

PART 9

Department of Local Government and Planning

Summary of departmental portfolio budgets

Page	Agency	2010-11 Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
2-85	Local Government and Planning - controlled	647,071	761,239	673,556
	Local Government and Planning - administered	451,040	313,437	416,547
2-109	Urban Land Development Authority	70,445	54,237	147,097

Note:

1. Explanations are provided in the financial statements.

DEPARTMENTAL OVERVIEW

MINISTERIAL RESPONSIBILITY

The Department of Local Government and Planning (the department) delivers two services – Local Government and Planning. These services reside in the portfolio of the Deputy Premier and Attorney-General, Minister for Local Government and Special Minister of State.

STRATEGIC ISSUES

The department is leading a coordinated approach to growth management planning through Growth Management Queensland (GMQ) and supports local government sustainability and resilience through the Office of Local Government. The department seeks to have positive impacts in the areas of: growth management; housing availability and affordability; community development; local government development; environmental resilience; quality urban outcomes; infrastructure optimisation and investment certainty.

During 2011-12 the department, through the delivery of its strategic objectives and core business, will continue to exercise its lead responsibility under the Government's *Toward Q2: Tomorrow's Queensland* target to "protect 50 per cent more land for nature conservation and public recreation". It will also partner with other agencies and the community to deliver on Q2 ambitions of:

- Green – by providing guidelines for planners, designers and developers that focus on ClimateSmart planning for new urban and suburban communities; model codes for Sustainable Transport Communities and for Clean Energy Communities all aimed at reducing greenhouse emission in the planning and development of settlements
- Strong – by encouraging innovation in the building industry as well as educating industry and the community of the benefits associated with sustainable building features
- Healthy – by providing advice and assistance on the appropriate use of the Queensland Planning Provisions as a mechanism for improving urban living lifestyles which make full use of outdoor activities.

The devastating floods and cyclones experienced recently in Queensland have had major consequences for the State. The department will support the Queensland Reconstruction Authority (QldRA) to deliver and implement State, functional and local plans addressing and coordinating land use planning, building and local government issues where appropriate. Individual local governments will be supported to prepare and deliver local community and economic recovery and reconstruction plans.

With the State's population expected to reach 9.1 million by 2056, greater pressure will be placed on housing availability and affordability and infrastructure particularly in growth areas of South East Queensland, coastal areas and emerging resource communities. Key strategies for GMQ are to successfully manage these pressures as well as develop liveable communities, provide for sustainable settlement patterns and promote environmental resilience and quality urban outcomes. Strengthening the regions via regional planning is the Government's premier growth management strategy with statutory regional plans being rolled out across the State.

Strong, sustainable and resilient local governments continue to be a key focus for the department. The department will enhance community planning, asset management and financial management practices and deliver improved local government capability.

2011-12 HIGHLIGHTS

The key service priorities for 2011-12 are:

Supporting sustainable, prosperous liveable communities through effective growth management by:

- releasing the *2011 Queensland Infrastructure Plan* and implementing infrastructure charges reforms as part of the Government's response to the Infrastructure Charges Taskforce
- establishing the Major Projects office to coordinate state government planning and approval processes for economically significant projects, as part of the Government's response to the building revival forum
- delivering a range of practical solutions to improve the outlook for the building industry, including:
 - investigating the self-certification of certain operational works to reduce cost and time impacts on the building industry;
 - investigating the establishment of an alternate dispute resolution process for development appeals to reduce cost and time impacts;
 - supporting delivery of mixed lot sizes in planning schemes to facilitate delivery of diverse and affordable housing products;
 - exploring opportunities to further improve development approval timeframes; and
 - conducting an independent review of the *Sustainable Planning Act (2009)* implementation progress.
- implementing the Council of Mayors (SEQ) and LGAQ's Development Assessment Process Reform Program (subject to a business case), which will extend the "Target 5 Days" benefits of reduced development approval time frames and lower holding costs to larger subdivisions and associated operational works
- progressing the Growth Management Program prior to the release of its second annual report
- developing a Queensland Regionalisation Strategy to encourage sustainable economic and population growth outside South East Queensland
- facilitating finalisation of local government Priority Infrastructure Plans
- progressing the *Townsville Futures Plan* for release
- assisting the Urban Land Development Authority (ULDA) to progress development schemes for the four Greenfield sites in Ripley Valley, Flagstone, Yarrabilba and Caloundra South
- finalising Development Agreements for: Albion, Ferny Grove Stage 1 and Coorparoo Transit Oriented Developments (TOD) and Ellenborough Street, Ipswich to support the Ipswich City Revitalisation Strategy
- finalising Local Area Plans to promote TOD outcomes for the Moreton Bay Rail Link and developing the first phase of the Yeerongpilly TOD
- completing the Brisbane Valley Rail Trail and the Boonah to Ipswich Recreation Trail
- reviewing priorities of the State Planning Instruments Program including publishing the annual program of interests
- releasing the *Resource Town Housing Affordability Study*
- continuing the roll out of the Smart eDA program including the development of further applications and training local governments in the use of Smart eDA for plumbing and drainage applications
- coordinating implementation of priority projects and programs for the *South East Queensland Regional Plan*

- coordinating a State-wide program of Regional Planning Committee meetings
- completing the Mount Peter Structure Plan and the Kinross Road Structure Plan
- facilitating “Green Door” State significant projects
- conducting training for builders, building certifiers and other key industry groups in relation to building requirements and for plumbing industry stakeholders to enhance the uptake of performance based solutions
- releasing the Sustainable Buildings Discussion Paper and commence implementing resulting measures
- developing guidelines for local governments designating transport noise corridors
- progressing master planning for the Princess Alexandra Hospital Precinct, Royal Brisbane and Women’s Hospital Precinct, Douglas (Townsville) Knowledge Precinct and the Sippy Downs Smart Community
- finalising collaborative agreements with the ULDA for selected Smart Community development sites and with Government stakeholder agencies involved in each of the identified Smart Community sites
- releasing version 3.09 of the *Standard Planning Scheme Provisions* (now called the *Queensland Planning Provisions* (QPP)) ensuring a consistent format and structure for local government planning schemes across Queensland
- releasing the *QPlan Queensland Planning Provisions User Guide – Strategic Framework* and supporting user guides (one for each part of the QPP) which assist local government scheme drafters to meet requirements of the QPP structure, promote effective integration of State Interests and improve State Interest review processes
- boosting tools and training available to support Queensland’s new planning system – *QPlan* (including review and update of existing tools, preparation of new tools and preparation and delivery of training packages across the State relating to the QPP and the *Sustainable Planning Act 2009 (SPA)*)
- developing the Planning Scheme Exemplar Project which aims to assist specific local governments to prepare new planning schemes in accordance with SPA and the QPP
- introducing the *Queensland Development Code Part 2.3* Fire safety in existing residential care buildings
- implementing the National Licensing System where appropriate and the *National Construction Code*
- developing guidelines for building certifiers conducting inspections of public and commercial type buildings during and after construction and reviewing and clarifying requirements for inspections during construction of houses, sheds and garages
- monitoring plumbing installations, including those performed under the Queensland Government’s Solar Hot Water Rebate Scheme, to ensure that hot water systems installed in Queensland are installed in accordance with the legislative requirements to protect the public
- providing training to Local Government Plumbing Inspectors to assist them in carrying out their investigation obligations as set out in the *Plumbing and Drainage Act 2002*.

Supporting effective, efficient sustainable and resilient local governments by:

- delivering the new Local Government Grants and Subsidies Program which incorporates the new Climate Ready Infrastructure Initiative
- supporting introduction of the new stand alone local government election legislation
- developing policy with relevant Australian Government and State agencies for a sustainable funding model for environmental health and housing related infrastructure for Indigenous local governments

- supporting Indigenous local governments through appropriate policies, capacity building strategies and provision of funding and contributing to whole-of-Government initiatives for remote Indigenous communities
- evaluating the financial sustainability of all local governments and developing and implementing capacity building programs, including workshops, guidelines and specific reporting on the local government sector
- providing assistance to local governments to develop local laws to support community safety plans and other local needs as required
- implementing reform to support asset management planning and financial forecast development in local governments
- implementing the recommendation of the Local Government Reform Commission to investigate options for future Weipa governance (currently unincorporated in a local government area).

