



LANDGATE **ANNUAL REPORT** 2022-23

landgate.wa.gov.au

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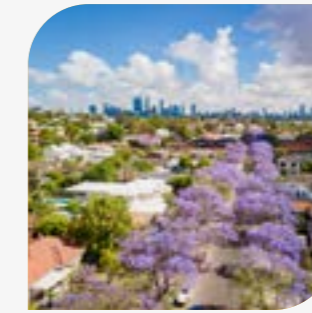
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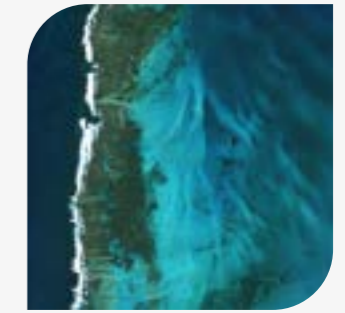
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Acknowledgement of Country

Landgate respectfully acknowledges the past and present Traditional Owners of the lands comprising Western Australia and pays respect to their Elders past, present and emerging.



Section 1

Welcome



Report overview

The annual report of the Western Australian Land Information Authority, trading as Landgate, informs our customers, stakeholders, people and community about our functions, performance and governance for the 2022-23 financial year.

It measures our achievements against the initiatives in our 2022-23 Statement of Corporate Intent (SCI).

Landgate's financial and operational performance is reflected in the audited financial statements and key performance indicators in this annual report.

The key achievements section of this report is structured around our SCI themes, which are aligned to our core functions:



Location Services

We capture, maintain and deliver accurate location information across Western Australia, for use in everything from emergency services to agriculture and land use planning.



Registration Services

We secure interests in property, as Western Australia's guardian of property interests, by maintaining the security and integrity of WA's Land Titles Register.



Valuation Services

We independently value properties in Western Australia, supporting fair and accurate property rates and taxes to be determined across the state.



Corporate Services

Supporting and resourcing the core business areas to deliver their best work for customers.

Statement of Compliance

For the year ended 30 June 2023



Hon John Carey BA MLA

Minister for Planning;

Lands; Housing; Homelessness

In accordance with section 63 of the *Financial Management Act 2006*, we hereby submit for your information and presentation to Parliament, the annual report of the Western Australian Land Information Authority, trading as Landgate, for the year ended 30 June 2023.

The report has been prepared in accordance with the provisions of the *Financial Management Act 2006*.

A handwritten signature in black ink, appearing to read 'K. Schoonens'.

Kylee Schoonens
Chairperson

10 October 2023

A handwritten signature in black ink, appearing to read 'G. Gammie'.

Graeme Gammie
Chief Executive

10 October 2023

Executive foreword

Landgate continued its evolution this year with several future-defining investments and improvements to ensure the State's land information authority progresses its vision *to fully harness the value of 'where' to power a thriving Western Australia.*

Some programs of work were delivered with immediate benefit, while others will have a more enduring impact on our customers, community and State across the years to come. This busy program of work was achieved amidst the challenges experienced within a buoyant property sector and tight labour market.

The year saw wide-ranging endeavours across the agency's three core functions (our location, registration and valuation services) and we invite you to learn more about our success and challenges through this annual report.

The five-yearly review of our enabling legislation, the *Land Information Authority Act 2006*, was completed this year. Its findings demonstrated Landgate to be efficiently and effectively fulfilling its statutory role. The review outlined fifteen recommendations to guide the continued evolution of our functions for optimal value to Western Australia. These recommendations will support our strategic planning and affirm many of the existing initiatives we have underway to adapt and refine areas of our service delivery.

One of the themes our stakeholders surfaced through the review was a desire to see Landgate play an even stronger leadership role in the delivery of land information across the public sector. This validates the significant momentum we are now building as the delivery agency for Spatial WA, a whole of government program proposing implementation of an Advanced Spatial Digital Twin. The Advanced Spatial Digital

Twin will provide the digital capability for government agencies to share data and collaborate to improve decision making and services to the community. Spatial WA secured its first year of funding in the 2023-24 State Budget to the value of \$12.4 million, delivering a strong endorsement of its potential benefits to Western Australia.

Our data plays a pivotal role in supporting emergency responses to natural disasters, such as bushfires and floods. An example this financial year was the provision of satellite imagery to assist with critical decision making in the response to Cyclone Ilsa. Landgate data plays a significant 'behind the scenes' role supporting agencies, including the Department of Fire and Emergency Services, in their front-line response.

With the WA property market remaining very strong, Landgate saw a near-record 407,946 land titling documents lodged this financial year, up 32% on the five-year average of 307,000. While this has supported Landgate's strong financial performance, it did challenge the agency's ability to meet customer expectations. The combination of a high demand for our services and recruitment challenges in a tight labour market required the agency to adapt to ensure acceptable service standards in an extraordinary year.

We continue to drive the modernisation of WA's electronic land dealings, which will make property transactions more efficient and improve processing times. This year, we focused on the changes being introduced by the *Transfer of Land Amendment Act 2022* - particularly its major reform, the removal of duplicate (paper) certificates of title from land titling. Landgate consulted with WA's two Electronic Lodgment Network Operators, banks and the conveyancing industry to establish 7 August 2023 as the effective date for this change. Industry presentations, advertising and online resources supported property owners, mortgagees, and industry professionals to prepare for and understand the changes.

This financial year, Landgate enabled a further 19 land registry documents to be lodged electronically through an Electronic Lodgment Network as part of our strategy to transition documents from paper to

electronic lodgement. The final tranches of residual documents, consisting of the remaining 56 documents, are currently under development with completion expected in the 2023-24 financial year. This will enable near 100% of land registry transactions to be lodged through electronic channels, facilitating significant efficiencies and supporting reduced turnaround times for document registration.

In June, Landgate launched our new website, improving online services for the three million visitors (on average) who visit landgate.wa.gov.au each year. Offering faster access to popular services, stronger multi-device accessibility and more efficient transaction and search capabilities, it has delivered immediate improvements to our online customer experience and is a crucial part of how we will elevate our customer service delivery.

Continuing to invest in the future, the agency acquired a contemporary property valuations system this year, replacing an aged system with one that will more efficiently support WA's increasing demand for fair and accurate property valuations. This is a critically important system, enabling WA's Valuer-General to produce the statutory valuations that underpin council rates, land tax, and various other State Government charges and levies. The contract was awarded after a rigorous procurement process aligned to WA public sector standards. The enhanced capabilities

of the new system will deliver increased value to our customers and the State well into the future, with 'go-live' targeted for late 2024.

These are just several significant highlights from yet another busy year at Landgate, and we warmly invite you to read through the many other achievements of the agency outlined in this report.

This report reflects the tremendous efforts of the hard-working team here at Landgate. We thank them for their strong customer focus during a very busy time for the agency and appreciate their ongoing commitment to our customers and our community. We would also like to acknowledge the support and input of our many government and industry partners and collaborators who continue to engage fully and productively with our business.

Finally, our thanks go to former Chairperson Robert Cole, Deputy Chairperson Monish Paul and board member Pia Turcinov for their valued contributions to Landgate during their individual terms. We welcome Danielle Davison, Rebecca Strom and Simon te Brinke as new board members and congratulate Ian Callahan on his appointment as Deputy Chairperson. The diversity and depth of expertise within our recently updated board will be an asset to Landgate.

Welcome to our 2022-23 annual report.



Kylee Schoonens
Chairperson



Graeme Gammie
Chief Executive

Our year at a glance



Over
182,000
customers served

17%
in person

57%
by phone

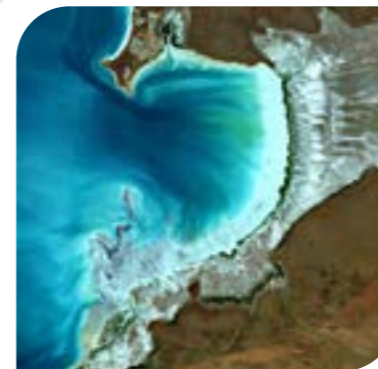
25%
digital channels



Three key changes to WA's Transfer of Land Act progressed



Largest ever metropolitan gross rental value program
(over 940,000 property values)



Over
7 billion
square kilometres of satellite and aerial imagery captured, processed and made available



87%
user satisfaction with capture, discovery and access to location information
(SLIP, Data WA and Capture WA)



4,586
strata enquiries to Landgate's Strata Enquiry Line



Over
407,000
documents lodged

2022 - 2024 Innovate Reconciliation Action plan progressed



344
approvals of names with an Aboriginal origin for roads, geographic features and administrative boundaries



16,793
lots created



1,516,556
Certificates of Title secured in the register



76% of documents lodged electronically registered in less than 20 seconds



New Landgate website launched
15 June 2023



8%
of Landgate contracts awarded to Aboriginal businesses (public sector target: 3.5%)



White Ribbon Australia accreditation February 2023

Section 2

About us



Our agency's role

We are Western Australia's land information authority, proudly serving our community, government and industry customers. We secure land interests, value property, and provide and promote the use of location data.

We see a future in which 'where' is central to how we make sense of our world, by accurately locating things on the ground, knowing what they are worth and securing interests in property.

As we pursue this vision to deliver optimal value to the State, we deliver on our purpose, fulfil our statutory obligations and prioritise customer service.

Vision

To fully harness the value of *where* to power a thriving Western Australia.

Purpose

Landgate supports the sustainable economic, social and environmental management and development of land in Western Australia by securing land interests, valuing property and providing and promoting the use of location information and services.

Values

- Commit and act
- Innovate and achieve
- Dynamic and engaged
- Honest and true

Three core services



Location Services

- Mapping boundaries for all land titles in Western Australia to maintain the state's primary location information asset, the Spatial Cadastral Database.
- Satellite and aerial imagery for remote sensing applications to help manage land and map fire hotspots and floods.
- Naming and addressing WA localities, streets and geographical features.
- Topographic information to support the mapping of statewide natural and built features.
- Delivering a reliable geodetic framework that provides the surveying and spatial industries with the positioning solutions they need anywhere in WA.
- Delivering Data WA, the portal to the State Government's open data catalogue and Landgate's Shared Location Information Platform (SLIP).



Registration Services

- Cadastral survey plans, which define property and land boundaries being registered in WA's Land Titles Register.
- Creating and issuing Certificates of Title for each new land parcel in the state.
- Registering interests in land, such as land ownership, easements, covenants, mortgages, caveats, leases, memorials and powers of attorney.
- Land transaction management to support the sale of WA properties.
- Supporting digitisation, like electronic conveyancing at a state and national level, to make transacting in property more secure and faster.



Valuation Services

- Statewide rating and taxing valuations for over 1 million properties each year. These valuations are used by local governments, government agencies and emergency services as a basis to inform property rates, land tax, service charges and levies.
- Specialist valuation services for government departments, agencies and local authorities, including asset valuations, stamp duty assessments, financial reporting and valuation advice for native title settlements and the leasing of land for renewable energy projects.
- A pastoral lease rent review every five years, which is conducted by the Valuer-General in consultation with the Pastoral Lands Board and in accordance with the *Land Administration Act 1997*.
- Management of the state's property asset register.



Governance and operating structure

Enabling legislation

The *Land Information Authority Act 2006* (the Act) is the governing legislation that establishes Western Australia's Land Information Authority as a statutory authority with commercial powers.

The Authority operates under the business name Landgate. The Act prescribes Landgate's powers, our functions, and links to other Acts.

Administered legislation

Landgate administers legislation relating to the registration of land transactions, regulation of land surveyors and the valuation of land.

The principal Acts regulating the registration of land transactions, subdivision, and valuation of land in WA include the following:

- *The Transfer of Land Act 1893*
- *Electronic Conveyancing Act 2014*
- *Strata Titles Act 1985*
- *Community Titles Act 2018*
- *Valuation of Land Act 1978*.

The *Licensed Surveyors Act 1909* establishes the Land Surveyors Licensing Board and regulates the registration, licensing and practice of land surveyors.

Other legislation Landgate is responsible for administering related to the Lands portfolio includes:

- *Amendment of Deeds of Grant Act 1884*
- *Land Boundaries Act 1841*
- *Real Property (Commonwealth Titles) Act 1925*
- *Real Property (Foreign Governments) Act 1951*
- *Redemption of Annuities Act 1909*
- *Registration of Deeds Act 1856*
- *Sale of Land Act 1970*
- *Standard Survey Marks Act 1924*
- *Street Alignment Act 1844*
- *Town Allotments (Boundaries) Act 1844*
- *Town Boundary Marks Ordinance 1853*.

Further legislation

Additionally, Landgate's operations are affected by more than 100 State and Commonwealth Acts that apply to our commercial operations and regulate the agency's finances, accounts and procurements.

They include the:

- *Land Administration Act 1997*
- *Fair Trading Act 2010*
- *Financial Management Act 2006*
- *Auditor General Act 2006*
- *State Supply Commission Act 1991*.

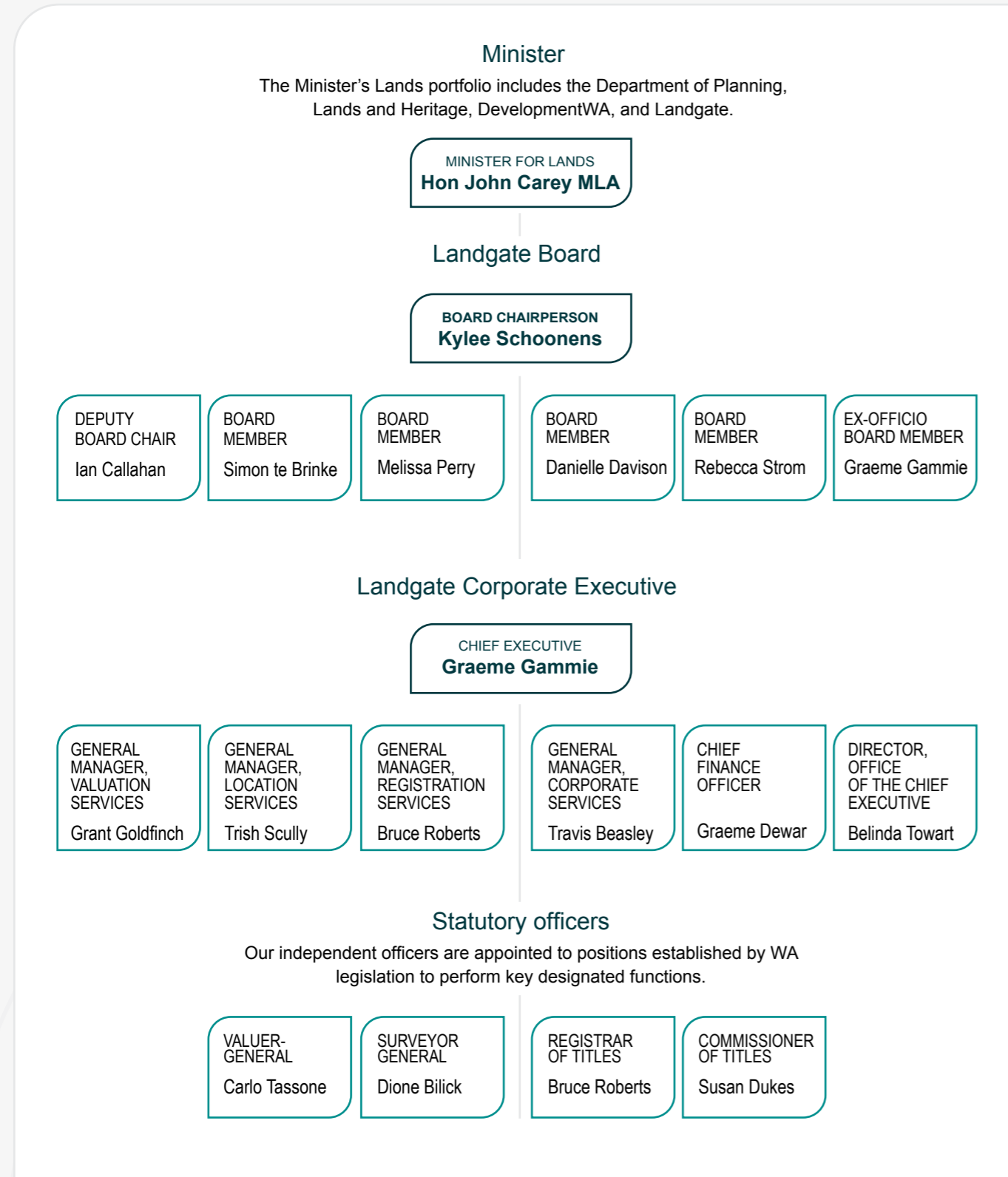
Advocating for reform

Our legislated role also includes advocating for and undertaking legislative reform at the request of the Minister for Lands to address community and industry needs, government priorities and technological progress.



Operating and leadership structure

The Minister for Lands has responsibility for administering the *Land Information Authority Act 2006* (the Act). Landgate is accountable to the Minister for Lands for our strategic direction, performance and effective financial management. Landgate's leadership structure is organised to ensure delivery of its key functions and support strong governance and decision making.



All board and sub-committee information on this page reflects membership as at 30 June 2023.

Landgate Board



Left to right: Ian Callahan, Rebecca Strom, Simon te Brinke, Kylee Schoonens, Graeme Gammie, Danielle Davison and Melissa Perry

Established under the *Land Information Authority Act 2006*, Landgate is managed by a board, which is accountable to the Minister for Lands for the performance and the efficient and effective financial management of the agency.

Board members are appointed by the Minister for Lands and have the relevant knowledge and experience to enable Landgate's functions under the Act to be performed.

The role and functions of the board are set out in the Act, and the board is subject to the provisions within the *Statutory Corporations (Liability of Directors) Act 1996*.

Under the Act, the board delegates Landgate's day-to-day operations to the Chief Executive.

Board sub-committees

Audit and Risk Committee

The primary function of the Audit and Risk Committee (ARC) is to assist the Board and Chief Executive to fulfil their corporate governance responsibilities. The ARC comprises of a minimum of three board members, one of which must be a qualified accountant or have other financial qualifications.

This sub-committee includes senior Landgate leaders and board members: Ian Callahan (Committee Chairperson), Simon te Brinke and Danielle Davison.

People, Environment and Sustainability Committee

The primary function of the People, Environment and Sustainability Committee (PESC) is to provide oversight on culture, workforce planning, inclusion and diversity, Chief Executive and Board performance, corporate governance, environment and sustainability. The PESC consists of at least three members, who have the appropriate level of skills and business experience.

This sub-committee includes senior Landgate leaders and board members: Melissa Perry (Committee Chairperson), Danielle Davison and Rebecca Strom.

Landgate Board

Kylee Schoonens | Chairperson

Kylee Schoonens is a registered architect with over 25 years' industry experience and has been a non-executive board member for several public and private sector organisations. She is a Principal at leading national architecture, interior and urban design firm Rothelowman and a former founder and Director of WA architecture practice Fratelle.

Kylee has most recently held non-executive director roles in government bodies including DevelopmentWA (DWA), LandCorp and the Metropolitan Redevelopment Authority. Her committee expertise includes having chaired the DWA Statutory Planning Committee, Governance Committees and the Scarborough and Midland Redevelopment Committees. Until mid-2023,

Kylee was Chairperson of Bethanie Housing Limited, a Community Housing Provider and a Non-Executive Director for aged care organisation Bethanie Group Inc.

Kylee's vast experience across WA's property and development industry adds a valuable perspective to Landgate's Board.

Current roles

- Principal at national architecture, interior and urban design practice, Rothelowman.
- Member of Residential Property Committee of the Property Council of Australia (WA).
- Director of Geniux, a cleantech utility infrastructure company.

Ian Callahan | Deputy Chairperson

Ian Callahan is a chartered accountant who is active on multiple boards as a non-executive director, following a multi-sector career in senior executive positions across education, healthcare, engineering and software development.

Ian's leadership roles most recently included being

Chief Operating Officer at Curtin University. Ian's considerable strategic, commercial, and financial experience is a significant asset to Landgate's Board.

Current roles

- Commissioner on the board of the WA Football Commission.

Graeme Gammie | Ex-officio board member

Graeme Gammie is an experienced leader and strategist in WA's public sector. His most recent roles include serving as the Executive Director of the State Heritage Office, Assistant Director General at the Department of Planning, Lands and Heritage, and leading significant reforms in historic and Aboriginal heritage regulation and the Government's response to an independent review of Western Australia's planning system in 2018.

Graeme brings proven success in engaging stakeholders and the community to achieve challenging business goals and organisational transformation.

Current roles

- Landgate Chief Executive.
- Also serves as Deputy Chair of the charitable organisation, Fairbridge Western Australia.

Rebecca Strom | Board member

Rebecca Strom is a non-executive director and lawyer, with experience in the public, private and not-for profit sectors. She is a former national law firm Partner, having worked across Australia in commercial real estate for over 20 years. Rebecca sits on the WA member company of a national not-for profit housing provider and was previously a member of the Executive, Finance and Property Committee of the Western Australian Planning Commission.

Rebecca brings significant commercial, governance and industry expertise to Landgate's Board through her legal background and non-executive roles.

Current roles

- Deputy Chair of North Metropolitan Health Service, including Audit and Risk Committee Chair.
- Non-Executive Director of WA Housing Choices Australia.

Danielle Davison | Board member

Danielle Davison is a highly qualified and experienced property, strategy and finance professional.

Danielle currently runs a consulting business, Davison Advisory Services, focusing on all facets of property development. Prior to this, Danielle has previously held executive roles with major property development groups including the Macquarie Bank, ABN Group and Frasers Property.

Current roles

- Director of the Urban Development Institute of Australia (WA).
- Board member at aged care provider Curtin Heritage Aged Care, and private property developer Gold Estates Holdings.

Simon te Brinke | Board member

Simon te Brinke is a digital media and communications specialist with over 25 years' experience. His diverse client portfolio includes engagements with organisations across private, non-profit, and government sectors, as well as a decade-long involvement in indigenous cultural heritage projects.

A graduate and member of the Australian Institute of Company Directors, Simon's passion for emerging technologies and innovative thinking will contribute to Landgate's future-focus and help steer the organisation through the tech-disrupted business and governance terrain.

Current roles

- Director / Digital Director of Gramercy Park Consulting.
- Deputy Chair of PeopleKind Group; Non-Executive Director, Chamber of Commerce and Industry WA.
- Co-Chair, Risk and Clinical Governance Committee, PeopleKind Group; Member, People and Remunerations Committee, Chamber of Commerce and Industry WA.

Melissa Perry | Board member

Melissa Perry is a passionate advocate and leader of social and economic inclusion for vulnerable people and communities.

Melissa has extensive leadership and advisory experience in WA's community services sector, driving changes to social policy, organisational culture, strategic development and service delivery.

Melissa's expertise as a leader of social and organisational change within complex environments is of great value to Landgate's Board.

Current roles

- Chief Executive Officer of Communicare and White Ribbon Australia.
- Holds non-executive board positions for Community Employers WA and the Supporting Communities Forum.



Left to right: Travis Beasley, Graeme Dewar, Trish Scully, Graeme Gammie, Belinda Towart, Bruce Roberts and Grant Goldfinch

Corporate Executive

Our advisory committee to Landgate's Chief Executive. The team has responsibilities for making recommendations to Landgate's Board regarding strategic direction and budget parameters.

The Corporate Executive comprise Landgate's Chief Executive, the General Managers of Landgate's business units, the Chief Finance Officer (non-voting) and the Director of the Office of the Chief Executive (non-voting).

Graeme Gammie Chief Executive	<ul style="list-style-type: none"> Strategic Minister, government and sector-wide engagement and advice Board duties and responsibilities Organisational-level strategic, operational and fiscal planning and management Audit, compliance and governance Legal, legislation and policy
Trish Scully General Manager, Location Services	<ul style="list-style-type: none"> Data sharing and collaboration Aerial and satellite imagery, topography, names and addressing Geodetic and cadastral data and systems Geospatial and graphic services
Bruce Roberts General Manager, Registration Services, and Registrar of Titles	<ul style="list-style-type: none"> Land titles operations Land titles assurance Commissioner of Titles Office National e-conveyancing
Grant Goldfinch General Manager, Valuation Services	<ul style="list-style-type: none"> State-wide valuations and property analytics Rating and taxing valuations Specialist valuations, government property assets
Travis Beasley General Manager, Corporate Services	<ul style="list-style-type: none"> Strategy, business planning and innovation Risk management and business continuity Finance, procurement and contract management Customer service People, culture and the workplace environment Information technology
Graeme Dewar Chief Finance Officer (Non-voting)	<ul style="list-style-type: none"> Financial planning and advisory Financial performance and outcomes
Belinda Towart Director, Office of the Chief Executive (Non-voting)	<ul style="list-style-type: none"> Strategic communications and stakeholder engagement Ministerial and parliamentary liaison Landgate board and corporate executive support Environmental, social and governance

Statutory officers

The following independent officers are appointed to positions established by Western Australian legislation to perform key designated functions.



Bruce Roberts
Registrar of Titles



Susan Dukes
Commissioner of Titles



Carlo Tassone
Valuer-General



Dione Bilick
Surveyor General

Registrar of Titles Bruce Roberts	Bruce is WA's 26th Registrar of Titles and the General Manager of Registration Services at Landgate. <ul style="list-style-type: none"> Leadership of the WA Land Titles Register, its policies, functions, activities, and continuous improvement. Oversight of the day-to-day administration, management and statutory decision making for the Land Titles Register.
Commissioner of Titles Susan Dukes	Susan is WA's 16th* Commissioner of Titles. <ul style="list-style-type: none"> Holds a key role in the administration and protection of the integrity, accuracy and security of the WA Land Titles system. Provides legal advice. Makes statutory and policy decisions on the WA Land Titles Register under the <i>Transfer of Land Act 1893</i>. <p><small>* Estimated, with the first Commissioner of Titles appointed in 1875.</small></p>
Valuer-General Carlo Tassone	Carlo is WA's 9th Valuer-General. <ul style="list-style-type: none"> Administration of the <i>Valuation of Land Act 1978</i> (the VLA) Oversight of the rating and taxing valuation system to ensure its compliance with the VLA.
Surveyor General Dione Bilick	Dione is WA's 20th Surveyor General and first woman appointed to the role. She is an ex-officio member of the Land Surveyors Licensing Board of WA. <ul style="list-style-type: none"> Oversight of the integrity of plans and surveys that underpin WA's land and property information.

Five-yearly review of the *Land Information Authority Act 2006*

Summary of the review

The 2022 review of Landgate's enabling legislation - the *Land Information Authority Act 2006* - was tabled in Parliament on 15 November 2022.

Its findings demonstrated Landgate to be efficiently and effectively fulfilling its statutory role, with recommendations for how the agency should evolve in the coming years.

The 2022 review was delivered in line with the Act's requirement for the Minister for Lands to review Landgate's operations and effectiveness every five years.

Independent consultation process underpinning the review

An independent consultancy firm, ACIL Allen, was engaged to undertake, analyse, and report on stakeholder consultation between May and August 2022, ensuring the integrity of the review.

Forty organisations were invited to be part of the consultation process, with 25 taking up the opportunity to provide feedback, as did all four of Landgate's statutory officers. Consultation participants included State Government agencies, local governments, industry peak bodies and commercial customers. The public also participated in the process via Landgate's website.

Key findings

On balance, stakeholders are satisfied with Landgate's performance of its land information functions. The review found Landgate appropriately balanced its dual objectives, delivering certain types of land information on a cost recovery basis while generating a fair commercial return on other offerings.

Looking to the future, the review found that Landgate should continue as a statutory authority, as this operating model had proven to be financially beneficial for the State.

Four areas were identified where Landgate needs to evolve in coming years to continue meeting the needs and expectations of stakeholders.

- 1. Continued service digitisation and innovation**
Stakeholders articulated a clear appetite for further digitisation of products and services.
- 2. Land information leadership**
Opportunities to play a greater leadership role in the capture and use of land information across the public sector were highlighted.
- 3. Timeliness of valuation services**
Improving the timeliness of certain property valuation services was raised as desirable by stakeholders. Replacement of the valuations system is underway (see page 39), which will support future efficiencies with additional process innovation during implementation also required.
- 4. Product lifecycle management**
Invigorating product lifecycle management efforts, including the development of new products and services which create either community benefits or commercial returns.

Tabling of the review and implementation plan

The Review Report is available for viewing on the Parliament of Western Australia's website.

Since the Review Report was tabled, an implementation plan has been developed which focuses on adopting a staged approach to implementation, prioritising recommendations which have time sensitivities, or which do not require legislative amendments.



The *Land Information Authority Act 2006* (the Act) establishes the Western Australian Land Information Authority as a statutory authority with commercial powers, trading under the business name of Landgate.

Every five years, the Act is reviewed to ensure Landgate's operations are effective and meeting the needs of the State.



Read the 2022 report available on the Parliament of Western Australia's website.



Our operating environment

The WA context

The year that was

Despite global economic uncertainty, Western Australia experienced strong economic growth during the year, boosted by an increase in exports for mining commodities and agriculture.

The state's labour market and wage growth reached record levels during the year. Labour shortages were experienced across many industries. The construction industry in particular was impacted, with labour and materials shortages causing delivery delays and cost increases.

Growth in the state's population and the strength of the economy saw the demand for property remain fairly resistant to continued inflation and interest rate rises.

Future outlook

The outlook for Western Australia is positive, though looking forward, growth is expected to ease. High interest rates are anticipated to slow consumer spending and lower demand for goods will slow inflation.

The property market will moderate, however government infrastructure development will continue to be strong due to record levels of investment.

Developing our strategy

Landgate's Strategic Development Plan is developed during the agency's strategic planning cycle, which spans from July to December.

This year, the process commenced with an environmental scan of factors within the external environment and within the agency to inform the planning process. Landgate's Corporate Executive then formulated a range of views around Landgate's 10-year vision for the board to test and validate with the Executive team at their joint strategic planning day in September.

The outcomes of this session formulated Landgate's next iteration of its strategy, articulated in its Strategic Development Plan.

Our direction

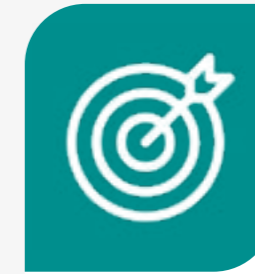
Landgate's strategy is focused on improving delivery of its core services. It emphasises development of the agency's spatial capabilities, industry leadership, collaboration and advocacy to support our state's economic development.

The Strategic Development Plan outlines strategic objectives over the next five years, through four key theme areas shown in the diagram on page 23.



Contribute to a strong and sustainable WA economy

- Efficient and effective delivery of our services underpins the development and economic growth of the state.
- An Advanced Spatial Digital Twin enables a connected digital government to provide better services for the WA community.



Meet evolving customer & community needs

- Drive to modernise legislation meets future societal expectations.
- Services and data meet customer needs and security expectations, enable collaboration and drive innovation.
- Partnerships provide the capability and agility to deliver the products and services our customers want.
- Products, services and actions contribute to the ethical, environmental, social and governance outcomes of our customers and community.



Drive outcomes in the interest of WA

- Leadership promotes the use of digital location information across sectors to improve community and industry outcomes.
- Involvement in industry forums contributes to the development of national strategies, standards and practices.



Optimise the potential of our business

- Digital transformation drives innovative ways of working and delivers the value of 'where'.
- Potential is optimised through high performing people, culture, partnerships and technology.

Section 3

Performance summary



Financial summary

Revenue
(\$'000)

Result
152,580

Target
137,308

Achieved

Expenditure
(\$'000)

Result
109,591

Target
117,403

Achieved

Profit before tax
(\$'000)

Result
42,989

Target
19,905

Achieved



Performance summary

Key performance indicators

	Result	Target	Achieved
Service 1: Land titling			
Simple and correct documents are registered within two working days of lodgement.	89.80%	80.00%	
The number of adjusted Certificates of Title arising from identified errors as a percentage of the total Certificates of Title on the land titles register.	0.07%	≤0.25%	
Average cost of maintaining land tenure information, certainty of ownership and other interests in land, per Certificate of Title.	\$21.36	\$23.87	

	Result	Target	Achieved
Service 2: Valuations			
Benchmark for accuracy of Unimproved Values.	90.90%	>92.50%	
Benchmark for uniformity of Unimproved Values.	4.70%	<15.00%	
Benchmark for accuracy of Gross Rental Values.	91.40%	>92.50%	
Benchmark for uniformity of Gross Rental Values.	4.12%	<7.00%	
Adjustments of rating and taxing values as a result of Objections and Appeals as a percentage of total values in force.	0.007%	<0.20%	
Average cost per valuation.	\$16.01	\$16.61	

	Result	Target	Achieved
Service 3: Land information and services			
Completion rate of names and addressing jobs delivered within 10 business days.	91.49%	85.00%	
Completion rate of property boundary related jobs within the agreed benchmarks.	99.10%	97.20%	
Imagery systems availability supporting the State's mapping, monitoring and predicting of bushfires.	99.97%	99.00%	
Overall satisfaction with the capture of, discovery of and access to Government Location Information.	87.90%	80%	
Average cost of providing land information and services for the State (per square kilometre).	\$12.39	\$13.31	

	Result	Target	Achieved
Service 4: Access to location information			
Average cost per dataset.	\$829.01	\$930.17	

Section 4

Agency performance

Delivering our Statement of Corporate Intent



Location Services

Spatial WA Program – planning commenced

Spatial WA is a program of work proposing a whole of government Advanced Spatial Digital Twin.

