	<b>21 401</b>
<b>Type of customer:</b>		
Non-government entities	19 204	21 401
<b>Total revenue from contracts with customers by type of customer</b>	<b>19 204</b>	<b>21 401</b>
<b>Timing of transfer of goods and services:</b>		
Point in time	19 204	21 401
<b>Total revenue from contracts with customers by timing of transfer</b>	<b>19 204</b>	<b>21 401</b>

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**b) Grants and subsidies**

	2024			2023		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Capital grants	-	-	-	3	1 116	1 119
Community service obligations	247	-	247	315	-	315
<b>Total grants and subsidies revenue</b>	<b>247</b>	<b>-</b>	<b>247</b>	<b>318</b>	<b>1 116</b>	<b>1 434</b>

Grants revenue is recognised at fair value exclusive of GST.

Capital grants with enforceable contracts and sufficiently specific obligations are recognised as an unearned capital grants liability, included in Note 21 when received and subsequently recognised progressively as revenue as or when LDC satisfies its obligations under the agreement. Where a non-financial asset is purchased, revenue is recognised at the point in time the asset is acquired and control transfers to LDC.

For constructed assets, revenue is recognised over time, using the percentage of completion method, measured as the costs incurred as a proportion of estimated total project costs. Capital Grants revenue of \$1.12 million in the 2022-23 financial year mainly relates to the construction of Kilgariff Stage 2B.

Revenue in the form of community service obligations (CSO) is received by the agency where the agency is required to carry out activities on a non-commercial basis. CSO revenue is recognised as an unearned contract revenue liability, included in Note 21 when received and subsequently recognised progressively as revenue as or when LDC satisfies its obligations under the agreement.

Grant agreements accounted for as revenue from contracts with customers have been disaggregated below into categories to enable users of these financial statements to understand the nature, amount, timing and uncertainty of income and cash flows. These categories include a description of the type of product or service line, type of customer and timing of transfer of goods and services.

	2024	2023
	\$000	\$000
<b>Type of good and service:</b>		
Construction services	-	3
Other	247	315
<b>Total revenue from contracts with customers by good or service</b>	<b>247</b>	<b>318</b>
<b>Type of customer:</b>		
State and Territory Government	247	318
<b>Total revenue from contracts with customers by type of customer</b>	<b>247</b>	<b>318</b>
<b>Timing of transfer of goods and services:</b>		
Over time	247	318
<b>Total revenue from contracts with customers by timing of transfer</b>	<b>247</b>	<b>318</b>

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### c) Royalties, rents and dividends

	2024			2023		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Revenue from licence fees	332	-	332	472	-	472
Rent income	-	3 198	3 198	-	3 239	3 239
<b>Total rent revenue</b>	<b>332</b>	<b>3 198</b>	<b>3 530</b>	<b>472</b>	<b>3 239</b>	<b>3 711</b>

Rental income arising from operating leases incidental to the core functions of LDC is accounted for on a straight-line basis over the lease term. Revenue from licence fees for LDC land is recognised when LDC satisfies its performance obligations or upfront on issue of the invoice for licences with a term less than 12 months or a low value of \$10 000 or less, upfront on issue of the invoice.

LDC's sole performance obligations for the issue of a non-intellectual property licence is the issue of the licence, therefore revenue is recognised upfront on issue of the licence and invoice. For intellectual property licences, revenue is recognised at a point in time or over time as or when the performance obligation is satisfied.

Rent and licence fees accounted as revenue contracts with customers has been disaggregated below into categories to enable users of these financial statements to understand the nature, amount, timing and uncertainty of income and cash flows. These categories include a description of the type of product or service line, type of customer and timing of transfer of goods and services.

	2024	2023
	\$000	\$000
<b>Type of good and service:</b>		
Licence of land	332	472
<b>Total revenue from contracts with customers by good or service</b>	<b>332</b>	<b>472</b>
<b>Type of customer:</b>		
Commonwealth Government	3	-
State and Territory Government	2	11
Non-government entities	327	461
<b>Total revenue from contracts with customers by type of customer</b>	<b>332</b>	<b>472</b>
<b>Timing of transfer of goods and services:</b>		
Point in time	332	472
<b>Total revenue from contracts with customers by timing of transfer</b>	<b>332</b>	<b>472</b>

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**d) Other income**

	2024			2023		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Other income	868	797	1 665	1 593	470	2 063
<b>Total other income</b>	<b>868</b>	<b>797</b>	<b>1 665</b>	<b>1 593</b>	<b>470</b>	<b>2 063</b>

**Rendering of services**

Revenue from rendering of services is recognised when LDC satisfies the performance obligation by transferring the promised services. The nature of the services LDC typically promises to transfer is employee and consultancy services to other NT Government agencies and execution of various land agreements. LDC typically satisfies its performance obligations at a point in time when employee and consultancy services are provided to the customer and on execution of various land agreements.

**On charging of costs incurred**

Outgoings in connection with LDC land where LDC has executed formal agreements (leases, licences, project delivery agreements and development agreements) are charged to the customer (lessee, licensee, project delivery partner and buyer). The customer reimburses LDC mainly for the following types of outgoings: rates, water and sewerage, body corporate fees and repairs and maintenance on LDC land. Under AASB 1058, income is recognised at the time the invoice is issued.

**Financial contributions**

Revenue from financial contributions is recognised when LDC satisfies its performance obligations under the agreement. The nature of the financial contributions include remediation works, master planning of specific LDC land and when development agreement conditions are not satisfied within a certain time period. Revenue is recognised at a point in time or over time as or when the performance obligation is satisfied.

Other income accounted for as revenue from contracts with customers have been disaggregated on the next page into categories to enable users of these financial statements to understand the nature, amount, timing and uncertainty of income and cash flows. These categories include a description of the type of product or service line, type of customer and timing of transfer of goods and services.

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	2024	2023
	\$000	\$000
<b>Type of good and service:</b>		
Service delivery	124	491
Other	744	1 102
<b>Total revenue from contracts with customers by good or service</b>	<b>868</b>	<b>1 593</b>
<b>Type of customer:</b>		
State and Territory Government	384	303
Non-government entities	484	1 290
<b>Total revenue from contracts with customers by type of customer</b>	<b>868</b>	<b>1 593</b>
<b>Timing of transfer of goods and services:</b>		
Over time	719	237
Point in time	149	1 356
<b>Total revenue from contracts with customers by timing of transfer</b>	<b>868</b>	<b>1 593</b>

**5. INCOME TAX RECONCILIATION**

	2024	2023
	\$000	\$000
The income tax for the year can be reconciled to the accounting profit as follows:		
<b>Net surplus before tax for the year</b>	<b>1 168</b>	<b>3 641</b>
<i>Add:</i> Non-deductible – current year		
Expense – unrealised loss <sup>(1)</sup>	3 501	48
<i>Less:</i> Non-deductible – prior year		
Expense – impairment expense relating to assets sold <sup>(2)</sup>	(580)	-
<b>Taxable surplus</b>	<b>4 089</b>	<b>3 689</b>
<b>Income tax at 30%</b>	<b>1 227</b>	<b>1 107</b>

<sup>(1)</sup> In 2023-24 there were \$3.50 million of inventory write-downs from a net realisable value assessment of land and land remediation at the Hidden Valley facility (2022-23: \$0.05 million).

<sup>(3)</sup> In 2023-24 \$0.58 million from two inventory assets that were impaired in a previous year from a net realisable assessment were sold.

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**6. EMPLOYEE BENEFITS EXPENSE**

	2024	2023
	\$000	\$000
Salaries and wages	2 242	2 283
Superannuation expenses	231	247
Fringe benefits tax	26	32
Payroll tax	65	72
<b>Total employee benefits expense</b>	<b>2 564</b>	<b>2 634</b>

The number of full-time equivalent employees for 2023-24 was 16 (2022-23: 16)

Salaries and wages are recognised in the reporting period when the employee renders services to the Territory Government. It includes recreation leave, labour hire costs, allowances and other benefits, which are recognised in the reporting period when employees are entitled to the benefit or when incurred.

The recognition and measurement policy for employee benefits is detailed in Note 18 and Note 20.