RECENT ACHIEVEMENTS

Significant achievements and targets met during 2010-11:

- released the first *South East Queensland Growth Management Program Annual Report* (2010) which reports on land and dwelling supply and identifies actions for consideration by the State and local governments to meet dwelling targets and other policies of the *South East Queensland Regional Plan*
- released the Infrastructure Charges Taskforce's Final Report which included ten recommendations for the reform of development infrastructure charging arrangements and released the Government's response to the Report
- released *2010-2031 South East Queensland Infrastructure Plan and Program (SEQIPP)* and commenced work on delivering the *Queensland Infrastructure Plan*
- released the draft Mackay, Isaac and Whitsunday Regional Plan and the draft Wide Bay Burnett Regional Plan for consultation
- coordinated the South East Queensland Regional Planning Committee, and a State-wide program of seven other Regional Planning Committees involving State Government representatives and Mayors to assist the preparation and implementation of regional plans
- coordinated the identification and implementation of 30 priority projects and programs from the *SEQ Regional Plan*
- released the Surat Basin Regional Planning Framework
- provided technical assistance in the preparation of the draft Townsville Futures Plan for public consultation
- released the first *Development Assessment Monitoring and Performance Program Annual Report 2009-2010*
- supported the QldRA to respond to and administer Natural Disaster Relief and Recovery Arrangements associated with flooding experienced between November 2010 and February 2011, and impacts from Tropical Cyclones Tasha and Anthony, and Severe Tropical Cyclone Yasi
- provided support through the department's regional office network to councils and communities to prepare Local Community, Economic, Environmental Recovery and Reconstruction Plans
- completed the community engagement strategy for the growth management agenda
- launched the *Way to Grow* website including an online and outdoor advertising campaign and established a community reference panel
- commenced Stage two of the Government's Pool Safety Improvement Program
- amended the *Building Act 1975*, requiring all class 3 buildings to comply with the pool safety standard or have a pool safety management plan in place

- provided a dedicated webpage and resources for natural disaster recovery from the Queensland floods and Severe Tropical Cyclone Yasi
- Smart eDA now supports:
 - 34 councils signed to use the service;
 - 22 councils accepting electronic development applications;
 - the pools safety register; and
 - the delivery of the plumbing application service pilot to Mackay, Bundaberg and Ipswich City Councils.
- Building the Education Revolution – fast tracking of development across the State providing approximately 80 approvals under the State Planning Regulations
- reviewed the *Iconic Queensland Places Act 2008* and introduced legislative amendments to streamline arrangements
- adopted the *National Construction Code 2011* and introduced the *Queensland Development Code Part 3.3* Temporary accommodation buildings and *Queensland Development Code 4.4* Buildings in transport corridors
- conducted training on the introduction of the *Occupational Licensing (National Law) Act 2010 (Queensland)* across the State for builders, building certifiers and key industry groups
- amended the *Queensland Development Code 4.1* Sustainable buildings to include:
 - 6 star requirements for houses;
 - end of trip requirements in major developments to include secure bicycle parking, locker facilities and change rooms; and
 - extended requirements for energy efficient air conditioners in all Queensland buildings.
- created a Universal Housing Advisory Group in response to the National Dialogue on Universal Housing Design, prepared a Sustainable Buildings discussion paper and commissioned research into the uptake and benefits of the Sustainability Declaration
- supported the implementation of the Koala State Planning Policy and State Planning Regulatory Provisions
- opened the Maroochy River Trail and 100 km of the Brisbane Valley Rail Trail
- obtained approval of the *Eastern Corridor Neighbourhood Plan* which supports a TOD outcome at the Coorparoo Junction site
- executed partnership agreement between GMQ and Moreton Bay Regional Council to support development uplift along the Moreton Bay Rail corridor
- announced the preferred vision for a TOD at Ferny Grove and lodged development application for Stage 1
- finalised the Kallangur TOD concept design
- prepared the Yeerongpilly TOD Plan of Development with comprehensive community input and sold the commercial early release site to Brisbane City Council for their Southern Regional Business Centre
- progressed a draft River City Blueprint document which is being reviewed to reflect the learnings and priorities emerging as a result of the January 2011 Brisbane River flood
- assisted the ULDA to declare SEQ Greenfield Urban Development Areas for Greater Flagstone, Yarrabilba, Ripley Valley and Caloundra South and gained approval of Development Schemes for Woolloongabba, Oonoonba, and Bowen Street, Roma Urban Development Areas
- completed the Economic Development Strategy for the Princess Alexandra Hospital Precinct and Royal Brisbane and Women's Hospital Precinct

- finalised collaborative agreements with Government stakeholder agencies involved in the Princess Alexandra Hospital, Royal Brisbane and Women's Hospital and Townsville Smart Community sites and commenced preliminary planning for the Princess Alexandra Hospital, Royal Brisbane and Women's Hospital and Townsville Smart Communities
- completed evaluation of potential sites for the establishment of a series of regional knowledge precincts
- finalised the concept plan for the Sippy Downs Smart Community
- released *The Transit Oriented Development Guide* in October 2010
- released the QPP version 2.0 which provides a consistent form for planning schemes across Queensland through the standardised structure, format, land use and administrative definitions, zones, levels of assessment, development assessment codes and other administrative matters
- commenced preliminary work with three local governments as part of the Planning Scheme Exemplar Project to ensure planning schemes under SPA are aligned with the QPlan framework and achieve the objectives of the planning reform agenda
- implemented determinations of the Local Government Change Commission for local government boundary changes
- developed the Program Guidelines for the Local Government Grants and Subsidies Program
- provided \$13.7 million funding to the Cassowary Coast Regional Council for priority sewerage treatment plants in the Innisfail and Tully communities
- developed a Community Awareness and Capacity Building Program for the March 2012 Local Government Elections, including workshops for intending candidates
- progressed the development of the new stand alone Local Government election legislation
- concluded the review and amendment of the *Local Government (Aboriginal Lands) Act 1978*
- concluded the evaluation of asset management, community engagement, governance and financial management (sustainability) for all 73 local governments, including Indigenous local governments
- worked with Doomadgee, Woorabinda, Wujal Wujal, Hope Vale, Kowanyama and Lockhart River Aboriginal Shire Councils' officers and stakeholders to progress the Indigenous State Infrastructure Program infrastructure works
- continued the provision of State-wide communication and information sessions for local governments, to assist with undertaking community planning, and released two supporting guidelines: *A Guide to Community Planning* and *A Guide to Community Engagement*
- conducted compliance checks of plumbing works performed under the Queensland Government's Solar Hot Water rebate program
- provided investigations training to Local Government Plumbing Inspectors at Cairns, Toowoomba, Gold Coast, Fraser Coast, Ipswich and Whitsundays.

DEPARTMENTAL SERVICES

The Department of Local Government and Planning delivers two services:

Planning:

Providing leadership by collaborating with State agencies, local government and other stakeholders to effectively plan for growth and infrastructure provision in Queensland, to maintain a high quality of life and facilitate sustainable development.

Local Government:

Partnering with local governments to deliver sustainable and accountable local government services, providing services and advice in the areas of governance, monitoring and performance analysis, interventions and investigations, and targeted initiatives in support of Indigenous local governments, capacity building and funding.

STAFFING¹

Service areas	Notes	2010-11 Budget	2010-11 Est. actual	2011-12 Estimate
Services				
Planning	2	276	421	450
Local Government	3	189	178	176
Total	4	465	599	626

Notes:

1. Average full-time equivalents as at 30 June.
2. The actual FTE numbers for the Planning service have increased compared to the 2010-11 budgeted FTE, due to:
 - increased funding for the implementation of:
 - the creation of Growth Management Queensland;
 - the analysis of development options for transport corridors and sites focussing on Transit Oriented Development outcomes;
 - the Pool Safety Program; and
 - the Fire Safety Improvement Program.
 - a small transfer of resources from the former Infrastructure and Economic Development service to the Planning service to ensure alignment with Growth Management Queensland.
3. The actual FTE numbers for the Local Government service decreased due to: a small reduction in positions across the function, current vacancies and realignment of regional service resources.
4. The 2010-11 budget has been adjusted to reflect the transfer of the Coordinator-General function (Infrastructure and Economic Development service and Property Services Group business unit) to the Department of Employment, Economic Development and Innovation.