Landgate submitted a business case for Spatial WA to the Government as part of its 2023-24 State Budget submission. The business case was developed in consultation with over 30 stakeholder agencies.

This consultation identified 250 potential opportunities to leverage the Advanced Spatial Digital Twin's data

sharing, visualisation and advanced analytic capabilities, to benefit infrastructure delivery, land and property development processes, environmental management and emergency services.

Following consideration of the business case, the State Government approved funding for the first year of the program including development of a project definition plan. The project definition plan is a requirement for projects over \$5 million in value and is required prior to going to market. It will build on the business case findings to validate the program scope, lead partner agencies, costs and schedule.

The project definition plan will be submitted to Government towards the end of 2023, as part of the State Government's Mid-year Review process.



Capture WA introduces new user portal

The **Capture WA Program** is available for WA government agencies and local governments, providing access to location data to support their day-to-day business.

The Capture WA Portal is used to coordinate the capture and sharing of location information across Western Australia, to deliver value for money across the state. Through the 'capture once, use many' approach, the program reduces duplication and improves service delivery.

Landgate identified an opportunity to improve the useability, functionality and efficiency of the portal in 2022, with a suitable option identified through the agency's Innovation Program. A new portal was launched in September 2022 and is supported by a platform that is based on geographic information system software that is effective and easy to use and support. Users can now easily search, submit, manage and track the status of capture requests in real time.

By 30 June 2023, the portal had 91 State Government agencies and local governments registered and 220 projects lodged.

Refer to page 28-29 for an overview of this year's most significant capture projects.

Government and industry collaboration

Landgate provides a leadership role in a number of government and industry forums to drive collaboration, data sharing and consistency in spatial data standards both within WA and nationally with other Australian jurisdictions.

ANZLIC the Spatial Information Council

Landgate's Chief Executive represents Western Australia on ANZLIC, the national Spatial Information Council. ANZLIC provides strategic leadership for the collection, management and use of spatial information for Australia and New Zealand.

In 2022-23, ANZLIC provided direction on topics including emergency services support, resourcing in the spatial sector and foundation spatial data governance to support nationally consistent approaches to spatial digital twins.

Intergovernmental Committee on Surveying and Mapping (ICSM)

As part of the national ICSM, Landgate progressed work with other jurisdictions to develop a nationally consistent 3D cadastral survey data model. This is necessary preparation for implementation of a next generation spatial cadastre. The ICSM Cadastre Working Group has published a standard for the accuracy of spatial cadastres in Australia and New Zealand. Landgate contributed to this standard on behalf of Western Australia. The standard has been shared at the state level through the WALIS Council.

Under ICSM, Landgate also led the development of a delivery plan for **Addressing 2035**, a strategy for addressing across Australia and New Zealand. During the year, the ICSM Addressing Working Group supported a Queensland initiative to develop a common data model and vocabularies to modernise their addressing systems. The work is based upon the Addressing 2035 strategy and if successful, could potentially be adopted nationally.

WALIS

Through the WALIS Community, the WALIS Council drives collaboration, professional networking and knowledge sharing. Landgate provides the secretariat function for the WALIS Council and facilitates regular community events for public sector practitioners.

A key achievement this year was Landgate's collaboration with WALIS Council members to make significant changes to the support and delivery of WA's Land Monitor system. Land Monitor gathers salinity data and produces annual vegetation evidence across Western Australia.

From February 2023, extensive datasets were made fully available to all state and local government users, with public users able to visualise a range of derived products via Landgate's interactive mapping tool, **Locate**. Registered state and local government users can now access over 30 years of raw data products and integrate this with their visualisation systems for bespoke analysis.

Landgate played an important role in supporting the procurement and governance changes to the system to enable this roll-out, with expanded access to the system allowing more users to access the same data and location information.

With 25 years of raw data products now available, this change demonstrates the immense value that sharing information through systems like Land Monitor offer users as part of informing their own work.

Supporting the provision of emergency services

Landgate supports the effectiveness of emergency services by delivering location information through the Capture WA Program and **Shared Location Information Platform (SLIP)**.

Landgate also provides spatial applications that integrate a range of location data to assist decision making during natural disaster events, such as flood and bushfire. In 2022-23, Landgate supported emergency response activities including the Fitzroy River flood and Tropical Cyclone Ilsa.

Fitzroy River flood

Near the peak of the Fitzroy River flood in January 2023, Landgate worked closely with the Emergency Management Intelligence Branch of the Department of Fire and Emergency Services (DFES), using satellite imagery to monitor critical roads near the towns of Willare, Camballin, and Fitzroy Crossing.

Radar imagery sourced through Capture WA program suppliers provided visibility of the extent of the flooding over the impacted area through the clouds covering the region at the time.

In response to the mobilisation of the Australian Defence Force to support recovery efforts for the Fitzroy River floods, Landgate ensured the Department of Defence was supplied with up-to-date aerial, satellite, and topographic information for any additional response activities that might eventuate.

Tropical Cyclone Ilsa

As Category 5 Tropical Cyclone Ilsa crossed the Pilbara coast on 13 April 2023, Landgate was called on again to support response and recovery. The FloodMap Storm Surge model was used to predict coastal impacts at point of landfall (Figure 1).

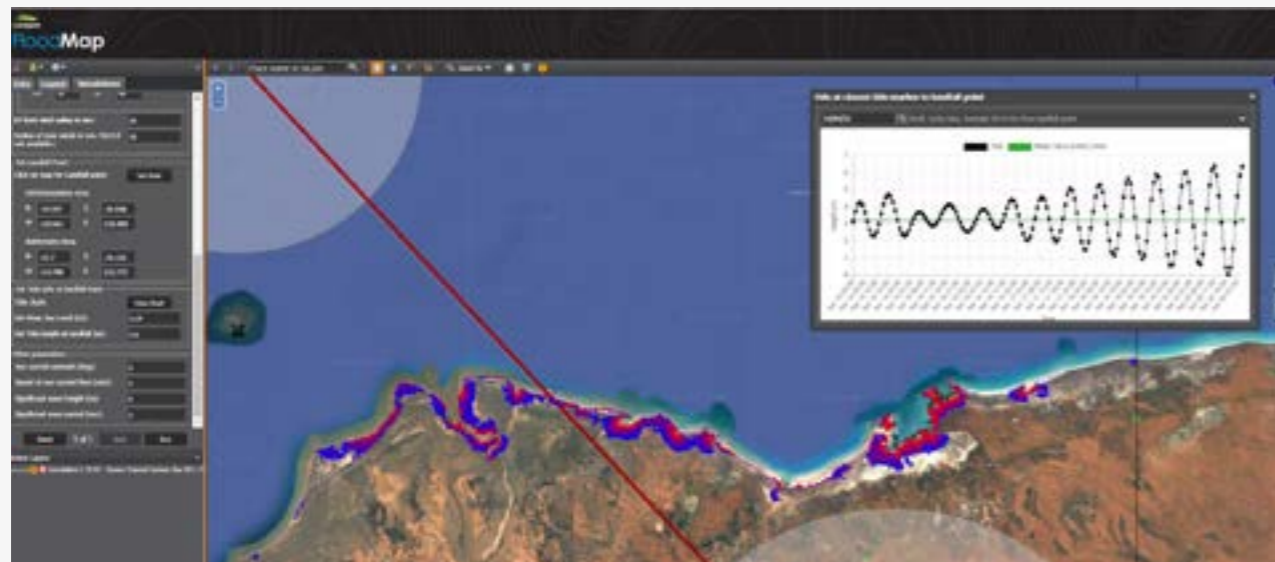


Figure 1 - Predicted coastal impacts at point of landfall.



In addition, DFES needed to know whether floodwaters on the De Grey River had or were likely to breach the North West Coastal Highway (Figure 2) and if remote Aboriginal communities further east had been impacted by the cyclonic winds. Fortunately, the satellite imagery confirmed no impact to these communities.

Figure 2 - Image of the De Grey River as it flows under the highway (top of frame) and under the railway crossing (bottom of frame), noting the water level is just below both road and rail.

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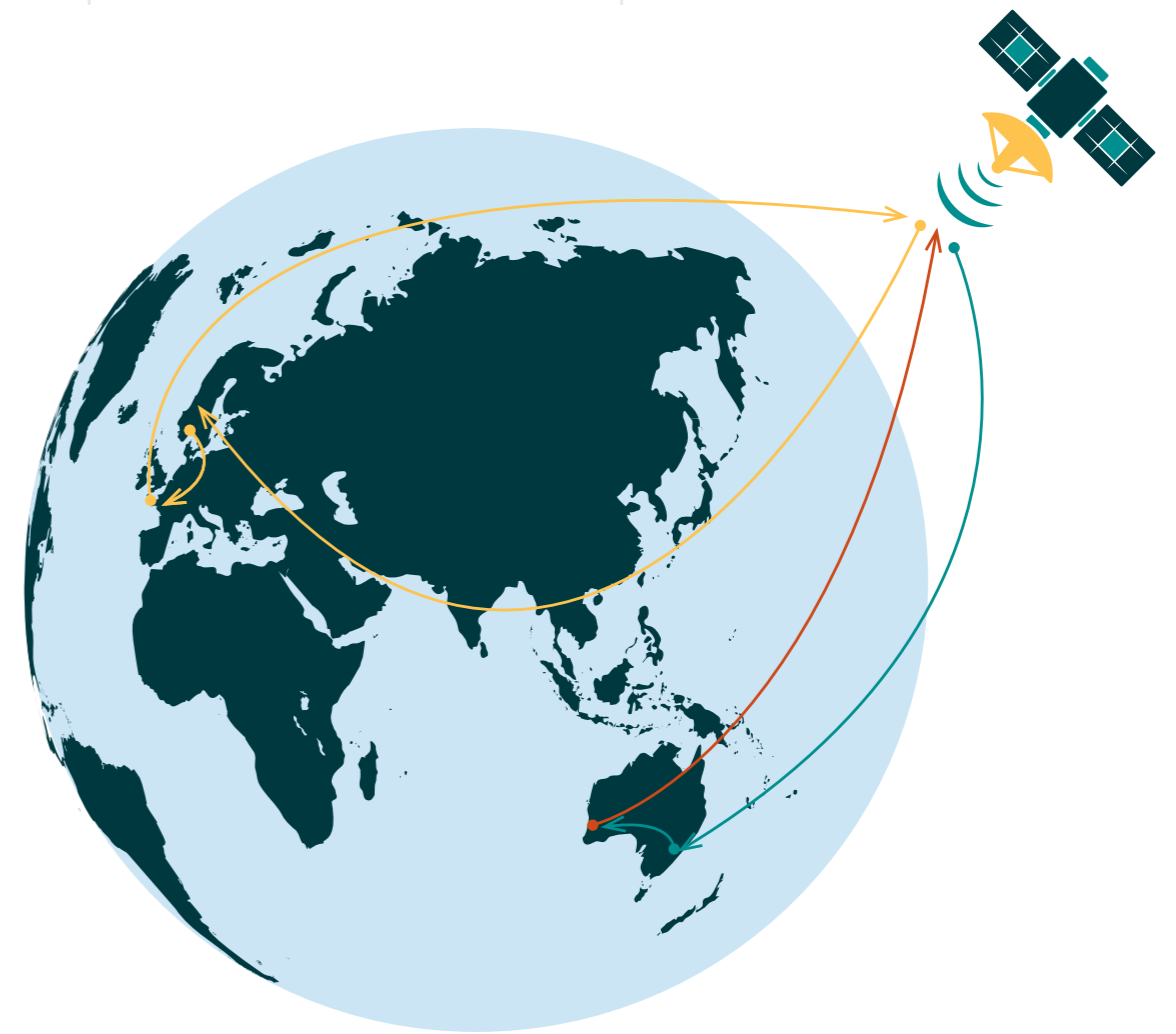
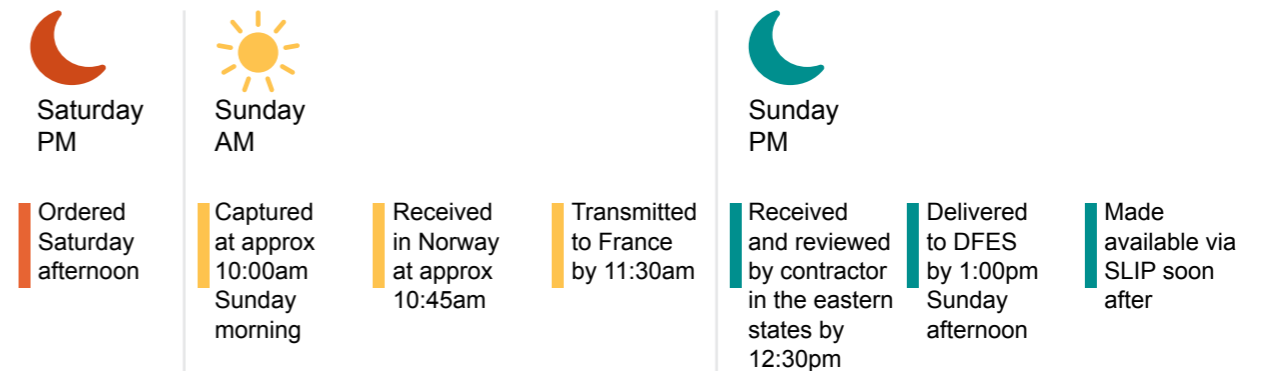
For this scenario, the Capture WA Panel Contract was utilised to quickly capture imagery with quality results. Imagery for DFES for Cyclone Ilsa was ordered, captured and delivered within 24 hours.

The efficient and accurate turnaround of this

image capture was a vital enabler of critical decision making for DFES.

This example also reflects the considerable value that Landgate's programs, services and platforms can deliver in times of emergency.

Timeline of Cyclone Ilsa image capture



SPUR Location Grants Program

The **SPUR Location Grants Program** supports start-up businesses that are finding innovative ways to use WA's location data.

This year, there were three successful applicants in the program, who each received \$25,000 in grant funding. The winning proposals spanned industries including First Nations heritage, tourism and horticulture.

Kimberley-based Burrduk Aboriginal Corporation, which runs the Banana Well Getaway bush campgrounds located on the Dampier Peninsula, received the First Nations Grant. The Corporation was awarded the grant for its proposal to develop a plan for an interactive historic nature trail and signage for the area. Burrduk demonstrated how its project is culturally significant and uses place-based information, such as supporting cultural mapping and On Country programs.

Two applicants were successful in the general grant category for innovative proposals leveraging the State's location information to deliver value for the land sector.

Perth company Aero Vines proposed to develop an app to gather key field data for the horticultural industry. Dark Stry, also Perth based, proposed to develop a new interactive self-guided tour for visitors to the Coral Coast region.

All three recipients successfully delivered on the aim of their proposals.

Landgate delivered the program in partnership with the Department of Jobs, Tourism, Science and Innovation, Department of Finance, Department of Local Government, Sport and Cultural Industries, Department of Planning, Lands and Heritage and the Small Business Development Corporation.



Plan for Our Parks

In support of the State Government's **Plan for Our Parks** initiative, Landgate completed a number of plans during the year, including the Kennedy Range National Park, Kalbarri National Park, and creation of the proposed Pimbee Conservation Park.

In 2019, the State Government announced a plan to create five million hectares of new national and marine parks and conservation reserves across Western Australia.

To address this initiative, the Department of Biodiversity, Conservation and Attractions, as the lead agency, collaborated with Department of Planning, Lands and Heritage and Landgate on a project called Plan for Our Parks.

The Plan for Our Parks will see new and expanded parks from the Kimberley in the north, across WA's Rangelands, through population centres in Perth and Bunbury, to our south-west forests and along our southern coastline.

The aim of the project is to create opportunities for nature-based and cultural tourism, provide enhanced biodiversity conservation, and build on Aboriginal joint management throughout Western Australia.

Since the project started, an additional one million hectares has been identified to ensure the five million hectare target is met.

In total, Landgate delivered more than 25 Subdivisional and Interest only Deposited Plans, enabling the creation of national parks over areas including Kennedy Range (pictured), Yampi Port, Pimbee (pictured), Kalbarri (pictured), Giralia and Waldburg. Deposited Plans and subsequent Indigenous Land Use Agreement mapping for native title considerations have also been delivered by Landgate.



Image shows approximately 18,000 hectares of new nature reserve in the Shire of Carnarvon (Boologooro – part of the Kennedy Range National Park).



Image shows approximately 40,000 hectares of new national park in Kalbarri.



Image shows approximately 98,000 hectares of new national park in the Gascoyne region (Pimbee National Park).

Place naming activity

Aboriginal place naming initiatives

As the **State's naming authority**, Landgate recognises the importance of place names and how they connect people, environment, and culture. Many places have been named or re-named this year to restore their traditional name or to recognise Aboriginal language and culture, and Landgate continues to actively support Aboriginal and dual naming throughout Western Australia.

Ngirntaka Point

The previously named Blacks Lookout, east of Warburton, was renamed Ngirntaka Point in November 2022. This followed advice from Landgate to the Shire of Ngaanyatjarra suggesting they work with the community to identify a suitable new name. The name identified was Ngirntaka, which relates to the Tjukurrpa (dreaming) connection with the Brown Range.

Menang Noongar Place Names project – City of Albany

Landgate worked with the City of Albany to progress their Menang Noongar Place Names Project, with the aim of preserving and reawakening languages through place naming. The project resulted in 17 new dual names, recognising both the Aboriginal and non-Aboriginal place name, and five new Aboriginal names within the City of Albany over 2022-23.

Rottnest Island road and trail naming

Following a request from the Rottnest Island Authority, Landgate has approved several new road and trail names on Rottnest Island. This included the renaming of Vincent Way to Nyi Nyi Way, meaning 'The Crying Road' in Noongar language, removing its commemoration of Henry Vincent who was the first superintendent of the island when it contained a prison for Aboriginal people.



Image shows Nyi Nyi Bidi on Rottnest Island, formerly Vincent Way.

Commemorative naming initiative – Sailani Avenue

Following a request from the Indian Prime Minister to commemorate the late Indian Anzac Private Nain Singh Sailani, Nelson Avenue in East Perth was renamed Sailani Avenue.

The Minister for Lands, City of Perth Lord Mayor and Consul General of India were joined by Anzacs from the Indian community, Sikh Association of WA representatives as well as a Department of Foreign Affairs and Trade (WA State Office) representative for the announcement. The event highlighted the renaming and also commemorated Private Sailani, and other Australians of Indian descent who enlisted with the Australian armed forces in the First World War.

Coinciding with the Indian Prime Minister's visit to Sydney, the unveiling of Sailani Avenue located

near the Western Australian Cricket Association ground (WACA) considers both nations' love of cricket and acknowledges the diverse origins of our Anzacs.



Image shows new street sign after the renaming of Nelson Avenue to Sailani Avenue. Image credit: City of Perth.



Image shows representatives at the official renaming of Sailani Avenue. Image credit: City of Perth.

Geographic Names Committee governance review

The **Geographic Names Committee** is an independent body that provides advice to the Minister for Lands on significant and/or contentious naming issues. Landgate provides secretariat and executive officer support to the Committee. As part of a recent governance review, a new structure for the Committee has been implemented to allow for more diverse community representation including the Committee's inaugural First Nations representative.



Registration Services

Supporting a strong property market

The WA property market continued to see high levels of activity this year. As a result, a near record number of land titling documents were lodged with Landgate during the year, totalling over 407,000.

Due to automated processing, simple and correct documents were processed within target wait times, with 83% of documents processed within the target of five working days. However, processing times for manually processed documents increased, with the high document volumes, conveyancer errors and resourcing challenges all contributing to longer wait times.



Landgate implemented several initiatives to address this, including recruitment of additional staff and streamlining examination processes for manually processed documents.

The agency is also working with Electronic Lodgment Network Operators (ELNOs), RevenueWA and the conveyancing industry to increase the range of documents that can be electronically lodged. This will speed up processing times, making those property transactions more efficient for conveyancers and consumers.

During the reporting period, 19 additional land registry documents were enabled to be electronically lodged through implementation of the agency's residual document strategy.

Leading legislative change for digital property transactions

Landgate continues to progress legislative reform to enable deeds relating to interests in land (including mortgages) to be created and signed electronically.

Landgate's first consultation paper on the reform proposal, released in June 2021, received overwhelming support from industry stakeholders across finance, banking, legal services, conveyancing, and property development and from government agencies.

A second consultation paper was released in February 2023 to industry and public for their comment. The paper identified the provisions of law that would require amendment to enable this change, including legislation within the Attorney General's portfolio. Its proposals received support from the banking, legal and property sectors and from software providers.

The major themes received during consultation expressed:

- Support for deeds to be created and executed electronically.
- Acknowledgement that the witnessing of documents may continue to be required for certain documents, such as statutory declarations, but may be removed for specific land registry documents where verification of identity requirements are mandatory.
- Encouragement for safeguards being put in place to ensure vulnerable people can also benefit from electronic execution.

The Department of Justice and Landgate are now developing a legislative reform proposal to support this change, with advice from the State Solicitor's Office.

Supporting a more competitive e-conveyancing environment

Landgate has continued work with other Australian jurisdictions as part of the Australian Registrars National Electronic Conveyancing Council (ARNECC) to create a more competitive e-conveyancing market. This will be done by enabling interoperability between Electronic Lodgment Network Operators (ELNOs), of which there are currently two operating in the marketplace: PEXA and Sympli.

The focus for 2022-23 has been to create the legislative environment to support interoperability in Western Australia. To mandate interoperability, WA must join the national legal scheme under the Electronic Conveyancing National Law (ECNL).

ARNECC is working with the two ELNOs to establish a timeline for the technology, which enables the two ELNOs to become interoperable. System go live in NSW is expected in December 2025, subject to agreement of PEXA and Sympli. The rollout schedule for the remaining jurisdictions will then be confirmed.

All jurisdictions have also contributed to a national enforcement regime for ELNOs and subscribers. This reform will replace the existing regime, which only provided the option of termination from the marketplace. The new regime provides a more graduated approach of enforcement but retains the ability to terminate ELNO and subscribers' operations in severe cases of non-compliance.

Consultation with all departments of justice nationally has occurred, and WA has also obtained advice from our State Solicitor's Office on the proposed reforms.

Through NSW, drafting instructions for the proposed changes to the ECNL are being prepared for the purpose of obtaining a draft Bill. This work will continue into 2023-24.

Supporting changes to WA's transfer of land law

A range of reform activity was undertaken this year to support the changes made by the *Transfer of Land Amendment Act 2022* to take effect on 7 August 2023. The changes align with ongoing advancements in electronic conveyancing around Australia to support stronger efficiencies for property transactions.

Three key changes

The changes to the legislation include three key changes, which will all come into effect on 7 August 2023.

1 Removal of Duplicate Certificates of Title

To simplify all conveyancing processes in a way that does not detract from the integrity of the WA Land Titles Register.

2 Enabling the issuing of statutory notices electronically

To reduce the reliance on postal services and enable real time delivery of notices where an email address is provided.

3 Clarification of the definition of counterpart documents

To account for the subtle, unavoidable differences between a paper and electronic version of the same document.



Broad industry consultation

Comprehensive consultation with WA's conveyancing and financial services industries has been delivered throughout this year, ensuring effective transition preparations are in place.

Additional industry groups, representing real estate and property law, were also engaged through this program of work, which included wide-ranging industry

presentations, direct communications, and the sharing of educational resources.

Landgate worked particularly closely with WA's two Electronic Lodgment Network Operators, banks and the conveyancing industry to establish 7 August 2023 as the effective date for the changes.

Removal of Duplicate Certificates of Title - community information and engagement

The most significant of these three key changes is the end of Duplicate Certificates of Title in Western Australia, which will take effect from 7 August 2023.

To support industry and the public to understand what the change would mean for them, a range of educational resources were developed. These resources were also an important tool to provide

reassurance to these stakeholders and the public that the integrity of their title would be unaffected once Duplicate Titles were no longer used.

Materials included a factsheet, video, posters, a dedicated webpage including frequently asked questions, a recorded presentation and social media posts. All resources were made available on the Landgate website. This information was further promoted through targeted radio and digital advertising, which all directed people back to the Landgate website to find out more.



Image shows advertising run across digital media from June 2023.

Largest undertaking of metropolitan gross rental value program

Landgate's valuations team completed the 2022-23 metropolitan gross rental value (GRV) general valuation program between May 2022 and June 2023. This was the largest metropolitan GRV program ever undertaken in Western Australia, covering 31 local governments including Mandurah.

Our 2022-23 GRV program determined over 940,000 property values across the metropolitan area.

GRVs are calculated on a three-year basis for the metropolitan area and three to six years for regional areas, depending on the local government. The Date of Valuation for the metropolitan program was 1 August 2021, and is a given point in time when all properties within a local government area are assessed, ensuring that a fair and equitable assessment is completed.

The property market has seen significant changes, and these were reflected in the increased residential gross rental values.

Depending on the local government, residential GRVs increased between 13% to 26%, with an overall increase of 20.64% across the 31 local governments.

Stakeholder engagement was undertaken with rates officers within local governments to help educate and support local governments to understand the values for their areas.

Information was also shared with the wider community through local newspapers and **our agency's website**

to explain how local governments use the GRVs to equitably determine and distribute property rates and taxes, service charges, and levies that property owners must pay.

Key statistics from the 2022-23 GRV program:

- Residential GRVs increased by **20.64%**
- Industrial GRVs increased by **5.39%**
- Commercial GRVs increased by **3.76%**
- Miscellaneous GRVs increased by **2.93%**
- Vacant land GRVs increased by **5.94%**

The percentage increase reflects the aggregated change in value since the last valuation.



New valuation system procured

Landgate finalised the procurement of a new valuation system following a rigorous process facilitated by the Department of Finance.

The 10-year contract was awarded to Insight Data Solutions Government Services Pty Ltd (IDS), an Australian property valuation service provider.

The new system, VM Online, is a significant investment in the future of Valuation Services. VM Online is cloud-based with data being securely held in Australia and in accordance with State Government cyber security requirements. Importantly, the new system will continue to support the independence and objectivity of Landgate valuers, as required in their day-to-day work in accordance with the *Valuation of Land Act 1978*.

It is anticipated this reform will improve business capability and improve efficiency for customers.

Implementation of the new system will progress into 2024. The current valuation system will be maintained until the new valuation system is ready to go live.



Read the Valuer-General's Performance Report for 2022-23.

Available on page 48.

Delivering for customers in a challenging year

As with many businesses in 2022-23, Landgate experienced the 'perfect storm' of high operational demand and the challenges of recruiting and retaining staff in a highly competitive labour market. This was particularly evident in customer service with a 1.4% year-on-year increase in customer interaction volumes, due to the buoyant property market, and difficulty in filling available roles.

In the second half of the financial year the business struggled to meet its high customer 'grade of service' targets. The team aims to answer 85% of customer calls in 90 seconds or less – a high bar in the public sector. On average, 51% of customer calls were answered within this timeframe in 2022-23. An improved labour market, adjustments to training practices, and several process improvements saw the performance improve towards the end of the financial year, with a positive outlook for 2023-24.

Contextually, with over 182,400 customer interactions across the year, Landgate received only 240 complaints (see below).

Feedback and complaints management

Landgate has a rigorous feedback and complaints process to ensure services are adapting to meet customer expectations and the requirements of the WA Ombudsman.

The feedback received is vital to the continuous improvement of our core services and the way customer service support is delivered.

Our core process

Customers can provide feedback through a website **feedback form**, via an email or letter, in person or by telephone. Feedback is recorded, then directly monitored and managed by the Customer Service team.

The feedback is assigned to the most relevant operational team to resolve within 10 working days of acknowledgement. If this is not possible, the customer is provided an estimated resolution date. The resolution is then communicated to the customer if they choose to receive communication regarding the outcome.

Other customer feedback activity

Quarterly market research data is received from market research provider Metrix, sourced from business, government and general community stakeholders. This research provides a valuable measure of stakeholder perceptions across core pre-identified key performance indicators (KPIs).

Those KPIs include ratings of customer satisfaction, likelihood to recommend (Net Promoter Score), as well as KPIs that help to identify current strengths and areas for improvement in products, services and platforms.

Feedback received this year

Landgate received 443 items of feedback during the year, evenly balanced with 220 compliments and 223 complaints. There were 86 complaints relating to the registration of documents - 34 concerned with turnaround times and 18 related to the Verification of Identity process (which is not administered by Landgate).

The 34 complaints relating to turnaround times included feedback about notification of completed documents; the examination process and its requirements; issues relating to the Lodgement Accessibility Checklist; and some service dissatisfaction with Landgate staff and wait times.

Multiple customers provided feedback about wanting to speak directly with a subject matter expert (rather than customer service officer) when presenting to the Midland office. This was addressed from June with the adoption of more activity-based working, enabling an experienced and knowledgeable subject matter expert to work within the customer team space to support select customer enquiries.

Customer compliments were largely around the friendliness, dedication and patience of our frontline team members. Specific call outs related to the time spent in interactions when the matter was of a sensitive and personal nature.

Numerous compliments also recognised Landgate's service delivery capabilities across its multiple business units, demonstrating how employees collaborate to deliver a high level of customer service.

Feedback was also received relating to the transparency of pricing over both commercial and regulated products; a topic also addressed in the Land Information Authority Act 2006 Review.



New website increasing support to our customers

Landgate launched a new website on 15 June to deliver a better online experience for the three million visitors (on average) who visit landgate.wa.gov.au each year.

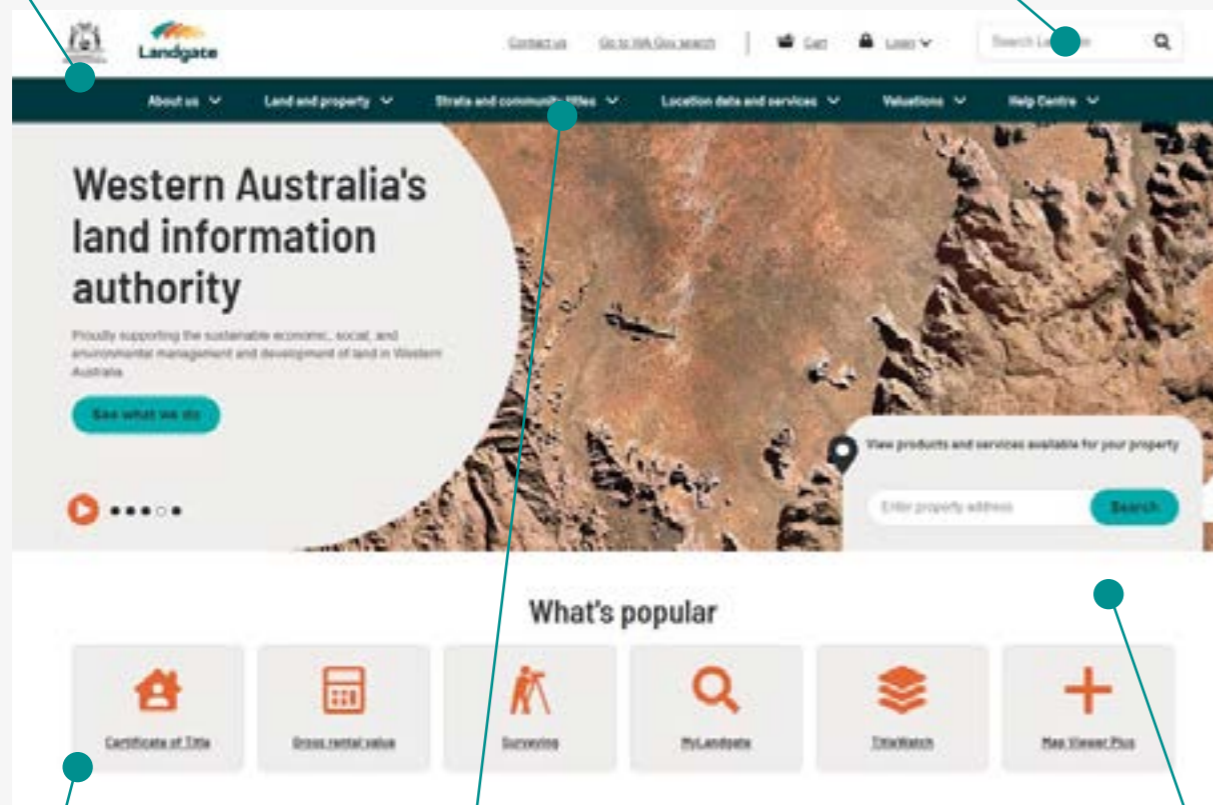
The website's new-look features, information and functionality were shaped by customer feedback and enquiries received over the previous two-year period and underpinned by upgraded technology and stringent accessibility practices.