**7. PURCHASES OF GOODS AND SERVICES**

	2024	2023
	\$000	\$000
The net (deficit)/surplus has been arrived at after charging the following expenses:		
<b>Goods and services expenses:</b>		
Property management	1 457	1 321
Consultants	92	207
Marketing and promotion <sup>(1)</sup>	27	59
Document production	1	1
Legal expenses <sup>(2)</sup>	25	73
Recruitment	2	3
Training and study	50	70
Official duty fares	28	39
Travelling allowance	5	6
Agency service arrangements	289	343
Information technology charges and communications	122	107
<b>Total purchases of goods and services</b>	<b>2 098</b>	<b>2 229</b>

<sup>(1)</sup> Includes advertising for marketing and promotion.

<sup>(2)</sup> Includes legal fees and settlement costs.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

Purchases of goods and services generally represent the day-to-day running costs incurred in normal operations, including supplies and service costs recognised in the reporting period in which they are incurred.

### Repairs and maintenance expenses

No output appropriation funding is received for repairs and maintenance works associated with LDC assets. Costs associated with repairs and maintenance works on LDC's assets are expensed as incurred.

## 8. GRANT AND SUBSIDIES EXPENSES

	2024 \$000	2023 \$000
<b>Capital grant expense</b>		
Local government <sup>(1)</sup>	1 885	-
<b>Total interest expenses</b>	<b>1 885</b>	<b>-</b>

<sup>(1)</sup> Transfer of the Ankerre Park at Kilgariff Estate in Alice Springs to Alice Springs Town Council at nil consideration.

Capital grant expenses are transfers made to a recipient for the purpose of acquiring or constructing a new physical asset or upgrading an existing physical asset, for which no economic benefits of equal value are receivable in return. It also includes the transfer of existing agency assets to another entity for which no economic benefits of equal value are receivable in return. Capital grant expenses comprise of the transfer of the Ankerre Park at Kilgariff Estate in Alice Springs to Alice Springs Town Council.

Capital grant expenses are recognised in the reporting period in which they are paid or payable, exclusive of the amount of GST. Where an existing agency asset is transferred to a recipient, the transaction is recognised when the agency transfers control of asset to the recipient.

## 9. INTEREST EXPENSES

	2024 \$000	2023 \$000
Interest from lease liabilities	22	11
Interest from loans and advances	826	712
<b>Total interest expenses</b>	<b>848</b>	<b>723</b>

Interest expenses consist of interest and other costs incurred in connection with the borrowing of funds. It includes interest on loans and advances and lease liabilities.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### 10. WRITE-OFFS, POSTPONEMENTS, WAIVERS, GIFTS AND EX GRATIA PAYMENTS

The following table presents all write-offs, waivers and postponements, approved under the *Financial Management Act 1995* or other legislation that LDC administers. LDC had no gifts or ex gratia payments in the 2023-24 and 2022-23 financial year.

	2024	No. of Trans.	2023	No. of Trans.
	\$000		\$000	
<b>Write-offs, postponements and waivers under the <i>Financial Management Act 1995</i></b>	<b>2</b>	<b>1</b>	-	-
Represented by:				
<i>Amounts written off, postponed and waived by delegates</i>				
Losses or deficiencies of money written off <sup>(1)</sup>	2	1	-	-
<b>Total written off, postponed and waived by delegates</b>	<b>2</b>	<b>1</b>	-	-

<sup>(1)</sup> In 2023-24 an amount was written off relating to a salary overpayment of one ex-employee of LDC.

#### Write-off

Write-offs reflect the removal from accounting records the value of public money or public property owing to, or loss sustained by the Territory or LDC. It refers to circumstances where the Territory or LDC has made all attempts to pursue the debt, however the debt, is deemed irrecoverable due to reasons beyond the Territory or LDC's control. Write-offs result in no cash outlay and are accounted for under 'Other administrative expenses' in the Comprehensive Operating Statement.

#### Waiver

Waivers reflect the election to forego a legal right to recover public money or receive public property. Once agreed with and communicated to the debtor, it will have the effect of extinguishing the debt and renouncing the right to any future claim on that public money or public property. Waivers result in no cash outlay, and are accounted for under 'Current grants and subsidies expense' in the Comprehensive Operating Statement.

#### Postponement

A postponement is a deferral of a right to recover public money or receipt of public property from its due date. This has no effect on revenues or expenses recognised but may affect cash inflows or assets in use.

#### Gifts

A gift is an asset or property, deemed surplus to government's requirements, transferred to a suitable recipient, without receiving any consideration or compensation, and where there is no constructive or legal obligation for the transfer. Gifted property is accounted under 'Other administrative expenses' in the Comprehensive Operating Statement.

#### Ex gratia

Ex gratia payments or act-of-grace payments are gratuitous payments where no legal obligation exists. All ex gratia payments are approved by the Treasurer. Ex gratia payments result in cash outlay and are accounted for under 'Purchases of goods and services' in the Comprehensive Operating Statement.

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**11. CASH AND DEPOSITS**

	2024	2023
	\$000	\$000
Cash at bank	12 886	25 138
<b>Total cash at bank</b>	<b>12 886</b>	<b>25 138</b>

For the purposes of the balance sheet and the cash flow statement, cash includes cash on hand, cash at bank and cash equivalents. Cash equivalents are highly liquid short-term investments that are readily convertible to cash. Cash at bank includes monies held in the Accountable Officer's Trust Account (AOTA) that are ultimately payable to the beneficial owner – refer also to Note 22a.

**12. RECEIVABLES**

	2024	2023
	\$000	\$000
<b>Current</b>		
Accounts receivable	58	39
Less: Loss allowance	-	-
	<b>58</b>	<b>39</b>
Contract receivables	28	24
Less: Loss allowance	(6)	-
	<b>22</b>	<b>24</b>
Interest receivables	45	86
GST receivables	259	410
Prepayments	680	1 747
Other receivables	20	26
<b>Total receivables</b>	<b>1 084</b>	<b>2 332</b>

Receivables are initially recognised when LDC becomes a party to the contractual provisions of the instrument and are measured at fair value less any directly attributable transaction costs. Receivables include contract receivables, accounts receivable and other receivables.

Receivables are subsequently measured at amortised cost using the effective interest method, less any impairments. Accounts receivable and contract receivables and other receivables are generally settled within 30 days.

The loss allowance reflects lifetime expected credit losses and represents the amount of receivables LDC estimates are likely to be uncollectible and are considered doubtful.

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### Prepayments

Prepayments represent payments made in advance of receipt of goods and services. Prepayments are recognised on an accrual basis and amortised over the period in which the economic benefits from these assets are received.

### Credit risk exposure of receivables

Receivables are monitored on an ongoing basis to ensure exposure to bad debts is not significant. LDC applies the simplified approach to measuring expected credit losses. This approach recognises a loss allowance based on lifetime expected credit losses for all accounts receivables and contracts receivables. To measure expected credit losses, receivables have been grouped based on shared risk characteristics and days past due.

The expected loss rates are based on historical observed loss rates, adjusted to reflect current and forward-looking information, including macroeconomic factors. LDC generally maintains strong debt management practices with its tenants. In the 2023-24 financial year there was one expected credit loss for receivables (2022-23: 0).

In accordance with the provisions of the *Financial Management Act 1995*, receivables are written-off when based on demonstrated actions to collect, there is no reasonable expectation of recovery for reasons beyond LDC's control.

The loss allowance for receivables at reporting date represents the amount of receivables LDC estimates is likely to be uncollectable and is considered doubtful. Aging analysis and reconciliation of loss allowance for receivables as at the reporting date is disclosed below.

Internal receivables reflect amounts owing from entities controlled by the Northern Territory Government such as other agencies, government business divisions and government owned corporations. External receivables reflect amounts owing from third parties which are external to the Northern Territory Government.