2011-12 SERVICE SUMMARY¹

Service areas	Total cost \$'000	Sources of revenue			
		State Contribution \$'000	User charges \$'000	C'wealth revenue \$'000	Other revenue \$'000
Planning	93,102	84,178	5,430	..	2,890
Local Government	580,454	579,134	..	820	..
Total	673,556	663,312	5,430	820	2,890

Note:

1. Explanations of variances are provided in the financial statements.

ADMINISTERED ITEMS

Administered activities are those undertaken by the department on behalf of the Government. The department administers funds:

- provided by the Australian Government as Financial Assistance Grants for local governments under the *Local Government (Financial Assistance) Act 1995 (Commonwealth)* to support the service provision capacity of councils; and
- for the Tablelands Regional Council for tourist infrastructure in Kuranda; and
- for the operations of the Urban Land Development Authority.

DESCRIPTION

Commonwealth Financial Assistance Grants

Queensland's Local Government Grants Commission is an independent body appointed by the State Government to recommend the distribution of the Australian Government funded Financial Assistance Grant. The grant is aimed at improving the capacity of local governments to provide services. In 2010-11, \$309.5 million was made available to local governments for general purposes and road purposes. An advance payment from 2010-11 was paid to local governments in 2009-10 of \$101.5 million. Funding of \$415.8 million will be made available to local governments in 2011-12.

Kuranda Infrastructure Levy

The department administered an arrangement which resulted in \$0.44 million in 2010-11 (consisting of contributions from Queensland Rail) being provided to Tablelands Regional Council for the provision of tourist infrastructure in the town of Kuranda. Legislation is in place to ensure any third party operators on the Kuranda line also contribute to the levy arrangement.

Kuranda Skyrail Levy

The department administers an arrangement which provides contributions from the Kuranda Skyrail toward the provision of tourist infrastructure in the town of Kuranda by the Tablelands Regional Council in 2010-11.

Urban Land Development Authority

The Government provided funding of \$2.5 million in 2010-11 for the continuing operation of the Urban Land Development Authority (ULDA). The ULDA was established in late 2007 as part of the Queensland Housing Affordability Strategy.

Financial statements and variance explanations in relation to Administered Items appear in the Departmental Financial Statements.

DEPARTMENTAL STATEMENTS

PERFORMANCE STATEMENT

	Notes	2010-11 Target/ est.	2010-11 Est. actual	2011-12 Target/est.
Service Area: Planning				
Service standards				
Degree of stakeholder satisfaction with training and capacity building initiatives delivered to support the implementation of reforms to improve the State's planning and development framework	1	85%	80%	85%
The annual increase in hectares of Land for Public Recreation	2,3	New measure	10,000 hectares	15,000 hectares
Other measures				
Percentage of milestones completed on priority projects identified in regional plan implementation programs	4	80%	80%	80%
Number of Regional Plans reviewed in accordance with statutory timeframes	5	1	0	1
Percentage of statutory concurrence responses provided to Councils, development industry and community within statutory timeframes	6	100%	100%	100%
Policies under the Cleaner, Greener Buildings election commitment and other building-related policy reforms are delivered at the agreed times	7	100%	95%	100%
Policies for pool safety law related changes are delivered at the agreed times	8	100%	100%	100%
Percentage of State interest checks performed within agreed timeframes	9	New measure	..	80%
Percentage of Transit Oriented Development and urban design related projects completed in agreed timeframes	9	New measure	..	100%
State contribution (\$000)	13, 16, 19	50,188	63,701	84,178
Other revenue (\$000)	14, 17, 20	1,224	3,173	8,320
Total cost (\$000)	15, 18, 21	51,412	66,964	93,102

Service Area: Local Government

Service standards

Percentage of Local Governments satisfied with advice and services provided by the department	10	95%	62%	85%
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	Notes	2010-11 Target/est.	2010-11 Est. actual	2011-12 Target/est.
Other measures				
Percentage of community infrastructure projects funded by the department completed by Local Governments within approved timeframes	11	85%	85%	85%
Number of Local Government financial sustainability evaluations conducted by the Office of Local Government per annum	12	New measure	..	73
State contribution (\$000)	22, 25, 28	545,966	630,942	579,134
Other revenue (\$000)	23, 26, 29	..	4,137	820
Total cost (\$000)	24, 27, 30	545,966	642,459	580,454

Notes:

1. The 2010-11 estimated actual of 80% satisfaction was determined from feedback obtained from clients of the department's planning and building programs. In the planning program training and information sessions were conducted, principally to assist council and private planners implement the QPlan Queensland Planning Provisions. In the building program, local government Plumbing Inspectors at Cairns, Toowoomba, Gold Coast, Fraser Coast, Ipswich and Whitsundays were provided with investigations training.
2. The additional 10,000 hectares of land for public recreation during 2010-11 includes areas in the Brisbane Valley Rail Trail, Fitzgibbon Chase, Kangaroo Point Cliffs Park and Wyaralong Dam (Mount Joyce Recreation Park). The Department of Local Government and Planning is the lead department for the *Toward Q2: Tomorrow's Queensland Green – Greenspace* target. The Department of Environment and Resource Management is a contributing department to this target and the land for nature conservation (National Parks) component of the target is reported in the Department of Environment and Resource Management's Service Delivery Statement. For further information on the *Toward Q2: Tomorrow's Queensland* target measures and their contributing departments, refer to the Target Delivery Plan found on the www.TowardQ2.qld.gov.au website.
3. The Department of Environment and Resource Management is a contributing Department to the Greenspace target and the measure Land for Nature Conservation (National Parks) component of the target is reported in the Department of Environment and Resource Management's Service Delivery Statement. The Department of Local Government and Planning is the lead department for the *Toward Q2: Tomorrow's Queensland Green – Greenspace* target. For further information on the *Toward Q2: Tomorrow's Queensland* target measures and their contributing departments, refer to the Target Delivery Plan found on the www.TowardQ2.qld.gov.au website.
4. Across the State during 2010-11 there were 9 regional plans in place (6 statutory and 3 non-statutory), with two statutory regional plans being developed. The annual program of managing priority projects associated with the implementation outcomes for the regional plans is monitored through regular reporting to Regional Planning Committees.
5. During 2010-11 preparation of the statutory Wide Bay Burnett Regional Plan commenced. Considerable progress was made in developing this regional plan, and while it was expected to be released before the end of the financial year, it is now expected to be released early next financial year. The draft Mackay Isaac and Whitsunday Regional Plan was released on 25 May 2011 and it is anticipated that the final plan will be released later in the 2011-2012 financial year.
6. Local councils as assessment managers under the *Sustainable Planning Act 2009* referred 99 development applications to the department during 2010-11. Of these applications 84 triggered the department to undertake its responsibilities as a concurrence agency including seeking further information from the applicants before making a final determination. These responsibilities were all exercised within the statutory timeframes as set out by the *Sustainable Planning Act 2009*.
7. The scope of the Cleaner Greener buildings has been widened to include the Sustainable Buildings discussion paper and consultation (under action 37 of the *ClimateSmart Adaption Plan*). Policies associated with this service standard were delivered through amendments to the Queensland Development (QDC). QDC 4.1 to extend the installation ban on energy inefficient air conditioners and to include requirements for end of trip facilities (under Cleaner Greener Buildings) came into effect on 1 September 2010 and 26 November 2010 respectively. QDC 4.4 to improve the building standards for residential dwellings in designated transport noise corridors was introduced on 1 September 2010. Requirements for 6 star energy efficient housing units under QDC 4.1 were due to be introduced on 1 May 2011 but have been delayed due to flooding/Cyclone Yasi and will be introduced on 1 October 2011.
8. The Swimming Pool Improvement Strategy was implemented by legislative amendments to the *Building Act 1975* in December 2010, along with administrative arrangements including the establishment of the Pool Safety Council and staff, approval of pool safety inspector courses, the launch of the online pool safety register and an extensive communications campaign. Since the launch of the strategy in December 2010 until the end of May 2011, over 900 pool safety inspectors have been licensed, over 230,000 pools registered on the pool safety register and over 15,000 pool barriers inspected and certified as safe.
9. These two new measures are introduced from 2011-12 to provide a measure of the key work and progress being made by the department following the establishment of Growth Management Queensland under the *Sustainable Planning Act 2009*. Monitoring of State interest checks will ensure that State agencies can participate in the development of local government planning schemes. Progress in achieving the Transit Oriented Development and Design program of works will include monitoring planning projects associated with the staged delivery of transit oriented developments at Yeerongpilly and Coorparoo and planning for more than 5 other Transit Orientated Development (TOD) precincts in South East Queensland.