The new website of Western Australia's land information authority is now more efficiently serving its customers through:

- An improved site search capability
- Faster access to popular pages
- Clearer organisation of information and services
- Improved navigation and multi-device accessibility
- A new 'one stop shop' for strata titles information.

Clearer organisation of information and services

An improved site search capability



Faster access to popular pages

A new 'one stop shop' for strata titles information.

Improved navigation and multi-device accessibility

Expanded strata titles online resources

Recognising the popularity of strata living which continues to grow in WA, our new website features an expanded suite of information and resources for community-wide strata participants.

These changes include new **learn about strata** information pages, which were created to better meet the distinct needs and enquiries of WA strata owners, strata companies, strata managers, strata tenants, strata sellers and strata buyers.

In launching the new website, Lands Minister John Carey said:

"Landgate has received more than 165,000 direct customer enquiries in the most recent year and continues to experience an increase year-on-year for its land information services, so it's vital services are improved for online customers."

Audit program outcomes

A comprehensive internal audit program was completed this year focused on providing independent assurance, adding value, and improving Landgate's operations. The risk-based plan included ten internal audits and reached across all business units. The range of scopes including Rural and Remote Working, ICT Governance, Procurement and Contract Management and a WorkSafe Plan audit.

Several areas for improvement were identified in the ICT Governance audit, which were recognised by the ICT area, who are undertaking numerous activities to both build its governance capabilities and ensure alignment to corporate governance requirements.

The Office of the Auditor General (OAG) released the Information Systems Audit on State Government on 22 March 2023. Landgate was one of seven entities that met the benchmark in at least seven of the 10 categories and has consistently performed well in prior reports.

Following the WorkSafe Plan audit, Landgate qualified for a Gold Certification of Achievement.

As part of its commitment to sound governance, several initiatives were implemented to further improve the internal audit function. These include the development of a standing audit performance report to Landgate's Operations Committee, which includes status updates on internal audit and OAG recommendations.

Strategies and activities that were introduced include implementing a criteria to prioritise audit findings, monthly engagement meetings between the audit team and audit owners, and the development of audit engagement guidelines.

Changes to education requirements for strata managers

A review of the educational qualification requirements for working in the strata management industry was undertaken this year. The review was in response to national changes to the Certificate IV in Strata Community Management (Certificate IV).

These changes have made it impossible to complete some of the educational qualification requirements of the Strata Titles (General) Regulations 2019.

A consultation paper was developed in collaboration with industry, including the Strata Community Association (WA), the Real Estate Institute of WA, and the Property Council.

Thirty-seven responses to the consultation paper were received that were broadly supportive of the proposed new model. Amendments to the Regulations are now progressing to accommodate the changes to the Certificate IV and address the feedback received in response to the consultation paper.

The **changes to the Regulations** are expected to come into effect in the first quarter of 2024 and will:

- Amend the required qualifications and remove specific unit numbers from the Regulations.
- Remove the definition and concept of a designated person and replace it with terminology that better reflects the strata management industry.
- Introduce a definition for the principal of the business.
- Introduce a new role and definition of a strata community manager.
- Introduce a new role and definition of an assistant strata community manager and
- Include allowances for qualified people.

Data strategy

Landgate's data strategy provides vision and guidance for a progressive program of work to fully harness the agency's data as a valuable asset. It outlines four streams of improvements to be implemented in the areas of data management and governance, technology and infrastructure, culture, and customer experience.

As a first step, a data catalogue was established in preparation for the development of data management and a governance framework. The data catalogue will facilitate the implementation of and compliance with Landgate's future data policies and standards.

The strategy's culture stream was also commenced with a range of proposed training pathways to uplift the digital and data skillsets of employees.

Innovation Program

Landgate's Innovation Program challenges staff to explore new ways of doing things through the identification, development, and activation of select initiatives and through the opportunity to attend innovation-themed events.

This year, the Program successfully trialled digital signatures being used for some common internal business processes to boost their efficiency before implementing this new digital practice in April.

A series of innovation speaker events were held in March as part of Innovation Month, with a record turnout of 485 staff attending the events. The highlight event was presented by global futurist Anders Sörman-Nilsson. Landgate's annual 'hackathons' were held in May, with one event exploring environmental, social and governance themes and the other examining new ways to deliver more efficient, sustainable record-keeping.

Continuing our journey towards reconciliation

Our **2022-2024 Innovate Reconciliation Action Plan (RAP)** - launched in May 2022 - has seen the agency commit to a deeper understanding of our sphere of influence and become better equipped to establish a roadmap for advancing meaningful reconciliation.

Landgate's Innovate RAP contains initiatives that strengthen relationships with First Nations peoples, engages staff and stakeholders in reconciliation, and pilots innovative strategies to empower First Nations peoples as we partner with them.

Guided by the RAP, Landgate has strengthened and implemented several initiatives to progress our journey towards reconciliation in the last financial year.

RAP initiatives this year

- On Country Cultural Experiences for staff with 45 staff members attending. This program will continue.
- Significant process changes in our operational business areas were implemented. For example, the Surveying Team has amended some of their processes to better incorporate and accommodate First Nations culture where applicable.
- Landgate continued to engage with Aboriginal businesses who provide a wide range of services in supporting our business, exceeding the public sector target of 3.5% of awarded contracts to Aboriginal businesses, with 8% of contracts awarded to Aboriginal businesses.
- Celebrations of NAIDOC and National Reconciliation Week internally and externally. Landgate acknowledged these occasions by hosting events, such as reconciliation panel discussions, sponsoring the Midland NAIDOC Week presentation and hosting interactive activities such as cultural rock painting and Noongar Language workshops on site.
- Ongoing mandatory quarterly reporting to the Landgate board about our RAP actions, ensuring we stay accountable and transparent in our progress.

Over 75% of the 2022-2024 Innovate RAP actions have already been completed or are in progress as of July 2023, reflecting Landgate's strong commitment to reconciliation.



Image shows Landgate staff gathering at NAIDOC week opening event and smoking ceremony.



Image shows Josh McGuire and Landgate Chief Executive, Graeme Gammie, at Landgate's 2022 NAIDOC week opening ceremony.



Image shows artwork painted by Ballardong Elder, Trevor Davis, as seen on the cover of Landgate's Innovate Reconciliation Action Plan.

A focus on workplace culture

In November, a culture survey was administered to seek feedback from employees on matters of culture and engagement.

The survey consisted of 65 questions, with a range of multiple choice, short response and open field questions. A new survey tool was used that allowed respondents to add comments against their rating. This provided staff with an opportunity to add context to their reply.

The participation rate was 80% with overall engagement at 59%, continuing the improving trend over recent surveys. At an agency level, key findings were that employees enjoy Landgate's work life balance, manager and employee relationships are strong, and that they can find a connection to their work. Areas for improvement include lifting the overall engagement score and demonstrating action in response to the survey findings.

Survey responses were used to inform the development of action plans to improve culture and

engagement across the organisation. Each business area developed a tailored action plan relevant to their survey findings, and Landgate's Culture Community and Corporate Executive team also have their own tailored action plan.



Becoming a White Ribbon accredited workplace

Landgate attained White Ribbon accreditation in February 2023.

White Ribbon accreditation demonstrates to employees, customers, and clients that the agency has zero tolerance for gender-based violence and is committed to contributing to the eradication of violence against women and their children.

Maintaining our accreditation

The journey doesn't end when accreditation is achieved. Continued steps are taken to become better equipped to understand, deliver, and act on our shared responsibility to ensure everyone feels valued, safe, and supported in our workplaces.

To maintain accreditation into the future, a detailed three-year plan of activities has been developed to ensure a focus is maintained on the goal of eliminating gender-based violence.



An expansion of our diversity and inclusion plans

Landgate actively supports a variety of initiatives that promote diversity, equity and inclusion within our workplaces and the broader community. This year, the focus was expanded with the introduction of an LGBTQIA+ Inclusion Strategy.

The agency's annual diversity and inclusion calendar celebrates significant events such as Luna New Year, Harmony Week, Pride Month, International Youth Day, Diwali, and the International Day of People with Disability, amongst many others.

A regular program of learning opportunities is available to staff to increase their knowledge and understanding of diversity and inclusion issues, such as disability related access, cultural awareness and Allyship.

Landgate's overarching Workforce and Diversity Plan was renewed and re-launched to the business in August.

New LGBTQIA+ Inclusion Strategy

In November, an LGBTQIA+ Inclusion Strategy was introduced to guide our progress over the next two years.

The plan includes aspirational representation targets, policies, and procedures to support trans and gender diverse staff, the creation of a formal workplace Ally network, further training and education opportunities, visible leadership support and engagement with the external queer community.

The activities in this strategy are guiding the agency towards applying for Pride in Diversity accreditation in 2024.

Section 5

Valuer-General's performance report



Introduction

The Valuer-General administers the *Valuation of Land Act 1978* (the Act), which empowers the Valuer-General to value ratable land for general valuation and interim purposes. This report is a summary of the performance of the Valuer-General's functions during the 2022-23 financial year, in accordance with section 16B of the Act.

The valuations determined by Landgate's Valuation Services (VS) team underpin the state's economy.

During the 2022-23 financial year, the Western Australian property market continued to grow and expand from the preceding financial year levels. This is evident in both the sales market and rental market. I am pleased to report on the accomplishments of the VS team.

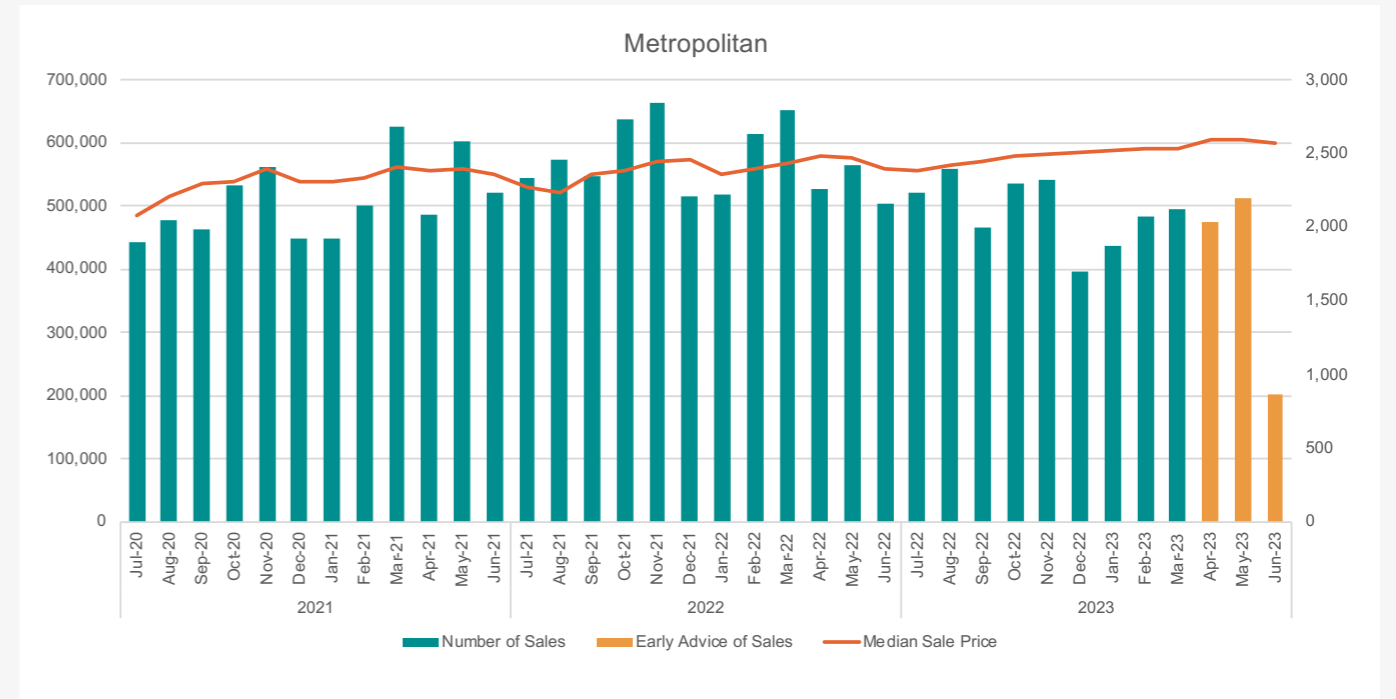
Carlo Tassone
Valuer-General, Landgate

Metropolitan

Throughout the year the Perth metropolitan area monthly median house prices ranged between \$555,000 and \$605,000. The peak median house value of the 2022-23 financial year was \$605,000. This is 4.3% higher than the peak median value for the preceding financial year. The lowest monthly median value is \$555,000 which is approximately 5.5% higher than the low point of the previous financial year.

The total number of house sales in the Perth metropolitan area for 2022-23 was 24,096. This is 17.5% below the total metropolitan sales in comparison to the preceding financial year.

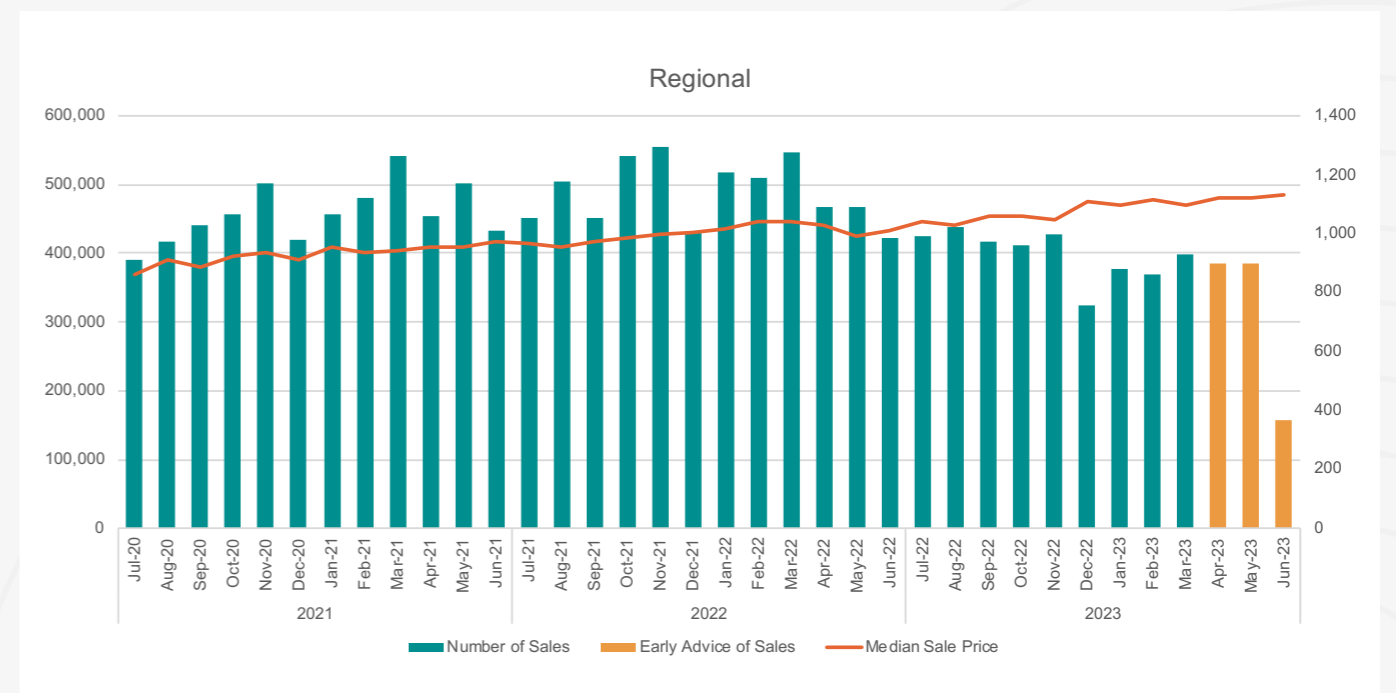
- Gross Rental Values (GRV) are completed in accordance with section 18 of the Act. General valuations are completed every three years in the metropolitan area and three to six years in the regional areas.
- Unimproved values (UV) for general valuation purposes are completed for the State on an annual basis.
- Interim valuations for GRV and UV purposes are completed on an as needs basis to reflect changes in land or improvements.



Regional

Throughout the year, the regional monthly median house prices ranged between \$440,000 and \$485,000. The peak regional median value of \$485,000 is 9% higher than the preceding financial year peak. The lowest monthly median value is approximately 6.9% higher than the lowest point of the previous financial year.

The total number of house sales in the regional area for FY 2022-23 was 10,533. This is a drop in sales volume of 21.5% in comparison to the previous financial year.



Operational outcomes

During the 2022-23 financial year Landgate completed a general valuation program for metropolitan local governments including Mandurah, a state-wide UV general valuation program, GRV and UV interim valuations, market valuations, stamp duty valuations and valuations for government asset purposes.

The GRV program produced a total of 941,987 GRV valuations for the following 31 metropolitan local governments, including Mandurah:

Armadale	Cottesloe	Melville	South Perth
Bassendean	East Fremantle	Mosman Park	Stirling
Bayswater	Fremantle	Mundaring	Subiaco
Belmont	Gosnells	Nedlands	Swan
Cambridge	Joondalup	Peppermint Grove	Victoria Park
Canning	Kalamunda	Perth	Vincent
Claremont	Kwinana	Rockingham	Wanneroo
Cockburn	Mandurah	Serpentine-Jarrahdale	

The GRV metropolitan general valuation program was completed for the above 31 local government authorities which have a date of valuation of 1 August 2021. The Water Corporation, Department of Fire and Emergency Services and local governments use these valuations for the purpose of rating, service charges and levies. These valuations have a date in force of 1 July 2023, which is also the applied date by local government and state agencies.

In 2022-23, Valuation Services completed 59,559 interims for our clients. Out of these interims, 53,392 were chargeable, which represents a slight decrease from total interims completed in comparison to the previous financial year which was 57,179.

The annual state-wide 2023 UV general valuation program was completed on time, which aligns with our service delivery agreement with Revenue WA. The 2023 valuations from the UV general valuation program were gazetted for adoption, with effect 30 June 2023, and have a date of valuation of 1 August 2022.

The state's UV general valuation program produced a total of 1,031,467 UV valuations inclusive of mining tenements. An additional 15,930 unimproved valuations

were completed in the 2022-23 financial year and the combined total value on the Land Tax valuation roll was \$471.1 billion. This represents an increase of 8.99% in comparison with the previous financial year figure of \$432.2 billion.

The 2023 UV general valuation rolls were delivered to Revenue WA, local governments and to the Department of Primary Industries and Regional Development, as required. This marks the 30th annual general valuation of the state.

Additionally, the 2023 UV general valuation rolls for the Indian Ocean Territories of Christmas Island and Cocos (Keeling) Islands were completed in accordance with the provisions of the Commonwealth Government's service delivery agreement.

Valuations made under Section 39

Landgate undertakes market valuations for a wide variety of purposes in support of the WA's land administration, development, and asset management

program. Under section 39 of the *Valuation of Land Act 1978*, valuations are provided to government agencies for purchase, sale, leasing, and financial reporting purposes.

During the 2022-23 financial period a total of 1,270 market valuations and 5,791 stamp duty valuations were completed. Additionally, 6,602 hours of consulting services were also provided to clients.

Landgate provides valuations to the Department of Treasury for all State Government owned properties on an annual basis. Valuations are conducted under the accounting frameworks of Treasurer's instruction 954 *Revaluation of Non-Current Physical Assets*, AASB 116 *Property Plant & Equipment* and AASB 13 *Fair Value Measurement*. These valuations are included in the Annual Report on State Finances.

A total of 146,606 valuations were completed for properties owned by the State Government, which is controlled by approximately 70 agencies. The fiscal value for all Government assets as of 1st July 2023 equates to \$62.19 billion, which is an increase of approximately 12.4% to the previous financial year value of \$55.32 billion. These valuations are provided to the Department of Treasury for financial reporting and asset management purposes as required under the *Government Financial Responsibility Act 2000*.

Accuracy of valuation rolls

In accordance with the *Valuation of Land Act 1978*, valuations made during a general valuation and coming into force each year are subject to accuracy and uniformity tests. The Coefficient of Dispersion (COD) and the Median Value Price Ratio (MPR) are tests that measure uniformity and accuracy against accepted international standards. These are important and an integral part of the general valuation program. The test results also form part of Landgate's key performance indicators published in the annual report.

The COD is a measure of uniformity being the divergence between assessed UVs and market selling prices, as well as the divergence of GRVs from market rentals. The MPR is a measure of central tendency calculated as the median of the value price ratios of all properties having either a key sale price or key rental. In each case, the arm's length sales and market rental

subject to testing are captured over a defined period around the date of valuation.

The COD for the 2022-23 Metropolitan GRV general valuation program is measured within a regulation period of 1 May 2021 – 31 August 2021. The resultant COD for the GRV program is 4.12%. This achieves the international standards target set by the International Association of Assessing Officers and Valuer General of < 7% COD. The MPR for the Metropolitan GRV general valuation program is 91.4%. This result is slightly under the target of > 92.5% however still sits within the international levels of acceptable range of 90-110%.

The COD for the 2022-23 state-wide UV general valuation program is measured within a regulation period of 1 June 2021 – 31 August 2021. The resultant COD for the UV program is 4.7%. This achieves the international standards set by the IAAO and VG of <15% COD. The MPR for the state-wide UV general valuation program is 90.9%, which is slightly under the target of >92.5%, however sits within the international levels of acceptable range of 90-110%.

Contested rating and taxing valuations

A total of 272 objections against rating and taxing values were completed in the financial year 2022-23.

In the metropolitan area there were a total of 164 objections, 60 of which were objections against gross rental values and 104 regarding unimproved values. A total of 92 objections were allowed in the Perth metropolitan region, comprising 33 GRV allowed objections and 59 UV allowed objections. A total of 46 objections were disallowed and 26 were withdrawn.

In the regional area of WA there were a total of 108 objections, 60 of which were objections regarding gross rental values and 48 objections against unimproved values. A total of 62 objections were allowed in regional WA, comprising 37 GRV objections and 25 UV objections. A total of 39 objections were disallowed and 7 were withdrawn.

During the 2022-23 financial year a total of three objections were listed at the State Administrative Tribunal (SAT). These reviews saw two values reduced and one withdrawn prior to determination.

Section 6

Disclosures and legal compliance



Potential Conflicts of Interest

Act of Grace Payments

Under the *Land Information Authority Act 2006*, Landgate may make an ex-gratia payment (also known as an Act of Grace payment) at its discretion.

Such payments are made in circumstances where it would be morally appropriate but there is no legal liability or no specific legal requirement to provide financial compensation for loss or justice.

Landgate made no Act of Grace payments in the 2022-2023 financial year for matters associated with the operation of the land titles system.

Purchasing Card Expenditure

Four Landgate cardholders inadvertently used their corporate purchasing card for personal use during 2022-23.

These transactions were immediately voluntarily acknowledged by the cardholders concerned and money refunded.

Number of instances the State Government purchasing card has been used for personal purposes	4
Total value of personal expenditure for 2022-23	\$82.80
How much owing but not due	\$0.00
How much was repaid before the due date	\$82.80
How much was still owing at 30 June 2023	\$0.00
No. of referrals for disciplinary action instigated during the reporting period	Nil

WA Multicultural Policy Framework

Landgate has a **Multicultural Action Plan (MAP)**, which aligns with the WA Multicultural Policy Framework guidelines and builds on the strategies outlined in our Workforce and Diversity Plan.

Our workforce representation of people from Culturally and Linguistically Diverse (CaLD) backgrounds – at 21% of our workforce - continues to be higher than the public sector average. While we celebrate this, we acknowledge there is more that can be done.

Substantive Equality and Diversity Outcomes

Diversity progress report – representation

In accordance with the *Equal Opportunity Act 1984*, Landgate demonstrates commitment to equal opportunity principles and recognises that people from all diversity groups, including gender, age, race, cultural background, disability, and diverse sexualities possess qualifications, skills, experience and attitudes valuable to our authority.

Women in management

Women in management	Landgate representation (%)	
	2022-23	2021-22
Distribution (equity index)	87.5	88.8
Management tier 1	0	0
Management tier 2	50	33.3
Management tier 3	62.9	64.3
Management tier 2 and 3 combined	61.0	55

Workforce diversity

Women in management	Landgate representation (%)		Equity index	
	2022-23	2021-22	2022-23	2021-22
People from culturally diverse backgrounds	21.0	19.6	96.1	93.2
First Nations Australians	2.7	3.2	32.8	31.9
People with disability	5.5	4.0	100.9	69.6
Youth (<25)	4.9	4.0	N/A	N/A
LGBTQIA+	3.1	1.7	85.7	64.0

Note: sharing of responses (other than for youth) rely on voluntary self-nomination, it is likely the data under-represents these diversity groups. Additionally, sharing of LGBTQIA+ data only commenced in 2021 and completion rates for this field are still low (15%).

Workplace inclusivity

Landgate considers all information available to it to measure staff views of workplace inclusivity, including information obtained from staff engagement surveys, the WA Public Sector Census, staff exit surveys and Employee Assistance Program reports.

In 2023, we analysed the findings from the Culture Survey, to be supplemented with the results and insights provided from the Public Sector Commission Census.

Identified actions to improve diversity and inclusion in the year ahead, include:

- Development of Women in Leadership Strategy
- Development of recruitment, retention, and professional development strategies for First Nations employees and employees with disability
- Development of Landgate's next Disability Access and Inclusion Plan, Reconciliation Action Plan and Multicultural Action Plan
- Participation in the Pride in Diversity Australian Workplace Equality Index.

Compliance with occupational safety, health and injury management

Landgate, through its positive and proactive safety culture, is proud to have achieved WorkSafe Plan gold certification, and to have incurred no compensable or lost time injuries within the 2022-23 period.

Measures	Results	Results	Results	Target	Comments about target
	20-21	21-22	22-23		
No. of fatalities	Zero (0)	Zero (0)	Zero (0)	Zero (0)	Target met with no fatalities occurring over the past three years
Lost time injury and disease incidence rate	0.21	Zero (0)	Zero (0)	Zero (0)	Target met with no lost time injuries occurring over the past three years
Lost time injury and severity rate	Zero (0)	Zero (0)	Zero (0)	Zero (0)	Target met with no severe lost time injuries occurring over the past three years
Percentage of injured workers returned to work (i) within 13 weeks	100	N/A	N/A	N/A	Target met with no lost time injuries occurring over the past three years
Percentage of injured workers returned to work (ii) within 26 weeks	100	N/A	N/A	N/A	Target met with no lost time injuries occurring over the past three years
Percentage of managers trained in occupational safety, health and injury management responsibilities, including refresher training in 3 years.	96%	96%	96%	≥80%	Target met

Landgate' commitment to a safe and healthy workplace is enshrined in our **WHS, Wellness and Injury Management Policy** - available at landgate.wa.gov.au - with the agency achieving a WorkSafe Plan Gold certification in June 2023 following independent assessment of our safety management systems and practices.

Key findings of the audit were:

- Executive oversight and engagement in WHS management is authentic and demonstrable.
- WHS resourcing within Landgate is sound. The Human Resourcing structure appears to be effective, with competent people in key roles, driving high levels of performance.
- Operational staff engage in WHS practices and express pride in Landgate taking WHS seriously. Interviewees consistently reported Landgate had a sound approach to WHS management, and they felt supported and safe at work.
- Strategies to manage key WHS risks appear effective, are recorded, and have been achieved with genuine engagement and consultation with workers. Improvement strategies are routine and effective.

Gold certification builds upon silver certification achieved in June of 2020, for which all agreed actions had been completed.

Our Health and Safety Representatives (HSRs) provide employee information, conduct workplace inspections and assist with reporting of hazards and incidents. They join six-weekly WHS committee meetings. Minutes are published on the staff intranet and reviewed at Corporate Executive meetings. Quarterly WHS performance reports are reviewed at the WHS Committee, Corporate Executive and Board meetings.

Landgate's injury management system is compliant with the *Workers' Compensation and Injury Management Act 1981* and WorkCover WA guidelines. Support is also available for non-work-related injury/illness impacted or exacerbated by work. Return to work and injury management plans are developed and monitored in accordance with the *Workers' Compensation and Injury Management Act 1981*.

Bi-annual workplace hazard inspections, annual legislative and procedural compliance audits and safety management system audits are conducted according to the code of practice in the Western Australian Public Sector and the WorkSafe plan audit tool.

Disability access and inclusion plan outcomes

Requirement under section 29 of the *Disability Services Act 1993*

Landgate's **Disability Access and Inclusion Plan 2018-2023** (DAIP) - available at landgate.wa.gov.au - ensures that people with disability and their families and carers can access our services and facilities, providing them with the same opportunities, rights and responsibilities enjoyed by all.

The plan outlines a suite of strategies against seven outcomes. Landgate reports progress to the Department of Communities annually.

During 2022-23, the following key activities were undertaken.

- Disability awareness training was made available to Landgate staff, which included:
 - > Online disability awareness training, which has been completed by 47% of staff and is mandatory during onboarding for all new staff.
 - > Deaf awareness workshops, provided to teams that include deaf staff members.
 - > Neurodiversity at Work webinars.
 - > Online Microsoft Accessibility Fundamentals training.
- Landgate launched a new website which complies with the Web Content Accessibility Guidelines (WCAG) 2.0, supporting individuals with a disability. Where possible, PDF documents on the website have been converted or removed, enabling the website to be accessed when using a keyboard or assistive technologies.
- New procedures and training were introduced within customer service, in line with the WA Language Services Policy, which covers both Auslan and languages other than English.
- An Anti-Discrimination Policy was endorsed, explicitly stating Landgate's zero tolerance of unlawful discrimination, in line with the Equal Opportunity Act 1984.
- Recruitment advertising was amended to explicitly state Landgate's commitment to diversity and inclusion and that adjustments can be made to enable full participation in the recruitment process, as well as confirming disability support requirements are discussed during recruitment or onboarding.

- Review of our DAIP started during the year, with feedback sought from customers, clients, and staff to identify opportunities for additional support and equal access.

Six new employees with a disability commenced during the year, including a position in our 2023 Graduate Program specifically for a graduate with a disability, exercising section 66R of the *Equal Opportunity Act 1984*.

Compliance with public sector standards and ethical codes

Requirement under *Public Sector Management Act 1994*, section 31(1)

Landgate works within the integrity model outlined in the Integrity Strategy for public sector authorities, published by the Public Sector Commission. Compliance is ensured with employees undertaking accountable and ethical decision-making training every 12 months.

All new employees are familiarised with the Code of Ethics and Code of Conduct during their induction.

Actions to ensure compliance

Monitoring actions to ensure compliance includes:

- Embedding the standards in Landgate's relevant policies and procedures.
- The Employment Standard and CI is followed during recruitment, ensuring reviewable decisions are fair and equitable and properly recorded.
- All other standards and CIs are followed within the applicable process.
- Employees are aware they can make disclosures about wrongdoing to the Public Interest Disclosure Officer, Public Sector Commission, Crime and Corruption Commission and via the Integrity Working Group.
- Landgate has an integrity committee responsible for monitoring and actioning issues or risks as they arise.
- Awareness of any changes to the Public Sector Standards, Commissioner's Instructions, and the *Public Sector Management Act 1994* and associated Regulations.