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Aging analysis	2024				2023			
	Gross receivables \$000	Loss rate %	Expected credit losses \$000	Net receivables \$000	Gross receivables \$000	Loss rate %	Expected credit losses \$000	Net receivables \$000
<b>Internal receivables<sup>(a)</sup></b>								
Not overdue	61	0%	-	61	92	0%	-	92
Overdue for less than 30 days	-	0%	-	-	-	0%	-	-
Overdue for 30 to 60 days	-	0%	-	-	-	0%	-	-
Overdue for more than 60 days	-	0%	-	-	-	0%	-	-
<b>Total internal receivables</b>	<b>61</b>		<b>-</b>	<b>61</b>	<b>92</b>		<b>-</b>	<b>92</b>
<b>External receivables<sup>(a)</sup></b>								
Not overdue	23	0%	-	23	37	0%	-	37
Overdue for less than 30 days	39	0%	-	39	41	0%	-	41
Overdue for 30 to 60 days	22	0%	-	22	4	0%	-	4
Overdue for more than 60 days	6	100%	(6)	-	1	0%	-	1
<b>Total external receivables</b>	<b>90</b>		<b>(6)</b>	<b>84</b>	<b>83</b>		<b>-</b>	<b>83</b>

<sup>(a)</sup> Total amounts disclosed exclude statutory amounts and prepayments as these do not meet the definition of a financial instrument and therefore will not reconcile to the receivables note.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### Reconciliation of loss allowance for receivables

<b>Internal receivables<sup>(a)</sup></b>	2024	2023
	\$000	\$000
Opening balance	-	-
Written off during the year	-	-
Recovered during the year	-	-
Increase/decrease in allowance recognised in profit or loss	-	-
<b>Total internal receivables</b>	<b>-</b>	<b>-</b>
<b>External receivables<sup>(a)</sup></b>		
Opening balance	-	-
Written off during the year	2	-
Recovered during the year	-	-
Increase/decrease in allowance recognised in profit or loss	(8)	-
<b>Total external receivables</b>	<b>(6)</b>	<b>-</b>

<sup>(a)</sup> Internal receivables relate to entities controlled by the NTG, whereas external receivables are from parties external to the NTG.

Reconciliation of loss allowances includes loss allowances attributed to contract receivables.

### 13. INVENTORIES

	2024	2023
	\$000	\$000
<b>Current – under development and developed land</b>		
<b>General inventories</b>		
At cost	47 529	48 169
At net realisable value	-	338
	<b>47 529</b>	<b>48 507</b>
<b>Inventories held for distribution</b>		
At cost	-	1 866
At current replacement value	-	-
	<b>-</b>	<b>1 866</b>
<b>Total current inventories</b>	<b>47 529</b>	<b>50 373</b>

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	2024 \$000	2023 \$000
<b>Non-current – undeveloped land</b>		
<b>General inventories</b>		
At cost	78 516	78 471
At net realisable value	13 612	5 000
<b>Total non-current inventories</b>	<b>92 128</b>	<b>83 471</b>
<b>Total inventories</b>	<b>139 657</b>	<b>133 844</b>
 <b>Land inventories comprises:</b>		
Cost of acquisition	89 047	92 500
Development costs	50 610	41 344
<b>Total inventories</b>	<b>139 657</b>	<b>133 844</b>

Inventories include assets held either for development and sale (general inventories) or distribution at no or nominal consideration in the ordinary course of business operations.

Inventories are valued at the lower of cost and net realisable value, except for those held for distribution are carried at the lower of cost and current replacement cost.

Amounts are disclosed as current where it is anticipated that land will be developed ready for sale within twelve months of the reporting date. Net realisable value represents the estimated selling price less all estimated costs of completion and costs necessary to make the sale.

Inventory land relating to the Zuccoli development is the subject of a mortgage as security for the finance provided to fund the development costs of the project.

Inventory costs amounting to \$3.50 million was written down in 2023-24 due to a net realisable value assessment undertaken and land remediation at the Hidden Valley facility (2022-23: \$0.05 million).

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**14. OTHER ASSETS**

	2024	2023
	\$000	\$000
<b>Current</b>		
Lease receivables	7	6
	<b>7</b>	<b>6</b>
<b>Non-current</b>		
Lease receivables	308	303
	<b>308</b>	<b>303</b>
<b>Total other assets</b>	<b>315</b>	<b>309</b>

**Agency as a lessor**

*Finance leases*

Leases under which LDC transfers substantially all the risks and rewards of ownership of an asset are classified as finance leases.

Subleases are classified by reference to the right-of-use asset arising from the head lease, rather than by reference to the underlying asset. A sublease is an arrangement where the underlying asset is re-leased by a lessee (intermediate lessor) to another party, and the lease (head lease) between the head lessor and original lessee remains in effect.

Finance income arising from finance leases is recognised over the lease term, based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the lease.

LDC entered into a 40-year head lease arrangement in October 2017 with the Tiwi Aboriginal Land Trust to lease 3.66 hectares of land at Wurrumiyanga on the Tiwi Islands. At the same time LDC entered into a 40-year sublease arrangement with Indigenous Essential Services for the same portion of land at Wurrumiyanga on the Tiwi Islands. The arrangement was assessed as a finance sublease arrangement.

Future minimum rentals receivable (undiscounted) under non-cancellable finance lease at 30 June are as follows:

	2024	2023
	\$000	\$000
Not later than one year	13	13
Later than one year and not later than five years	52	50
Later than five years	379	375
<b>Total</b>	<b>444</b>	<b>438</b>

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Reconciliation of net investment in leases at 30 June is as follows:

	2024	2023
	\$000	\$000
Future undiscounted rentals receivable	444	438
Less: Unearned finance income	(129)	(129)
<b>Net investment in finance leases</b>	<b>315</b>	<b>309</b>

### *Operating leases*

An operating lease is a lease other than a finance lease. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in comprehensive operating statement due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the underlying asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

LDC owns land and buildings that are leased to tenants under operating lease arrangements with rentals payable monthly/quarterly. The term of these leases range from 1 month to 50 years. Lease payments for all contracts include CPI increases and market reviews.

LDC also subleases carpark spaces on Level 2, 37 Woods Street, Darwin City, which is leased under a month to month head lease agreement. As these subleases have a month to month lease term, it is classified as operating subleases.

Future minimum rentals receivable (undiscounted) under non-cancellable operating lease as at 30 June is as follows:

	2024	2023
	\$000	\$000
Not later than one year	2 856	3 069
Later than one year and not later than five years	10 297	10 221
Later than five years	36 645	38 154
<b>Total</b>	<b>49 798</b>	<b>51 444</b>

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**15. PROPERTY, PLANT AND EQUIPMENT**

**a) Total property, plant and equipment**

	2024 \$000	2023 \$000
<b>Buildings</b>		
At fair value	4 780	4 764
Less: Accumulated depreciation	(1 641)	(2 554)
	<b>3 139</b>	<b>2 210</b>
<b>Infrastructure</b>		
At fair value	14 065	14 065
Less: Accumulated depreciation	(2 425)	(2 054)
	<b>11 640</b>	<b>12 011</b>
<b>Plant &amp; equipment</b>		
At fair value	250	-
Less: Accumulated depreciation	(3)	-
	<b>247</b>	<b>-</b>
<b>Transport equipment</b>		
At fair value	170	170
Less: Accumulated depreciation	(132)	(106)
	<b>38</b>	<b>64</b>
<b>Total property, plant and equipment</b>	<b>15 064</b>	<b>14 285</b>

**Reconciliation of carrying amount of property, plant and equipment**

Property, plant and equipment includes right-of-use assets under AASB 16 Leases. Further information on right-of-use assets is disclosed in Note 16. A reconciliation of the carrying amount of property, plant and equipment at the beginning and end year is set out below:

**2024**

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Transport equipment \$000	Total \$000
<b>Carrying amount as at 1 July</b>	<b>2 210</b>	<b>12 011</b>	<b>-</b>	<b>64</b>	<b>14 285</b>
Additions	1 357	-	250	-	1 607
Depreciation/amortisation expense	(444)	(371)	(3)	(26)	(844)
Revaluation increments/decrements	16	-	-	-	16
<b>Carrying amount as at 30 June</b>	<b>3 139</b>	<b>11 640</b>	<b>247</b>	<b>38</b>	<b>15 064</b>