10. The estimated actual of 62% satisfaction was determined from a business improvement survey conducted in April 2011 by the Office of Economic and Statistical Research. The survey included local government chief executive officers and Mayors. The survey focused on service and advice delivered through the department's Regional Services network of offices across the State, and legislative advice and support delivered through the department's Brisbane based Office of Local Government. The estimated target of 95% for 2010-11 was set as an aspirational target after achieving a satisfaction result of 82% last year. This year's business improvement survey was expanded to seek more detailed feedback from clients and facilitate more in depth analysis of responses. The 2011-12 target estimate is revised to 85% in line with past results.
11. This measure is linked to the department's key priority of local governments delivering essential community infrastructure within agreed project timeframes. This measure makes linkages between funding agreements, project management by councils and increased DLGP regional office advice and support to councils to ensure funded projects are well managed and monitored, and delivered on time. Essentially, this measures the efficiency of delivery of community infrastructure by local governments and the effective use of State infrastructure funds. As at 31 March 2011, the 2010-11 year to date is lower than the target estimate due to delays in receiving supporting documentation from some councils and approval by partnering State Government departments. Councils are required to complete funded projects within 2 years from the approval date, however applications for an extension of time can be submitted for consideration and where practicable should be submitted 3 months prior to the existing approved completion date.
12. The financial sustainability evaluation process was introduced in December 2008 and the 73 local governments are not required to provide a return for evaluation. Councils are evaluated against criteria including asset management, financial management (sustainability), governance and community engagement. The measure reflects the importance of local governments engaging in the process, which allows the department to form a view on the sustainability of the local government system and each individual local government. Support to local governments can then be tailored to suit the business needs of each local government.

Planning

Major variations between 2010-11 Adjusted Budget and 2010-11 Estimated actual include:

13. The increase primarily reflects increased funding for the analysis of development options for transport corridors and sites, with a focus on Transit Oriented Development (TOD) program, implementation of Growth Management Queensland's Engagement Strategy and implementing the fire safety improvement program for existing residential care buildings.
14. The increase principally relates to the collection of Pool Safety licence fees following the introduction of the new pool safety standard and contributions received for the development of the Smart Community initiative.
15. The increase primarily reflects increased funding for the implementation of the Pool Safety program, the analysis of development options for transport corridors and sites, on which the focus is related to the TOD program, the development of the Smart Community initiative, and the creation of Growth Management Queensland.

Major variations between 2010-11 Adjusted Budget and 2011-12 Estimate include:

16. The increase primarily reflects increased funding for the analysis of development options for transport corridors and sites, on which the focus is related to the TOD program, the implementation of the Growth Management Queensland's Engagement Strategy and planning for increases in land available for public recreation and additional funding for the Building Revival Forum outcomes.
17. The increase principally relates to the collection of Pool Safety licence fees following the introduction of the new pool safety standard, contributions received for the development of the Smart Community initiative, and revenue received on the sale of land at Yeerongpilly TOD.
18. The increase primarily reflects increased funding for the implementation of the Pool Safety program, the analysis of development options for transport corridors and sites, on which the focus is related to the TOD program, the development of the Smart Community initiative, planning for land for public recreation and the creation of Growth Management Queensland, the additional funding for the implementation of measures which will support growth in the building and construction sector, and revenue received on the sale of land at Yeerongpilly TOD.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

19. The increase primarily reflects increased funding for the State Planning program, the TOD program, and the Building Revival Forum outcomes.
20. The increase principally relates to the collection of Pool Safety licence fees following the introduction of the new pool safety standard and revenue received on the sale of land at Yeerongpilly TOD.
21. The increase primarily reflects increased funding for the State Planning program, the Building Revival Forum outcomes, the TOD program, the collection of Pool Safety licence fees following the introduction of the new pool safety standard and revenue received on the sale of land at Yeerongpilly TOD.

Local Government

Major variations between 2010-11 Adjusted Budget and 2010-11 Estimated actual include:

22. The increase primarily reflects increased funding for the Natural Disaster Relief and Recovery Arrangements (NDRRA). This is partially offset by the realignment of funding to 2011-12 as a result of revised forecasts under the Indigenous State Infrastructure program and the Priority Sewage Treatment Plant Upgrade program.
23. The increase is primarily due to increased funding under the Australian Government funding programs.
24. The increase primarily reflects increased funding for the NDRRA and the timing of receipts under the Australian Government funding programs. This is partially offset by the realignment of funding to 2011-12 as a result of revised forecasts under the Indigenous State Infrastructure program and the Priority Sewage Treatment Plant Upgrade program.

Major variations between 2010-11 Adjusted Budget and 2011-12 Estimate include

25. This increase primarily reflects increased funding for the NDRRA. This is partially offset by reduced funding for the Local Government Grant and Subsidy programs.
26. The increase is primarily due to increased funding under the Australian Government funding programs.
27. This increase primarily reflects increased funding for the NDRRA. This is partially offset by reduced funding for the Local Government Grants and Subsidy programs.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

28. The decrease principally relates to the provisional decrease in funding for the NDRRA pending final assessment of funding requirements for 2011-12, and the reduced funding for the Local Government Grant and Subsidy programs. This is partially offset by increased funding for the Indigenous State Infrastructure program, and for the Priority Sewage Treatment Plant Upgrade program.
29. The decrease is primarily due to reduced funding under the Australian Government funding programs.
30. The decrease principally relates to the provisional decrease in funding for the NDRRA pending final assessment of funding requirements for 2011-12, reduced funding for the Local Government Grant and Subsidy programs and the timing of receipts under the Australian Government funding programs. This is partially offset by increased funding for the Indigenous State Infrastructure program, and for the Priority Sewage Treatment Plant Upgrade program.

INCOME STATEMENT

Department of Local Government and Planning	Notes	2010-11 Adjusted Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
Income				
Service revenue	1,9,16	627,453	723,528	663,312
User charges	2,17	5,484	11,082	5,430
Grants and other contributions	3,10,18	19,102	18,009	1,354
Other revenue	4,11,19	1,026	1,809	2,356
Gains on sale/revaluation of property, plant and equipment and investments		..	..	..
Total income		653,065	754,428	672,452
Expenses				
Employee expenses	5,12,20	73,313	81,967	68,366
Supplies and services	6,13,21	55,439	76,133	109,845
Grants and subsidies	7,14,22	516,572	601,036	493,067
Depreciation and amortisation		959	959	750
Finance/borrowing costs		..	14	615
Other expenses		788	1,130	913
Losses on sale/revaluation of property, plant and equipment and investments		..	..	..
Total expenses		647,071	761,239	673,556
OPERATING SURPLUS/(DEFICIT)	8,15,23	5,994	(6,811)	(1,104)

STATEMENT OF CHANGES IN EQUITY

Department of Local Government and Planning	Notes	2010-11 Adjusted Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
Net effect of the changes in accounting policies and prior year adjustments	
Increase/(decrease) in asset revaluation reserve	
Net amount of all revenue and expense adjustments direct to equity not disclosed above	
Net income recognised directly in equity	
Surplus/(deficit) for the period		5,994	(6,811)	(1,104)
Total recognised income and expense for the period		5,994	(6,811)	(1,104)
Equity injection/(withdrawal)		(12,926)	786	2,880
Equity adjustments (MoG transfers)		(122,496)	(543,874)	..
Total movement in equity for period		(129,428)	(549,899)	1,776

BALANCE SHEET

Department of Local Government and Planning	Notes	2010-11 Adjusted Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
CURRENT ASSETS				
Cash assets	24,35	28,753	8,717	8,801
Receivables	25,36	5,319	7,453	7,453
Other financial assets		..	..	..
Inventories	26,37,47	54	19,464	27,314
Other		169	74	74
Non-financial assets held for sale		..	..	..
Total current assets		34,295	35,708	43,642
NON-CURRENT ASSETS				
Receivables	27,38	..	13,007	13,007
Other financial assets		..	..	..
Property, plant and equipment	28,39,48	6,769	18,433	19,949
Intangibles	29,40	9,130	4,104	4,884
Other		..	..	..
Total non-current assets		15,899	35,544	37,840
TOTAL ASSETS		50,194	71,252	81,482
CURRENT LIABILITIES				
Payables	30,41	28,669	16,215	16,215
Accrued employee benefits		3,587	3,326	3,326
Interest-bearing liabilities and derivatives		..	9	9
Provisions		..	..	..
Other	31,42	(101)	901	901
Total current liabilities		32,155	20,451	20,451
NON-CURRENT LIABILITIES				
Payables		..	..	..
Accrued employee benefits		..	..	..
Interest-bearing liabilities and derivatives	32,43,49	..	1,304	9,758
Provisions		..	65	65
Other		..	..	..
Total non-current liabilities		..	1,369	9,823
TOTAL LIABILITIES		32,155	21,820	30,274
NET ASSETS/(LIABILITIES)		18,039	49,432	51,208
EQUITY				
Capital/contributed equity	33,44,50	(16,444)	19,177	22,057
Accumulated surplus/(accumulated deficit)	45,51	4,182	3,645	2,541
Reserves:				
- Asset revaluation surplus	34,46	30,301	26,610	26,610
- Other (specify)		..	..	..
TOTAL EQUITY		18,039	49,432	51,208