Board and Committee remuneration and meeting attendance

Landgate Board remuneration

Position	Name	Type of remuneration	Period of membership	Term of appointment	Gross/actual remuneration
Chairperson	Robert Cole	Annual	01/08/2020 - 28/02/2023	2 years, 7 months	\$31,667
Chairperson	Kylee Schoonens	Annual	Member (01/01/2022 - 26/03/2023) Chairperson (27/03/2023 - 31/12/2025)	4 years	\$32,236
Deputy Chairperson	Monish Paul	Annual	Member (31/11/2017 - 31/12/2021) Deputy Chairperson (1/01/2022 - 31/03/2023)	5 years, 4 months	\$28,607
Deputy Chairperson	Ian Callahan	Annual	Member (30/07/2018 - 26/03/2023) Deputy Chairperson (27/03/2023 - 31/12/2025)	7 years, 5 months	\$29,994
Member	Melissa Perry	Annual	01/01/2020 - 31/12/2025	6 years	\$27,753
Member	Pia Turcinov	Annual	01/01/2020 - 31/12/2022	3 years	\$16,652
Member	Simon te Brinke	Annual	01/04/2023 - 31/12/2024	1 year, 9 months	\$6,298
Member	Danielle Davison	Annual	27/03/2023 - 31/12/2024	1 year, 9 months	\$8,753
Member	Rebecca Strom	Annual	27/03/2023 - 31/12/2024	1 year, 9 months	\$8,753
Ex-officio	Graeme Gammie	N/A	N/A	N/A	N/A
Total					\$190,713

Landgate Board and sub-committee meeting attendance

Board member	Board meetings attended	PESC meetings attended	ARC meetings attended
Kylee Schoonens	8	2	2
Ian Callahan	8		4
Melissa Perry	8	2	
Monish Paul	6	1	
Robert Cole	5		
Pia Turcinov	5		2
Danielle Davison	2	1	2
Simon te Brinke	2		2
Rebecca Strom	2	1	

PESC - People, Environment and Sustainability Committee (a sub-committee of the Landgate Board).
ARC - Audit and Risk Committee (a sub-committee of the Landgate Board).

Geographic Names Committee remuneration

Position	Name	Type of remuneration	Period of membership	Term of appointment	Sitting fees	Gross/actual remuneration
Chairperson	Tom Stephens	Half day	1/7/22 – 30/6/23	3 years	\$264	\$ 1,584
Member	Logan Howlett	Per meeting	1/7/22 – 30/6/23	3 years	\$160	\$ 800
Member	Chris Green	Per meeting	1/7/22 – 30/6/23	Sessional	\$160	\$ 160
Member	Cliff Winfield	Per meeting	1/7/22 – 30/6/23	Mar 2017 – Jun 2023	\$160	\$842.60*
Member	Joanne Cammack	Nil	1/7/22 – 30/6/23	3 years	N/A	N/A
Member	Paul McClusky	Nil	1/7/22 – 30/6/23	Sessional	N/A	N/A
Member	Shaun Coldicutt	Nil	1/7/22 – 30/6/23	Sessional	N/A	N/A
Member	Damien Martin	Nil	1/7/22 – 30/6/23	Sessional	N/A	N/A
Member	Richard Brooks	Nil	1/7/22 – 30/6/23	3 years	N/A	N/A
Member	Robert Read	Nil	1/7/22 – 30/6/23	3 years	N/A	N/A
Total						\$ 3,386.60

*The gross remuneration for Cliff Winfield includes a travel allowance as a regional committee member.

Expenditure on advertising, market research, polling and direct mail

Advertising and Market Research Expenditure

Requirement under section 175ZE of the *Electoral Act 1907*. The Western Australian Land Information Authority incurred the following expenditure in

advertising, market research, polling, direct mail and media advertising:

Advertising	Spend in 2022-23
Cocos Keeling Island	\$ 47.73
Mani Creative	\$ 1,980.00
State Law Publisher	\$429.83
Telstra White Pages	\$40,384.40
Initiative Media	\$13,464.01
Market research	
My Media	\$3,917.59
Metrix Consulting	\$119,454.54
Acumentis	\$4,000.00
Fiverreu	\$242.52
Media advertising providers	
Capt on Hold Mpp	\$2,028.00
Fuel Creative	\$12,075.60
Carat Australia Media	\$40,000.00
Lush the Content Agency	\$13,750.00
Polling	
Total spend for 2022-23	\$261,774.22

Information statement

Landgate publishes an Information Statement, in accordance with the *Freedom of Information Act 1992*, on its website: www.landgate.wa.gov.au.

Freedom of Information Applications for 2022-23

13 applications (10 of which have been finalised, and three applications currently being processed) were received.

Statistics for 2022-23 reported for inclusion in the Information Commissioner's annual report have been provided to the Information Commissioner via the FOI Annual Statistical Return.

Recordkeeping plans

Requirement under *State Records Act 2000* and State Records Commission Standard 2 Principle 6 – Compliance

The efficiency and effectiveness of the organisation's recordkeeping systems is evaluated not less than once every five years.

Landgate's current Recordkeeping Plan (RKP) 2020-2025, was approved by the State Records office in August 2021. This approved RKP demonstrates Landgate's progress towards digitisation in line with WA government expectations, and that Landgate is in compliance with the evaluation of the efficiency and effectiveness of Landgate's information and ICT resources.

The organisation conducts a recordkeeping training program.

Landgate uses an electronic document and records management system (eDRMS) that provides for 'super-users' within business areas. These employees are comprehensively trained using the eDRMS. All other users accessing Landgate systems and information are enrolled in compulsory online training, and provided face to face specific system training.

The efficiency and effectiveness of the recordkeeping training program is reviewed annually.

Landgate's Recordkeeping Policy was reviewed and endorsed in July 2022, and the requirement to complete recordkeeping awareness training each year, and maintain an appropriate level of knowledge and skill to ensure those accessing Landgate information were familiar with their duties and obligations under the *State Records Act 2000* was added.

An online mandatory Records Awareness Compliance Training module was created and rolled out to the business for completion.

This training will be reviewed, updated and completed by the business on an annual basis going forward.

Ministerial Directives

Requirement under section 65(3) of the Act.

On 7 December 2022, Landgate received the following Ministerial Direction:

Under section 17 of the *Land Information Authority Act 2006* (the Act), certain information may be supplied free of charge by Landgate in exceptional cases upon receiving direction from the Minister for Lands and with the concurrence of the Treasurer.

In the event of bushfires or other natural disasters occurring throughout Australia from 1 January 2023 to 31 December 2023, I would consider these events to be classified as an exceptional case.

In this context, under section 65(1) of the Act, I hereby direct Landgate to provide the following information free of charge for the nominated purpose and to the relevant class of persons described below if such information is requested by any of the class of persons.

Information

Land information that Landgate may supply under the Act including, but not limited to, topographical maps and national datasets for areas affected by natural disaster.

Nominated Purpose

For national bushfire and natural disaster support during 2023.

Class of Persons to whom the information is to be supplied

- Commonwealth of Australia and all Commonwealth government agencies.
- Governments of the States and Territories of Australia and their government agencies.
- All nominated non-government organisations and persons appointed by the Commonwealth of Australia and the States and Territories of Australia to assist with the Nominated Purpose including, but not limited to, Landcare Australia.

No other ministerial directions were received during the financial year.

Section 7

Key performance indicators



Certification of key performance indicators

In the opinion of the Board of the Western Australian Land Information Authority, the accompanying key performance indicators:

- are based on proper records;
- are relevant and appropriate for assisting users to assess the Authority's performance; and
- fairly represent the performance of the Authority for the financial year ended 30 June 2023.

Kylee Schoonens

Chairperson

Board

Western Australian Land Information Authority

10 October 2023

Graeme Gammie

Chief Executive

Member, Board

Western Australian Land Information Authority

10 October 2023

Performance management framework

The OBM Relationship to Government Goals

The following table illustrates the relationship between the Authority's services, the desired outcomes and the relevant Government Goal. The key effectiveness indicators measure the extent of impact of the delivery of services on the achievement of desired outcomes. The key efficiency indicators monitor the relationship between the service delivered and the resources used to produce the service.

Government Goal	Outcomes	Services
Strong and Sustainable Finances: Responsible, achievable, affordable budget management.	1. The State's administrative, commercial and social systems are supported by land tenure information, certainty of ownership and other interests in land.	1. Land Titling A land titling service that provides land tenure information, certainty of ownership and other interests in land.
	2. Independent valuations support Government's collection of rates and taxes, and management of property assets.	2. Valuations An impartial valuation service.
	3. Land and location information and services to support the management and development of the State.	3. Land Information and Services Capture, maintenance and delivery of land information and services.
		4. Access to Location Information Access to the State's location information.

Key Effectiveness Indicator for Outcome 1

Outcome 1	The State's administrative, commercial and social systems are supported by land tenure information, certainty of ownership and other interests in land.
Key Effectiveness Indicator	The land titles register is updated and maintained in a timely and accurate manner.

Measures	Actual 2020-21	Actual 2021-22	Target 2022-23	Actual 2022-23
Timeliness				
Simple and correct documents are registered within two working days of lodgement.	88.16%	89.51%	80.00%	89.80%
Accuracy				
The number of adjusted Certificates of Title arising from identified errors as a percentage of the total Certificates of Title on the land titles register.	0.1085%	0.10%	≤0.25%	0.07%

Why is this a key indicator of our performance?

One of Landgate's primary purposes is to ensure and maintain the certainty of ownership and other interests in land through the integrity of its land titles register. The timeliness and accuracy of service delivery pertaining to land titles transactions provide a measure of the Authority's performance.

When documents are lodged by customers, updates are required to relevant Certificates of Title in the register. In addition, these updates may identify errors that require rectification to the Certificates of Title. The required changes should be processed in a timely, accurate manner, and both elements are calculated in the two measures provided.

How were these indicators derived?

The indicators provide a combined view of both automated and manual document lodgement transaction processes, defined by the following:

Timeliness

- a) Simple and correct documents represent any combination of the following forms that have been submitted with all required information completed, and are not subject to any dealings:
 - i. Discharges of mortgage
 - ii. Transfers
 - iii. Mortgages
 - iv. Caveats
 - v. Withdrawal of caveats
- b) Registration of a document is a formal change to the land titles register, with relevant adjustments made to a Certificate of Title.

Accuracy

- a) Identified errors¹ include errors that are reported and/or discovered during an investigation process that may require a change to a Certificate of Title.
- b) Service performance is monitored by tracking the number of Certificates of Title adjusted due to identified errors. This provides the agency with an overall view of the customers impacted by the changes applied to the land titles register.
- c) As the land titles register is a live system, the total number of Certificates of Title is extracted as nearest to close of business, 30 June annually.

What do the indicators show?

Timeliness – Landgate has exceeded the KPI target of 80% of simple and correct documents registered within two business days. The result of 89.80% is an improvement from last year's result of 89.51% and has been achieved through the continued automated registration of these documents.

Accuracy – As at 30 June 2023, there were 1,516,556 Certificates of Title held in the Western Australian land titles register. 1,070 titles were adjusted throughout the year due to identified errors, which equates to a correction rate of 0.07% for 2022-23 against a target of 0.25%.

¹ Errors within the WA land register are intended as an indication only. What is viewed as an error can be subjective.

Key Efficiency Indicator for Service 1

Service 1	Land Titling A land titling service that provides land tenure information, certainty of ownership and other interests in land.
Key Efficiency Indicator	Average cost of maintaining land tenure information, certainty of ownership and other interests in land, per Certificate of Title.

Measure	Actual	Actual	Target	Actual
	2020-21	2021-22	2022-23	2022-23
Average cost of maintaining land tenure information, certainty of ownership and other interests in land, per Certificate of Title. ²	\$47.78 ²	\$21.58	\$23.87	\$21.36

Why is this a key indicator of our performance?

The land titling service delivered by Landgate includes a wide range of activities associated with capturing, maintaining and delivering land tenure information, with the primary purpose of ensuring that ownership and interests in land are preserved. The final outputs of the service result in an up-to-date and accurate land titles register capable of producing a Certificate of Title when and as required.

The indicator provides a measure of the full cost of maintaining land titles, including the range of land tenure information relevant to that land. This is a clear indicator of the efficiency with which the land titling service is maintained.

How was the indicator derived?

The average cost refers to the total cost of the land titling service per Certificate of Title. The number of Certificates of Title is derived from a live register that records Crown and Freehold land titles for the State of Western Australia. As the register is live, the total number of Certificates of Title is extracted as nearest to close of business, 30 June annually.

The cost of the land titling services includes all direct costs and an appropriate share of indirect and overhead recurrent costs.

What does the indicator show?

The average cost of maintaining the land tenure information, certainty of ownership and other interests in land, expressed as a dollar value per Certificate of Title was \$21.36 for 2022-23. This outcome is better than the target (\$23.87) and is an improvement on last year's result of \$21.58. This result is supported by the ongoing improvement in the systems and processes across the land titles registration-based business activities.

² The implementation of a revised cost allocation framework reflecting the Authority's current operating model has rendered comparison with the actuals of previous years obsolete.

Key Effectiveness Indicator 1 for Outcome 2

Outcome 2	Independent valuations support Governments' collection of rates and taxes, and management of property assets.
Key Effectiveness Indicator 1	International standards for accuracy and uniformity of rating and taxing values are met.

Measures	Actual 2020-21	Actual 2021-22	Target 2022-23	Actual 2022-23
Benchmark against international standards for accuracy using Median Ratio Test:				
Gross Rental Value	N/A ³	91.60%	>92.50%	91.40%
Unimproved Value	91.38%	90.80%	>92.50%	90.90%
Coefficient of Dispersion to check uniformity of values:				
Gross Rental Value	N/A ³	4.25%	<7.00%	4.12%
Unimproved Value	5.21%	7.45%	<15.00%	4.70%

Why is this a key indicator of our performance?

State and local governments rely on impartial, uniform, and accurate property values as a base for levying rates and taxes. Therefore, measuring the uniformity and accuracy of valuations provides a useful indicator of our contribution to their effectiveness in meeting this outcome.

How was this indicator derived?

The uniformity and accuracy of Unimproved Values is checked against international ratio standards published by the International Association of Assessing Officers (IAAO) in their 'Standard on Ratio Studies'. Coefficient of Dispersion (COD) and the Median Value Price Ratio (MPR) tests are the key standards. These are used extensively in both Australia and New Zealand. Both were adopted as ideal indicators suited to Western Australia. Gross Rental Values (GRV) are compared against our own standards along similar lines to the IAAO land value standards.

In relation to the MPR, the IAAO Standards state that 'the overall level of appraisal for a jurisdiction for vacant land should be between 90 percent and 110 percent', and that the 'Coefficient of Dispersion (COD) for vacant land should be 20 percent or less'. In larger urban jurisdictions dealing with uniform land releases and availability of sales, the COD should be <15.00%.

For Unimproved Values, the Valuer-General of Western Australia has set an MPR standard of >92.50% and a COD of <15.00%.

While there is currently no international standard for Gross Rental Values, the Valuer-General has adopted the same accuracy and uniformity measures applying to Unimproved Values but with a tighter COD target of <7.00%.

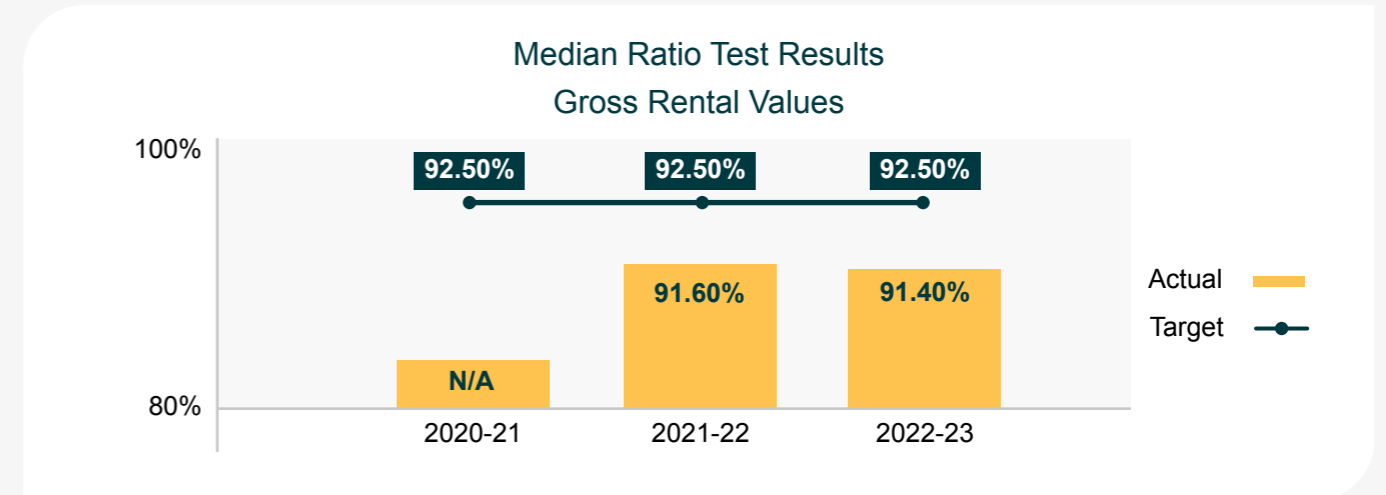
The quality of the outcome is reflected in the extent to which the results exceed the minimum targets.

³The Authority received an exemption from the Under Treasurer from reporting benchmark against international standards for accuracy using Median Ratio Test – Gross Rental Value (GRV) and coefficient of dispersion to check uniformity of values - GRV key performance indicators for the year ended 30 June 2021. The exemption was sought due to the travel restrictions imposed as a result of the COVID19 pandemic.

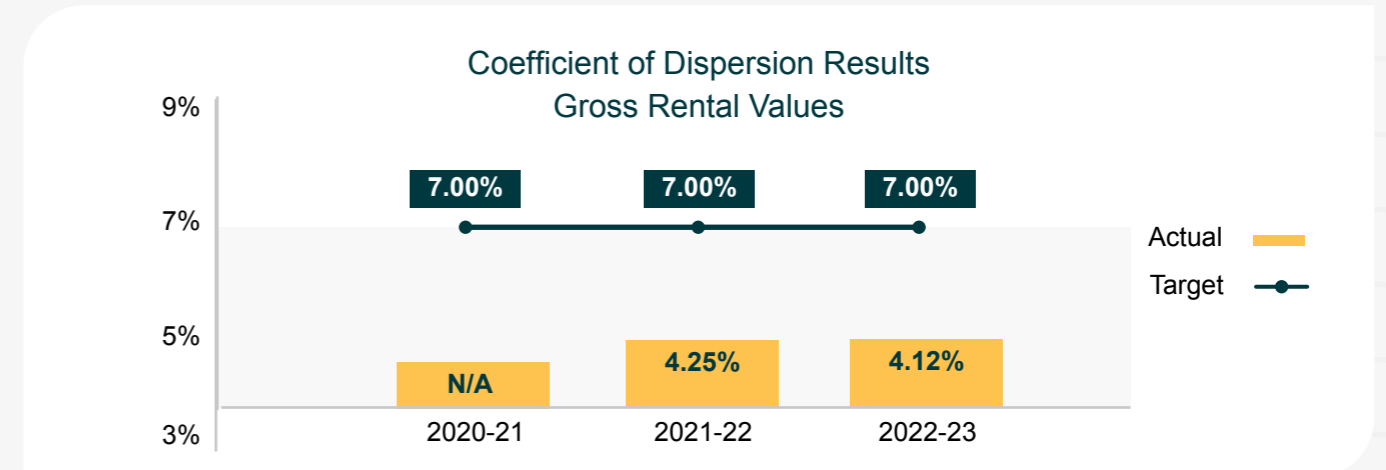
What does the indicator show?

For Gross Rental Values the outcomes show the following:

The MPR for GRV shows 91.40% against a target of >92.50% measured from a sample size of 11,427 key rents. This result is slightly under the target of > 92.5% however still sits within the international levels of acceptable range of 90 - 110%.



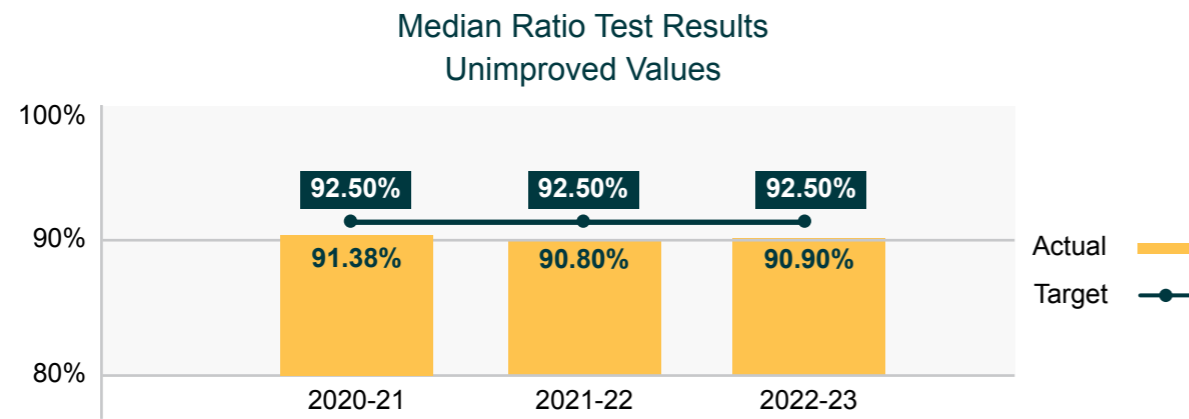
The COD at 4.12% meets the requirement of <7.00% as a measure of valuation uniformity and is towards the lower end of results achieved in the last few years.



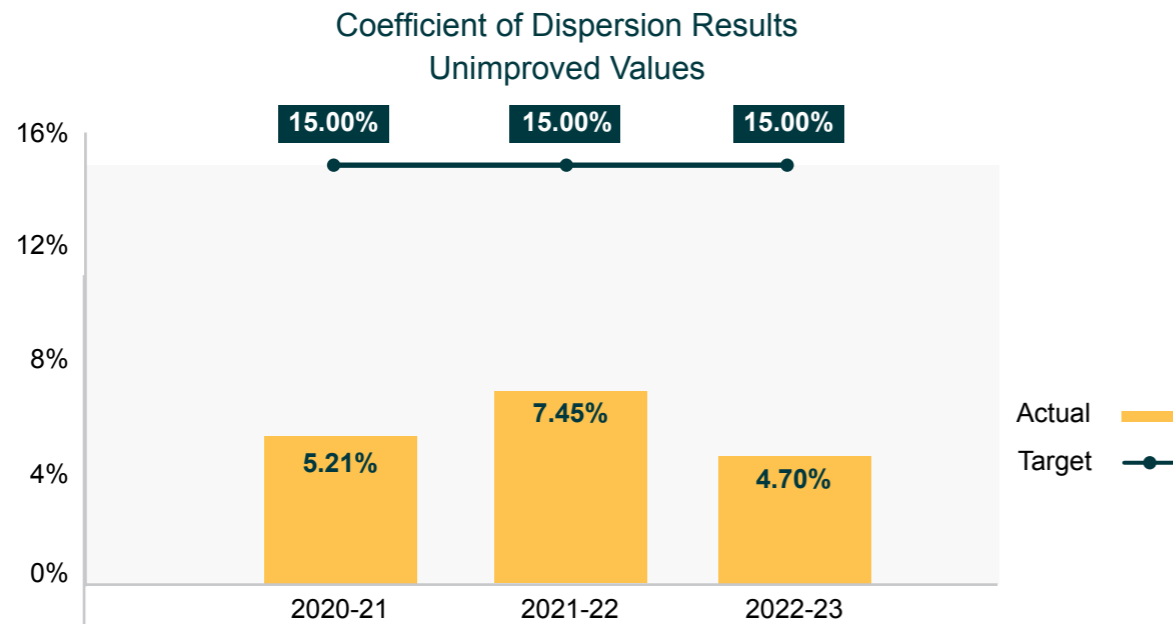
For Unimproved Values, the outcomes show the following:

The MPR of 90.90% is slightly below the target of >92.5% measured from a sample size of 1,486 key sales. This result sits within the international levels of acceptable range of 90-110%.

The MPR is determined on a statistical analysis, which compared assessed values as at the date of valuation being 1 August 2022, with sales occurring between 1 June 2022 and 31 August 2022.



The COD at 4.70% is under the standard of <15% and within the range of results over the past two years. The COD is a measure of divergence between the assessed land values and selling prices. This result achieves the international standard set by the IAAO.



Key Effectiveness Indicator 2 for Outcome 2

Outcome 2	Independent valuations support Governments' collection of rates and taxes, and management of property assets.
Key Effectiveness Indicator 2	Adjustments of rating and taxing values as a result of Objections and Appeals as a percentage of total values in force.

Measure	Actual	Actual	Target	Actual
	2020-21	2021-22	2022-23	2022-23
Adjustments of rating and taxing values as a result of Objections and Appeals as a percentage of total values in force. ⁴	0.039%	0.011%	<0.20%	0.007%

Why is this a key indicator of our performance?

The percentage of values amended because of owners exercising their right to challenge values is a reasonable measure of the integrity and fairness of the values contained in Valuation Rolls.

How was this indicator derived?

The figure is derived by dividing the number of values that have been amended as a result of an Objection or Appeal by the total number of rating and taxing values in force.

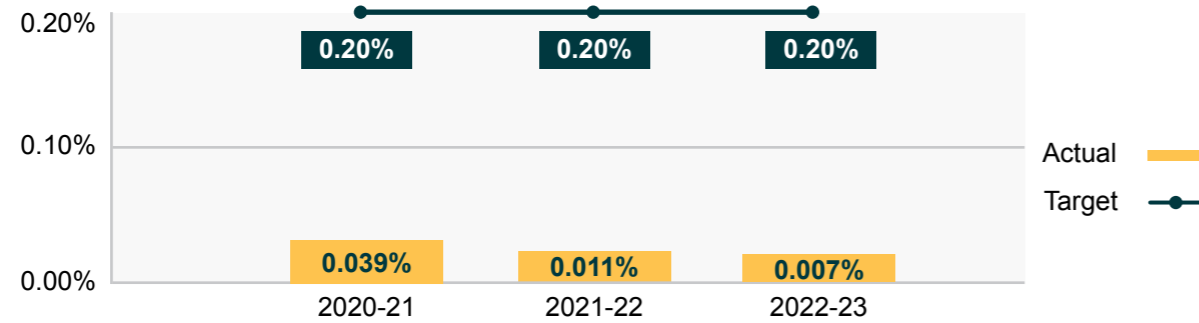
What does the indicator show?

As at 30 June 2023, there were 2,226,359 rateable values in force in Western Australia. During the year, 154 of these were amended as a result of either formal objections determined by the Valuer-General or review of valuations by the State Administrative Tribunal.

The outcome of 0.007% remains well below the target of <0.20%, which was derived from an international standard. Additionally, this demonstrates the effectiveness of the valuation process for rating and taxing in Western Australia and its general acceptance by ratepayers and taxpayers.

⁴ Includes only rateable values in force for 2021-22 and 2022-23 (GRV, UV & RUV).

Adjustments of Rating and Taxing from Objections and Appeals



Key Efficiency Indicator for Service 2

Service 2	Valuations An impartial valuation service.
Key Efficiency Indicator	Average cost per valuation.

Measure	Actual 2020-21	Actual 2021-22	Target 2022-23	Actual 2022-23
Average cost per valuation. ⁵	\$21.46 ⁵	\$15.54	\$16.61	\$16.01

Why is this a key indicator of our performance?

The average cost per valuation provides a reliable measure of overall performance against forecast targets and previous years' outcomes.

How was this indicator derived?

Cost per valuation refers to the total number of Valuation Entity Numbers (VENs) in force across the state (including Master and Parent) at the end of the reporting period divided by the total costs incurred in the period.

The total cost includes all direct costs and an appropriate share of indirect and overhead recurrent costs.

What does the indicator show?

This is a strong performance with the average cost per valuation being \$16.01, which is a positive outcome when compared with the Budget paper target of \$16.61.

⁵ The implementation of a revised cost allocation framework reflecting the Authority's current operating model, in combination with an update to the calculation methodology for this indicator, has rendered comparison with the actuals of previous years obsolete.

Key Effectiveness Indicator 1 for Outcome 3

Outcome 3	Land and location information and services to support the management and development of the State.
Key Effectiveness Indicator 1	The extent to which the currency and relevance of the Land Information Databases meet the needs of the Western Australian community.

Measures	Actual 2020-21	Actual 2021-22	Target 2022-23	Actual 2022-23
Names and Addressing				
Completion rate of names and addressing jobs delivered within 10 business days.	87.60%	88.74%	85.00%	91.49%
Property Boundaries				
Completion rate of property boundary related jobs within the agreed benchmarks. ⁶	97.80% ⁶	97.46%	97.20% ⁷	99.10%

Why is this a key indicator of our performance?

Landgate maintains its strategic land information datasets, so that they are fit for purpose, match the level of land related activity, and change through cyclical and targeted data maintenance. Currency and relevance relate to how well the data is kept up to date and the support given to requests for new and updated land information received. As the maintenance is needs-based, the achievement of set targets reflects the extent to which these user needs are met, and therefore it is an indicator of effectiveness.

How were these indicators derived?

The indicators are derived from core land information databases that describe and record the location and physical attributes of the State's land and location data. The currency of the information provides a measure of Landgate's effectiveness in responding to land development and social changes.

Names and Addressing

This database is updated in response to land development requirements submitted by local government areas (LGAs). Working closely with LGAs, naming approvals are completed in line with the geographic naming policy. Landgate ensures it delivers a timely service by benchmarking and communicating the complexity of requests that are being received.

Most requests received are of simple to medium complexity with a completion benchmark of ten working days. Complex requests require additional time and resources to complete but comprise a minority of the requests received.

Property Boundaries

Data accuracy for property boundaries is continuously improved in response to market activity in the land development process. Changes to data are captured and updated in the relevant databases, ensuring certainty of ownership in land is maintained. The indicator provided is derived from the following combination of property boundary activities:

⁶ An update to the calculation methodology for this indicator has rendered comparison with the actuals of previous years obsolete.

⁷ This target was revised from 98.5% to 97.2% due to the delay in the Authority's digital transformation and related efficiency gains.

- a) Update lodgement of layers is an automatic process that contributes to the accuracy of geographic positioning in the database. However, manual update lodgement may be required to rectify systemic anomalies. Timeliness in performing this manual action is maintained by measuring against a benchmark of five business days on 98% of jobs (60% of the overall property boundary score).
- b) Integration of lodged layers is also triggered and completed automatically; however, system failures may occur due to data conflicts. In this case and with all manually lodged layers, manual integration is required to update the database. Timeliness in performing this manual action is managed by measuring against a benchmark of five business days on 98% of jobs (30% of the overall property boundary score).
- c) Linking surveys to the control network on Landgate's Spatial Cadastral Database (SCDB) increase location data accuracy, and therefore, supports certainty of ownership. Timeliness in performing this action is managed by measuring against a benchmark of five business days on 90% of jobs (10% of the overall property boundary score).

Each of the above delivers the levels of accuracy, currency and completeness expected by users of the data.

What do the indicators show?

The indicators show how well Landgate has maintained its names, addressing, and property boundary information overall. They represent averages measured via achievements against benchmarks for each of the core databases. These benchmarks are gauged on Landgate's capacity to satisfy the expected levels of data maintenance and user community requests for new information as well as maintain cyclical revision programs.

Names and Addressing

The combined annual performance of Names and Addressing exceeded the annual target of 85%, with 419 of the 494 requests received for naming approvals completed within ten business days and 100% of the 19,507 requests received for new and/or revisions to addresses completed within the same period. The performance of naming approvals improved slightly due to a reduction in the number of naming applications received in the second half due to changes in market conditions for new land releases.

Property Boundaries

This combined measure reflects the annual performance of 99.10% against the target of 97.20% as at the end of June 2023. Each of the three contributing functions (update lodgement of layers, integration of lodged layers and linking of surveys to the control network) exceeded their benchmarks:

- a) Update lodged: the manual updates of lodgement of layers continued to consistently track slightly above its target of 98.0% with a YTD score of 99.2%. This job has been given the highest weighting as it is critical in supporting the land development process and meeting customer needs as it enables the issue of new titles.
- b) Integration: the manual integration of lodged layers continued to track upwards to its target of 98.0% for the first five months of the financial year surpassing the target from December 2022 onwards, resulting in a YTD score of 98.9% at the end of June 2023. The improvement is mainly attributable to the effective establishment of manual workarounds to resolve the remaining levels of complex system inefficiencies associated within the *Community Titles Act 2018* systems release affecting the legacy SmartPlan software.
- c) Control network: linking surveys to the control network has scored above its target of 90.0%, with a YTD score of 98.8% of jobs being completed within five (5) business days. The ongoing achievement of a score exceeding the benchmark is due to successful cross-skilling of additional resources.

Key Effectiveness Indicator 2 for Outcome 3

Outcome 3	Land and location information and services to support the management and development of the State.
Key Effectiveness Indicator 2	Imagery Systems availability supporting the State's mapping, monitoring and predicting of bushfires.