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**2023**

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Transport equipment \$000	Total \$000
<b>Carrying amount as at 1 July</b>	<b>2 535</b>	<b>10 803</b>	-	<b>90</b>	<b>13 428</b>
Additions	16	-	-	-	16
Depreciation/amortisation expense	(378)	(342)	-	(26)	(746)
Revaluation increments/decrements	37	1 550	-	-	1 587
<b>Carrying amount as at 30 June</b>	<b>2 210</b>	<b>12 011</b>	-	<b>64</b>	<b>14 285</b>

**b) Reconciliation of property, plant and equipment held and used by LDC**

A reconciliation of the carrying amount of property, plant and equipment held and used by LDC to deliver its outputs and services to the public is set out below:

**2024**

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Transport equipment \$000	Total \$000
<b>Carrying amount as at 1 July</b>	<b>359</b>	<b>12 011</b>	-	<b>64</b>	<b>12 434</b>
Additions	1 357	-	250	-	1 607
Depreciation/amortisation expense	(357)	(371)	(3)	(26)	(757)
Revaluation increments/decrements	16	-	-	-	16
<b>Carrying amount as at 30 June</b>	<b>1 375</b>	<b>11 640</b>	<b>247</b>	<b>38</b>	<b>13 300</b>

**2023**

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Transport equipment \$000	Total \$000
<b>Carrying amount as at 1 July</b>	<b>614</b>	<b>10 803</b>	-	<b>90</b>	<b>11 507</b>
Additions	-	-	-	-	-
Depreciation/amortisation expense	(292)	(342)	-	(26)	(660)
Revaluation increments/decrements	37	1 550	-	-	1 587
<b>Carrying amount as at 30 June</b>	<b>359</b>	<b>12 011</b>	-	<b>64</b>	<b>12 434</b>

**c) Reconciliation of property, plant and equipment where LDC is a lessor under operating leases**

A reconciliation of the carrying amount of property, plant and equipment where LDC is a lessor under operating leases is set out on the next page. These assets are leased by public and non-government organisations for the purpose of providing services to the community.

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2024

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Transport equipment \$000	Total \$000
<b>Carrying amount as at 1 July</b>	<b>1 851</b>	-	-	-	<b>1 851</b>
Additions	-	-	-	-	-
Depreciation/amortisation expense	(87)	-	-	-	(87)
Revaluation increments/decrements	-	-	-	-	-
<b>Carrying amount as at 30 June</b>	<b>1 764</b>	-	-	-	<b>1 764</b>

2023

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Transport equipment \$000	Total \$000
<b>Carrying amount as at 1 July</b>	<b>1 921</b>	-	-	-	<b>1 921</b>
Additions	16	-	-	-	16
Depreciation/amortisation expense	(86)	-	-	-	(86)
Revaluation increments/decrements	-	-	-	-	-
<b>Carrying amount as at 30 June</b>	<b>1 851</b>	-	-	-	<b>1 851</b>

### Acquisitions

Property, plant and equipment are initially recognised at cost.

Items of property, plant and equipment with a cost, or other value, equal to or greater than \$10 000 are recognised in the year of acquisition and depreciated as outlined below. Items of property, plant and equipment below the \$10 000 threshold are expensed in the year of acquisition.

### Complex assets

A physical non-financial asset capable of disaggregation into separate and identifiable significant components which have different useful lives. The components may be replaced during the useful life of the complex asset.

### Revaluations and impairment

#### Revaluation of assets

Subsequent to initial recognition, assets belonging to the following classes of non-current assets are revalued with sufficient regularity to ensure the carrying amount of these assets does not differ materially from their fair value at reporting date:

- land;
- buildings; and
- infrastructure assets.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

The above classes of property, plant and equipment include certain new assets initially recognised at cost. Such new assets will continue to be measured at cost, which is deemed to equate to fair value, until the next revaluation for that asset class occurs.

Plant and equipment are stated at historical cost less depreciation, which is deemed to equate to fair value.

The latest revaluations were independently conducted during the 2022-23 year by Herron Todd White and Territory Property Consultants. Refer to Note 26.

### Impairment of assets

An asset is said to be impaired when the asset's carrying amount exceeds its recoverable amount.

Materially significant non-financial assets are assessed for indicators of impairment annually. If any indicator of impairment exists, LDC determines the asset's recoverable amount. The asset's recoverable amount is determined as the higher of the asset's current replacement cost and fair value less costs to sell. Any amount by which the asset's carrying amount exceeds the recoverable amount is recorded as an impairment loss.

Impairment losses are recognised in the comprehensive operating statement. They are disclosed as an expense unless the asset is carried at a revalued amount. Where the asset is measured at a revalued amount, the impairment loss is offset against the asset revaluation surplus for that class of asset to the extent an available balance exists in the asset revaluation surplus.

In certain situations, an impairment loss may subsequently be reversed. Impairment loss may only be reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount. The reversal is limited so that the carrying amount of the asset does not exceed the revised estimate of its recoverable amount, nor exceed the net carrying amount that would have been determined had not impairment loss been recognised for the asset in the prior years. Where an asset is carried at a revalued amount, impairment reversal is recognised in the comprehensive operating statement as income to the extent that an impairment loss was previously recognised in the profit or loss, otherwise, impairment reversal results in an increase in the asset revaluation surplus.

LDC's property, plant and equipment assets were assessed for impairment as at 30 June 2024. No impairment adjustments were required as a result of this review.

### Depreciation and amortisation expense

Items of property, plant and equipment, including buildings but excluding land, have limited useful lives and are depreciated using the straight-line method over their estimated useful lives.

The estimated useful lives for each class of asset are in accordance with the Treasurer's Directions and are determined as follows:

	2024	2023
Land	Infinite – not depreciated	Infinite – not depreciated
Buildings	10 - 50 years	10 - 50 years
Infrastructure assets	8 - 50 years	8 - 50 years
Plant and equipment	7 years	7 years
Transport Equipment	5 years	5 years
Heritage and cultural assets	100 years	100 years

Assets are depreciated from the date of acquisition or from the time an asset is completed and held ready for use.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

The estimated useful lives disclosed above includes the useful lives of right-of-use assets under AASB 16. For further detail, refer to Note 16.

### 16. AGENCY AS A LESSEE

LDC leases land, motor vehicles and office accommodation. Lease contracts are typically made for fixed periods of between 5 to 40 years, but may have extension options. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions.

An extension option is included in the office accommodation lease and is used to maximise operational flexibility in terms of managing the contract. The extension option is exercisable by LDC. LDC does not have extension options for the land lease or the motor vehicle leases.

Potential future cash outflows for the office accommodation of \$1.13 million have not been included in the lease liability because it is not reasonably certain the lease will be extended.

LDC has elected to recognise payments for short-term leases and low value leases as expenses on a straight-line basis, instead of recognising a right-of-use asset and lease liability. Short-term leases are leases with a lease term of 12 months or less with no purchase option. Low value assets are assets with a fair value of \$10,000 or less when new and not subject to a sublease arrangement.

#### Right-of-use asset

The following table presents reconciliation of right-of-use assets included in the carrying amounts of property, plant and equipment at Note 15.

<b>2024</b>	Buildings \$000	Transport equipment \$000	Total \$000
Balance as at 1 July	344	64	408
Additions	1 357	-	1 357
Depreciation expense	(357)	(26)	(383)
Revaluation increments/decrements including remeasurement	16	-	16
<b>Carrying amount as at 30 June</b>	<b>1 360</b>	<b>38</b>	<b>1 398</b>
<b>2023</b>			
	Buildings \$000	Transport equipment \$000	Total \$000
Balance as at 1 July	599	90	689
Additions	-	-	-
Depreciation expense	(292)	(26)	(318)
Revaluation increments/decrements including remeasurement	37	-	37
<b>Carrying amount as at 30 June</b>	<b>344</b>	<b>64</b>	<b>408</b>

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The following amounts were recognised in the comprehensive operating statement for the year in respect of leases where LDC is the lessee:

	2024 \$000	2023 \$000
Amortisation expense of right-of-use assets	(383)	(318)
Interest expense on lease liabilities	(15)	(11)
Expense relating to short-term leases	(16)	(15)
Income from subleasing right-of-use assets	13	13
Gains arising from sublease remeasurement and increase of right-of-use asset	7	9
<b>Total amount recognised in the comprehensive operating statement</b>	<b>(394)</b>	<b>(322)</b>

### Recognition and measurement

LDC assesses at contract inception whether a contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration and hence contains a lease.