CASH FLOW STATEMENT

Department of Local Government and Planning	Notes	2010-11 Adjusted Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
CASH FLOWS FROM OPERATING ACTIVITIES				
Inflows:				
Service receipts	52,65,77	627,453	724,830	663,312
User charges	53,78	5,484	11,082	5,430
Interest Received		..	35	..
Grants and other contributions	54,66,79	19,102	18,009	1,354
Other	55,67,80	1,026	1,774	2,356
Outflows:				
Employee costs	56,68,81	(73,313)	(81,967)	(68,366)
Supplies and services	57,69,82	(55,439)	(75,207)	(117,695)
Grants and subsidies	58,70,83	(516,572)	(601,036)	(493,067)
Borrowing costs		..	(14)	(615)
Other	59,84	(788)	2,017	(913)
Net cash provided by/(used in) operating activities		6,953	(477)	(8,204)
CASH FLOWS FROM INVESTING ACTIVITIES				
Inflows:				
Sales of property, plant and equipment	60,71,85	5,335	928	..
Investments redeemed		..	..	..
Loans and advances redeemed		..	..	..
Outflows:				
Payments for property, plant and equipment and intangibles	61,72,86	(15,109)	(4,556)	(3,046)
Payments for investments		..	..	..
Loans and advances made		..	..	..
Net cash provided by/(used in) investing activities		(9,774)	(3,628)	(3,046)
CASH FLOWS FROM FINANCING ACTIVITIES				
Inflows:				
Borrowings	62,73,87	..	1,304	11,980
Equity injections	63,74,88	(7,591)	5,277	2,880
Outflows:				
Borrowing redemptions	75,89	..	..	(3,526)
Finance lease payments		..	..	..
Equity withdrawals	64,76,90	(5,335)	(4,491)	..
Net cash provided by/(used in) financing activities		(12,926)	2,090	11,334
Net increase/(decrease) in cash held		(15,747)	(2,015)	84
Cash at the beginning of financial year		47,637	15,811	8,717
Cash transfers from restructure		(3,137)	(5,079)	..
Cash at the end of financial year		28,753	8,717	8,801

ADMINISTERED INCOME STATEMENT

Department of Local Government and Planning	Notes	2010-11 Adjusted Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
Revenues				
Commonwealth grants	91,93,95	397,696	309,455	415,803
Taxes, fees and fines		488	488	488
Royalties, property income and other territorial Revenue		..	..	..
Interest		..	..	..
Administered revenue	92,94,96	451,040	312,737	416,547
Other		..	700	..
Total revenues		849,224	623,380	832,838
Expenses				
Supplies and services		..	..	..
Depreciation and amortisation		..	..	..
Grants and subsidies	92,94,96	451,040	312,737	416,547
Benefit payments		..	..	..
Borrowing costs		..	..	..
Other		..	700	..
Total expenses		451,040	313,437	416,547
Net surplus or deficit before transfers to Government		398,184	309,943	416,291
Transfers of administered revenue to Government		398,184	309,943	416,291
OPERATING SURPLUS/(DEFICIT)		..	..	..

ADMINISTERED BALANCE SHEET

Department of Local Government and Planning	Notes	2010-11 Adjusted Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
CURRENT ASSETS	97,98			
Cash assets		1,599	..	..
Receivables		..	..	..
Inventories		..	..	..
Other		..	..	..
Non-financial assets held for sale		..	..	..
Total current assets		1,599	..	..
NON-CURRENT ASSETS				
Receivables		..	..	..
Other financial assets		..	..	..
Property, plant and equipment		..	..	..
Intangibles		..	..	..
Other		..	..	..
Total non-current assets		..	..	..
TOTAL ADMINISTERED ASSETS		1,599	..	..
CURRENT LIABILITIES	97,98			
Payables		1,597	..	..
Transfers to Government payable		..	..	..
Interest-bearing liabilities		..	..	..
Other		..	..	..
Total current liabilities		1,597	..	..
NON-CURRENT LIABILITIES				
Payables		..	..	..
Interest-bearing liabilities		..	..	..
Other		..	..	..
Total non-current liabilities		..	..	..
TOTAL ADMINISTERED LIABILITIES		1,597	..	..
ADMINISTERED NET ASSETS/(LIABILITIES)		2	..	..
EQUITY				
Capital/Contributed equity		(63,193)	(63,176)	63,176)
Accumulated surplus/(Accumulated deficit)		63,195	63,176	63,176
Reserves:		..	..	..
- Asset revaluation surplus		..	..	..
- Other (specify)		..	..	..
TOTAL ADMINISTERED EQUITY		2	..	..

ADMINISTERED CASH FLOW STATEMENT

Department of Local Government and Planning	Notes	2010-11 Adjusted Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
CASH FLOWS FROM OPERATING ACTIVITIES				
Inflows:				
Administered item receipts	99,103, 105	451,040	313,099	416,547
Grants and other contributions		397,696	309,455	415,803
Taxes, fees and fines		488	488	488
Royalties, property income and other territorial revenues		..	..	..
Other	101,107	..	1,772	..
Outflows:				
Transfers to Government	100,104,106	(398,184)	(309,943)	(416,291)
Grants and subsidies	99,103, 105	(451,040)	(313,099)	(416,547)
Supplies and services	102,108	..	(10,180)	..
Borrowing costs		..	..	..
Other		..	(704)	..
Net cash provided by/(used in) operating activities		..	(9,112)	..
CASH FLOWS FROM INVESTING ACTIVITIES				
Inflows:				
Sales of property, plant and equipment		..	..	..
Investments redeemed		..	..	..
Loans and advances redeemed		..	..	..
Outflows:				
Payments for property, plant and equipment and intangibles		..	..	..
Payments for investments		..	..	..
Loans and advances made		..	..	..
Net cash provided by/(used in) investing activities		..	..	..
CASH FLOWS FROM FINANCING ACTIVITIES				
Inflows:				
Borrowings		..	..	..
Equity injections		..	..	..
Outflows:				
Borrowing redemptions		..	..	..
Finance lease payments		..	..	..
Equity withdrawals		..	..	..
Net cash provided by/(used in) financing activities		..	..	..
Net increase/(decrease) in cash held		..	..	..
Administered cash at beginning of financial year		1,599	9,112	..
Cash transfers from restructure		..	..	..
Administered cash at end of financial year		1,599	..	..

EXPLANATION OF VARIANCES IN THE FINANCIAL STATEMENTS

Income statement

Major variations between 2010-11 Adjusted Budget and 2010-11 Estimated actual include:

1. The increase primarily reflects increased funding for the Natural Disaster Relief and Recovery Arrangements (NDRRA). This is partially offset by the realignment of funding to 2011-12 as a result of revised forecasts under the Indigenous State Infrastructure program and the Priority Sewage Treatment Plant Upgrade program.
2. The increase principally relates to rent revenue collected on Mary Valley property holdings and fees collected to support a bid to hold the 2018 Commonwealth Games at the Gold Coast.
3. The decrease principally relates to the deferral of contributions to acquire land for the Surat Basin Railway project. This is partially offset by contributions from the Australian Government for the Advancing Asset Management in Local Government project.
4. The increase principally relates to the collection of Pool Safety licence fees following the introduction of the new pool safety standard.
5. The increase reflects increased funding for the implementation of the Pool Safety program, the analysis of development options for transport corridors and sites, on which the focus is related to the Transit Oriented Development (TOD) program, the development of the Smart Community initiative, and the creation of Growth Management Queensland.
6. The increase is primarily due to the change in the method of project delivery in respect of the Indigenous State Infrastructure program which was previously provided as grants and the timing of receipts under the Australian Government funding program.
7. The increase primarily reflects increased funding for the NDRRA. This is partially offset by the change in the method of project delivery in respect of the Indigenous State Infrastructure program which was previously provided as grants and the realignment of funding to 2011-12 as a result of revised forecasts under the Priority Sewage Treatment Plant Upgrade program.
8. The decrease primarily reflects the timing of receipts under the Australian Government funding program and the deferral of capital grants received for the Surat Basin Railway project.