Measures	Actual	Actual	Target	Actual
	2020-21	2021-22	2022-23	2022-23
Imagery systems availability supporting the State's mapping, monitoring and predicting of bushfires.	N/A ⁸	99.92%	99.00%	99.97%

Why is this a key indicator of our performance?

The provision of available imagery systems is to support the State's mapping, monitoring, and predicting of bushfires. This forms a key component of the services provided by Landgate to Government, industry, and the community of Western Australia. The core delivery systems (including websites and web applications) that Landgate manages to provide imagery information are MyFireWatch, FireWatch Pro, Aurora, and Web Mapping Services.

How was this indicator derived?

Availability is determined by the percentage of the time that the web application loads correctly, and the supporting data is delivered to the four imagery systems, which is measured every 10 minutes, 24 hours a day and 7 days a week. The availability results are reported based on the average of four imagery systems.

What does the indicator show?

The core delivery systems were available above the target level. This means there were fewer disruptions to users of the systems over the course of the financial year than was predicted.

⁸ This was a new KPI in 2021-22 so there are no comparative results.

Key Effectiveness Indicator 3 for Outcome 3

Outcome 3	Land and location information and services to support the management and development of the State.
Key Effectiveness Indicator 3	Overall satisfaction with the capture of, discovery of and access to Government Location Information.

Measures	Actual 2020-21	Actual 2021-22	Target 2022-23	Actual 2022-23
Overall satisfaction with the capture of, discovery of and access to Government Location Information.	80%	84%	80%	87.9%

Why is this a key indicator of our performance?

This Key Effectiveness Indicator 3 for Outcome 3 is measured by undertaking a survey, which measures the overall satisfaction with the capture of, discovery of and access to Government Location Information.

The Capture WA program, Data WA portal and Shared Location Information Platform (SLIP) enable the WA public sector to avoid duplication of costs in the capture and sharing of location-based data and information. Stakeholders using these services are from across the public and private sectors. These stakeholders are surveyed to understand how satisfied they are with the capture of, discovery of and access to government location data.

How was this indicator derived?

An independent online survey conducted by a third-party targeted users and contributors of Data WA and SLIP and participants in the Capture WA program. The survey was primarily conducted in May 2023 to record satisfaction over the last 12 months. An initial user list of 4,476 users was generated and refined (e.g. to account for duplicated emails) to a final usable sample of 4,186. A final response sample of n=372 was achieved. This represents a response rate of 8.89% with sampling accuracy of +/-4.85% at 95% confidence level required. The sample size was achieved through a combination of email and telephone surveys.

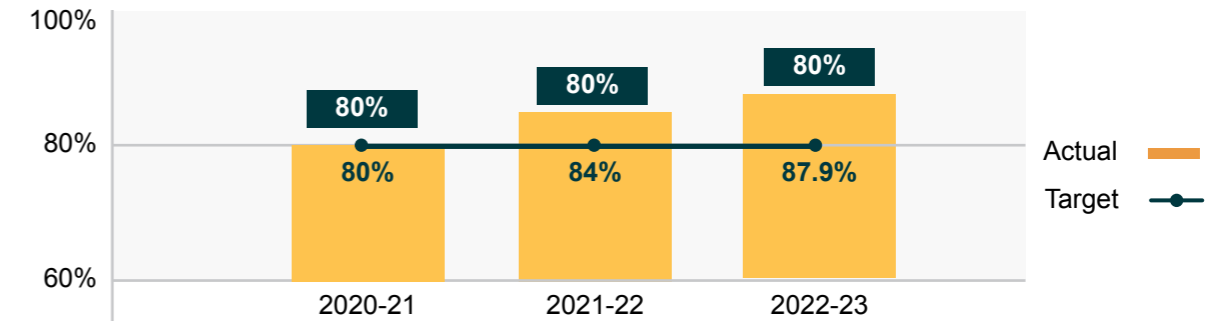
The methodology used to derive the KPI score was:

- Take the average score of all satisfaction KPI ratings from the three user platforms (Data WA, SLIP, Capture WA).
- Average satisfaction ratings above 6/10 are then netted together to provide an Overall Satisfaction (6/10 – 10/10) KPI result.
- Note the data is not weighted, and as such scores are reflective of the proportional response by user group.

What does the indicator show?

The indicator shows that 87.9% of users and contributors of Data WA and SLIP and participants in the Capture WA program are satisfied with the effectiveness of the services.

Overall Satisfaction Government Location Information



Key Efficiency Indicator for Service 3

Service 3	Land Information and Services Capture, maintenance and delivery of land information and services.
Key Efficiency Indicator	Average cost of providing land information and services for the State (per square kilometre).

Measure	Actual 2020-21	Actual 2021-22	Target 2022-23	Actual 2022-23
Average cost of providing land information and services for the State (per square kilometre). ⁹	N/A ⁹	\$11.96	\$13.31	\$12.39

Why is this a key indicator of our performance?

Providing land information and services for the whole State supports a range of government and industry functions in managing and developing the State. The measure provides the cost incurred to provide the capture, maintenance and delivery of land information and services.

How was the indicator derived?

The cost is derived by totaling total cost of capturing, maintaining and delivering land information and services divided by the number of square kilometres in Western Australia¹⁰. The total cost includes all direct costs and an appropriate share of indirect and overhead recurrent costs.

What does the indicator show?

The average cost of providing land information and services is below target due to Location Services' actual expenditure being below budget. This is mainly attributable to an underspend in salaries due to the inability to recruit staff in the current labour market.

⁹ This was a new KPI in 2021-22 so there are no comparative results.

¹⁰ Survey services also provide a function supporting land titling and graphic services and are reimbursed for the majority of their services.

Key Efficiency Indicator for Service 4

Service 4	Access to Location Information Access to the State's location information.
Key Efficiency Indicator	Average cost per dataset.

Measure	Actual	Actual	Target	Actual
	2020-21	2021-22	2022-23	2022-23
Average cost per dataset. ¹¹	\$1,329 ¹¹	\$803.03	\$930.17	\$829.01

Why is this a key indicator of our performance?

Data WA enables the discovery of government open data and access to SLIP datasets to improve service delivery through data sharing.

This indicator is the average cost per dataset of providing Data WA and SLIP data sharing services.

How was the indicator derived?

The average cost per dataset refers to the combined resource and infrastructure costs of coordinating and managing Data WA and SLIP, and support for those customers. The total cost includes all direct costs and an appropriate share of indirect and overhead recurrent costs.

The average cost per dataset is the total cost divided by the number of datasets available through Data WA and SLIP at 30 June 2023.

What does the indicator show?

The average cost per dataset is within target due to Location Services' actual expenditure being below budget and having a higher-than-expected dataset count in SLIP. Recruitment processes for three funded positions were unsuccessful throughout the year, which has resulted in lower-than-expected costs. The addition of the Land Monitor SLIP service and the growth of the reformed Capture WA program have both contributed to a significant increase in the number of datasets available through SLIP.

¹¹ The implementation of a revised cost allocation framework reflecting the Authority's current operating model, in combination with an update to the calculation methodology for this indicator, has rendered comparison with the actuals of previous years obsolete.

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Section 8

Financial statements and notes



Certification of Financial Statements

The accompanying financial statements of the Western Australian Land Information Authority have been prepared in compliance with the provisions of the *Financial Management Act 2006*, from proper accounts and records to present fairly the financial transactions for the financial year ended 30 June 2023 and the financial position as at 30 June 2023.

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

Kylee Schoonens
Chairperson

Board
Western Australian Land Information Authority
10 October 2023

Graeme Gammie
Chief Executive

Member, Board
Western Australian Land Information Authority
10 October 2023

Graeme Dewar
Chief Finance Officer

Western Australian Land Information Authority
10 October 2023



Auditor General

INDEPENDENT AUDITOR'S REPORT

2023

Western Australian Land Information Authority

To the Parliament of Western Australia

Report on the audit of the financial statements

Opinion

I have audited the financial statements of the Western Australian Land Information Authority (Authority) which comprise:

- the Statement of Financial Position as at 30 June 2023, and the Statement of Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows for the year then ended
- Notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion, the financial statements are:

- based on proper accounts and present fairly, in all material respects, the operating results and cash flows of the Western Australian Land Information Authority for the year ended 30 June 2023 and the financial position at the end of that period
- in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), the *Financial Management Act 2006* and the Treasurer's Instructions.

Basis for opinion

I conducted my audit in accordance with the Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of my report.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of matter – Restatement of comparative balances

I draw attention to Note 5.6 (d) to the financial statements, which states that amounts reported in the previously issued 30 June 2022 financial statements have been restated and disclosed as comparatives in these financial statements. My opinion is not modified in respect of this matter.

Responsibilities of the Board for the financial statements

The Board is responsible for:

- keeping proper accounts
- preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), the *Financial Management Act 2006* and the Treasurer's Instructions
- such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for:

- assessing the entity's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the Western Australian Government has made policy or funding decisions affecting the continued existence of the Authority.

Auditor's responsibilities for the audit of the financial statements

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial statements. The objectives of my audit are to obtain reasonable assurance about whether the financial statements as a whole are 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 statements. 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.

A further description of my responsibilities for the audit of the financial statements is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

Report on the audit of controls

Opinion

I have undertaken a reasonable assurance engagement on the design and implementation of controls exercised by the Western Australian Land Information Authority. The controls exercised by the Board are those policies and procedures established to ensure that the receipt, expenditure and investment of money, the acquisition and disposal of property, and the incurring of liabilities have been in accordance with the State's financial reporting framework (the overall control objectives).

In my opinion, in all material respects, the controls exercised by the Western Australian Land Information Authority are sufficiently adequate to provide reasonable assurance that the receipt, expenditure and investment of money, the acquisition and disposal of property and the incurring of liabilities have been in accordance with the State's financial reporting framework during the year ended 30 June 2023.

The Board's responsibilities

The Board is responsible for designing, implementing and maintaining controls to ensure that the receipt, expenditure and investment of money, the acquisition and disposal of property and the incurring of liabilities are in accordance with the *Financial Management Act 2006*, the Treasurer's Instructions and other relevant written law.

Auditor General's responsibilities

As required by the *Auditor General Act 2006*, my responsibility as an assurance practitioner is to express an opinion on the suitability of the design of the controls to achieve the overall control objectives and the implementation of the controls as designed. I conducted my engagement in accordance with Standard on Assurance Engagement ASAE 3150 *Assurance Engagements on Controls* issued by the Australian Auditing and Assurance Standards Board. That standard requires that I comply with relevant ethical requirements and plan and perform my procedures to obtain reasonable assurance about whether, in all material respects, the controls are suitably designed to achieve the overall control objectives and were implemented as designed.

An assurance engagement involves performing procedures to obtain evidence about the suitability of the controls design to achieve the overall control objectives and the implementation of those controls. The procedures selected depend on my judgement, including an assessment of the risks that controls are not suitably designed or implemented as designed. My procedures included testing the implementation of those controls that I consider necessary to achieve the overall control objectives.

I believe that the evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Limitations of controls

Because of the inherent limitations of any internal control structure, it is possible that, even if the controls are suitably designed and implemented as designed, once in operation, the overall control objectives may not be achieved so that fraud, error or non-compliance with laws and regulations may occur and not be detected. Any projection of the outcome of the evaluation of the suitability of the design of controls to future periods is subject to the risk that the controls may become unsuitable because of changes in conditions.

Report on the audit of the key performance indicators

Opinion

I have undertaken a reasonable assurance engagement on the key performance indicators of the Western Australian Land Information Authority for the year ended 30 June 2023. The key performance indicators are the Under Treasurer-approved key effectiveness indicators and key efficiency indicators that provide performance information about achieving outcomes and delivering services.

In my opinion, in all material respects, the key performance indicators of the Western Australian Land Information Authority are relevant and appropriate to assist users to assess the Authority's performance and fairly represent indicated performance for the year ended 30 June 2023.

The Board's responsibilities for the key performance indicators

The Board is responsible for the preparation and fair presentation of the key performance indicators in accordance with the *Financial Management Act 2006* and the Treasurer's Instructions and for such internal controls as the Board determines necessary to enable the preparation of key performance indicators that are free from material misstatement, whether due to fraud or error.

In preparing the key performance indicators, the Board is responsible for identifying key performance indicators that are relevant and appropriate, having regard to their purpose in accordance with Treasurer's Instructions 904 *Key Performance Indicators*.

Auditor General's responsibilities

As required by the *Auditor General Act 2006*, my responsibility as an assurance practitioner is to express an opinion on the key performance indicators. The objectives of my engagement are to obtain reasonable assurance about whether the key performance indicators are relevant and appropriate to assist users to assess the entity's performance and whether the key performance indicators are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. I conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information* issued by the Australian Auditing and Assurance Standards Board. That standard requires that I comply with relevant ethical requirements relating to assurance engagements.

An assurance engagement involves performing procedures to obtain evidence about the amounts and disclosures in the key performance indicators. It also involves evaluating the relevance and appropriateness of the key performance indicators against the criteria and guidance in Treasurer's Instruction 904 for measuring the extent of outcome achievement and the efficiency of service delivery. The procedures selected depend on my judgement, including the assessment of the risks of material misstatement of the key performance indicators. In making these risk assessments, I obtain an understanding of internal control relevant to the engagement in order to design procedures that are appropriate in the circumstances.

I believe that the evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

My independence and quality management relating to the report on financial statements, controls and key performance indicators

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements*, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Other information

The Board is responsible for the other information. The other information is the information in the entity's annual report for the year ended 30 June 2023, but not the financial statements, key performance indicators and my auditor's report.

My opinions on the financial statements, controls and key performance indicators do 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 statements, controls and key performance indicators my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements and key performance indicators 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 did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to those charged with governance and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Matters relating to the electronic publication of the audited financial statements and key performance indicators

The auditor's report relates to the financial statements and key performance indicators of the Western Australian Land Information Authority for the year ended 30 June 2023 included in the annual report on the Authority's website. The Authority's management is responsible for the integrity of the Authority's website. This audit does not provide assurance on the integrity of the Authority's website. The auditor's report refers only to the financial statements, controls and key performance indicators described above. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial statements and key performance indicators are concerned with the inherent risks arising from publication on a website, they are advised to contact the entity to confirm the information contained in the website version.



Grant Robison
Assistant Auditor General Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
11 October 2023

Western Australian Land Information Authority (Landgate)

Statement of Comprehensive Income For the year ended 30 June 2023

		2023	2022 restated
	Note	(\$'000)	(\$'000)
INCOME			
Revenue			
Provision of services	2.1	46,607	41,978
Service concession income	2.3	36,597	36,364
Sale of land information, data and imagery	2.4	3,950	3,810
Interest revenue	2.5	1,486	244
Other revenue	2.5	602	3,749
TOTAL INCOME		89,242	86,145
EXPENSES			
Employee benefits	3.1	55,756	49,693
Supplies and services	3.2	28,852	29,395
Other expenses	3.2	5,794	5,393
Depreciation and amortisation	4.1, 4.2, 4.3 & 4.4	11,376	14,292
Finance costs	6.2	8	3
Accommodation	3.2	7,800	6,454
Net loss on disposal of property, equipment and intangibles	2.6	5	1,120
TOTAL EXPENSES		109,591	106,350
Loss before Income from State Government		(20,349)	(20,205)
INCOME FROM STATE GOVERNMENT			
Service appropriation	2.2	43,003	40,558
Income from other public sector entities	2.2	20,052	8,261
Resources received free of charge	2.2	283	1,538
TOTAL INCOME FROM STATE GOVERNMENT		63,338	50,357
Profit before income tax equivalent		42,989	30,152
Income tax equivalent (expense)/benefit	5.6(a) & (b) & (d)	(10,575)	(10,640)
PROFIT FOR THE YEAR		32,414	19,512
OTHER COMPREHENSIVE INCOME			
Items not reclassified subsequently to profit or loss			
Changes in asset revaluation surplus	4.1 & 8.9	453	65
Items that will be reclassified subsequently to profit or loss			
Changes in fair value reserve	5.2 & 8.9	(68)	(335)
Income tax on items that will be reclassified	5.6 & 8.9	0	65
		(68)	(270)
TOTAL OTHER COMPREHENSIVE INCOME/(DEFICIT)		385	(205)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		32,799	19,307

The Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Western Australian Land Information Authority (Landgate)

Statement of Financial Position As at 30 June 2023

		2023	2022 restated	As at 1 July 2021 restated
	Note	(\$'000)	(\$'000)	(\$'000)
ASSETS				
Current Assets				
Cash and cash equivalents	6.3	10,013	15,191	4,901
Restricted cash and cash equivalents	6.3	135	214	245
Receivables	5.1	31,745	14,768	12,404
Financial investments	5.3	48,297	47,597	56,995
Deferred tax assets	5.6(c) & (d)	10,575	10,575	10,575
Amounts receivable for services	5.4	5,548	6,253	4,006
Other current assets	5.5	6,384	4,715	2,688
Total Current Assets		112,697	99,313	91,814
Non-Current Assets				
Restricted cash and cash equivalents	6.3	1,585	1,263	1,088
Receivables	5.1	2,032	0	0
Equity accounted investments	5.2	2,078	2,146	2,481
Amounts receivable for services	5.4	35,006	32,461	32,503
Property and equipment	4.1	5,590	5,165	6,344
Service concession intangible assets	4.3	18,007	24,055	32,883
Service delivery intangible assets	4.4	6,778	6,303	6,457
Right-of-use assets	4.2	182	109	108
Deferred tax assets	5.6(c) & (d)	373,379	383,954	394,529
Other non-current assets	5.5	716	223	167
Total Non-Current Assets		445,353	455,679	476,560
TOTAL ASSETS		558,050	554,992	568,374
LIABILITIES				
Current Liabilities				
Payables	5.7	11,519	8,943	8,861
Current tax liabilities		0	0	447
Lease liabilities	6.1	42	34	59
Employee related provisions	3.1(b)	12,470	11,692	12,839
Service concession liabilities	5.9	37,227	36,597	36,325
Other current liabilities	5.8	3,286	3,760	3,317
Total Current Liabilities		64,544	61,026	61,848
Non-Current Liabilities				
Lease liabilities	6.1	145	77	52
Employee related provisions	3.1(b)	2,634	2,436	2,831
Service concession liabilities	5.9	1,249,721	1,283,800	1,319,271
Total Non-Current Liabilities		1,252,500	1,286,313	1,322,154
TOTAL LIABILITIES		1,317,044	1,347,339	1,384,002
NET LIABILITIES		(758,994)	(792,347)	(815,628)
EQUITY				
Contributed equity	8.9	67,472	66,918	62,944
Reserves		7,207	6,822	7,027
Accumulated deficit		(833,673)	(866,087)	(885,599)
EQUITY DEFICIT		(758,994)	(792,347)	(815,628)

The Statement of Financial Position should be read in conjunction with the accompanying notes.

Western Australian Land Information Authority (Landgate)

Statement of Changes in Equity For the year ended 30 June 2023

		2023	2022 restated
	Note	(\$'000)	(\$'000)
BALANCE AT 1 JULY, AS PREVIOUSLY REPORTED		(792,347)	(1,220,732)
Adjustment to the beginning balance	5.6(d)	0	405,104
BALANCE AT 1 JULY, AS RESTATED		(792,347)	(815,628)
Contributed equity			
Balance at start of the year	8.9	66,918	62,944
Transactions with owners in their capacity as owners:			
Capital appropriation		560	4,028
Distributions to owners		(6)	(54)
Balance at end of the year		67,472	66,918
Reserves			
Balance at start of the year	8.9	6,822	7,027
Asset revaluation surplus movement		453	65
Fair value reserve movement		(68)	(270)
Balance at end of the year		7,207	6,822
Accumulated deficit			
Balance at start of the year, as previously reported	8.9	(866,087)	(1,290,703)
Adjustment to the beginning balance	5.6(d)	0	405,104
Balance at start of the year, as restated		(866,087)	(885,599)
Movement attributable to:			
Profit for the year		32,414	19,512
Balance at end of the year		(833,673)	(866,087)
BALANCE AT 30 JUNE		(758,994)	(792,347)

The Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Western Australian Land Information Authority (Landgate)

Statement of Cash Flows For the year ended 30 June 2023

		2023	2022
	Note	(\$'000)	(\$'000)
		Inflows (Outflows)	Inflows (Outflows)
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts			
Provision of services		39,638	39,563
Sale of land information, data and imagery		3,304	4,180
Interest received		586	233
GST receipts on sales		1,238	1,295
GST receipts from taxation authority		12,555	12,330
Other receipts		996	3,707
Payments			
Employee benefits		(54,478)	(51,008)
Supplies and services		(27,582)	(31,439)
Other payments		(6,652)	(4,823)
Accommodation		(7,703)	(5,791)
Finance costs		(8)	(3)
GST payments on purchases		(13,753)	(13,567)
Net cash used in operating activities		(51,859)	(45,323)
CASH FLOWS FROM INVESTING ACTIVITIES			
Receipts			
Proceeds from	Maturing financial investments	47,600	64,600
Payments			
Purchase of -	Property, equipment and intangible assets	(2,494)	(3,912)
	Financial investments	(48,300)	(55,200)
Net cash (used in)/provided by investing activities		(3,194)	5,488
CASH FLOWS FROM FINANCING ACTIVITIES			
Payments			
Principal elements of lease payments		(79)	(80)
Net cash used in financing activities		(79)	(80)
CASH FLOWS FROM STATE GOVERNMENT			
Receipts			
Service appropriation		39,594	35,857
Drawdowns from amounts receivable for services (Holding Account)		1,569	2,496
Capital appropriations		560	4,028
Funds from other public sector entities		8,474	8,415
Payments			
Income tax equivalents	- payments	0	(447)
Net cash provided by State Government		50,197	50,349
Net change in cash and cash equivalents		(4,935)	10,434
Cash and cash equivalents at start of the year		16,668	6,234
CASH AND CASH EQUIVALENTS AT 30 JUNE	6.3	11,733	16,668

The Statement of Cash Flows should be read in conjunction with the accompanying notes.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

1. Basis of Preparation

The Western Australian Land Information Authority (trading as Landgate) is a WA Government entity and is controlled by the State of Western Australia, which is the ultimate parent.

Although the Authority is required to operate on prudent commercial principles, Treasurer's Instruction 1101 *Application of Australian Accounting Standards and Other Pronouncements* deems it to be a not-for-profit entity for reporting under Australian Accounting Standards (as profit is not its principal objective).

A description of the nature of its operations and its principal activities have been included in the 'Overview' which does not form part of these financial statements.

These annual financial statements were authorised for issue by the Accountable Authority of the Agency on 10 October 2023.

Statement of compliance

These general purpose financial statements are prepared in accordance with:

- (1) *The Financial Management Act 2006 (FMA)*;
- (2) The Treasurer's Instructions (**TIs**);
- (3) Australian Accounting Standards - Simplified Disclosures;
- (4) Where appropriate, those Australian Accounting Standards paragraphs applicable for not-for-profit entities have been applied.

The FMA and the TIs take precedence over Australian Accounting Standards. Several Australian Accounting Standards are modified by the TIs to vary application, disclosure format and wording. Where modification is required and has had a material or significant financial effect upon the reported results, details of that modification and the resulting financial effect are disclosed in the notes to the financial statements.

Basis of preparation

These financial statements are presented in Australian dollars applying the accrual basis of accounting and using the historical cost convention. Certain balances

will apply a different measurement basis (such as the fair value basis). Where this is the case the different measurement basis is disclosed in the associated note. All values are rounded to the nearest thousand dollars (\$'000).

Accounting for Goods and Services Tax (GST)

Income, expenses and assets are recognised net of the amount of goods and services tax (GST), except that the:

- (a) amount of GST incurred by the Authority as a purchaser that is not recoverable from the Australian Taxation Office (ATO) is recognised as part of an asset's cost of acquisition or as part of an item of expense; and
- (b) receivables and payables are stated with the amount of GST included.

Cash flows are included in the Statement of Cash Flows on a gross basis. However, the GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.

Contributed equity

Interpretation 1038 *Contributions by Owners Made to Wholly-Owned Public Sector Entities* requires transfers in the nature of equity contributions, other than as a result of a restructure of administrative arrangements, to be designated as contributions by owners (at the time of, or prior to, transfer) be recognised as equity contributions. Capital appropriations are designated as contributions by owners by Treasurer's Instruction 955 *Contributions by Owners made to Wholly-Owned Public Sector Entities* and have been credited directly to Contributed Equity.

Comparative information

Except when an Australian Accounting Standard permits or requires otherwise, comparative information is presented in respect of the previous period for all amounts reported in the financial statements. AASB 1060 *General Purpose Financial Statements*

Western Australian Land Information Authority (Landgate)

Note to the Financial Statement For the year ended 30 June 2023

– *Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities* provides relief from presenting comparatives for:

- Property and Equipment reconciliations;
- Intangible Asset reconciliations; and
- Right-of-use Asset reconciliations.

Judgements and estimates

Judgements, estimates and assumptions are required to be made about financial information being presented. The significant judgements and estimates made in the preparation of these financial statements are disclosed in the notes where amounts affected

by those judgements and/or estimates are disclosed. Estimates and associated assumptions are based on professional judgements derived from historical experience and various other factors that are believed to be reasonable under the circumstances.

2. Our funding sources

How we obtain our funding

This section provides additional information about how the Authority obtains its funding and the relevant accounting policy notes that govern the recognition and measurement of this funding. The primary income received by the Authority and the relevant notes are:

		2023	2022
	Note	(\$'000)	(\$'000)
Provision of services	2.1	46,607	41,978
Income from State Government	2.2	63,338	50,357
Service concession income	2.3	36,597	36,364
Sale of land information, data and imagery	2.4	3,950	3,810
Interest and other revenue	2.5	2,088	3,993
Gains and (losses)	2.6	(5)	(1,120)

2.1 Provision of services

	2023	2022
	(\$'000)	(\$'000)
Land title management fees (i)		
Transfer	15,061	16,414
Mortgage	5,645	5,823
Discharge	6,174	6,151
Other (plan lodgements, caveats, applications, etc.)	3,778	3,975
Search	199	954
	30,857	33,317
Other services		
Valuation services fees	13,331	6,197
Electronic advice of sale fees	1,786	1,974
Property interest report	633	490
	15,750	8,661
Total provision of services	46,607	41,978

- (i) Under the terms of the Commercialised Services Agreement (CSA) with Land Services WA (LSWA) the Authority collects customer fees for title document lodgements, plan, search and lodgement support services and passes on to LSWA its component of the fees in the form of Service Fees paid per transaction as per the CSA. The Provision of services therefore reflects the Authority's share of these fees, net of service fees payable to LSWA (representing LSWA's share of revenue derived from those services). Refer Note 5.9 'Service concession liabilities' for further details.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

2.1 Provision of services - continued

Revenue is recognised at the transaction price when the provision of service is complete and the output is delivered to the customer.

The majority of the Authority's services will be recognised at a point in time (or over a relatively short period of time). The performance obligations

of these services are satisfied when the services have been provided and payments are received. If payments are not received, the Authority will recognise a receivable.

Valuation services under the Metropolitan Triennial Revaluation Program is provided every 3 years. Revenue is recognised in the year in which the service is rendered.

2.2 Income from State Government

	2023	2022
	(\$'000)	(\$'000)
Appropriation received during the period:		
Service appropriation	43,003	40,558
Total service appropriation	43,003	40,558
Income received from other public sector entities during the period:		
Provision of services		
Land title management fees	291	135
Other services - Valuation service fees	17,949	6,393
Sale of land information, data and imagery	1,028	1,403
Interest revenue - Operating bank account	509	96
Other revenue	275	234
Total income from other public sector entities	20,052	8,261
Resources were received free of charge from other public sector entities during the period:		
Department of Finance (provision of accommodation)	39	1,394
State Solicitor's Office (provision of legal services)	241	144
Department of Primary Industries and Regional Development (provision of mapping/data services)	3	0
Total resources received free of charge	283	1,538
Total income from State Government	63,338	50,357

Service appropriations are recognised as income at the fair value of consideration received in the period in which the Authority gains control of the appropriated funds. The Authority gains control of the appropriated funds at the time those funds are deposited in the bank account or credited to the 'Amounts receivable for services' (holding account) held at Treasury. Refer Note 5.4 'Amounts receivable for services (Holding account)'.

Income from other public sector entities is recognised as income when the Authority has satisfied its performance obligations under the funding agreement. If there is no performance obligation, income will be recognised when the Authority receives the funds.

Resources received free of charge from other public sector entities is recognised as income equivalent to the fair value of the services or assets received where they can be reliably determined and which would have been purchased if not donated. Corresponding expenses are recognised for services received. Receipt of assets are recognised in the Statement of Financial Position.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

Summary of Consolidated Account Appropriations

For the year ended 30 June 2023

		2023 Budget Estimate	2023 Supplementary Funding	2023 Revised Budget	2023 Actual	2023 Variance
	Notes	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
Delivery of Services						
Item 89 Net amount appropriated to deliver services	1	36,602	6,062	42,664	42,664	0
Amount Authorised by Other Statutes						
- Salaries and Allowances Act 1975		339	0	339	339	0
Total appropriations provided to deliver services		36,941	6,062	43,003	43,003	0
Capital						
Item 152 Capital appropriations	2	958	(398)	560	560	0
GRAND TOTAL		37,899	5,664	43,563	43,563	0

1. An increase of \$6.062 million in the Net amount appropriated to deliver services resulting from the Authority incurring additional recurrent costs on behalf of the State Government of:

- \$2.880 million funding for increased rent and outgoings following the renegotiation of the lease agreement by the Department of Finance for 1 Midland Square.
- \$3.182 million to fund the New Public Sector Wage Policy from 13 June 2022 reflecting the pay rise of \$60 per week for those earning \$104,000 and

below, and 3% for those earning above \$104,000 plus a one-off \$3,000 cost of living payment (pro-rata for part-timers).

2. The \$0.398 million reduction in capital appropriations relates to a reassessment of capital requirements during the budget process resulting in the need for less funding for the Asset Investment Program in 2023. Some of this funding has been requested as a carry forward into 2024 to progress priority projects within the program.

2.3 Service concession income

	2023	2022
	(\$'000)	(\$'000)
Revenue recognition - upfront proceeds (i)	35,250	35,250
Revenue recognition - enhancements (ii)	1,347	1,114
Total service concession income	36,597	36,364

- (i) On 22 October 2019 LSWA made an upfront payment of \$1.41 billion to the Authority as consideration of the Partial Commercialisation arrangement and this has been accounted for as a Service concession liability under AASB 1059 *Service Concession Arrangements: Grantors*. This revenue will be recognised by the Authority evenly over the term of the arrangement. Refer Note 5.9 'Service concession liabilities'.
- (ii) Expenditure incurred by LSWA on the upgrade and/or enhancement of Service concession intangible assets will also be accounted for as a Service concession liability under AASB 1059 *Service Concession Arrangements: Grantors*. This Service concession liability will be reduced and income recognised in a manner consistent with the amortisation of the expenditure incurred on the upgrades to the Service concession intangible assets. Refer Note 4.3 'Service concession intangible assets' and Note 5.9 'Service concession liabilities'.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

2.4 Sale of land information, data and imagery

	2023	2022
	(\$'000)	(\$'000)
Property information	1,469	1,460
Land information	2,089	2,032
Imagery	391	317
Consultancy	1	1
Total sale of land information, data and imagery	3,950	3,810

Revenue from the sale of land information, data and imagery is recognised at the transaction price when the Authority transfers control of the goods and services to customers. The majority of these goods and services will be recognised at a point in time (or over a relatively short period of time) when the goods and services have been transferred and payment received. If payments are not received, the Authority will recognise a receivable.

2.5 Interest and other revenue

	2023	2022
	(\$'000)	(\$'000)
Interest revenue		
Financial investments	1,486	244
	1,486	244
Other revenue		
Recovery of costs	271	515
Project revenue	170	86
Service concession - royalties	126	116
Government Vehicle Scheme	26	22
Other miscellaneous revenue	9	3,010
	602	3,749
Total interest and other revenue	2,088	3,993

Interest on the financial investments is recognised as the interest accrues. For all financial instruments measured at amortised cost, interest income is recorded using the effective interest rate. The effective interest rate is the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset.

Other revenue is recognised at the transaction price when the Authority transfers control of the goods to customers.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

2.6 Gains and losses

	Notes	2023	2022
		(\$'000)	(\$'000)
Net gains/(losses) on disposal of property, equipment and intangibles			
Proceeds from sale of non-current assets		0	0
Non-current assets disposed:			
Cost		1,438	9,834
Less accumulated depreciation		(1,433)	(8,714)
Carrying amount of non-current assets disposed		5	1,120
Net loss on disposal of property, equipment and intangibles		(5)	(1,120)

Realised and unrealised gains or losses are usually recognised on a net basis. These include gains or losses arising on the disposal of non-current assets and some revaluations of non-current assets.