LDC recognises lease liabilities representing an obligation to make lease payments and right-of-use assets representing the right to use the underlying assets, except for short-term leases and leases of low-value assets.

LDC recognises right-of-use assets at the commencement date of the lease (the date the underlying asset is available for use).

Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

	2024	2023
Land	40 years	40 years
Buildings	5 to 10 years	5 to 10 years
Transport equipment	5 years	5 years

Right-of-use assets are subsequently measured at fair value which approximates costs less accumulated amortisation and accumulated impairment losses. Right-of-use assets are subject to remeasurement principles consistent with the lease liability. This includes applying indexation and market rent review. Right-of-use assets are also revalued where a trigger or event may indicate their carrying amount does not equal fair value.

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**17. HERITAGE AND CULTURAL ASSETS**

	2024	2023
	\$000	\$000
<b>Carrying amount as at 1 July</b>		
At valuation	74	74
Less: Accumulated depreciation	(12)	(11)
<b>Written down value – 30 June</b>	<b>62</b>	<b>63</b>
<b>Reconciliation of movements</b>		
Carrying amount as at 1 July	63	64
Depreciation	(1)	(1)
<b>Carrying amount as at 30 June</b>	<b>62</b>	<b>63</b>

LDC's heritage and cultural assets comprise a monument at East Arm.

Heritage and cultural assets are initially measured at cost. Where an asset is acquired at no or nominal cost, the cost is the fair value as at the date of acquisition. Heritage and cultural assets are subsequently recognised at fair value.

The fair value of this asset was determined based on existing restrictions on asset use. Where reliable market values were not available, the fair value of LDC's assets was based on their depreciated replacement cost.

Heritage and cultural assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful life of this heritage and cultural asset is 100 years in 2023-24 and 100 years in 2022-23 and is in accordance with the Treasurer's Directions.

LDC's accounting policies on impairment for property, plant and equipment disclosed in Note 15 also apply to heritage and cultural assets.

LDC's heritage and cultural assets were assessed for impairment as at 30 June 2024. No impairment adjustments were required as a result of this review.

**18. PAYABLES**

	2024	2023
	\$000	\$000
Accounts payable	12 428	9 122
Accrued salaries and wages	54	54
Other accrued expenses	1 711	133
Accrued loans interest payable	58	64
<b>Total payables</b>	<b>14 251</b>	<b>9 373</b>

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Liabilities for accounts payable and other amounts payable are carried at amortised cost, which is the fair value of the consideration to be paid in the future for goods and services received, whether or not billed to LDC. Accounts payable are normally settled within 20 days from receipt of valid invoices under \$1 million or 30 days for invoices over \$1 million.

Salaries and wages that are expected to be settled wholly within 12 months after the end of the period in which the employees render the service are recognised and measured at the amounts expected to be paid.

### 19. BORROWINGS AND ADVANCES

	2024	2023
	\$000	\$000
<b>Current</b>		
Loans and advances	-	5 000
Lease liabilities	249	333
	<b>249</b>	<b>5 333</b>
<b>Non-current</b>		
Loans and advances	15 000	10 000
Lease liabilities	1 315	241
	<b>16 315</b>	<b>10 241</b>
<b>Total borrowings and advances</b>	<b>16 564</b>	<b>15 574</b>

#### Loans and advances

Loans and advances are recorded initially at fair value, net of transaction costs. Subsequent to initial recognition, these are measured at amortised cost using the effective interest method. Gains and losses are recognised in net surplus/(deficit) when the liabilities are derecognised as well as through the amortisation process.

#### Lease liabilities

At the commencement date of the lease where LDC is the lessee, LDC recognises lease liabilities measured at the present value of lease payments to be made over the lease term.

Variable lease payments which depend on an index or a rate are included in the lease liabilities, otherwise, are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

Lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, the Northern Territory Treasury Corporation's institutional bond rate is used as the incremental borrowing rate.

After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (such as changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

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The following table presents liabilities under leases.

	2024 \$000	2023 \$000
Balance at 1 July	574	852
Additions/remeasurements	1 378	48
Interest expenses	22	11
Payments	(410)	(337)
<b>Balance at 30 June</b>	<b>1 564</b>	<b>574</b>

LDC had total cash outflows for leases of \$0.39 million in 2023-24 (\$0.33 million in 2022-23).

There were no future minimum lease payments under non-cancellable leases not recorded as a liability in 2023-24 or 2022-23.

### 20. PROVISIONS

	2024 \$000	2023 \$000
<b>Current</b>		
<i>Employee benefits</i>		
Recreation leave	276	245
Leave loading	20	20
<i>Other current provisions</i>		
Provision for dividends	1 431	1 291
Provision for superannuation	45	39
Provision for payroll tax	19	18
<b>Total current provisions</b>	<b>1 791</b>	<b>1 613</b>
<b>Reconciliation of Provision for Dividends</b>		
Balance as at 1 July	1 291	72
Additional provisions recognised	1 431	1 291
Reductions arising from payments	(1 291)	(72)
<b>Balance as at 30 June</b>	<b>1 431</b>	<b>1 291</b>

#### **Employee benefits**

Provision for employee benefits include wages and salaries and recreation leave accumulated as a result of employees rendering services up to the reporting date. Liabilities arising in respect of recreation leave and other employee benefit liabilities that fall due within 12 months of reporting date are classified as current liabilities and are measured at amounts expected to be paid. Non-current employee benefit liabilities that fall due after 12 months of the reporting date are measured at present value of estimated future cash flows,

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

calculated using the appropriate government bond rate and taking into consideration expected future salary and wage levels, experience of employee departures and periods of service.

All recreation leave is classified as a current liability.

No provision is made for sick leave, which is non-vesting, as the anticipated pattern of future sick leave to be taken is less than the entitlement accruing in each reporting period.

Employee benefit expenses are recognised on a net basis in respect of the following categories:

- wages and salaries, non-monetary benefits, recreation leave and other leave entitlements; and
- other types of employee benefits.

As part of the financial management framework, the Central Holding Authority assumes the long service leave liabilities of government agencies, including LDC and therefore no long service leave liability is recognised within these financial statements.

### 21. OTHER LIABILITIES

	2024 \$000	2023 \$000
<b>Current</b>		
Financial guarantee liability	70	26
Unearned contract revenue liability	6 220	11 847
Unearned capital grants liability	-	-
Other liabilities	1 024	1 651
	<b>7 314</b>	<b>13 524</b>
<b>Non-current</b>		
Unearned contract revenue liability	489	5 751
	<b>489</b>	<b>5 751</b>
<b>Total other liabilities</b>	<b>7 803</b>	<b>19 275</b>

#### Financial guarantee liability

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued where the total value being guaranteed is greater than \$1 million. The liability is initially measured at fair value, calculated as the present value of the difference between the net contractual cash flows required under a debt instrument and the net contractual cash flows that would have been required without the guarantee.

At the end of each subsequent reporting period, financial guarantees are subsequently measured at the higher of the amount of the loss allowance and the amount initially recognised less cumulative amortisation, where appropriate.

The amount of the loss allowance at each subsequent reporting period equals the 12-month expected credit losses. However, where there has been a significant increase in the risk that the specified debtor will default on the contract, the loss allowance is equal to the lifetime expected credit losses.

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Expected credit losses for a financial guarantee contract are the cash shortfalls adjusted by the risks that are specific to the cash flows. Cash shortfalls are the difference between:

- the expected payments to reimburse the holder for a credit loss that it incurs; and
- any amount that an entity expects to receive from the holder, the debtor or any other party.

LDC has provided vacant and titled land lots at Zuccoli as security and a financial guarantee to enable its joint operator partner, Urbex Pty Ltd (Urbex), to obtain external financing in respect of the next stage of the Zuccoli Village development. At 30 June 2024, the fair value of this financial guarantee liability is \$0.07 million (2022-23: \$0.03 million).