Major variations between 2010-11 Adjusted Budget and 2011-12 Estimate include:

9. This increase primarily reflects increased funding for the NDRRA, and additional funding for the State Planning program and for the Building Revival Forum outcomes. This is partially offset by reduced funding for the Local Government Grant and Subsidy programs and the transfer of the Coordinator General functions from the former Department of Infrastructure and Planning to the Department of Employment, Economic Development and Innovation (DEEDI) on 1 March 2011 (Machinery of Government transfer on 1 March 2011).
10. The decrease principally relates to the Machinery of Government transfer on 1 March 2011.
11. The increase principally relates to the collection of Pool Safety licence fees following the introduction of the new pool safety standard.
12. The decrease principally relates to the Machinery of Government transfer on 1 March 2011. This is partially offset by additional funding for the establishment of a Major Projects Office to support growth in the building and construction sector, and increased funding for the implementation of the Pool Safety program, the analysis of development options for transport corridors and sites, on which the focus is related to the TOD program, the development of the Smart Community initiative, the planning for land for public recreation and the creation of Growth Management Queensland.
13. This increase primarily reflects the change in the method of project delivery in respect of the Indigenous State Infrastructure program which was previously paid as grants, increased funding for the Indigenous State Infrastructure program, the implementation of the Pool Safety program, the analysis of development options for transport corridors and sites focussing on TOD outcomes, the development of the Smart Community initiative, the planning for land for public recreation, additional funding for the implementation of measures which will support growth in the building and construction sector and the creation of Growth Management Queensland. This is partially offset by the Machinery of Government transfer on 1 March 2011.
14. The decrease principally relates to the reduced funding for the Local Government Grant and Subsidy programs and reflects the change in the method of project delivery in respect of the Indigenous State Infrastructure program which was previously paid as grants. This is partially offset by increased funding for the NDRRA.
15. The decrease primarily reflects the deferral of capital grants received for the Surat Basin Railway project.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

16. The decrease principally relates to the provisional decrease in funding for the NDRRA pending final assessment of funding requirements for 2011-12, reduced funding for the Local Government Grant and Subsidy programs and the Machinery of Government transfer on 1 March 2011. This is partially offset by increased funding for the Indigenous State Infrastructure program, the Priority Sewage Treatment Plant Upgrade program and additional funding for the State Planning program and for the Building Revival Forum outcomes.
17. The decrease principally relates to the Machinery of Government transfer on 1 March 2011. This is partially offset by revenue received on the sale of land at Yeerongpilly TOD.
18. The decrease principally relates to the Machinery of Government transfer on 1 March 2011.
19. The increase principally relates to the collection of Pool Safety licence fees following the introduction of the new pool safety standard.
20. The decrease principally relates to the Machinery of Government transfer on 1 March 2011.
21. This increase primarily reflects increased funding for the Indigenous State Infrastructure program, additional funding for the State Planning program and for the Building Revival Forum outcomes and expenses incurred in the sale of land at Yeerongpilly TOD. This is partially offset by the Machinery of Government transfer on 1 March 2011.
22. The decrease principally relates to the provisional decrease in funding for the NDRRA pending final assessment of funding requirements for 2011-12 and the reduced funding for the Local Government Grants and Subsidies program. This is partially offset by increased funding for the Priority Sewage Treatment Plant Upgrade program.
23. The decrease primarily reflects the timing of receipts under the Australian Government funding program.

Balance sheet

Major variations between 2010-11 Adjusted Budget and 2010-11 Estimated actual include:

24. The decrease principally relates to the draw down of cash received in prior years under the Australian Government's contribution towards the Joint Agency Infrastructure programs and cash transfers on restructure.
25. The increase principally reflects input tax credits received.
26. The increase principally reflects the acquisition of the Animal Research Institute site at Yeerongpilly and the development costs for the site.
27. The increase principally reflects loans and advances made to local governments.
28. The increase principally relates to the transfer of property situated at Gibson Island from the Port of Brisbane Corporation and the fitout costs of 63 George Street Brisbane from the Department of Public Works (DPW).
29. The decrease principally relates to the deferral of acquisitions of easements as part of the LNG land corridor between Callide and Gladstone for the co-location of underground gas pipelines for LNG proponents.
30. The decrease reflects a decrease in creditors at year end for payments under the NDRRA.
31. The increase relates to an increase in general unearned revenue.
32. The increase reflects the drawdown of a loan facility with the Queensland Treasury Corporation (QTC) for the development costs of the Yeerongpilly TOD site.
33. The variance relates to the net transfer of assets and liabilities to DEEDI as part of the Machinery of Government transfer on 1 March 2011 as contributing equity.
34. The decrease principally relates to a reduction in the value of properties situated in the Mary Valley.

Major variations between 2010-11 Adjusted Budget and 2011-12 Estimate include:

35. The decrease principally relates to the draw down of cash received in prior years under the Australian Government contribution towards the Joint Agency Infrastructure programs and cash transfers on restructure.
36. The increase principally reflects input tax credits received.
37. The increase principally reflects the acquisition of the Animal Research Institute site at Yeerongpilly and the development costs for the site.
38. The increase principally reflects loans and advances made to local governments.
39. The increase principally relates to the transfer of property situated at Gibson Island from the Port of Brisbane Corporation and the fitout costs of 63 George Street Brisbane from DPW and for the construction costs of the South East Queensland Recreational Trails.
40. The decrease principally relates to the deferral of acquisitions of easements as part of the LNG land corridor between Callide and Gladstone for the co-location of underground gas pipelines for LNG proponents.
41. The decrease reflects a decrease in creditors at year end for payments under the NDRRA.
42. The increase relates to an increase in general unearned revenue.
43. The increase reflects the drawdown of a loan facility with QTC for the development costs of the Yeerongpilly TOD site.
44. The variance relates to the net transfer of assets and liabilities to DEEDI as part of the Machinery of Government transfer on 1 March 2011 as contributing equity.
45. The decrease reflects the forecast deficit for 2011-12.
46. The decrease principally relates to a reduction in the value of properties situated in the Mary Valley.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

47. The increase principally reflects development costs of the Yeerongpilly TOD site.
48. The increase principally relates to the construction costs for the South East Queensland Recreational Trails.
49. The increase reflects the drawdown of a loan facility with QTC for the development costs of the Yeerongpilly TOD site.
50. The increase principally reflects the contribution made to the Urban Land Development Authority (ULDA) during 2010-11 to construct and deliver eight residential properties and dwellings in Roma.
51. The decrease reflects the forecast deficit for 2011-12.

Cash flow statement

Major variations between 2010-11 Adjusted Budget and 2010-11 Estimated actual include:

52. The increase primarily reflects increased funding for the NDRRA. This is partially offset by the realignment of funding to 2011-12 as a result of revised forecasts under the Indigenous State Infrastructure program and the Priority Sewage Treatment Plant Upgrade program.
53. The increase principally relates to rent revenue collected on Mary Valley property holdings and fees collected to support a bid to hold the 2018 Commonwealth Games at the Gold Coast.
54. The decrease principally relates to the deferral of contributions to acquire land for the Surat Basin Railway project. This is partially offset by contributions from the Australian Government for the Advancing Asset Management in Local Government project.
55. The increase principally relates to the collection of Pool Safety licence fees following the introduction of the new pool safety standard.
56. The increase reflects increased funding for the implementation of the Pool Safety program, the analysis of development options for transport corridors and sites, on which the focus is related to the TOD program, the development of the Smart Community initiative, and the creation of Growth Management Queensland.
57. The increase is primarily due to the change in the method of project delivery in respect of the Indigenous State Infrastructure Program which was previously provided as grants and the timing of receipts under the Australian Government funding program.
58. The increase primarily reflects increased funding for the NDRRA. This is partially offset by the change in the method of project delivery in respect of the Indigenous State Infrastructure Program which was previously provided as grants and the realignment of funding to 2011-12 as a result of revised forecasts under the Priority Sewage Treatment Plant Upgrade program.
59. The decrease principally relates to the deposit received for the Curtis Island Environmental Precinct Land management program.
60. The decrease relates to the deferral of the sale of land which was to be acquired for the Surat Basin Railway Corridor. This is partially offset by the sale of land situated in the Mary Valley.