Gains and losses on the disposal of non-current assets are presented by deducting from the proceeds on disposal the carrying amount of the asset and related selling expenses.

3. Use of our funding

Expenses incurred in the delivery of services

This section provides additional information about how the Authority's funding is applied and the accounting policies that are relevant for an understanding of the items recognised in the financial statements. The primary expenses incurred by the Authority in achieving its objectives and the relevant notes are:

	Notes	2023	2022
		(\$'000)	(\$'000)
Employee benefits expenses	3.1(a)	55,756	49,693
Employee related provisions	3.1(b)	15,104	14,128
Other expenditure	3.2	42,446	41,242

3.1 (a) Employee benefits expenses

	2023	2022
	(\$'000)	(\$'000)
Employee benefits (i), (ii)	50,084	44,741
Termination benefits	405	148
Superannuation - defined contribution plans (iii)	5,267	4,804
Total employee benefits	55,756	49,693

- (i) Includes recoup of costs of \$0m (2022: \$0.022m) from a government-related entity.
- (ii) This includes a superannuation contribution component. Employment on-costs such as workers compensation insurance and payroll tax are included at Note 3.2 'Other expenditure'. The employment on-costs liability is included at Note 3.1(b) 'Employee related provisions'.
- (iii) Defined contribution plans include West State Superannuation Scheme (WSS), Gold State Superannuation Scheme (GSS), Government Employees Superannuation Board Scheme (GESBs) and other eligible funds.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

3.1 (a) Employee benefits expenses - continued

Employee benefits

Employee benefits include wages, salaries and social contributions, fringe benefits tax, accrued and paid leave entitlements and paid sick leave; and non-monetary benefits recognised under accounting standards other than AASB 16 Leases (such as medical care, housing, cars and free or subsidised goods or services) for employees.

Termination benefits

These are payable when employment is terminated before normal retirement date, or when an employee accepts an offer of benefits in exchange for the termination of employment. Termination benefits are recognised when the Authority is demonstrably committed to terminating the employment of current employees according to a detailed formal plan without possibility of withdrawal or providing termination benefits as a result of an offer made to encourage voluntary redundancy. Benefits falling due more than 12 months after the end of the reporting period are discounted to present value.

Superannuation

The amount recognised in profit or loss of the Statement of Comprehensive Income comprises employer contributions paid to the GSS (concurrent contributions), the WSS, other GESB schemes, or other superannuation funds.

GSS (concurrent contributions) is a defined benefit scheme for the purposes of employees and whole-of-government reporting. It is, however, a defined contribution plan for the Authority's purposes because the concurrent contributions (defined contributions) made by the Authority to GESB extinguishes the Authority's obligations to the related superannuation liability.

The Authority does not recognise any defined benefit liabilities because it has no legal or constructive obligation to pay future benefits relating to its employees. The liabilities for the unfunded Pension Scheme and the unfunded GSS transfer benefits attributable to members who transferred from the Pension Scheme, are assumed by the Treasurer. All other GSS obligations are funded by concurrent contributions made by the Authority to the GESB.

The GESB and other fund providers administer public sector superannuation arrangements in Western Australia in accordance with legislative requirements. Eligibility criteria for membership in particular schemes for public sector employees vary according to commencement and implementation dates.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

3.1(b) Employee related provisions

Provision is made for benefits accruing to employees in respect of salaries and wages, annual leave and long service leave for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

	2023	2022
	(\$'000)	(\$'000)
Current		
<u>Employee benefits provisions</u>		
Annual leave ^(a)	5,112	4,787
Long service leave ^(b)	6,670	6,258
	11,782	11,045
<u>Other provisions</u>		
Employment on-costs ^(c)	688	647
Total current employee related provisions	12,470	11,692
Non-current		
<u>Employee benefits provisions</u>		
Long service leave ^(b)	2,488	2,301
<u>Other provisions</u>		
Employment on-costs ^(c)	146	135
Total non-current employee related provisions	2,634	2,436
Total employee related provisions	15,104	14,128

(a) Annual leave liabilities: Classified as current as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period. Assessments indicate that actual liability settlement will occur as follows:

	2023	2022
	(\$'000)	(\$'000)
Within 12 months of the end of the reporting period	3,571	3,350
More than 12 months after the end of the reporting period	1,541	1,437
	5,112	4,787

The provision for annual leave is calculated at the present value of expected payments to be made in relation to services provided by employees up to the reporting date.

(b) Long service leave liabilities: Classified as current where there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period.

Pre-conditional and conditional long service leave provisions are classified as non-current liabilities because the Authority has an unconditional right to defer the settlement of the liability until the employee has completed the requisite years of service. Assessments indicate that actual liability settlement is expected to occur as follows:

	2023	2022
	(\$'000)	(\$'000)
Within 12 months of the end of the reporting period	2,367	2,251
More than 12 months after the end of the reporting period	6,791	6,308
	9,158	8,559

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

3.1(b) Employee related provisions - continued

The provision for long service leave is calculated at present value as the Authority does not expect to wholly settle the amounts within 12 months. The present value is measured taking into account the present value of expected future payments to be made in relation to services provided by employees up to the reporting date. The payments are estimated using the remuneration rate expected to apply at the time of settlement, and discounted using market yields at the end of the reporting period on national government bonds with terms to maturity to match, as closely as possible, the estimated future cash outflows.

(c) **Employment on-costs:** The settlement of annual and long service leave liabilities gives rise to the payment of employment on-costs including workers' compensation insurance and payroll tax. The provision is the present value of expected future payments.

Employment on-costs, including workers' compensation insurance premiums, are not employee benefits and are recognised separately as liabilities and expenses when the employment to which they relate has occurred. Employment on-costs are included as part of Note 3.2 'Other expenditure' and are not included as part of the Authority's 'Employee benefits expense'. The related liability is included in Note 3.1(b) 'Employee related provisions'.

	2023	2022
	(\$'000)	(\$'000)
Carrying amount at start of the reporting period	782	868
Additional provisions recognised	385	325
Reductions as employees take leave	(333)	(411)
Carrying amount at end of the reporting period	834	782

Key sources of estimation uncertainty - long service leave

Key estimates and assumptions concerning the future are based on historical experience and various other factors that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year.

Several estimations and assumptions are used in calculating the Authority's long service leave provision. These include:

- Expected future salary rates;
- Discount rates;
- Employee retention rates; and
- Expected future payments.

Changes in these estimations and assumptions may impact on the carrying amount of the long service leave provision. Any gain or loss following revaluation of the present value of long service leave liabilities is recognised as employee benefits expense.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

3.2 Other expenditure

	2023	2022
	(\$'000)	(\$'000)
Supplies and services		
Services and contracts - Information Technology	19,055	19,494
Services and contracts - other	8,062	7,949
Consultancy (including legal)	976	660
Communications	563	895
Consumables, other supplies and services	100	189
Travel	96	208
Total supplies and services expenses	28,852	29,395
Accommodation expenses (i)		
Office Rental	5,274	3,723
Outgoings	2,173	2,141
Minor works and alterations	345	572
Utility and statutory charges	8	18
Total accommodation expenses	7,800	6,454
(i) Includes payments of \$7.484m (2022: \$1.207m) to a government-related entity.		
Other expenses		
Employment on-costs (including payroll tax and workers' compensation insurance)	2,960	2,662
Staff recruitment	445	285
Other staffing costs	386	357
Grants and subsidies	381	295
Insurance	325	354
Minor purchases	270	332
Board and committee fees	234	195
Bank charges	216	213
Postage	169	161
Advertising	102	38
Books, magazines, Acts, and subscriptions	86	91
Membership fees	72	74
Service fee relating to prior years	0	288
Other minor expenses	148	48
Total other expenses	5,794	5,393
Total other expenditure	42,446	41,242

Supplies and services:

Supplies and services are recognised as an expense in the reporting period in which they are incurred. The carrying amounts of any materials held for distribution are expensed when the materials are distributed.

Accommodation expenses:

Office rental is expensed as incurred as Memorandum of Understanding Agreements between the Authority and the Department of Finance for the leasing of office accommodation contain significant substitution rights.

Outgoings, maintenance, minor works and other costs are recognised as expenses as incurred.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

3.2 Other Expenditure - continued

Other expenses:

Other operating expenses generally represent the day-to-day running costs incurred in normal operations. A significant component is Employment on-costs. Employment on-costs includes payroll tax, workers' compensation insurance and other employment on-costs.

The on-costs liability associated with the recognition of annual and long service leave liabilities is included at Note 3.1(b) 'Employee related provisions'. Superannuation contributions accrued as part of the provision for leave are employee benefits and are not included in employment on-costs.

Expected credit losses:

Expected credit losses is recognised for movement in allowance for impairment of trade receivables. Refer Note 5.1 'Receivables' for more details.

The Authority also recognised expected credit losses on financial investments. Refer Note 5.3 'Financial investments'.

4. Key assets

Assets the Authority utilises for economic benefit or service potential

This section includes information regarding the key assets the Authority utilises to gain economic benefits or provide service potential. This section sets out both the key accounting policies and financial information about the performance of these assets:

	Notes	2023 (\$'000)	2022 (\$'000)
Property and equipment	4.1	5,590	5,165
Right-of-use assets	4.2	182	109
Service concession intangible assets	4.3	18,007	24,055
Service delivery intangible assets	4.4	6,778	6,303

4.1 Property and equipment

	Land (i) (\$'000)	Furniture (\$'000)	Equipment (\$'000)	Computer Equipment (\$'000)	Leasehold Improvements (\$'000)	TOTAL (\$'000)
Year ended 30 June 2023						
1 July 2022						
Gross carrying amount	3,706	50	1,814	6,958	2,266	14,794
Accumulated depreciation		(50)	(1,516)	(5,844)	(2,219)	(9,629)
Carrying amount at start of period	3,706	0	298	1,114	47	5,165
Additions	0	0	0	589	2	591
Transfers	(6)	0	0	0	0	(6)
Disposals	0	0	(3)	(2)	0	(5)
Revaluation increments / (decrements)	453	0	0	0	0	453
Depreciation		0	(79)	(522)	(7)	(608)
Carrying amount at end of period	4,153	0	216	1,179	42	5,590
Gross carrying amount	4,153	50	1,602	6,321	2,268	14,394
Accumulated depreciation		(50)	(1,386)	(5,142)	(2,226)	(8,804)

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

- (i) Land includes reserves that were administered by the Department of Planning, Lands and Heritage (DPLH) and transferred to the Authority from 1 July 2008. The amount transferred represents the net transfer of reserves between DPLH and the Authority. Reserves transferred to DPLH are recognised by the Authority as a distribution to owners whilst reserves transferred from DPLH to the Authority are recognised as a contribution by owners. Please refer to Note 8.9 'Equity'.

Initial recognition

Items of property and equipment (land, furniture, equipment, computer equipment, and leasehold improvements) costing \$1,000 or more are recognised initially at cost. Where an asset is acquired for no or nominal cost, the cost is valued at its fair value at the date of acquisition. Items costing less than \$1,000 are expensed directly to the Statement of Comprehensive Income (except where they form part of a group of similar items that are significant in total, in which case they are capitalised).

Subsequent measurement

Subsequent to initial recognition as an asset, the revaluation model is used for the measurement of land reserves.

Land is carried at fair value.

All other items of property and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses.

The land reserves are valued annually by the Valuer General (Valuation Services, Landgate) and recognised annually to ensure that the carrying amount does not differ materially from the asset's fair value at the end of the reporting period. The land reserves were revalued as at 1 July 2022. The valuations were performed during the year and recognised at 30 June 2023. The fair values of the land reserves have been determined by reference to recent market transactions.

Derecognition

On disposal or derecognition of land, any revaluation surplus relating to that item is retained in the asset revaluation surplus.

Revaluation model:

- Fair Value where market-based evidence is available:**
The fair value of land is determined on the basis of current market values determined by reference to recent market transactions. This is typically the case for land within the Perth metropolitan area.
- Fair Value in the absence of market-based evidence:**
Land outside the Perth metropolitan area is valued on the basis of existing use, where market based evidence is not available.

Asset revaluation surplus

The asset revaluation surplus is used to record increments and decrements on the revaluation of land assets on a class of assets basis.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

4.1 Property and equipment - continued

Depreciation and impairment

	2023	2022
	(\$'000)	(\$'000)
Depreciation		
Property and equipment	601	661
Leasehold Improvements	7	209
Total depreciation for the period	608	870
Impairment		
Property and equipment	0	0
Leasehold Improvements	0	0
Total impairment for the period	0	0

As at 30 June 2023, there were no indications of impairment to property and equipment or leasehold improvements.

Finite useful lives

All property and equipment having a limited useful life are systematically depreciated over their estimated useful lives in a manner that reflects the consumption of their future economic benefits.

Depreciation is generally calculated on a straight line basis, at rates that allocate the assets value, less any estimated residual value, over its estimated useful life. Typical estimated useful lives for each class of asset are:

Asset Class	Years
Furniture	11
Equipment	3 to 15
Computer equipment	3 to 5
Leasehold improvements	8 to 15

The estimated useful lives, residual values and depreciation methods are reviewed at the end of each annual reporting period and adjustments are made where appropriate.

Leasehold improvements are depreciated over the shorter of the lease term and their useful life. Leasehold improvements under development are classified as 'Works in Progress'.

Land is considered to have an indefinite life and is not depreciated. Depreciation is not recognised in respect of this asset because its service potential has not, in any material sense, been consumed during the reporting period.

Impairment

Property and equipment are tested for indications of impairment at the end of each reporting period. Where there is an indication of impairment, the recoverable amount is estimated. If this recoverable amount is less than the carrying amount, the asset is considered impaired and is written down to the recoverable amount and an impairment loss is recognised.

Where an asset measured at cost and is written down to its recoverable amount, an impairment loss is recognised through profit or loss.

Where a previously revalued asset is written down to its recoverable amount, the loss is recognised as a revaluation decrement through other comprehensive income.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

As the Authority is a not-for-profit entity, unless a specialised asset has been identified as a surplus asset, the recoverable amount of regularly revalued specialised assets is anticipated to be materially the same as fair value.

If there is any indication that there has been a reversal in impairment, the carrying amount shall be increased to its recoverable amount. However, this reversal should not increase the asset's carrying amount above what would have been determined, net of depreciation, if no impairment loss had been recognised in prior years.

4.2 Right-of-use assets

	Vehicles	Total
	(\$'000)	(\$'000)
Year ended 30 June 2023		
1 July 2022		
Gross carrying amount	302	302
Accumulated depreciation	(193)	(193)
Carrying amount at start of period	109	109
Additions	155	155
Impairment losses	0	0
Impairment losses reversed	0	0
Disposals	0	0
Depreciation	(82)	(82)
Carrying amount as at end of period	182	182
Gross carrying amount	393	393
Accumulated depreciation	(211)	(211)

The Authority has leases for vehicles and office accommodation. The lease contracts are typically made for fixed periods.

The Authority has entered into Memorandum of Understanding Agreements with the Department of Finance for the leasing of office accommodation. These are not recognised under AASB 16 *Leases* because of substitution rights held by the Department of Finance and are accounted for as an expense as incurred.

Initial recognition

At the commencement date of the lease, the Authority recognises right-of-use assets and a corresponding lease liability for most leases. The right-of-use assets are measured at cost comprising of:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs, including dismantling and removing the underlying asset.

The corresponding lease liabilities in relation to these right-of-use assets have been disclosed in Note 6.1 'Lease liabilities'.

The Authority has elected not to recognise right-of-use assets and lease liabilities for short-term leases (with a lease term of 12 months or less) and low value leases (with an underlying value of \$5,000 or less). Lease payments associated with these leases are expensed over a straight-line basis over the lease term.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

4.2 Right-of-use assets - continued

Subsequent Measurement

The cost model is applied for subsequent measurement of right-of-use assets (vehicles), requiring the asset to be carried at cost less any accumulated depreciation and accumulated impairment losses and adjusted for any re-measurement of lease liability.

Depreciation and impairment of right-of-use assets

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 underlying assets.

If ownership of the leased asset transfers to the Authority at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

Right-of-use assets are tested for impairment when an indication of impairment is identified. The policy in connection with testing for impairment is outlined in Note 4.1 'Property and equipment'.

4.3 Service concession intangible assets

	Service concession intangible assets	Works in Progress Service concession intangible assets	TOTAL
Year ended 30 June 2023	(\$'000)	(\$'000)	(\$'000)
1 July 2022			
Gross carrying amount	79,013	0	79,013
Accumulated amortisation	(54,958)		(54,958)
Carrying amount at start of period	24,055	0	24,055
Additions (i)	3,178	30	3,208
Transfers	0	(30)	(30)
Revaluation increments / (decrements)	0	0	0
Amortisation	(9,226)		(9,226)
Impairment loss	0	0	0
Adjustments	0	0	0
Carrying amount at end of period	18,007	0	18,007
Gross carrying amount	82,191	0	82,191
Accumulated amortisation	(64,184)		(64,184)

- (i) The Service concession intangible asset additions includes completed works transferred from Works in Progress and expenditure incurred by Land Services WA.

Initial recognition

Under the Partial Commercialisation arrangement (refer Note 5.9 'Service concession liabilities') where an existing Service delivery intangible asset was subject to the arrangement, the Authority has reclassified the existing Service delivery intangible asset as a Service concession intangible asset and has measured the asset at current replacement cost in accordance with AASB 13 *Fair Value Measurement* as at the date of reclassification.

The Authority shall recognise an upgrade or a major component replacement for an existing Service delivery intangible asset that was reclassified as a Service concession intangible asset under the arrangement once the asset is constructed or the upgrade is provided to the Authority. The Authority shall initially measure the Service concession intangible asset at current replacement cost in accordance with AASB 13 *Fair Value Measurement*.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

Any difference between the carrying amount of the above assets and its current replacement cost will be accounted for as if it is a revaluation of the asset.

The Authority is of the opinion that the carrying amount of the Service delivery intangible assets at the date of reclassification and the cost of the upgrade or major component replacement fairly represents the initial current replacement cost of the Service concession intangible assets.

The Authority has not assigned any monetary value to the Land Titles Register as it has determined it is impracticable and unable to reliably measure the Land Titles Register on a current replacement cost basis at the commencement of the Service concession arrangement.

Subsequent measurement

The Authority shall account for Service concession intangible assets during the term of the Partial Commercialisation arrangement and amortise the depreciable amount of the asset over the useful life in accordance with the cost model in AASB 138 *Intangible Assets*, with any impairment recognised in accordance with AASB 136 *Impairment of Assets*.

At the end of the Partial Commercialisation arrangement the Authority shall reclassify any remaining Service concession intangible assets based on its nature or function and will derecognise Service concession intangible assets only when the Authority loses control of the asset.

Amortisation and impairment

	2023	2022
	(\$'000)	(\$'000)
Charge for the period		
Amortisation		
Service concession intangible assets	9,226	11,396
Total amortisation for the period	9,226	11,396
Impairment		
Service concession intangible assets	0	0
Total impairment for the period	0	0

As at 30 June 2023, there were no indications of impairment to Service concession intangible assets.

Amortisation of finite life Service concession intangible assets are calculated on a straight line basis at rates that allocate the asset's value over its estimated useful life. All assets have a finite useful life and zero residual value. Estimated useful lives are reviewed annually.

The expected useful lives are as follows:

- Service concession intangible assets	5 - 10 years
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Impairment Service concession intangible assets

Service concession intangible assets with finite useful lives are tested for impairment annually or when an indication of impairment is identified.

Service concession software under development is also tested for impairment annually or when an indication of impairment is identified.

The impairment loss is recognised in the reporting period and no accumulated impairment loss is reported.

The policy in connection with testing for impairment is outlined in Note 4.1 'Property and equipment.'

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

4.4 Service delivery intangible assets

	Service delivery intangible assets	Works in Progress Service delivery intangible assets	TOTAL
Year ended 30 June 2023	(\$'000)	(\$'000)	(\$'000)
1 July 2022			
Gross carrying amount	98,093	1,278	99,371
Accumulated amortisation	(93,068)		(93,068)
Carrying amount at start of period	5,025	1,278	6,303
Additions	2,368	1,935	4,303
Transfers	0	(2,368)	(2,368)
Revaluation increments / (decrements)	0	0	0
Amortisation	(1,460)		(1,460)
Impairment loss	0	0	0
Adjustments	0	0	0
Carrying amount at end of period	5,933	845	6,778
Gross carrying amount	100,461	845	101,306
Accumulated amortisation	(94,528)		(94,528)

Initial recognition

Service delivery intangible assets are initially recognised at cost. For assets acquired at no cost or for nominal cost, the cost is their fair value at the date of acquisition.

Under the Partial Commercialisation arrangement, Service delivery intangible assets are those assets that will remain the responsibility of the Authority.

The value of Service delivery intangible assets includes:

- major computer software packages acquired plus costs associated with preparing the software for its intended use; and
- major internally developed software plus the associated development costs.

Acquired and internally generated Service delivery intangible assets costing \$5,000 or more that comply with the recognition criteria of AASB 138 *Intangible Assets* are capitalised.

Costs incurred below these thresholds are immediately expensed directly to the Statement of Comprehensive Income.

An internally generated Service delivery intangible asset arising from development (or from the development phase of an internal project) is recognised if, and only if, all of the following are demonstrated:

- (a) the technical feasibility of completing the intangible asset so that it will be available for use or sale;
- (b) an intention to complete the intangible asset and use or sell it;
- (c) the ability to use or sell the intangible asset;
- (d) the intangible asset will generate probable future economic benefit;
- (e) the availability of adequate technical, financial and other resources to complete the development and to use or sell the intangible asset; and
- (f) the ability to measure reliably the expenditure attributable to the intangible asset during its development.

Costs incurred in the research phase of a project are immediately expensed.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

Assets under development are classified as 'Works in Progress' - Service delivery software under development. On completion the asset will be classified as a Service delivery intangible asset if it remains the responsibility of the Authority otherwise it will be recognised as a Service concession intangible asset.

Subsequent measurement

The cost model is applied for subsequent measurement requiring the asset to be carried at cost less any accumulated amortisation and accumulated impairment losses.

Amortisation and impairment

	2023	2022
	(\$'000)	(\$'000)
Charge for the period		
Amortisation		
Service concession intangible assets	1,460	1,949
Total amortisation for the period	1,460	1,949
Impairment		
Service delivery intangible assets	0	0
Service delivery software under development	0	0
Total impairment for the period	0	0

As at 30 June 2023, there were no indications of impairment to Service delivery intangible assets.

Useful lives

Amortisation of finite life Service delivery intangible assets are calculated on a straight line basis at rates that allocate the asset's value over its estimated useful life. All Service delivery intangible assets have a finite useful life and zero residual value. Estimated useful lives are reviewed annually.

The expected useful lives are as follows:

- Service concession intangible assets	2 - 12 years
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Impairment of Service delivery intangible assets

Service delivery intangible assets with finite useful lives are tested for impairment annually or when an indication of impairment is identified.

Service delivery software under development is also tested for impairment annually or when an indication of impairment is identified.

The impairment loss is recognised in the reporting period and no accumulated impairment loss is reported.

The policy in connection with testing for impairment is outlined in Note 4.1 'Property and equipment.'

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

5. Other assets and liabilities

This section sets out those assets and liabilities that arose from the Authority's operations and includes other assets utilised for economic benefits and liabilities incurred during normal operations:

	Notes	2023 (\$'000)	2022 (\$'000)
Receivables	5.1	33,777	14,768
Equity accounted investments	5.2	2,078	2,146
Financial investments	5.3	48,297	47,597
Amounts receivable for services	5.4	40,554	38,714
Other assets	5.5	7,100	4,938
Taxation equivalent - taxation expense	5.6	10,575	10,640
Payables	5.7	(11,519)	(8,943)
Other liabilities	5.8	(3,286)	(3,760)
Service concession liabilities	5.9	(1,286,948)	(1,320,397)

5.1 Receivables

	2023 (\$'000)	2022 (\$'000)
Current		
Trade receivables (i)	26,573	11,813
Allowance for impairment of trade receivables	(23)	(7)
Accrued revenue (ii)	3,022	949
Goods and services tax	2,173	2,013
Total receivables at end of period	31,745	14,768
Non-current		
Accrued revenue (ii)	2,032	0
Total non-current	2,032	0
Total receivables	33,777	14,768

(i) Amounts owed by government-related entities of \$0.675m (2022: \$0.811m)

(ii) Amounts owed by government-related entities of \$4.923m (2022: \$0.903m)

Trade receivables are recognised at original invoice amount less any allowances for expected credit losses. The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days. The Authority does not hold any collateral or other credit enhancements as security for receivables with the exception of Bank Guarantees for selected high volume customers.

For trade receivables, the Authority recognises an allowance for expected credit losses measured at the lifetime expected credit losses at each reporting date. The Authority has established a provision matrix that is based on its historical credit loss experience adjusted for forward-looking factors specific to the debtors and the economic environment. Please refer to the below schedule Movement of the allowance for impairment of trade receivables for the amount of expected credit losses expensed in this financial year.

The **Accrued revenue** receivable relates primarily to work completed by the Valuer General (Valuation Services, Landgate) at 30 June 2023 but not yet invoiced. No allowance for impairment is made for accrued revenue as the amounts are owed by government customers. In addition, no credit risk is calculated for government receivables as collection is imminent.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

	Notes	2023 (\$'000)	2022 (\$'000)
Movement of the allowance for impairment of trade receivables			
Reconciliation of changes in the allowance for impairment of trade receivables:			
Balance at start of period		7	10
Expected credit losses expense		16	5
Amounts written off during the year - trade receivables	8.8	0	(8)
Balance at end of period		23	7

See Note 7.1 'Financial risk management'.

The maximum exposure to credit risk at the end of the reporting period for trade receivables is the carrying amount of the asset inclusive of any allowance for impairment as shown in the table at Note 7.1 (c) 'Financial instruments disclosures'.

5.2 Equity accounted investments

Under the equity method the investment is recorded initially at cost, including the value of any goodwill on acquisition. In subsequent periods, the carrying amount of the investment is adjusted to reflect the Authority's share of its post-acquisition profit or loss and other comprehensive income. Dividends received from the investee reduce the carrying amount of the investment.

Where the carrying amount of the investment is zero after having applied equity accounting principles, the Authority discontinues recognising its share of any further losses. If the investee subsequently reports profits, the Authority then recognises its share of profits only after its share of profits equals the share of losses not recognised.

After application of the equity method, the value of the investment is assessed for impairment to determine if there is objective evidence that an impairment of the investment may have occurred.

Name of Financial Instrument	Principal Place of Business	Principal Activity	Ownership Interest (%) 2023	Ownership Interest (%) 2022
PSMA Australia Limited	Australia	Building national data sets and licensing use of the data from those sets.	11%	11%

The Authority has a financial instrument of one ordinary share in PSMA Australia Limited (PSMA), an unlisted public company limited by shares, incorporated under the *Corporations Act 2001*. PSMA has 9 shareholders: the Commonwealth of Australia and each Australian State and Territory Government, each of whom holds one fully paid \$1 share. The Authority represents the interests of the Government of Western Australia. As the Authority owns only one-ninth of the issued capital it does not have control or significant influence over the financial and operating policy decisions of PSMA.

PSMA's primary purpose is to build national data sets. All shareholders contribute data at no cost and PSMA's activities are funded from the revenues it receives from data licensing and data supply contracts with third parties. Part of this revenue is distributed back to the shareholders at a rate determined by the Directors of PSMA.

The fair value is determined by reference to the Authority's ownership interest of the net asset value in the latest available audited financial statements of PSMA.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

5.2 Equity accounted investments - Continued

	Notes	2023 (\$'000)	2022 (\$'000)
Equity accounted investments - recognition of PSMA at fair value			
Investment held at start of period		2,146	2,481
Change in fair value (i)	8.9	(68)	(335)
Investment held at end of period		2,078	2,146

- (i) The change in fair value represents the Authority's share in the movement in the value of PSMA's audited net assets from 2021 to 2022. (2022: movement in the audited net assets from 2020 to 2021)

	2023 (\$'000)	2022 (\$'000)
The Authority received distributions (royalties) over the last two financial years of:		
Received in 2022 in respect of the 2021 financial year	0	31
Received in 2023 in respect of the 2022 financial year	25	0
	25	31

Royalties revenue is reported in the Statement of Comprehensive Income under Note 2.4 'Sale of land information, data and imagery'.

5.3 Financial investments

	Notes	2023 (\$'000)	2022 (\$'000)
Financial assets at amortised cost are:			
Current			
Term deposits		48,300	47,600
less: Expected credit loss		3	3
Total current		48,297	47,597
Reconciliation of changes in the Expected credit loss for Financial investments:			
Balance at start of period		3	5
Expected credit losses (write-back)/expense		0	(2)
Balance at end of period		3	3

Investments and other financial assets are initially measured at fair value. Transaction costs are included as part of the initial measurement, except for financial assets at fair value through profit or loss. Such assets are subsequently measured at either amortised cost or fair value depending on their classification. Classification is determined based on both the business model within which such assets are held and the contractual cash flow characteristics of the financial asset unless an accounting mismatch is being avoided.

Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the company has transferred substantially all the risks and rewards of ownership. When there is no reasonable expectation of recovering part or all of a financial asset, its carrying value is written off.

The Authority assesses at each balance date whether there is objective evidence that a financial asset or group of financial assets is impaired. The Authority recognised a loss allowance for Expected credit loss to reflect the risk of a credit event.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

5.4 Amounts receivable for services (Holding account)

	2023 (\$'000)	2022 (\$'000)
Current	5,548	6,253
Non-current	35,006	32,461
Total amounts receivable for services at end of period	40,554	38,714

Amounts receivable for services represent the non-cash component of service appropriations. It is restricted in that it can only be used for asset replacement or payment of leave liability. Amounts receivable for services are financial assets at amortised cost, and are not considered impaired (i.e. there is no expected credit loss of the holding account).

The Authority receives appropriation funding on an accrual basis. The appropriations are paid partly in cash and partly as an asset (holding account receivable). The accrued amount receivable may be accessed as cash funding to cover asset replacement.

5.5 Other assets

	2023 (\$'000)	2022 (\$'000)
Current		
Prepayments		
Information and technology services	5,172	4,500
Other	51	29
	5,223	4,529
Accrued interest		
Interest on financial investments	1,042	142
Interest on operating bank account	119	44
	1,161	186
Total current	6,384	4,715
Non-current		
Prepayments		
Information and technology services	322	223
Software-as-a-Service - implementation costs	394	0
Total non-current	716	223
Total other assets at end of period	7,100	4,938

Other non-financial assets include accrued interest and prepayments.

Accrued interest is the amount of interest earned on the operating bank account and financial investments but not yet collected.

Prepayments represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

The prepayment of Software-as-a-Service (SaaS) implementation costs include costs incurred by the Authority to configure or customise the cloud providers application software where the cloud provider provides both the SaaS configuration and customisations, and the SaaS access over the term of the SaaS arrangement.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

5.5 Other assets - continued

Accounting policy - Software-as-a-Service (SaaS) arrangements

SaaS arrangements are service contracts providing the Authority with the right to access the cloud provider's application software over the contract period. Costs incurred to configure or customise, and the ongoing fees to obtain access to the cloud provider's application software, are recognised as operating expenses when the services are received or over the term of the service contract. Some of these costs incurred are for the development of software code that enhances or modifies, or creates additional capability to, existing on-premise systems and meets the definition of and recognition criteria for an intangible asset. These costs are recognised as intangible software assets and amortised over the useful life of the software on a straight-line basis. The useful lives of these assets are reviewed at least at the end of each financial year. Refer Note 4.4 'Service delivery intangible assets'.

Key judgements in applying the Authority's accounting policy - Software-as-a-Service arrangements

In applying the entity's accounting policy, management made the following key judgements that may have the most significant effect on the amounts recognised in financial statements.

- Determination whether configuration and customisation services are distinct from the SaaS access

Implementation costs including costs to configure or customise the cloud provider's application software are recognised as operating expenses when the services are received. Where the SaaS arrangement supplier provides both configuration and customisation services, judgement has been applied to determine whether each of these services are distinct or not from the underlying use of the SaaS application software. Distinct configuration and customisation costs are expensed as incurred as the software is configured or customised (i.e. upfront). Non-distinct configuration and customisation costs are expensed over the SaaS contract term.

Non-distinct customisation activities significantly enhance or modify a SaaS cloud-based application. Judgement has been applied in determining whether the degree of customisation and modification of the SaaS cloud-based application is significant or not.

During the financial year, the Authority recognised \$0.394m (2022: \$0m) as prepayments in respect of configuration and customisation activities undertaken in implementing SaaS arrangements which are considered not to be distinct from the access to the SaaS application software over the contract term.