### Unearned contract revenue liability

Unearned contract revenue liability mainly relates to consideration received in advance from customers in respect of two Industrial land sales at East Arm and one Industrial land sale at Holtze Industrial Estate that are subject to development leases. The unearned contract revenue liability balance as at 30 June 2024 is \$6.22 million (2022-23: \$11.85 million).

The current unearned contract liability in the 2023-24 financial year has decreased from the 2022-23 financial year mainly due to settlement and recognition of revenue of one high value industrial sale where development lease conditions were satisfied and title was transferred. The non-current unearned contract liability in the 2023-24 financial year has also decreased from the 2022-23 financial year mainly due to the movement of three industrial sales to current unearned contract liability as they are scheduled to settle, titles to transfer and revenue to be recognised in the 2024-25 year.

LDC anticipates to recognise unearned contract revenue liability as revenue in accordance with the time bands below:

	2024	2023
	\$000	\$000
Not later than one year	6 220	11 847
Later than one year and not later than five years	489	5 751
Later than five years	-	-
<b>Total</b>	<b>6 709</b>	<b>17 598</b>

### Unearned capital grants liability

Unearned capital grants liability relates to contributions to enable LDC to construct a non financial asset to be controlled by LDC, received in advance of LDC satisfying the performance obligation. The balance in 2022-23 year is made up of a capital grant from the Department of Infrastructure, Planning and Logistics for Kilgariff Stage 2 development.

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The table below is a reconciliation of unearned capital grants liability:

	2024	2023
	\$000	\$000
Carrying amount at 1 July	-	1 114
Add: Receipt of cash during the financial year	-	-
Less: Income recognised during the financial year	-	(1 114)
<b>Carrying Amount at 30 June</b>	<b>-</b>	<b>-</b>

### Other liabilities

Of the amount included in the other liabilities balance as at 30 June 2024, \$0.47 million relates to LDC's future profit entitlement from the Zuccoli joint arrangement project (2022-23: \$1.06 million).

### Superannuation

Employees' superannuation entitlements are provided through the:

- Northern Territory Government and Public Authorities Superannuation Scheme (NTGPASS);
- Commonwealth Superannuation Scheme (CSS); or
- Or non-government employee nominated schemes for those employees commencing on or after 10 August 1999.

LDC makes superannuation contributions on behalf of its employees to the Central Holding Authority or non-government employee-nominated schemes. Superannuation liabilities related to government superannuation schemes are held by the Central Holding Authority and therefore not recognised in LDC's financial statements.

## 22. DEPOSITS HELD

	2024	2023
	\$000	\$000
Accountable officer's trust account	64	76
Other deposits held	661	819
<b>Total deposits held</b>	<b>725</b>	<b>895</b>

Deposits held mainly comprise Accountable Officer's Trust Account and deposits for purchase of residential and industrial land.

Accountable Officer's Trust Accounts hold trust monies established under legislation held by LDC on behalf of others for a specific purpose and not for use in operations of government. These include receipts from customers for the lease and licence of LDC land.

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### a) Accountable officer's trust account

Accountable officer's trust account balances comprise:

	2024	2023
	\$000	\$000
Security bonds	64	76
<b>Total accountable officer's trust account</b>	<b>64</b>	<b>76</b>

## 23. COMMITMENTS

Commitments represent future obligations or cash outflows that can be reliably measured and arise out of a contractual arrangement and typically binds LDC to performance conditions. Commitments are not recognised as liabilities on the balance sheet.

Commitments may extend over multiple reporting periods and may result in payment of compensation or return of funds if obligations are breached.

Internal commitments reflect commitments with entities controlled by the Northern Territory Government such as other agencies, government business divisions and government owned corporations. External commitments reflect those to third parties which are external to the Northern Territory Government.

Disclosures in relation to capital commitments are detailed below.

	2024		2023	
	Internal	External	Internal	External
	\$000	\$000	\$000	\$000

### Capital expenditure commitments

Capital expenditure commitments relate to the Corporation's capital works program at 30 June and are payable as follows:

Not later than one year	7 019	-	16 534	-
Later than one year and not later than five years	29 260	-	30 858	-
<b>Total commitments (exclusive of GST)</b>	<b>36 279</b>	-	<b>47 392</b>	-
Plus: GST recoverable	3 628	-	4 739	-
<b>Total commitments (inclusive of GST)</b>	<b>39 907</b>	-	<b>52 131</b>	-

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### 24. RESERVES

#### Asset revaluation surplus

*(i) Nature and purpose of the asset revaluation surplus*

The asset revaluation surplus includes the net revaluation increments and decrements arising from the revaluation of non-current assets. Impairment adjustments may also be recognised in the asset revaluation surplus.

	Buildings		Infrastructure		Total	
	2024	2023	2024	2023	2024	2023
	\$000	\$000	\$000	\$000	\$000	\$000
<i>(ii) Movements in the asset revaluation surplus</i>						
Balance as at 1 July	38	-	1 512	-	1 550	-
Increment/decrement	-	38	-	1 512	-	1 550
<b>Balance as at 30 June</b>	<b>38</b>	<b>38</b>	<b>1 512</b>	<b>1 512</b>	<b>1 550</b>	<b>1 550</b>

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**25. CASH FLOW RECONCILIATION**

**a) Reconciliation of cash**

The total of LDC 'cash and deposits' of \$12.89 million recorded in the balance sheet is consistent with that recorded as 'cash' in the cash flow statement.

**Reconciliation of net (deficit)/surplus to net cash from operating activities**

	2024	2023
	\$000	\$000
<b>Net (deficit)/surplus</b>	<b>(59)</b>	<b>2 534</b>
<i>Non-cash items:</i>		
Depreciation and amortisation	845	747
Write-down	3 501	48
Sublease remeasurement income	(7)	(9)
Financial guarantee (income)/expense	44	(40)
Capital Grants	1 885	-
<i>Changes in assets and liabilities:</i>		
Decrease/(Increase) in receivables	1 275	(1 446)
Increase in inventories	(11 162)	(13 703)
Increase in trade and other payables	4 877	9 150
Increase/(decrease) in provision for employee benefits	31	(48)
Increase/(decrease) in other provisions	7	(5)
Increase in tax liabilities	120	1 045
(Decrease)/increase in other liabilities	(11 516)	12 790
<b>Net cash (used)/from in operating activities</b>	<b>(10 159)</b>	<b>11 063</b>

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**b) Reconciliation of liabilities arising from financing activities**

	Cash Flows					Non-Cash		
	1 July	Deposits received	Dividends paid	Finance lease payments	Total cash flows	Dividends declared	Lease acquisitions and other movements	30 June
<b>2024</b>								
Deposits held	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
	895	(170)	-	-	(170)	-	-	725
Dividends	1 291	-	(1 291)	-	(1 291)	1 431	-	1 431
Finance leases	574	-	-	(389)	(389)	-	1 377	1 562
Borrowings and advances	15 000	-	-	-	-	-	-	15 000
<b>Total</b>	<b>17 760</b>	<b>(170)</b>	<b>(1 291)</b>	<b>(389)</b>	<b>(1 850)</b>	<b>1 431</b>	<b>1 377</b>	<b>18 718</b>
<b>2023</b>								
Deposits held	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
	1 241	(347)	-	-	(347)	-	-	895
Dividends	72	-	(72)	-	(72)	1 291	-	1 291
Finance leases	852	-	-	(325)	(325)	-	47	574
Borrowings and Advances	15 000	-	-	-	-	-	-	15 000
<b>Total</b>	<b>17 165</b>	<b>(347)</b>	<b>(72)</b>	<b>(325)</b>	<b>(744)</b>	<b>1 291</b>	<b>47</b>	<b>17 760</b>

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### c) Non-cash financing and investing activities

#### *Lease transactions*

During the financial year, LDC recorded right-of-use assets for the lease of LDC's office with an aggregate value of \$1.36 million (2023: \$0).