61. The decrease principally relates to the deferral of the acquisition of properties in the Narangba Hard Rock Haulage route, and the Surat Basin Railway Corridor, and the deferral of the acquisitions of easements as part of the LNG land corridor between Callide and Gladstone for the co-location of underground gas pipelines for LNG proponents.
62. The increase reflects the drawdown of a loan to facilitate local infrastructure, construction and development of parcels of land in Yeerongpilly for low rise apartments and commercial buildings.
63. The increase is a result of realigning the contribution equity for the transfer of Coordinator-General's projects as part of the Machinery of Government transfer on 1 March 2011 and the contribution received for the ULDA to construct and deliver eight residential properties and dwellings in Roma.
64. The decrease relates to the deferral of returning contributions due to the delay in the sale of land acquired as part of the Surat Basin Railway Corridor. This is partially offset by the contribution made to the ULDA.

Major variations between 2010-11 Adjusted Budget and 2011-12 Estimate include:

65. This increase primarily reflects increased funding for the NDRRA, and additional funding for the State Planning program and for the Building Revival Forum outcomes. This is partially offset by reduced funding for the Local Government Grant and Subsidy programs and the Machinery of Government transfer on 1 March 2011.
66. The decrease principally relates to the Machinery of Government transfer on 1 March 2011.
67. The increase principally relates to the collection of Pool Safety licence fees following the introduction of the new pool safety standard.
68. The decrease principally relates to the Machinery of Government transfer on 1 March 2011. This is partially offset by additional funding for the establishment of a Major Projects Office to support growth in the building and construction sector and increased funding for the implementation of the Pool Safety Program, the analysis of development options for transport corridors and sites, on which the focus is related to the TOD program, the development of the Smart Community initiative, the planning for land for public recreation and the creation of Growth Management Queensland.
69. This increase primarily reflects the change in the method of project delivery in respect of the Indigenous State Infrastructure program which was previously provided as grants, increased funding for the Indigenous State Infrastructure program, the implementation of the Pool Safety program, the analysis of development options for transport corridors and sites, on which the focus is related to the TOD program, the development of the Smart Community initiative, the planning for land for public recreation, the creation of Growth Management Queensland and the additional funding for the implementation of measures which will support growth in the building and construction sector. This is partially offset by the Machinery of Government transfer on 1 March 2011.
70. The decrease principally relates to reduced funding for the Local Government Grant and Subsidy programs and the change in the method of project delivery in respect of the Indigenous State Infrastructure program which was previously provided as grants. This is partially offset by increased funding for the NDRRA.
71. The decrease relates to the deferral of the sale of land which was to be acquired as part of the Surat Basin Railway Corridor.
72. The decrease principally relates to the deferral of the acquisition of properties in the Narangba Hard Rock Haulage route, and the Surat Basin Railway Corridor, the deferral of the acquisitions of easements as part of the LNG land corridor between Callide and Gladstone for the co-location of underground gas pipelines for LNG proponents and the transfer of capital projects as part of the Machinery of Government transfer on 1 March 2011.
73. The increase reflects the drawdown of a loan to facilitate local infrastructure, construction and development of parcels of land in Yeerongpilly for low rise apartments and commercial buildings.
74. The increase is a result of realigning the contribution equity for the transfer of Coordinator-General's projects as part of the Machinery of Government transfer on 1 March 2011.
75. The increase reflects the loan repayments from the sale of land at Yeerongpilly during 2011-12.
76. The decrease relates to the deferral of returning contributions due to the delay in the sale of land which was to be acquired as part of the Surat Basin Railway Corridor.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

77. The decrease principally relates to the provisional decrease in funding for the NDRRA pending final assessment of funding requirements for 2011-12, reduced funding for the Local Government Grant and Subsidy programs and the Machinery of Government transfer on 1 March 2011. This is partially offset by increased funding for the Indigenous State Infrastructure program, the Priority Sewage Treatment Plant Upgrade program and additional funding for the State Planning program and for the Building Revival Forum outcomes.
78. The decrease principally relates to the Machinery of Government transfer on 1 March 2011. This is partially offset by revenue received on the sale of land at Yeerongpilly TOD.
79. The decrease principally relates to the Machinery of Government transfer on 1 March 2011.
80. The increase principally relates to the collection of Pool Safety licence fees following the introduction of the new pool safety standard.
81. The decrease principally relates to the Machinery of Government transfer on 1 March 2011.
82. This increase primarily reflects increased funding for the Indigenous State Infrastructure program, additional funding for the State Planning program and for the Building Revival Forum outcomes, and expenses incurred in the sale of land at Yeerongpilly TOD. This is partially offset by the Machinery of Government transfer on 1 March 2011.
83. The decrease principally relates to the provisional decrease in funding for the NDRRA pending final assessment of funding requirements for 2011-12 and the reduced funding for the Local Government Grants and Subsidies program. This is partially offset by increased funding for the Priority Sewage Treatment Plant Upgrade program.
84. The increase principally relates to the deposit received for the Curtis Island Environmental Precinct Land management program during 2010-11.
85. The decrease relates to the sale of land situated in the Mary Valley during 2010-11.
86. The decrease principally relates to the transfer of capital projects as part of the Machinery of Government transfer on 1 March 2011.
87. The increase reflects the drawdown of a loan to facilitate local infrastructure, construction and development of parcels of land in Yeerongpilly for low rise apartments and commercial buildings.
88. The decrease principally reflects the contribution received for the ULDA during 2010-11.
89. The increase reflects the loan repayments from the sale of land at Yeerongpilly during 2011-12.
90. The decrease principally reflects the contribution made to the ULDA during 2010-11.

Administered income statement

Major variations between 2010-11 Adjusted Budget and 2010-11 Estimated actual include:

91. The decrease primarily relates to the advance payment made in June 2010 for the Financial Assistance Grant (FAG) that applies to 2010-11. This decrease is partially offset by increased funding from the Australian Government for the FAG to local governments in 2010-11.
92. The decrease principally relates to advance payment of funding, which was made in June 2010, for FAG and the cessation of funding for the Queensland Water Infrastructure (QWI). This decrease is partially offset by increased funding from the Australian Government for the FAG to local governments in 2010-11.

Major variations between 2010-11 Adjusted Budget and 2011-12 Estimate include:

93. The increase primarily reflects projected annual adjustments to the calculation of funding for the Australian Government FAG to local governments.
94. The decrease primarily relates to the completion of funding for the payment of capital grants to QWI. This decrease is partially offset by an increase in the projected annual adjustments to the calculation of funding from the Australian Government FAG to local governments.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

95. The increase reflects the advance payment made in June 2010 for the FAG that decreased the 2010-11 Estimated actual.
96. The increase reflects the advance payment made in June 2010 for the FAG that decreased the 2010-11 Estimated actual.

Administered balance sheet

Major variations between 2010-11 Adjusted Budget and 2010-11 Estimated actual include:

97. The movement relates to Machinery of Government adjustments that were originally expected to have carried forward from 2009-10 to 2010-11 but were completed in 2009-10.

Major variations between 2010-11 Adjusted Budget and 2011-12 Estimate include:

98. The movement relates to Machinery of Government adjustments that were originally expected to have carried forward from 2009-10 to 2010-11 but were completed in 2009-10.

Administered cash flow statement

Major variations between 2010-11 Adjusted Budget and 2010-11 Estimated actual include:

99. The decrease primarily relates to the advance payment made in June 2010 for FAG and the cessation of the capital grants to Queensland Water Infrastructure. This decrease is partially offset by increased funding from the Australian Government for the FAG to local governments.
100. The decrease primarily relates to the advance payment made in June 2010 for the FAG, offset by increased funding from the Australian Government for the FAG to local governments.
101. The increase principally reflects input tax credits received during 2010-11.
102. The increase principally reflects payments to local governments during 2010-11.

Major variations between 2010-11 Adjusted Budget and 2011-12 Estimate include:

103. The decrease primarily relates to the completion of funding for the payment of capital grants to QWI. This decrease is partially offset by an increase in the projected annual adjustments to the calculation of funding from the Australian Government FAG to local governments.
104. The increase reflects projected annual adjustments to the calculation of funding from the Australian Government FAG to local governments.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

105. The increase reflects the advance payment made in June 2010 for the FAG that decreased the 2010-11 Estimated actual.
106. The increase reflects the advance payment made in June 2010 for the FAG that decreased the 2010-11 Estimated actual.
107. The decrease principally reflects input tax credits received during 2010-11.
108. The decrease principally reflects payments to local governments during 2010-11.