- Capitalisation of configuration and customisation costs in SaaS arrangements

Part of the customisation and configuration activities undertaken in implementing SaaS arrangements may entail the development of software code that enhances or modifies, or creates additional capability to the existing on-premise software to enable it to connect with the cloud-based software applications. Judgement was applied in determining whether the additional code meets the definition of and recognition criteria for an intangible asset in accordance with AASB 138 *Intangible Assets*. During the financial year, the Authority recognised \$0m (2022: \$0m) as Service Delivery Intangible assets in respect of customisation and configuration costs incurred in implementing SaaS arrangements.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

5.6 Taxation equivalent

The Authority operates within the National Tax Equivalent Regime (NTER) whereby an amount equivalent to company income tax, calculated as if the Authority were a private sector business, is paid to the Western Australian Department of Treasury. The calculation of the income tax liability is governed by NTER guidelines and directions approved by the State Government.

As a consequence of paying company income tax, the Authority must report under AASB 112 *Income Taxes*.

The income tax expense, or income tax expense equivalent is the tax payable on the current period's taxable income adjusted by changes in deferred tax assets and liabilities attributable to temporary differences between the tax bases of assets and liabilities and their carrying amounts in the financial statements, and to unused tax losses.

	2023	2022
	(\$'000)	restated (\$'000)
Major components of income tax expense as at 30 June 2023 and 30 June 2022 are:		
(a) Income tax expense		
Current income tax		
Current income tax charge	0	(947)
Deferred income tax		
Adjustments in respect of deferred tax balances derecognised	1,152	1,161
Relating to origination and reversal of temporary differences	9,423	10,361
Adjustments in respect of previous deferred income tax	0	65
Total income tax expense	10,575	10,640
(b) Numerical reconciliation of income tax expense to prima facie tax payable		
Reconciliations of income tax expense/(benefit) applicable to accounting profit before income tax equivalents (at the statutory income tax rate) to income tax expense at the effective income tax rate for the periods ended 30 June 2023 and 30 June 2022 are as follows:		
Profit before income tax equivalents	42,989	30,152
Tax at the statutory income tax rate of 30%	12,897	9,046
Non-deductible expenses	4	354
Deferred tax balances derecognised	1,152	1,161
Realisation of prior tax losses not previously recognised	(3,478)	0
Adjustments in respect of previous deferred income tax	0	65
Temporary differences not previously recognised	0	14
Income tax expense	10,575	10,640

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

5.6 Taxation equivalent - continued

(c) Deferred income tax

The Authority's deferred income tax assets and liabilities are attributable to the following:

	ASSETS		LIABILITIES		NET	
	2023 (\$'000)	2022 restated (\$'000)	2023 (\$'000)	2022 (\$'000)	2023 (\$'000)	2022 restated (\$'000)
Receivables	(7)	(2)	36	13	29	11
Financial investments	(1)	(1)	0	0	(1)	(1)
Equity accounted investments	(55)	(35)	0	0	(55)	(35)
Property & equipment	(2,258)	(2,801)	1,916	2,742	(342)	(59)
Right-of-use assets	(63)	(58)	118	91	55	33
Payables	(35)	(26)	0	0	(35)	(26)
Provisions	(5,497)	(5,174)	965	900	(4,532)	(4,274)
Lease liabilities	(56)	(33)	0	0	(56)	(33)
Service concession liability - up front payment	(383,954)	(394,529)	0	0	(383,954)	(394,529)
Service concession liability - service concession intangible assets	(2,130)	(1,590)	0	0	(2,130)	(1,590)
Other	(237)	(227)	0	0	(237)	(227)
Tax losses	(4,507)	(7,936)	0	0	(4,507)	(7,936)
Tax (assets) liabilities	(398,800)	(412,412)	3,035	3,746	(395,765)	(408,666)
Tax set off liabilities	3,035	3,746	(3,035)	(3,746)	0	0
Net deferred tax (assets) liabilities	(395,765)	(408,666)	0	0	(395,765)	(408,666)
Less: Net deferred tax (assets) liabilities not brought to account	11,811	14,137	0	0	11,811	14,137
Net deferred tax (assets) liabilities recognised	(383,954)	(394,529)	0	0	(383,954)	(394,529)

Movement in temporary difference during the year

	Balance 30 June 2022 restated	Recognised in income	Recognised in equity	Unrecognised	Balance 30 June 2023
	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
Receivables	0	29	0	(29)	0
Financial investments	0	(1)	0	1	0
Equity accounted investments	0	0	(55)	55	0
Property & equipment	0	(342)	0	342	0
Right-of-use assets	0	55	0	(55)	0
Payables	0	(35)	0	35	0
Provisions	0	(4,532)	0	4,532	0
Lease liabilities	0	(56)	0	56	0
Service concession liability - up front payment	(394,529)	10,575	0	0	(383,954)
Service concession liability - service concession intangible assets	0	(2,130)	0	2,130	0
Other	0	(237)	0	237	0
Tax losses	0	(4,507)	0	4,507	0
Tax (assets) liabilities	(394,529)	(1,181)	(55)	11,811	(383,954)

	2023	2022 restated
	(\$'000)	(\$'000)
Unrecognised deferred tax assets		
Deferred tax assets have not been recognised in respect of the following items:		
Other temporary differences including tax losses	11,811	14,137
	11,811	14,137

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

Deferred tax assets have not been recognised in respect of these items because it is not probable that future taxable profits will be available against which the Authority can utilise the benefits.

Deferred tax assets and liabilities are recognised for temporary differences at the tax rate expected to apply when the assets are recovered or liabilities settled, based on those tax rates which are enacted or substantively enacted. The relevant tax rates are applied to the cumulative amounts of deductible and taxable temporary differences to measure the deferred tax asset or liability. An exception is made for certain temporary differences arising from the initial recognition of an asset or liability. No deferred tax asset or liability is recognised in relation to these temporary differences if they arose in a transaction, other than a business combination, that at the time of the transaction did not affect either accounting profit or taxable profit or loss.

Deferred tax assets are recognised for deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to use those temporary differences and losses.

Current and deferred income tax equivalents are recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current and deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities, and when the tax balances relate to the same taxation authority.

At the end of each reporting period, the Authority will reassess the unrecognised deferred tax asset to the extent that it becomes probable that future taxable profits will allow the deferred tax asset to be recovered and that portion of the deferred tax asset shall be re-recognised.

(d) Restatement of prior period comparatives resulting from change in accounting policy - deferred tax asset

The 2022 comparative amounts are restated in accordance with AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors* due to the change in accounting policy relating to recognition criteria of the unrecognised deferred tax asset.

In 2020, the Authority received proceeds of \$1.41 billion in consideration of the Partial Commercialisation arrangement with Land Services WA (LSWA). The proceeds were returned to Government via a NTER income tax payment totalling \$423m and the balance of the proceeds, net of transactions costs, as an interim dividend of \$984.972m. The deferred tax asset in the Authority's Statement of Financial Position as at 30 June 2020 included the balance of the NTER income tax payment not yet recognised in the Statement of Comprehensive Income.

In 2021, management determined that it was not considered probable that the Authority would earn sufficient future taxable profits to support the deferred tax asset. Based on this assessment, the deferred tax asset was impaired and recognised as income tax expense. The deferred tax asset that related to the Partial Commercialisation arrangement (\$405.104m) and the remaining balance of \$12.315m that related to the 2021 tax loss and temporary differences was impaired and recognised as income tax expense. The deferred tax asset impaired was classified as an unrecognised deferred tax asset.

During 2023, the Authority reassessed the accounting policy relating to the recognition criteria of the unrecognised deferred tax asset that arose from the Partial Commercialisation arrangement with LSWA that was impaired in 2021.

The income associated with the deferred tax asset was initially not included in the calculation of taxable profit. Therefore this income was not included in the determination of future taxable profits for the purpose of determining the recoverability of the deferred tax asset. This resulted in the derecognition of the deferred tax asset. The Authority has reassessed this interpretation and now considers, as a change in accounting policy, that this income can be included in the measurement of future taxable profits for the purpose of determining the utilisation of the deferred tax asset.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

5.6 Taxation equivalent - continued

This resulted in the deferred tax asset of \$405.104m being reinstated. Under Australian Accounting Standard AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors* this change must be accounted for retrospectively.

Accordingly, the Authority has recognised the deferred tax asset at 1 July 2021, the earliest period presented in the financial statements. The restatement results in an increase in the deferred tax asset and a decrease in accumulated losses.

The impact of the restatement is summarised below:

(i) Statement of Comprehensive Income (Extract) for the year ended 30 June 2022

	Reported at 30 June 2022	Increase/ (Decrease)	Restated at 30 June 2022
	(\$'000)	(\$'000)	(\$'000)
Income tax equivalent expense	(65)	(10,575)	(10,640)
Profit for the Period	30,087	(10,575)	19,512

(ii) Statement of Financial Position (Extract) as at 30 June 2022

	Reported at 30 June 2022	Increase/ (Decrease)	Restated at 30 June 2022
	(\$'000)	(\$'000)	(\$'000)
Current Assets			
Deferred tax assets	0	10,575	10,575
Non-Current Assets			
Deferred tax assets	0	383,954	383,954
Equity			
Accumulated deficit	(1,260,616)	394,529	(866,087)
Equity deficit	(1,186,876)	394,529	(792,347)

(iii) Statement of Financial Position (Extract) as at 1 July 2021

	Reported at 1 July 2021	Increase/ (Decrease)	Restated at 1 July 2021
	(\$'000)	(\$'000)	(\$'000)
Current Assets			
Deferred tax assets	0	10,575	10,575
Non-Current Assets			
Deferred tax assets	0	394,529	394,529
Equity			
Accumulated deficit	(1,290,703)	405,104	(885,599)
Equity deficit	(1,220,732)	405,104	(815,628)

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Notes to the Financial Statements For the year ended 30 June 2023

5.7 Payables

	2023	2022
	(\$'000)	(\$'000)
Current		
Accrued expenses (i)	6,304	5,897
Trade payables (ii)	4,066	2,138
Accrued salaries	1,149	908
Total payables at end of period	11,519	8,943

(i) Includes balances relating to government-related entities of \$0.024m (2022: \$0m).

(ii) Includes balances relating to government-related entities of \$0.014m (2022: \$0m).

Payables are recognised at the amounts payable when the Authority becomes obliged to make future payments as a result of a purchase of assets or services. The carrying amount is equivalent to fair value as settlement is generally within 20 days.

Accrued salaries represent the amount due to staff but unpaid at the end of the reporting period. Accrued salaries are settled within a fortnight after the reporting period. The Authority considers the carrying amount of accrued salaries to be equivalent to its fair value.

5.8 Other liabilities

	2023	2022
	(\$'000)	(\$'000)
Current		
Unearned project revenue (i)	1,060	1,110
Electronic advice of sale - fees payable to other parties (ii)	1,488	1,499
Payroll tax	220	205
Service revenue received in advance	246	249
Other liabilities (iii)	272	697
Total other liabilities at end of period	3,286	3,760

(i) Includes balances relating to government-related entities of \$0.081m (2022: \$0.248m)

(ii) During 2023, government-related entities were paid \$5.325m (2022: \$5.952m) through this account. At 30 June 2023, \$0.339m (2022: \$0.347m) was owed to a government-related entity.

(iii) Includes balances relating to government-related entities of \$0m (2022: \$0.435m)

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

5.9 Service concession liabilities

	2023	2022
	(\$'000)	(\$'000)
Current		
Service concession arrangement (GORTO) - upfront payment	35,250	35,250
- Service concession intangible assets (i)	1,977	1,347
Total current	37,227	36,597
Non-current		
Service concession arrangement (GORTO) - upfront payment	1,244,596	1,279,846
- Service concession intangible assets (i)	5,125	3,954
Total non-current	1,249,721	1,283,800
Total service concession liabilities at end of period	1,286,948	1,320,397

- (i) Expenditure incurred by Land Services WA (LSWA) on the upgrade and/or enhancement of Service concession intangible assets are accounted for as a Service concession liability under AASB 1059 *Service Concession Arrangements: Grantors*. This Service concession liability will be recognised as Service concession income in a manner consistent with the amortisation of the expenditure incurred on the upgrades to the Service concession intangible assets. Refer Note 2.3 'Service concession income' and Note 4.3 'Service concession intangible assets'.

The Authority entered into a Partial Commercialisation arrangement with LSWA that commenced on 22 October 2019 for a maximum term of 40 years. In consideration of this arrangement the Authority received an upfront lump sum payment of \$1.41 billion. This arrangement is defined within the Commercialised Services Agreement (CSA) that sets out the rights and responsibilities that govern the arrangement.

The arrangement provides LSWA the exclusive right to provide digital land registry services to the Authority that includes:

- Document
- Plan
- Search
- Commercial products; and
- Information Technology Services.

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The information technology systems that deliver the services remain under the control of the Authority, however, the ongoing support and maintenance including enhancements to the existing digital services and delivery systems are the responsibility of LSWA.

The statutory roles of Registrar and Commissioner of Titles remain with the State and continue to be responsible for the maintenance, accuracy, security and integrity of the Land Titles Register. The State will continue to own the Land Titles Register and provide the State Guarantee of Title.

Under the CSA the Authority will continue to collect total customer fees for all land registry services and pass on LSWA's revenue share calculated on a service fee per transaction basis. The Authority will therefore only recognise its remaining share of customer fees as revenue. Refer Note 2.1 'Provision of services'.

The service fee rates are pre-determined annually in accordance with the CSA provisions. Under the terms of the CSA the base service fees paid to LSWA at the commencement of the arrangement can be adjusted annually by the ABS Perth CPI.

The Authority has determined that the Partial Commercialisation arrangement between the Authority and LSWA meets the definition of a service concession arrangement under AASB 1059. The upfront proceeds of \$1.41 billion has been accounted for as a "grant of a right to the operator" (GORTO) service concession liability under AASB 1059 where the liability is recognised as unearned revenue at the inception of the service concession arrangement and recognised evenly over the term of the arrangement. Refer to Note 2.3 'Service concession income'.

The information technology systems that deliver digital land registry services will be recognised by the Authority as Service concession intangible assets and any upgrades and/or enhancements that LSWA makes to these systems will be recognised by the Authority. Expenditure incurred by LSWA on the upgrade or major component replacement of Service concession intangible assets will also be accounted for as a Service concession liability. This Service concession liability will be reduced and income recognised in a manner consistent with amortisation of the expenditure incurred on the upgrades to the Service concession intangible assets. Refer Note 2.3 'Service concession income' and Note 4.3 'Service concession intangible assets'.

The Authority also granted LSWA a revocable and non-exclusive licence to reproduce, modify and create derivative works of the land and property data for the sole purpose of LSWA developing, marketing and commercialising new products and services that are approved by the Authority. The Authority will receive an ongoing royalty on the new revenue generated from this licence.

If this arrangement is terminated or if the disengagement date has passed as per the CSA, LSWA shall grant at the Authority's option, at an agreed fee, a perpetual, non-exclusive, irrevocable licence to use, reproduce, maintain, support, modify and create derivative works of LSWA's material but not for commercial exploitation purposes.

There have been no changes to the CSA during the reporting period.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

6. Financing

This section sets out the material balances and disclosures associated with the financing and cashflows of the Authority.

	Notes	2023 (\$'000)	2022 (\$'000)
Lease liabilities	6.1	187	111
Finance costs	6.2	8	3
Cash and cash equivalents	6.3	11,733	16,668
Capital commitments	6.4	0	0

6.1 Lease liabilities

	2023 (\$'000)	2022 (\$'000)
Not later than one year	42	34
Later than one year and not later than five years	135	76
Later than five years	10	1
Total lease liabilities at end of period	187	111
Current		
Vehicles	42	34
Total current	42	34
Non-current		
Vehicles	145	77
Total non-current	145	77
Balance at end of period	187	111

The lease payments are made to a government-related entity.

At the commencement date of the lease, the Authority recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, the Authority uses the incremental borrowing rate provided by the Western Australian Treasury Corporation.

Lease payments included by the Authority as part of the present value calculation of lease liability include:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payments that depend on an index or a rate initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the lessee under residual value guarantees;
- the exercise price of purchase options (where these are reasonably certain to be exercised);
- payments for penalties for terminating a lease, where the lease term reflects the Authority exercising an option to terminate the lease; and
- periods covered by extension or termination options are only included in the lease term by the Authority if the lease is reasonably certain to be extended (or not terminated).

The interest on the lease liability is recognised in profit or loss over the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. Lease liabilities do not include any future changes in variable lease payments (that depend on an index or rate) until they take effect, in which case the lease liability is reassessed and adjusted against the right-of-use asset.

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Notes to the Financial Statements For the year ended 30 June 2023

Variable lease payments, not included in the measurement of lease liability, that are dependent on sales are recognised by the Authority in profit or loss in the period in which the condition that triggers those payments occurs.

Subsequent measurement

Lease liabilities are measured by increasing the carrying amount to reflect interest on the lease liabilities; reducing the carrying amount to reflect the lease payments made; and remeasuring the carrying amount at amortised cost, subject to adjustments to reflect any reassessment or lease modifications.

This section should be read in conjunction with Note 4.2 'Right-of-use assets'.

	2023 (\$'000)	2022 (\$'000)
Leases expenses recognised in the Statement of Comprehensive Income:		
Lease interest expense	8	3
Losses arising from sale and leaseback transactions - vehicles	0	4

Variable lease payments that are not included in the measurement of the lease liability are recognised in the period in which the event or condition that triggers those payments occurs.

Short-term leases are recognised on a straight-line basis with a lease term of 12 months or less.

Low value leases with an underlying value of \$5,000 or less are recognised on a straight-line basis.

6.2 Finance costs

	2023 (\$'000)	2022 (\$'000)
Interest expense on lease liabilities - vehicles	8	3
Finance costs expensed	8	3

Finance costs include the interest component of lease liability repayments and are paid to a government-related entity.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

6.3 Cash and cash equivalents

	Notes	2023 (\$'000)	2022 (\$'000)
Cash and cash equivalents	7.1		
Operating bank account		10,002	15,180
Cash on hand		11	11
Total cash and cash equivalents		10,013	15,191
Restricted cash and cash equivalents	7.1		
<u>Current</u>			
Rental bond (i)		0	7
Paid Parental Leave (i)		9	2
Indian Ocean Territories (i)	8.12	126	205
		135	214
<u>Non-current</u>			
Accrued salaries suspense (ii)		1,585	1,263
Total restricted cash and cash equivalents		1,720	1,477
Balance at end of period		11,733	16,668

- (i) Funds are held in the operating bank account and are restricted in that they can only be used for a designated purpose.
- (ii) Funds held in the suspense account for the purpose of meeting the 27th pay in a reporting period that occurs every 11th year. The next 27th pay will occur on 29 June 2028. This account is classified as non-current for 10 out of 11 years.

For the purpose of the Statement of Cash Flows, cash and cash equivalent assets comprise cash on hand and short-term deposits with original maturities of three months or less that are readily convertible to a known amount of cash and which are subject to insignificant risk of changes in value.

The accrued salaries suspense account consists of amounts set aside annually by the Authority to meet the additional cash outflow for employee salary payments in reporting periods with 27 pay days instead of the normal 26.

6.4 Capital commitments

The Authority does not have any capital commitments at the year end. (2022: \$0)

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

7. Risks and Contingencies

This note sets out the key risk management policies and measurement techniques of the Authority.

	Notes
Financial risk management	7.1
Contingent assets	7.2.1
Contingent liabilities	7.2.2
Fair value measurements	7.3

7.1 Financial risk management

Financial instruments held by the Authority are cash and cash equivalents, restricted cash and cash equivalents, receivables, investments, amounts receivable for services, payables, lease liabilities, and other current liabilities. The Authority has limited exposure to financial risks. The Authority's overall risk management program focuses on managing the risks identified below.

(a) Summary of risks and risk management

Credit risk

Credit risk arises when there is the possibility of the Authority's receivables defaulting on their contractual obligations resulting in financial loss to the Authority.

Credit risk associated with the Authority's financial assets is minimal because the main receivable is the amounts receivable for services (State holding account). For receivables other than Government, the Authority trades only with recognised, creditworthy third parties. The Authority has policies in place to ensure that sales of products and services are made to customers with an appropriate credit history. In addition, receivable balances are monitored on an ongoing basis with the result that the Authority's exposure to bad debts is minimal. Debt will be written-off against the allowance account when it is improbable or uneconomical to recover the debt. At the end of the reporting period there were no significant concentrations of credit risk.

Liquidity risk

Liquidity risk arises when the Authority is unable to meet its financial obligations as they fall due. The Authority is exposed to liquidity risk through its trading in the normal course of business. The Authority has appropriate procedures to manage cash flows, including drawdowns of appropriations, and by monitoring forecast cash flows to ensure that sufficient funds are available when required to meet its commitments.

Market risk

Market risk arises when changes in market prices, such as foreign exchange rates and interest rates, will affect the Authority's income or the value of its holdings of financial instruments.

The Authority has minimal exposure to foreign exchange risk. The Authority manages foreign exchange risk arising from agreements or arrangements in foreign currencies through its Foreign Exchange Risk Policy. In addition the Authority has a Foreign Exchange and Derivatives Master Agreement with the Western Australian Treasury Corporation.

The Authority is exposed to interest rate risk primarily on financial investments. There is no Treasurer's Advance or borrowings, other than finance leases (with fixed interest rates).

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

7.1 Financial risk management - continued

(b) Categories of financial instruments

	2023	2022
	(\$'000)	(\$'000)
The carrying amounts of each of the categories of financial assets and financial liabilities at the end of the reporting period are:		
Financial assets		
Cash and cash equivalents	10,013	15,191
Restricted cash and cash equivalents	1,720	1,477
Financial investments	48,297	47,597
Amounts receivable for services	40,554	38,714
Receivables (i)	31,604	12,755
Total financial assets	132,188	115,734
Financial liabilities		
Payables	11,519	8,943
Lease liabilities	187	111
Other current liabilities	3,286	3,760
Total financial liabilities	14,992	12,814

(i) The amount of receivables excludes GST recoverable from the Australian Taxation Office (statutory receivable).

(c) Credit risk exposure

The following table details the credit risk exposure on the Authority's trade receivables using a provision matrix.

	Carrying amount	Current	Days past due				>181 days
			<30 days	30-60 days	61-90 days	91-180 days	
	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
30 June 2023							
Expected credit loss rate (i)		0.01%	0.04%	0.11%	3.33%	(1.31%)	28.95%
Estimated total gross carrying amount at default	26,573	25,522	826	13	11	128	73
Expected credit loss	(23)	2.39	0.35	0.01	0.37	(1.67)	21.13
30 June 2022							
Expected credit loss rate (i)		0.01%	0.04%	0.11%	3.33%	(1.31%)	28.95%
Estimated total gross carrying amount at default	11,813	11,338	398	35	19	4	19
Expected credit loss	(7)	1.06	0.17	0.04	0.63	(0.05)	5.5

(i) Negative loss rate is due to cumulative effect of overall credit balances on customer accounts that were paid in advance or are yet to be applied.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

(d) Liquidity risk and interest rate exposure

The following table details the Authority's interest rate exposure and the contractual maturity analysis of financial assets and financial liabilities. The maturity analysis section includes interest and principal cash flows. The interest rate exposure section analyses only the carrying amounts of each item.

Interest rate exposure and maturity analysis of financial assets and financial liabilities

	Weighted average effective interest rate %	Interest rate exposure			Maturity dates					
		Carrying amount (\$'000)	Fixed interest rate (\$'000)	Variable interest rate (\$'000)	Non-interest bearing (\$'000)	Nominal amount (\$'000)	Up to 1 month (\$'000)	1-3 months to 1 year (\$'000)	1-5 years (\$'000)	More than 5 years (\$'000)
Financial assets										
Cash and cash equivalents	2.63	10,013	0	10,002	11	10,013	0	0	0	0
Restricted cash & cash equivalents	2.63	1,720	0	1,720	0	1,720	0	126	0	1,585
Financial investments	4.48	48,297	48,297	0	0	50,385	8,329	37,894	0	0
Receivables (i)		31,604	0	0	31,604	31,604	0	2,032	2,032	0
Amounts receivable for services		40,554	0	0	40,554	40,554	462	925	4,161	35,006
		132,188	48,297	11,722	72,169	134,276	42,186	9,254	44,213	1,585
Financial liabilities										
Payables		11,519	0	0	11,519	11,519	0	0	0	0
Lease liabilities - Vehicles	5.80	187	0	187	0	215	4	9	39	153
Other liabilities		3,286	0	0	3,286	3,286	0	0	0	0
		14,992	0	187	14,805	15,020	14,809	9	39	153

(i) The amount of receivables excludes the GST recoverable from the Australian Taxation Office (statutory receivable).

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

7.1 (d) Liquidity risk and interest rate exposure - continued

	Weighted average effective interest rate %	Interest rate exposure			Maturity dates						
		Carrying amount (\$'000)	Fixed interest rate (\$'000)	Variable interest rate (\$'000)	Non-interest bearing (\$'000)	Nominal amount (\$'000)	Up to 1 month (\$'000)	1-3 months to 1 year (\$'000)	3 months to 1 year (\$'000)	1-5 years (\$'000)	More than 5 years (\$'000)
2022											
Financial assets											
Cash and cash equivalents	0.50	15,191	0	15,180	11	15,191	15,191	0	0	0	0
Restricted cash & cash equivalents	0.50	1,477	0	1,477	0	1,477	9	0	205	0	1,263
Financial investments	1.25	47,597	47,597	0	0	48,186	4,011	8,026	36,149	0	0
Receivables (i)		12,755	0	0	0	12,755	12,755	0	0	0	0
Amounts receivable for services		38,714	0	0	0	38,714	521	1,042	4,690	32,461	0
		115,734	47,597	16,657	51,480	116,323	32,487	9,068	41,044	32,461	1,263
Financial liabilities											
Payables		8,943	0	0	8,943	8,943	8,943	0	0	0	0
Lease liabilities - Vehicles	3.95	111	0	111	0	121	4	8	26	82	1
Other liabilities		3,760	0	0	3,760	3,760	3,760	0	0	0	0
		12,814	0	111	12,703	12,824	12,707	8	26	82	1

(i) The amount of receivables excludes the GST recoverable from the Australian Taxation Office (statutory receivable).

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

(e) Interest rate sensitivity analysis

The tables below represent a summary of the interest rate sensitivity of the Authority's financial assets and liabilities at the end of the reporting period on the profit/(loss) for the period and equity for a 0.5% change in interest rates (after tax). It is assumed that the change in interest rates is held constant throughout the reporting period.

	Carrying amount (\$'000)	-0.5% After tax		+0.5% After tax	
		Profit (\$'000)	Equity (\$'000)	Profit (\$'000)	Equity (\$'000)
2023					
<i>Financial Assets</i>					
Cash and cash equivalents	10,002	(35)	(35)	35	35
Restricted cash and cash equivalents	1,720	(6)	(6)	6	6
Total increase / (decrease)	11,722	(41)	(41)	41	41

	Carrying amount (\$'000)	-0.5% After tax		+0.5% After tax	
		Profit (\$'000)	Equity (\$'000)	Profit (\$'000)	Equity (\$'000)
2022					
<i>Financial Assets</i>					
Cash and cash equivalents	15,180	(53)	(53)	53	53
Restricted cash and cash equivalents	1,477	(5)	(5)	5	5
Total increase / (decrease)	16,657	(58)	(58)	58	58

(f) Fair value hierarchy

The following hierarchy is used for determining and disclosing the fair value of financial instruments:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities that can be accessed at the measurement date;
- Level 2 - Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly; or
- Level 3 - Unobservable inputs for the asset or liability.

The following tables show the financial assets measured at fair value:

	Level 1	Level 2	Level 3	Total	Fair Value
	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
2023					
Term deposits	0	48,297	0	48,297	49,312
Bonds	0	0	0	0	0
Floating rate notes	0	0	0	0	0
Total	0	48,297	0	48,297	49,312

	Level 1	Level 2	Level 3	Total	Fair Value
	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
2022					
Term deposits	0	47,597	0	47,597	47,555
Bonds	0	0	0	0	0
Floating rate notes	0	0	0	0	0
Total	0	47,597	0	47,597	47,555

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

7.2 Contingent assets and contingent liabilities

Contingent assets and contingent liabilities are not recognised in the Statement of Financial Position but are disclosed and, if quantifiable, are measured at best estimate.

Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

7.2.1 Contingent assets

In addition to the assets reported in the financial statements, there are the following contingent assets -

(i) A judgement sum, inclusive of interest, plus costs was awarded to the Registrar of Titles in the Supreme Court in relation to a counterclaim against a party who committed land title fraud. Under the *Transfer of Land Act 1893*, the Authority, on behalf of the State of Western Australia, paid compensation to the affected party and sought recompense from the perpetrator of the fraud. On appeal, the Supreme Court awarded an amount of \$1.625m to the Registrar of Titles, and if the amount is recovered, it will be returned to the Consolidated Account by the Authority.

(ii) Judicial Review by the Supreme Court upheld the Commissioner of Titles' decision rejecting a compensation claim alleging loss of land by fraud. By Judgement delivered on 23 June 2023, the Supreme Court dismissed the action and found in favour of the Commissioner. By Supreme Court Orders made on 26 June 2023 costs were awarded in favour of the Commissioner. Whilst not particularised, those costs are estimated by the State Solicitor's Office to be \$0.070m. An appeal was lodged on 6 July 2023 against to the Supreme Court's decision.

7.2.2 Contingent liabilities

Litigations in progress

In addition to the liabilities reported in the financial statements, there are potential litigations of \$0.333m arising from the administration of the Western Australian Land Titles Register. This has no impact on the Authority's financial position as potential liabilities are paid by the Authority and are then reimbursed to the Authority from the Consolidated Account.

Contaminated sites

Under the *Contaminated Sites Act 2003*, the Authority is required to report known and suspected contaminated sites to the Department of Water and Environmental Regulation (DWER). In accordance with the *Contaminated Sites Act 2003*, DWER classifies these sites on the basis of the risk to human health, the environment and environmental values. Where sites are classified as *contaminated – remediation required or possibly contaminated – investigation required*, the Authority may have a liability in respect of investigation or remediation expenses.

The Authority has no known or suspected contaminated sites as at 30 June 2023.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

7.3 Fair value measurements

Land reserves measured at fair value:

	Level 1	Level 2	Level 3	Fair Value
2023	(\$'000)	(\$'000)	(\$'000)	(\$'000)
Opening balance at 1 July 2022	0	275	3,431	3,706
Reserves transferred to/(from) the Authority	0	(2)	(4)	(6)
Transfers from Level 2 to Level 3	0	0	0	0
Revaluation increments/(decrements) recognised in other comprehensive income	0	51	402	453
Closing balance at 30 June 2023	0	324	3,829	4,153

	Level 1	Level 2	Level 3	Fair Value
2022	(\$'000)	(\$'000)	(\$'000)	(\$'000)
Opening balance at 1 July 2021	0	250	3,445	3,695
Reserves transferred to/(from) the Authority	0	0	(54)	(54)
Transfers from Level 2 to Level 3	0	0	0	0
Revaluation increments/(decrements) recognised in other comprehensive income	0	25	40	65
Closing balance at 30 June 2022	0	275	3,431	3,706

Valuation process

There were no changes in valuation techniques during the period.

Transfers in and out of a fair value level are recognised on the date of the event or change in circumstances that caused the transfer. Transfers are generally limited to assets newly classified as 'non-current assets held for sale', as the Treasurer's Instructions require valuations of land and buildings to be categorised within Level 3 where the valuations will utilise Level 3 inputs on a recurring basis.

Land reserves have restrictions placed on their use and disposal due to the land being held to deliver specific community services. Accordingly, the fair value of land reserves is measured as follows:

Level 2

Land reserves designated as 'low restricted use land' (high level utility) are valued using Level 2 valuation inputs. Level 2 fair value is based on market value, using market evidence of sales of comparable unrestricted land less restoration costs to restore the site to a vacant and marketable condition.

Level 3

Fair value for restricted use land is based on comparison with market evidence for land with low level utility (high restricted use land). The relevant comparators of land with low level utility is selected by the Western Australian Land Information Authority (Valuation Services, Landgate) and represents the application of a significant Level 3 input in this valuation methodology. The fair value measurement is sensitive to values of comparator land, with higher values of comparator land correlating with higher estimated fair values of land.

Significant Level 3 inputs used by the Authority are derived and evaluated as follows:

Location of Land Reserves	Fair Value 2023	Fair Value 2022
	(\$'000)	(\$'000)
Perth and Surrounds	3,311	2,987
Rest of State	518	444
	3,829	3,431

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8. Other disclosures

This section includes additional material disclosures required by accounting standards or other pronouncements, for the understanding of this financial report.