## 26. FAIR VALUE MEASUREMENT

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

When measuring fair value, the valuation techniques used maximise the use of relevant observable inputs and minimise the use of unobservable inputs. Unobservable inputs are used to the extent that sufficient relevant and reliable observable inputs are not available for similar assets/liabilities.

Observable inputs are publicly available data relevant to the characteristics of the assets/liabilities being valued. Observable inputs used by LDC include, but are not limited to, published sales data for land, general office buildings and infrastructure.

Unobservable inputs are data, assumptions and judgments not available publicly, but relevant to the characteristics of the assets/liabilities being valued. Such inputs include internal agency adjustments to observable data to take account of particular and potentially unique characteristics/functionality of assets/liabilities and assessments of physical condition and remaining useful life.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the following fair value hierarchy based on the inputs used:

Level 1 – inputs are quoted prices in active markets for identical assets or liabilities;

Level 2 – inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3 – inputs are unobservable.

### a) Fair value hierarchy

LDC does not recognise any financial assets or liabilities at fair value as these are recognised at amortised cost. The carrying amounts of these financial assets and liabilities approximates their fair value.

The table on the next page presents non-financial assets recognised at fair value in the balance sheet categorised by levels of inputs used to compute fair value.

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	Level 1		Level 2		Level 3		Total fair value		Carrying amount	
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
<b>Assets</b>										
Buildings (Note 15)	-	-	-	-	3 139	2 210	3 139	2 210	3 139	2 210
Infrastructure (Note 15)	-	-	-	-	11 640	12 011	11 640	12 011	11 640	12 011
Plant and equipment <sup>(1)</sup> (Note 15)	-	-	-	-	285	64	285	64	285	64
Heritage and cultural assets (Note 17)	-	-	-	-	62	63	62	63	62	63
<b>Total assets</b>	-	-	-	-	<b>15 126</b>	<b>14 348</b>	<b>15 126</b>	<b>14 348</b>	<b>15 126</b>	<b>14 348</b>

<sup>(1)</sup> Includes transport equipment

There were no transfers between Level 1 and Levels 2 or 3 during 2023-24 financial year.

**b) Valuation techniques and inputs**

Valuation techniques used to measure fair value in 2023-24 are:

Asset Classes	Level 1		Level 2		Level 3	
	Techniques	Techniques	Techniques	Techniques	Techniques	Techniques
Buildings	-	-	-	-	-	Market/cost approach
Infrastructure	-	-	-	-	-	Market/cost approach
Plant and equipment	-	-	-	-	-	Cost approach
Heritage and cultural assets	-	-	-	-	-	Cost approach

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There were no changes in valuation techniques from 2022-23 to 2023-24.

### c) Additional information for level 3 fair value measurements

#### (i) Reconciliation of recurring level 3 fair value measurements of non-financial assets

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Heritage and cultural assets \$000	Total \$000
<b>2024</b>					
Fair value as at 1 July	2 210	12 011	64	63	14 348
Additions	1 357	-	250	-	1 607
Depreciation/amortisation expense	(444)	(371)	(29)	(1)	(845)
Revaluation increments/decrements	16	-	-	-	16
<b>Fair value as at 30 June</b>	<b>3 139</b>	<b>11 640</b>	<b>285</b>	<b>62</b>	<b>15 126</b>

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Heritage and cultural assets \$000	Total \$000
<b>2023</b>					
Fair value as at 1 July	2 535	10 803	90	64	13 492
Additions	16	-	-	-	16
Depreciation/amortisation expense	(378)	(342)	(26)	(1)	(747)
Revaluation increments/decrements	37	1 550	-	-	1 587
<b>Fair value as at 30 June</b>	<b>2 210</b>	<b>12 011</b>	<b>64</b>	<b>63</b>	<b>14 348</b>

#### (ii) Sensitivity analysis

Buildings, Infrastructure, Plant and Equipment and Cultural assets – Unobservable inputs used in computing the fair value of these assets include the historical cost and the consumed economic benefit for each asset. These assets are depreciated on useful life range from 5 to 100 years. In respect of sensitivity of fair value to changes in input value, a higher historical cost results in a higher fair value and greater consumption of economic benefit lowers fair value.

## 27. FINANCIAL INSTRUMENTS

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

LDC's financial instruments include cash and deposits, receivables, payables and borrowings. It excludes statutory receivables arising from taxes including tax receivables, GST input tax credits recoverable, and fines and penalties, which do not meet the definition of financial instruments as per AASB 132 *Financial Instruments: Presentation*.

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Exposure to interest rate risk, credit risk, price risk and liquidity risk arise in the normal course of activities. The Territory Government's investments, loans and placements, and borrowings are predominantly managed through the NTTC adopting strategies to minimise the risk.

### a) Categories of financial instruments

The carrying amounts of LDC's financial assets and liabilities by category are disclosed in the table below.

	2024 Amortised cost	2023 Amortised cost
	\$000	\$000
Cash and deposits	12 886	25 138
Receivables <sup>(1)</sup>	145	175
Other assets – lease receivables	315	309
<b>Total financial assets</b>	<b>13 346</b>	<b>25 622</b>
Deposits held <sup>(1)</sup>	661	819
Payables <sup>(1)</sup>	14 251	9 373
Loans	15 000	15 000
Financial guarantee liability	70	26
Lease liabilities	1 564	574
<b>Total financial liabilities</b>	<b>31 546</b>	<b>25 792</b>

<sup>(1)</sup> Total amounts disclosed here exclude statutory amounts and prepaid expenses.

### Categories of financial instruments

#### Financial assets at amortised cost

Financial assets categorised at amortised cost are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less impairment.

LDC's financial assets categorised at amortised cost include cash and deposits, receivables and lease receivables.

#### Financial assets at fair value through other comprehensive Income

LDC does not have any financial assets under this category.

#### Financial assets at fair value through profit or loss

Financial assets are classified at fair value through profit or loss (FVOCI) are initially and subsequently recognised at fair value with gains or losses recognised in the net result for the year.

LDC does not have any financial assets under this category.

#### Financial liabilities at amortised cost

Financial liabilities at amortised cost are measured at amortised cost using the effective interest rate method. LDC's financial liabilities categorised at amortised cost include all accounts payable, deposits held, loans, financial guarantees and lease liabilities.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### Financial liabilities at fair value through profit or loss

LDC does not have any financial liabilities under this category.

#### b) Credit risk

Credit risk is the risk that one party to a financial instrument will cause financial loss for the other party by failing to discharge an obligation.

LDC has limited credit risk exposure (risk of default). In respect of any dealings with organisations external to government, LDC has adopted a policy of only dealing with credit worthy organisations and obtaining sufficient collateral or other security where appropriate, as a means of mitigating the risk of financial loss from defaults.

The carrying amount of financial assets recorded in the financial statements, net of any allowances for losses, represents LDC's maximum exposure to credit risk without taking account of the value of any collateral or other security obtained.

Credit risk relating to receivables is disclosed in Note 12.

#### c) Liquidity risk

Liquidity risk is the risk that LDC will not be able to meet its financial obligations as they fall due. LDC's approach to managing liquidity is to ensure it will always have sufficient funds to meet its liabilities when they fall due. This is achieved by ensuring minimum levels of cash are held in LDC's bank account to meet various current employee and supplier liabilities. LDC's exposure to liquidity risk is minimal.

The following tables detail LDC's remaining contractual maturity for its financial liabilities, calculated based on undiscounted cash flows at reporting date. The undiscounted cash flows in these tables differ from the amounts included in the balance sheet which are based on discounted cash flows.

### Maturity analysis for financial liabilities

2024

	Carrying amount \$000	Less than one year \$000	1 to 5 years \$000	More than 5 years \$000	Total \$000
<b>Liabilities</b>					
Deposits held <sup>(1)</sup>	661	661	-	-	661
Payables <sup>(1)</sup>	14 251	9 797	4 454	-	14 251
Loans	15 000	870	16 293	-	17 163
Financial guarantee liability	70	70	-	-	70
Lease liabilities	1 564	307	944	578	1 829
<b>Total financial liabilities</b>	<b>31 546</b>	<b>11 705</b>	<b>21 691</b>	<b>578</b>	<b>33 974</b>

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### Maturity analysis for financial liabilities

2023

	Carrying amount \$000	Less than one year \$000	1 to 5 years \$000	More than 5 years \$000	Total \$000
<b>Liabilities</b>					
Deposits held <sup>(1)</sup>	819	819	-	-	819
Payables <sup>(1)</sup>	9 373	9 373	-	-	9 373
Loans	15 000	5 646	11 655	-	17 301
Financial guarantee liability	26	26	-	-	26
Lease liabilities	574	340	115	184	639
<b>Total financial liabilities</b>	<b>25 792</b>	<b>16 204</b>	<b>11 770</b>	<b>184</b>	<b>28 158</b>

<sup>(1)</sup> Amounts disclosed exclude statutory amounts, such as AOTA and also exclude unearned revenue and provisions, as these do not meet the definition of financial instruments and therefore amounts will not be recognised in the balance sheet.

#### d) Market risk

Market risk is the risk the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. It comprises interest rate risk, price risk and currency risk.

#### (i) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rate.

LDC's exposure to interest rate risk by asset and liability classes is disclosed below.

#### Interest rate risk for financial assets and liabilities

2024

	Interest bearing		Non-interest bearing \$000	Total \$000	Weighted average %
	Variable \$000	Fixed \$000			
<b>Assets</b>					
Cash and deposits	12 886	-	-	12 886	4.26%
Receivables <sup>(1)</sup>	-	-	145	145	
Other assets – lease receivables	-	315	-	315	2.09%
<b>Total financial assets</b>	<b>12 886</b>	<b>315</b>	<b>145</b>	<b>13 346</b>	
<b>Liabilities</b>					
Deposits held <sup>(1)</sup>	-	-	661	661	
Payables <sup>(1)</sup>	-	-	14 251	14 251	
Loans	-	15 000	-	15 000	5.81%
Financial guarantee liability	-	-	70	70	
Lease liabilities	-	1 564	-	1 564	1.91%
<b>Total financial liabilities</b>	<b>-</b>	<b>16 564</b>	<b>14 982</b>	<b>31 546</b>	

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### Interest rate risk for financial assets and liabilities

2023

	Interest bearing		Non-interest bearing	Total	Weighted average
	Variable	Fixed			
	\$000	\$000	\$000	\$000	%
<b>Assets</b>					
Cash and deposits	25 138	-	-	25 138	2.93%
Receivables <sup>(1)</sup>	-	-	175	175	
Other assets – lease receivables	-	309	-	309	2.09%
<b>Total financial assets</b>	<b>25 138</b>	<b>309</b>	<b>175</b>	<b>25 622</b>	
<b>Liabilities</b>					
Deposits held <sup>(1)</sup>	-	-	819	819	
Payables <sup>(1)</sup>	-	-	9 373	9 373	
Loans	-	15 000	-	15 000	5.04%
Financial guarantee liability	-	-	26	26	
Lease liabilities	-	574	-	574	1.38%
<b>Total financial liabilities</b>	<b>-</b>	<b>15 574</b>	<b>10 218</b>	<b>25 792</b>	

<sup>(1)</sup> Amounts disclosed exclude statutory amounts, such as AOTA and also exclude unearned revenue and provisions, as these do not meet the definition of financial instruments and therefore amounts will not be recognised in the balance sheet.

### Sensitivity analysis

Changes in the variable rates of 100 basis points (1 per cent) at reporting date would have the following effect on LDC's profit or loss and equity.

	100 basis points increase
	\$000
<b>30 June 2024</b>	
Financial assets – cash at bank	129
<b>Net sensitivity</b>	<b>129</b>
<b>30 June 2023</b>	
Financial assets – cash at bank	251
<b>Net sensitivity</b>	<b>251</b>

### (ii) Price risk

LDC is not exposed to price risk as LDC does not hold units in unit trusts.

### (iii) Currency risk

Currency risk is the risk that fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

LDC is not exposed to currency risk as LDC does not hold borrowings denominated in foreign currencies or transactional currency exposures arising from purchases in a foreign currency.

### 28. RELATED PARTIES

#### i) Related parties

LDC is a government business division and is wholly owned and controlled by the Territory Government. Related parties of LDC include:

- the Portfolio Minister who has the power to direct LDC to act in a certain manner under section 8 of the *Land Development Corporation Act 2003*;
- key management personnel (KMP) because they have authority and responsibility for planning, directing and controlling the activities of LDC directly;
- close family members of the Portfolio Minister or KMP including spouses, children and dependants;
- all public sector entities that are controlled and consolidated into the whole of government financial statements; and
- any entities controlled or jointly controlled by KMP's or the Portfolio Minister or controlled or jointly controlled by their close family members.

#### ii) Key management personnel (KMP)

Key management personnel of the LDC are those persons having authority and responsibility for planning, directing and controlling the activities of LDC. These include the Chief Executive Officer, and 4 members of the LDC management team.

#### iii) Remuneration of key management personnel

The table below excludes the salaries and other benefits of the Minister for Major Projects as the Minister's remunerations and allowances are payable by the Department of the Legislative Assembly and consequently disclosed within the Treasurer's annual financial statements.

The aggregate compensation of key management personnel of the Land Development Corporation is set out below:

	2024	2023
	\$000	\$000
Short-term benefits	983	1 132
Post-employment benefits	112	120
<b>Total remuneration of key management personnel</b>	<b>1 095</b>	<b>1 252</b>

#### iv) Related party transactions:

##### Transactions with Northern Territory Government controlled entities

The table on the next page provides quantitative information about related party transactions entered into during the year with all other Northern Territory Government controlled entities.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### 2024

Related party	Revenue from related parties	Payments to related parties	Amounts owed by related parties	Amounts owed to related parties
	\$000	\$000	\$000	\$000
All Territory Government departments	1 687	2 722	51	17 575

### 2023

Related party	Revenue from related parties	Payments to related parties	Amounts owed by related parties	Amounts owed to related parties
	\$000	\$000	\$000	\$000
All Territory Government departments	2 667	2 311	92	18 019

LDC recognised \$0.25 million in Community Service Obligation (CSO) revenue and \$0.36 million in master plan funding for the Marine Industry Park – Precinct 1 from the Department of Infrastructure, Planning and Logistics (DIPL) during 2023-24. \$0.83 million in interest on LDC's cash balance was also received from the Northern Territory Treasury Corporation (NTTC). LDC paid \$0.71 million to the Department of Chief Minister and Cabinet for land rates, \$0.33 million to Power and Water Corporation for water and sewerage on LDC land, \$0.83 million to the NTTC for interest on loans and \$0.32 million to the Department of Corporate and Digital Development (DCDD) for office rent. LDC has three loans with the NTTC of \$5 million each and capital grant funding of \$0.98 million from DIPL.

LDC's transactions with other government entities are not individually significant.

#### **Other related party transactions are as follows:**

Given the breadth and depth of Territory Government activities, related parties will transact with the Territory public sector in a manner consistent with other members of the public including paying stamp duty and other government fees and charges and therefore these transactions have not been disclosed.

Outside of normal citizen type transactions with LDC, there were no related party transactions that involved key management personnel and their close family members in 2023-24. No guarantees have been given or received. No expense has been recognised in the year for bad or doubtful debts in respect of the amounts owed by related parties.

### **29. CONTINGENT LIABILITIES AND CONTINGENT ASSETS**

LDC had no contingent liabilities and no contingent assets as at 30 June 2024 or 30 June 2023.

### **30. EVENTS SUBSEQUENT TO BALANCE DATE**

No material events have arisen between the end of the financial year and the date of this report that require adjustment to, or disclosure in these financial statements.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### 31. JOINT ARRANGEMENTS

#### **Zuccoli Project Delivery Agreement**

The Zuccoli Project Delivery Agreement is classified as a jointly controlled operation and is involved in residential land development.

LDC holds the land in its accounts, while the joint operator partner recognises its own expenses (pays for the development) and its liabilities (finance raised for the development).

LDC shares a proportion of the net sale proceeds after deducting the project expenditure, management fees and land costs as per the Project Development Agreement.





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