	Notes
Events occurring after the end of the reporting period	8.1
Changes in accounting policy	8.2
Initial application of Australian Accounting Standards	8.3
Key management personnel	8.4
Related party transactions	8.5
Affiliated body	8.6
Remuneration of auditor	8.7
Supplementary financial information	8.8
Equity	8.9
Resources provided free of charge	8.10
Special purpose accounts	8.11
Indian Ocean Territories	8.12
Explanatory Statement	8.13

8.1 Events occurring after the end of the reporting period

There have been no significant events occurring after 30 June 2023 that effect these financial statements.

8.2 Changes in accounting policy

The following is a summary of changes to accounting policy.

Deferred tax asset

Refer to Note 5.6(d) 'Restatement of prior period comparatives resulting from change in accounting policy-deferred tax asset'.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.3 Initial application of Australian Accounting Standards

There were no new standards initially applicable during the reporting period that had a material impact on the Authority's financial statements.

8.4 Key Management Personnel

The Authority has determined that Key Management Personnel includes the responsible Minister, members of the accountable authority (Landgate's board of management) and executive management of the Authority. The Authority does not incur expenditures to compensate Ministers and those disclosures may be found in the *Annual Report on State Finances*.

The total fees, salaries, superannuation, non-monetary benefits and other benefits for senior officers of the Authority for the reporting period are presented within the following bands:

(a) For the accountable authority:

	2023	2022
Compensation Band (\$)		
300,001 - 310,000	1 (i)	0
290,001 - 300,000	0	1 (i)
50,001 - 60,000	0	1
40,001 - 50,000	1	0
30,001 - 40,000	4	4
20,001 - 30,000	0	1
10,001 - 20,000	3	1
0 - 10,000	1	0
	10	8

(i) Includes the Chief Executive who is both a member of the accountable authority and a member of the executive management.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.4 Key Management Personnel - continued

(b) For Key Management Personnel, who were part of the executive management of the Authority, other than the Chief Executive:

	2023	2022
Compensation Band (\$)		
230,001 - 240,000	0	1
220,001 - 230,000	2	1
210,001 - 220,000	2	1
200,001 - 210,000	0	1
120,001 - 130,000	0	1
110,001 - 120,000	0	2
100,001 - 110,000	0	2
10,001 - 20,000	0	1
	4	10

(c) The total compensation of Key Management Personnel (excluding Cabinet Ministers) was:

	2023	2022
	(\$'000)	(\$'000)
Compensation		
Short-term employee benefits	1,148	1,622
Post-employment benefits	145	178
Other long-term benefits	114	169
Termination benefits	0	0
Total compensation	1,407	1,969

The total compensation includes superannuation expense incurred by the Authority.

No Key Management Personnel are members of the Pension Scheme.

8.5 Related Party Transactions

(a) Related parties of the Authority

The Authority is a wholly-owned public-sector entity controlled by the State of Western Australia.

Related parties of the Authority include

- all cabinet ministers and their close family members, and their controlled or jointly controlled entities;
- all members of the accountable authority and their close family members, and their controlled or jointly controlled entities;
- all members of executive management and their close family members, and their controlled or jointly controlled entities;
- other departments and statutory authorities, including related bodies, that are included in the whole-of-government consolidated financial statements (ie wholly-owned public sector entities);
- associates and joint ventures of the Authority and those also included in the whole-of-government consolidated financial statements;
- public companies limited by shares and guarantees of the Authority; and
- the Government Employees Superannuation Board (GESB).

(b) Significant transactions with Government-related entities

In conducting its activities, the Authority is required to transact with the State and entities related to the State.

These transactions are generally based on the standard terms and conditions that apply to all agencies.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

Significant transactions with government-related entities for 2023 were:

- income received from other public sector entities (Note 2.2 'Income from State Government') and recoup of salary costs (Note 3.1(a) 'Employee benefits expenses');
- superannuation payments to the Government Employees Superannuation Board (Note 3.1(a) 'Employee benefits expenses' - Superannuation);
- lease payments to the Department of Finance for motor vehicle fleet leasing (Note 6.1 'Lease liabilities', Note 6.2 'Finance costs');
- building maintenance, property rentals, and minor works payments to the Department of Finance for office accommodation (Note 3.2 'Other expenditures' - Accommodation expenses);
- service appropriation (Note 2.2 'Income from State Government') and amounts receivable for services (Note 5.4 'Amounts receivable for services');
- resources received free of charge (Note 2.2 'Income from State Government');
- trade debtors and accrued revenue (Note 5.1 'Receivables');
- accrued expenses (Note 5.7 'Payables') and unearned project revenue and amounts owed under Electronic Advice of Sale (Note 5.8 'Other liabilities');
- contributions by owners and distributions to owners (Note 8.9 'Equity' - Contributed equity);
- amounts due to the Treasurer for income tax payable and dividends paid (Note 5.6 'Taxation equivalent' and Note 8.9 'Equity' - Retained earnings);
- resources provided free of charge to other government agencies (Note 8.10 'Resources provided free of charge'); and
- remuneration for services provided by the Auditor General (Note 8.7 'Remuneration of auditor').

(c) Transactions with related parties

The Authority had transactions with the following related parties:

- Public Sector Mapping Agency (PSMA) Australia Ltd.
Refer Note 5.2 'Equity accounted investments' for details.
- National Electronic Conveyancing Data Standards (NECDS) Ltd.
The Authority became a member of NECDS Limited in 2023, an Australian public company, limited by guarantee, incorporated under the *Corporations Act 2001*. It was formed in partnership by the Australian State and Territory Governments. The Authority represents the interests of the Government of Western Australia.
NECDS Ltd does not pay dividends, has no issued share capital and each member has a single vote. NECDS Ltd.'s purpose is to -
 - own the intellectual property rights in the National Electronic Conveyancing Data Standards (NECDS);
 - to set up best practice curation of the NECDS in accordance with Registrar requirements;
 - to grant non-exclusive licences, on such terms as NECDS Ltd may determine, to any person or entity determined by NECDS Ltd, to use the NECDS; and
 - own and control intellectual property rights and standards other than the NECDS that are relevant to a national electronic conveyancing system.

The income and property of the NECDS Ltd must be applied solely towards the promotion of the purpose, other than on the winding up of the Company. The liability of each member is limited to a maximum of \$10 if the Company is wound up while the member is a member or within one year after the member ceases to be a member.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.5 Related Party Transactions - Continued

	2023	2022
	(\$'000)	(\$'000)
Contributions paid by the Authority to NECDS Ltd	266	0
Total	266	0

Contributions paid are reported in the Statement of Comprehensive Income under Note 3.2 'Other expenditure'.

(d) Material transactions with other related parties

Outside of normal citizen type transactions with the Authority, there were no other related party transactions that involved key management personnel and/or their close family members and/or their controlled (or jointly controlled) entities.

8.6 Affiliated body

	2023	2022
	(\$'000)	(\$'000)
Resources provided to the Land Surveyors' Licensing Board:		
Administrative support	190	181
Grant	40	35
Total	230	216

The Land Surveyors' Licensing Board is an affiliated body as it receives more than half of its resources from the Authority but it is not subject to the Authority's operational control. The Board reports to Parliament separately.

8.7 Remuneration of auditor

	2023	2022
	(\$'000)	(\$'000)
Remuneration paid or payable to the Auditor General in respect of the audit for the current financial year is as follows:		
Auditing the accounts, financial statements, controls, and key performance indicators	281	267

8.8 Supplementary financial information

	2023	2022
	(\$'000)	(\$'000)
(a) Write offs by the Accountable Authority		
Bad debts		
- trade receivables	0	8
	0	8
Public property	0	0
Total	0	8
(b) Losses through theft, defaults and other causes		
Losses of public money, other money and public and other property through theft or default	2	0
Amounts recovered	2	0
Total	0	0
(c) Gifts of public property by the Authority	0	0

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.9 Equity

	Notes	2023	2022
		(\$'000)	(\$'000)
The Government holds the controlling equity interest in the Authority on behalf of the community. Equity represents the residual interest in the net assets of the Authority. The asset revaluation surplus represents that portion of equity resulting from the revaluation of non-current assets.			
Contributed equity			
Balance at start of the year		66,918	62,944
Contributions by owners			
Capital appropriation		560	4,028
Distributions to owners			
Land reserves including improvements transferred from the Authority to the Department of Planning, Lands and Heritage	4.1	(6)	(54)
Balance at end of the year		67,472	66,918
Reserves			
Balance at start of the year		6,822	7,027
Asset revaluation surplus			
- Land reserves	4.1	453	65
		453	65
Fair value reserve			
- Recognition of PSMA at fair value	5.2	(68)	(335)
- Deferred tax asset	5.6	0	65
		(68)	(270)
Balance at end of the year		7,207	6,822
Accumulated deficit (i)			
Balance at start of the year		(866,087)	(885,599)
- Profit for period		32,414	19,512
- Distribution to owners - dividends (ii)		0	0
Balance at end of the year		(833,673)	(866,087)
Total equity at 30 June (iii)		(758,994)	(792,347)

- (i) The 2022 comparative amounts for Accumulated deficit have been restated in accordance with AASB 101 *Presentation of Financial Statements*. Refer to note 5.6 'Taxation equivalent'.
- (ii) Dividends payable by the Authority to the State are provided for in the reporting period in which the dividends recommended by the Board are accepted by the Minister for Lands, with the concurrence of the Treasurer of Western Australia.
- (iii) The "negative" equity is mainly due to the proceeds from the Partial Commercialisation arrangement (\$1.41 billion) being returned to the State in 2020 as an interim dividend and NTER tax payment, and the Authority retaining the offsetting service concession liability for the equivalent amount. This has no impact on the future operations of the Authority. Refer Note 5.9 'Service concession liabilities'.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.10 Resources provided free of charge

	2023	2022
	(\$'000)	(\$'000)
During the reporting period, the Authority provided resources free of charge to:		
(a) More than \$10,000 per general government-related entity		
Department of Finance	12,643	13,225
Department of Planning, Lands and Heritage	6,131	6,870
Department of Water and Environmental Regulation	535	61
Department of Fire and Emergency Services	486	449
Main Roads Western Australia	482	40
Department of Treasury	458	411
Department of Transport	365	0
Department of Biodiversity, Conservation and Attractions	359	183
Department of Mines, Industry Regulation and Safety	357	173
Department of Justice	337	387
Department of Education	211	86
Department of Health	164	149
Office of the Director of Public Prosecutions	99	44
Department of Primary Industries and Regional Development	40	54
Western Australia Police Force	34	478
Department of Communities	11	0
Western Australian Electoral Commission	0	13
Department of Local Government, Sport & Cultural Activities	0	11
	22,712	22,634
(b) More than \$10,000 per non-general government entity		
Western Power	1,407	970
Horizon Power	219	199
Water Corporation	29	0
Southern Ports Authority	17	0
Oyster Harbour Catchment Group	12	0
Fremantle Ports Authority	0	16
	1,684	1,185
(c) Less than \$10,000 per State Government agency	30	15
(d) Non-State government agencies	28	821
Total resources provided free of charge	24,454	24,655

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.11 Special purpose accounts

	2023	2022
	(\$'000)	(\$'000)
Payroll deductions		
Special Purpose Accounts can be created under section 16(1)(c) of the <i>Financial Management Act 2006</i> . This account holds income tax instalments deducted from employee salaries pending payment to the Australian Taxation Office.		
Balance at start of period	0	0
Receipts	12,073	11,031
Payments	(12,073)	(11,031)
Balance at end of period	0	0

8.12 Indian Ocean Territories

	2023	2022
	(\$'000)	(\$'000)
The Authority provides services to the Indian Ocean Territories and recovers the cost from the Commonwealth government. Transactions for the reporting period were:		
Balance at start of period	205	237
Receipts	0	0
Payments	(79)	(32)
Balance at end of period (i)	126	205

- (i) Funds are held in the operating bank account and are restricted in that they can only be used for a designated purpose.

8.13 Explanatory statement

This explanatory section explains variations in the financial performance of the Authority undertaking transactions under its own control, as represented by the primary financial statements. All variances between annual estimates (original budget) and actual results for 2023, and between the actual results for 2023 and 2022 are shown below.

Narratives are provided for key major variances, which vary more than 10% from their comparative and that the variation is more than 1% of the following variance analysis for the:

- Estimate and actual results for the current year:
 - Total Cost of Services of the estimate for the Statement of Comprehensive Income and Statement of Cash Flows (1% of \$117.403m - \$1.174m); and
 - Total Assets of the estimate for the Statement of Financial Position (1% of \$128.233m - \$1.282m).
- Actual results for the current year and the prior year actual:
 - Total Cost of Services for the previous year for the Statements of Comprehensive Income and Statement of Cash Flows (1% of \$106.35m - \$1.064m); and
 - Total Assets for the previous year for the Statement of Financial Position (1% of \$554.992m - \$5.550m).

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.13 Explanatory statement - continued

(a) Statement of Comprehensive Income Variances

	Variance note	Estimate 2023	Actual 2023	Actual 2022 restated	Variance between Estimate and Actual 2023	Variance between Actual 2022 and Actual 2023
		(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
INCOME						
Provision of services	A	46,315	46,607	41,978	292	4,629
Service concession income		36,871	36,597	36,364	(274)	233
Sale of land information, data and imagery		4,439	3,950	3,810	(489)	140
Interest revenue	1,B	50	1,486	244	1,436	1,242
Other revenue	C	1,003	602	3,749	(401)	(3,147)
TOTAL INCOME		88,678	89,242	86,145	564	3,097
EXPENSES						
Employee benefits	D	57,616	55,756	49,693	(1,860)	6,063
Supplies and services	2	34,086	28,852	29,395	(5,234)	(543)
Other expenses		5,959	5,794	5,393	(165)	401
Depreciation and amortisation	3,E	13,651	11,376	14,292	(2,275)	(2,916)
Finance costs		16	8	3	(8)	5
Accommodation	4,F	6,075	7,800	6,454	1,725	1,346
Net loss on disposal of property, equipment and intangibles	G	0	5	1,120	5	(1,115)
TOTAL EXPENSES		117,403	109,591	106,350	(7,812)	3,241
Loss before Income from State Government		(28,725)	(20,349)	(20,205)	8,376	(144)
INCOME FROM STATE GOVERNMENT						
Service appropriation	5	36,941	43,003	40,558	6,062	2,445
Income from other public sector entities	6,H	11,389	20,052	8,261	8,663	11,791
Resources received free of charge	I	300	283	1,538	(17)	(1,255)
TOTAL INCOME FROM STATE GOVERNMENT		48,630	63,338	50,357	14,708	12,981
Profit before income tax equivalent		19,905	42,989	30,152	23,084	12,837
Income tax equivalent (expense)/benefit	7	0	(10,575)	(10,640)	(10,575)	65
PROFIT FOR THE YEAR	8,J	19,905	32,414	19,512	12,509	12,902
OTHER COMPREHENSIVE INCOME						
Items not reclassified subsequently to profit or loss						
Changes in asset revaluation surplus		0	453	65	453	388
Items that will be reclassified subsequently to profit or loss						
Changes in fair value reserve		0	(68)	(335)	(68)	267
Income tax on items that will be reclassified		0	0	65	0	(65)
TOTAL OTHER COMPREHENSIVE INCOME/(DEFICIT)		0	(68)	(270)	(68)	202
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		19,905	32,799	19,307	12,894	13,492

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

Major Estimate and Actual (2023) Variance Narratives

- Interest revenue was higher than the estimate in 2023 as a result of a higher value of cash available for investment and higher interest rates than forecast. It was expected that investments in held to maturity financial assets would be fully drawn down into the operating bank account during 2023 to meet operating commitments. However, as a result of the buoyant property market the drain on cash reserves was not as quick as forecast and excess funds were available for investment in interest bearing term deposits managed via WA Treasury Corporation.
- Supplies and services expenses in 2023 were lower than the estimate largely as a result of delays in commencing new initiatives mainly due to internal and supplier capacity constraints and the extended investigation/planning stage of several initiatives.
- Depreciation and amortisation was lower than the estimate as a result of lower capital expenditure, and subsequently the capitalisation of assets.
- Accommodation expenses were higher than planned in 2023 as a result of the increased rent and outgoings following the renegotiation of the lease agreement by the Department of Finance for 1 Midland Square, following the release of the 2023 budget.
- Service appropriation was higher than planned in 2023 as a result of additional funding for the New Public Sector Wages Policy and increased rent and outgoings for 1 Midland Square, which were not included when the budget was set.
- Income from other public sector entities was higher than the estimate in 2023 as a result of valuation services revenue received from other agencies being higher than forecast. The 2023 year is the third and final year of the triennial Metropolitan Revaluation Program where all revenue from the three year program is recognised in accordance with AASB 15 *Revenue from Contracts with Customers*.
- Income tax equivalent expense was higher than the estimate in 2023 due to the reinstatement of the deferred tax asset in 2023 that arose from the Partial Commercialisation arrangement with Land Services WA. This resulted in the Authority recognising an income tax equivalent expense in 2023. The reinstatement of the deferred tax asset was not considered when the budget for 2023 was set. Refer note 5.6 'Taxation equivalent'.
- The Authority reflected a significantly higher profit before tax for 2023 compared to the estimate as a result of higher than planned net revenue from land titling activity due to the continuing buoyant Western Australian property market. Lower than planned expenditure also contributed to this higher than forecast profit position, mainly in supplies and services due to delays in commencing some new initiatives due to capacity constraints.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.13 Explanatory statement - continued

Major Actual (2023) and Comparative (2022) Variance Narratives

- A The revenue from the provision of services in 2023 was higher than the prior year largely as a result of higher Valuation Services revenue. The 2023 year was the third and final year of the triennial Metropolitan Revaluation Program where all revenue from the three year program is recognised in accordance with AASB 15 *Revenue from Contracts with Customers*.
Revenue from land titling was marginally lower in 2023 as a result of a marginal fall in document lodgement activity from 399,000 in 2022 to 395,000 in 2023.
- B Interest revenue was higher than 2022 as a result of higher interest rates on held to maturity financial investments and the operating bank account during 2023. The Reserve Bank of Australia increased its cash rate from 0.1% in April 2022 to 4.1% by June 2023, which had a significant impact on interest receipts during 2023.
- C Other revenue was lower than 2022 mainly as a result of \$2.9 million in revenue received for the sale of a consecutive block of unused Internet Protocol (IP) addresses to Amazon Web Services during 2022. The value of these addresses increased during the pandemic due to the need for websites to promote COVID-19 awareness.
- D Employee benefits expenses were higher than 2022 as a result of the New Public Sector Wage Policy. This resulted in a \$60 per week pay increase for those earning below \$104,000 and 3% for those earning above \$104,000 plus a one-off cost of living payment of \$3,000 (pro-rata for part timers).
- E Depreciation and amortisation expense was lower than the prior year mainly as a result of some service concession intangible assets reaching the end of their useful lives and being fully depreciated during 2023.
- F Accommodation expenses were higher than 2022 as a result of the increased rent and outgoings following the renegotiation of the lease agreement by the Department of Finance for 1 Midland Square.
- G Net loss on disposal of property, equipment and intangibles was lower in 2023 as a result of the disposal of leasehold improvements for 1 Midland Square following the sale of the property during 2022.
- H Income from other public sector entities was higher than 2022 as a result of 2023 being the third and final year of the triennial Metropolitan Revaluation Program where all revenue from the three year program is recognised in accordance with AASB 15 *Revenue from Contracts with Customers*.
- I Resources received free of charge were lower in 2023 as a result of lower accommodation free of charge services for 1 Midland Square from the Department of Finance compared to 2022.
- J The Authority reflected a higher profit for the 2023 year compared to 2022 largely as a result of higher revenue from the provision of services, specifically valuation services, as 2023 was the third and final year of the triennial Metropolitan Revaluation Program. All revenue for the triennium was recognised in 2023 in accordance with AASB 15 *Revenue from Contracts with Customers*.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

(b) Statement of Financial Position Variances

	Variance note	Estimate 2023	Actual 2023	Actual 2022 restated	Variance between Estimate and Actual 2023	Variance between Actual 2022 and Actual 2023
		(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
ASSETS						
Current Assets						
Cash and cash equivalents		19,341	10,013	15,191	(9,328)	(5,178)
Restricted cash and cash equivalents		245	135	214	(110)	(79)
Receivables	9,K	28,848	31,745	14,768	2,897	16,977
Financial investments	10	0	48,297	47,597	48,297	700
Deferred tax assets	11	0	10,575	10,575	10,575	0
Amounts receivable for services	12	6,974	5,548	6,253	(1,426)	(705)
Other current assets	13	2,778	6,384	4,715	3,606	1,669
Total Current Assets		58,186	112,697	99,313	54,511	13,384
Non-Current Assets						
Restricted cash and cash equivalents		1,516	1,585	1,263	69	322
Receivables		1,818	2,032	0	214	2,032
Equity accounted investments		2,507	2,078	2,146	(429)	(68)
Amounts receivable for services	12	28,896	35,006	32,461	6,110	2,545
Property and equipment	14	8,451	5,590	5,165	(2,861)	425
Service delivery intangible assets	15	5,351	6,778	6,303	1,427	475
Service concession intangible assets	16, L	21,184	18,007	24,055	(3,177)	(6,048)
Right-of-use assets		324	182	109	(142)	73
Deferred tax assets	11	0	373,379	383,954	373,379	(10,575)
Other non-current assets		0	716	223	716	493
Total Non-Current Assets		70,047	445,353	455,679	375,306	(10,326)
TOTAL ASSETS		128,233	558,050	554,992	429,817	3,058
LIABILITIES						
Current Liabilities						
Payables		9,150	11,519	8,943	2,369	2,576
Current tax liabilities		0	0	0	0	0
Lease liabilities		86	42	34	(44)	8
Employee related provisions		12,947	12,470	11,692	(477)	778
Service concession liabilities		36,325	37,227	36,597	902	630
Other current liabilities		4,408	3,286	3,760	(1,122)	(474)
Total Current Liabilities		62,916	64,544	61,026	1,628	3,518
Non-Current Liabilities						
Lease liabilities		243	145	77	(98)	68
Employee related provisions		2,865	2,634	2,436	(231)	198
Service concession liabilities		1,251,572	1,249,721	1,283,800	(1,851)	(34,079)
Total Non-Current Liabilities		1,254,680	1,252,500	1,286,313	(2,180)	(33,813)
TOTAL LIABILITIES		1,317,596	1,317,044	1,347,339	(552)	(30,295)
NET LIABILITIES		(1,189,363)	(758,994)	(792,347)	430,369	33,353
EQUITY						
Contributed equity		67,930	67,472	66,918	(458)	554
Reserves		7,027	7,207	6,822	180	385
Accumulated deficit		(1,264,320)	(833,673)	(866,087)	430,647	32,414
EQUITY DEFICIT		(1,189,363)	(758,994)	(792,347)	430,369	33,353

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.13 Explanatory statement - continued

Major Estimate and Actual (2023) Variance Narratives

- 9 Receivables were higher than the estimate as a result of a higher level of debtors outstanding at June 2023 than expected mainly within Valuation Services debtors. The 2023 year is the third and final year of the triennial Metropolitan Revaluation Program, where all revenue for the program is recognised in the Statement of Comprehensive Income and invoices raised to customers.
- 10 Financial investments in 2023 were higher than the estimate as it was expected that investments in held to maturity financial assets would be fully drawn down into the operating bank account during 2023 to meet operating commitments. However, as a result of the buoyant Western Australian property market and higher than planned levels of document lodgement activity and net revenue, and lower than planned expenditure, the drain on cash reserves has not been as quick as forecast and excess funds have instead been retained within financial investments.
- 11 The deferred tax asset was higher in total (current and non-current) than the estimate due to the reinstatement of the deferred tax asset that was impaired in 2021. This was following a reassessment of the recognition criteria of the unrecognised deferred tax asset that arose from the Partial Commercialisation arrangement with Land Services WA. The reinstatement of the deferred tax asset was not considered when the budget for 2023 was set. Refer note 5.6 'Taxation equivalent'.
- 12 Amounts receivable for services were higher in total (current and non-current asset) than planned due to delays in some asset investment projects during 2023 and this resulted in less cash funding being required from the holding account for asset replacement. A reassessment of funding requirements during 2023 based on the Asset Investment Program funding determination model has resulted in a lower current asset, which reflects the cash drawdown required during 2024 for asset replacement.
- 13 Other current assets were higher than the estimate in 2023 as a result of accrued interest due to higher than forecast interest rates, and higher ICT prepayments.
- 14 Property and equipment in 2023 was lower than the estimate mainly as a result of less than originally planned expenditure on capital during 2023 due to delays in progressing some projects resulting from longer than planned contract negotiations and resource capacity constraints.
- 15 Service delivery intangible assets was more than the estimate in 2023 as a result of intangible assets that were targeted for completion in 2022 being completed and capitalised in 2023.
- 16 Service concession intangible assets were lower than the estimate in 2023 as a result of a lower value of enhancements on assets than expected, which Land Services WA now has responsibility for enhancing/maintaining under the Service concession arrangement.

Major Actual (2023) and Comparative (2022) Variance Narratives

- K Receivables were higher than 2022 as a result of a higher level of debtors outstanding at June 2023 mainly within Valuation Services. The 2023 year is the third and final year of the triennial Metropolitan Revaluation Program, where all revenue for the program is recognised in the Statement of Comprehensive Income in accordance with AASB 15 *Revenue from Contracts with Customers* and invoices are raised but cash is yet to be received.
- L The Service concession intangible assets were lower than 2022 as a result of the continued amortisation of these assets during 2023 and a lower value of asset enhancements during the year.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

(c) Statement of Cash Flow Variances

	Variance note	Estimate 2023 (\$'000)	Actual 2023 (\$'000)	Actual 2022 (\$'000)	Variance between Estimate and Actual 2023 (\$'000)	Variance between Actual 2022 and Actual 2023 (\$'000)
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts						
Provision of services	17	28,608	39,638	39,563	11,030	75
Sale of land information, data and imagery		4,439	3,304	4,180	(1,135)	(876)
Interest received		50	586	233	536	353
GST receipts on sales		1,003	1,238	1,295	235	(57)
GST receipts from taxation authority		12,243	12,555	12,330	312	225
Other receipts	M	1,003	996	3,707	(7)	(2,711)
Payments						
Employee benefits		(57,357)	(54,478)	(51,008)	2,879	(3,470)
Supplies and services	18,N	(34,086)	(27,582)	(31,439)	6,504	3,857
Other payments	O	(5,560)	(6,652)	(4,823)	(1,092)	(1,829)
Accommodation	19,P	(6,075)	(7,703)	(5,791)	(1,628)	(1,912)
Finance costs		(16)	(8)	(3)	8	(5)
GST payments on purchases		(13,246)	(13,753)	(13,567)	(507)	(186)
Net cash used in operating activities		(68,994)	(51,859)	(45,323)	17,135	(6,536)
CASH FLOWS FROM INVESTING ACTIVITIES						
Receipts						
Proceeds from - Maturing financial investments	20,Q	30,000	47,600	64,600	17,600	(17,000)
Payments						
Purchase of - Property, equipment and intangible assets	21,R	(7,211)	(2,494)	(3,912)	4,717	1,418
- Financial investments	20,Q	0	(48,300)	(55,200)	(48,300)	6,900
Net cash (used in)/provided by investing activities		22,789	(3,194)	5,488	(25,983)	(8,682)
CASH FLOWS FROM FINANCING ACTIVITIES						
Payments						
Principal elements of lease payments		(71)	(79)	(80)	(8)	1
Net cash used in financing activities		(71)	(79)	(80)	(8)	1

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

8.13 Explanatory statement - continued

	Variance note	Estimate 2023	Actual 2023	Actual 2022	Variance between Estimate and Actual 2023	Variance between Actual 2022 and Actual 2023
		(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
CASH FLOWS FROM STATE GOVERNMENT						
Receipts						
Service appropriation	22,S	33,532	39,594	35,857	6,062	3,737
Drawdowns from amounts receivable for services (Holding Account)	23	6,253	1,569	2,496	(4,684)	(927)
Capital appropriations	T	958	560	4,028	(398)	(3,468)
Funds from other public sector entities	24	11,389	8,474	8,415	(2,915)	59
Payments						
Income tax equivalents - payments		0	0	(447)	0	447
Net cash provided by State Government		52,132	50,197	50,349	(1,935)	(152)
Net change in cash and cash equivalents		5,856	(4,935)	10,434	(10,791)	(15,369)
Cash and cash equivalents at start of the year		15,246	16,668	6,234	1,422	10,434
CASH AND CASH EQUIVALENTS AT 30 JUNE		21,102	11,733	16,668	(9,369)	(4,935)

Major Estimate and Actual (2023) Variance Narratives

- 17 Receipts from the provision of services was higher than the estimate for 2023 mainly as a result of the continuing buoyancy in the Western Australian property market, which was not expected when the budget was set. It was expected that there would be a decline in activity in 2023, however, document lodgement activity of 395,000 was 32% higher than planned.
- This resulted in higher net receipts from land titling activity following the payment of service fees to LSWA under the terms of the CSA.
- Consumer sentiment remained positive, spurred on by high migration, low rental vacancy rates and high rental yields, even following interest rate rises as the Reserve Bank of Australia cash rate increased from 0.1% in April 2022 to 4.1% in June 2023.
- 18 Payments for supplies and services in 2023 were lower than the estimate mainly as a result of delays in commencing new initiatives due largely to internal and supplier capacity constraints and the extended investigation and planning stage of several key initiatives, compared to those expected when the budget was set.
- 19 Accommodation payments were higher than planned in 2023 as a result of the increased rent and outgoings following the renegotiation of the lease agreement by the Department of Finance for 1 Midland Square. This adjustment was not included when the budget was set.
- 20 Receipts from maturing financial investments and payments for the purchase of financial investments were higher than the estimate as a result of maturing investments being reinvested rather than drawdown in the operating bank account during 2023. It was expected that all maturing investments would be required to fund operating commitments during 2023, however, as a result of the continued buoyancy in the WA property market, and lower than planned expenditure, cash reserves have not been depleted as quickly as planned. This has allowed excess funds to be reinvested in held to maturity financial investments.

Western Australian Land Information Authority (Landgate)

Notes to the Financial Statements For the year ended 30 June 2023

- 21 Payments for the purchase of property, equipment and intangible assets was lower than the estimate due to unexpected delays in contract negotiations, procurement activities and scoping of projects due to resource capacity constraints.
- 22 Service appropriation receipts were higher than the estimate in 2023 as a result of additional funding received for the New Public Sector Wages Policy and increased rent and outgoings for 1 Midland Square, which were not included when the budget was set.
- 23 The drawdowns from the amounts receivable for services (holding account) were lower than the estimate in 2023 due to delays in some planned projects resulting from longer contract negotiations and resource capacity constraints and therefore less cash funding required from the holding account for asset replacement.
- 24 Funds from other public sector entities were lower than the estimate in 2023 as a result of cash receipts for valuation services recognised for the triennial Metropolitan Revaluation Program not being received in 2023 as planned and are now expected to be received early in 2024.

Major Actual (2023) and Comparative (2022) Variance Narratives

- M Other receipts were lower in 2023 than the prior year mainly as a result of the \$2.9 million in revenue received for the sale of a consecutive block of unused Internet Protocol (IP) addresses to Amazon Web Services during 2022.
- N Payments for supplies and services were lower than 2022 as a result of a general underspend in ICT and other contract items due to delays in progressing some priority initiatives.
- O Other payments was higher than 2022 mainly due to the payment of service fees to Land Services WA in 2023 that related to the prior year and expensed minor assets, both of which were reported as Payables at 30 June 2022.
- P Accommodation payments were higher than 2022 as a result of the increased rent and outgoings following the renegotiation of the lease agreement by the Department of Finance for 1 Midland Square.
- Q Receipts from maturing financial investments and payments for the purchase of financial investments were lower than 2022 as a result of a lower value of investments maturing and being reinvested during 2023 when compared to the prior year.
- R Payments for the purchase of property, equipment and intangible assets was lower than 2022 due to delays in progressing some projects as a result of longer contract negotiations and procurement activities and resourcing constraints in scoping some capital projects.
- S Service appropriation receipts were higher than 2022 as a result of funding received in 2023 for the New Public Sector Wages Policy and increased rent and outgoings for 1 Midland Square.
- T Capital appropriation receipts in 2023 were lower than the prior year as a result of less capital expenditure in 2023 due to delays in progressing some projects and the use of some Agency cash to fund asset replacement.

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