Statutory Body

Urban Land Development Authority

OVERVIEW

The ULDA is a planning and development body established in November 2007 to facilitate the release of urban land for development purposes and the provision of affordable housing.

In 2010-11 the ULDA has undergone considerable expansion with the number of declared Urban Development Areas (UDAs) increasing from seven to 14, including four new major greenfield communities.

By bringing land to market quickly, providing housing diversity, identifying and contributing to catalyst infrastructure, ensuring ecological sustainability, and delivering affordable housing, the ULDA contributes to all of the Government's *Toward Q2: Tomorrow's Queensland* ambitions.

REVIEW OF PERFORMANCE

Recent achievements

- Gazettal of development schemes for five UDAs in Clinton (Gladstone), Oonoonba (Townsville), Andergrove (Mackay), Roma and Woolloongabba.
- UDAs declared in Blackwater and Moranbah and proposed development schemes prepared, released for public notification and submitted to the government for approval.
- Greenfield UDAs declared in Ripley Valley, Yarrabilba, Greater Flagstone and Caloundra South and proposed development schemes prepared and released for public notification.
- Development continued at Fitzgibbon Chase with 200 homes completed or under construction in Stages 1 – 4 and civil works for Stages 5 and 6 underway.
- Development approval and civil works commenced for 187 dwellings in the first stage of residential developments in the Townsville, Mackay, Gladstone and Roma UDAs.
- 10 private sector development projects worth \$1.4 billion approved and of these, six projects in Northshore Hamilton and Bowen Hills delivering more than 1,300 dwellings are underway, as well as approval of the master plan for the RNA Showground's \$3 billion redevelopment.
- 720 dwellings meeting the ULDA affordable housing targets completed or under construction.
- Memoranda of Understanding or Joint Venture agreements signed with five local governments to establish and formalise their working relationships with the ULDA.

Future developments

- Completing the first stage of development in the Townsville, Mackay, Gladstone and Roma UDAs and the first residents moving into these new communities.
- Completing Stages 5 and 6 and the construction of the new \$3.6 million Community Centre and commencing of Stages 7 and 8 at Fitzgibbon Chase.
- Commencing the ULDA's residential developments in Blackwater and Moranbah.
- Declaring a new UDA at Tannum Sands.

STATEMENTS

STAFFING¹

	Notes	2010-11 Budget	2010-11 Est. actual	2011-12 Estimate
	2,3	47.8	93.0	112.0

Notes:

1. Full-time equivalents (FTEs) as at 30 June.
2. FTEs as at 30 June 2011 are estimated to be 93. This increase from 47.8 in the 2010-11 Budget is due to the number of Urban Development Areas (UDAs) increasing during 2010-11 from seven to fourteen UDAs and an increase in development projects from one to eight during 2010-11.
3. The 2011-12 Estimate of 112 is higher than prior years as additional development projects become fully operational and the ULDA is expected to have an increase in the number of UDAs.

PERFORMANCE STATEMENT

	Notes	2010-11 Target/est.	2010-11 Est. actual	2011-12 Target/est.
Service standards				
Average number of days to process a development application.	1	New measure	New measure	37
Percentage of completed dwellings that are affordable for households on low to moderate incomes.	2	New measure	New measure	15%
State contribution (\$000)	3	2,500	2,500	..
Other revenue (\$000)	4	72,283	54,660	147,957
Total cost (\$000)	5	70,445	54,237	147,097

Notes:

1. This is a measure of efficiency and applies to the decision making period undertaken by the ULDA to assess a development application upon receipt of all information required to make a determination. It does not include time taken by an applicant to respond to information requests from the ULDA as this is outside the control of the ULDA. It also does not include the public notification period of an application as this is a set statutory period and cannot be truncated to improve efficiency.
2. A key purpose of the *Urban Land Development Authority Act 2007* is to facilitate the provision of an ongoing supply of affordable housing for low to moderate income households. This is a measure of how effectively the ULDA is delivering on this purpose. The definition of low to moderate household incomes; the definition of affordable housing; and, the prices at which homes are considered affordable to rent and purchase have been outlined in the ULDA's Affordable Housing Strategy. This strategy can be accessed on the ULDA's website www.ulda.qld.gov.au.
3. Operational funding to the ULDA ceased in 2010-11.
4. Other revenue in 2010-11 is less than the original budget due to delays in development of land projects thereby reducing sales. In 2011-12 eight development projects will be generating land sales, increased from one project in 2010-11.
5. Delays in land development have resulted in reduced costs in 2010-11. The increase in 2011-12 is due to additional UDAs expected to be declared and additional land development projects being operational.

INCOME STATEMENT

Urban Land Development Authority	Notes	2010-11 Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
Income				
User charges	1,7,14	70,214	49,496	143,311
Grants and other contributions	2,8,15	4,477	6,754	3,745
Other revenue	3	92	910	901
Gains on sale/revaluation of property, plant and equipment and investments		..	..	..
Total income		74,783	57,160	147,957
Expenses				
Employee expenses	4,9,16	6,806	9,602	14,836
Supplies and services	5,10,17	63,346	41,668	122,905
Grants and subsidies		..	..	..
Depreciation and amortisation		191	371	485
Finance/borrowing costs	11,18	..	113	903
Other expenses		102	155	218
Losses on sale/revaluation of property, plant and equipment and investments	6,12,19	..	2,328	7,750
Total expenses		70,445	54,237	147,097
Surplus or deficit before related income tax		4,338	2,923	860
Income tax expense/revenue	13,20	1,301	902	258
OPERATING SURPLUS/(DEFICIT)		3,037	2,021	602

STATEMENT OF CHANGES IN EQUITY

Urban Land Development Authority	Notes	2010-11 Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
Net effect of the changes in accounting policies and prior year adjustments	
Increase/(decrease) in asset revaluation reserve	
Net amount of all revenue and expense adjustments direct to equity not disclosed above	
Net income recognised directly in equity	
Surplus/(deficit) for the period		3,037	2,021	602
Total recognised income and expense for the period	
Equity injection/(withdrawal)		..	799	7,611
Equity adjustments (MoG transfers)	
Total movement in equity for period		3,037	2,820	8,213

BALANCE SHEET

Urban Land Development Authority	Notes	2010-11 Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
CURRENT ASSETS				
Cash assets	21,33,48	13	1,636	5,831
Receivables	34,49	410	295	1,062
Other financial assets		..	..	..
Inventories	22,35,50	144,180	135,822	154,505
Other	23,36	4,900	120	100
Non-financial assets held for sale		..	..	..
Total current assets		149,503	137,873	161,498
NON-CURRENT ASSETS				
Receivables		..	..	..
Other financial assets		..	..	..
Property, plant and equipment	24,37,51	6,836	36,800	33,187
Investment property	25,38	218,421	194,466	194,466
Intangibles		..	..	..
Other	26,39	..	6,746	6,746
Total non-current assets		225,257	238,012	234,399
TOTAL ASSETS		374,760	375,885	395,897
CURRENT LIABILITIES				
Payables	27,40,52	3,442	9,056	16,503
Accrued employee benefits		598	1,203	1,540
Interest-bearing liabilities and derivatives	28,41,53	21,971	38,789	36,575
Current tax liabilities		1,301	902	258
Provisions	29,42	9,143	15,253	15,843
Other		..	..	..
Total current liabilities		36,455	65,203	70,719
NON-CURRENT LIABILITIES				
Payables	43,54	..	..	14,545
Accrued employee benefits		150	167	373
Interest-bearing liabilities and derivatives	28,44,55	34,605	47,395	39,110
Provisions	30	1,853	..	..
Other	31,45	..	52,528	52,528
Total non-current liabilities		36,608	100,090	106,556
TOTAL LIABILITIES		73,063	165,293	177,275
NET ASSETS/(LIABILITIES)		301,697	210,592	218,622
EQUITY				
Capital/contributed equity	46,56	296,000	296,799	304,227
Accumulated surplus/(accumulated deficit)	32,47	5,697	(86,207)	(85,605)
Reserves:				
- Asset revaluation surplus		..	..	..
- Other (specify)		..	..	..
TOTAL EQUITY		301,697	210,592	218,622

CASH FLOW STATEMENT

Urban Land Development Authority	Notes	2010-11 Budget \$'000	2010-11 Est. act. \$'000	2011-12 Estimate \$'000
CASH FLOWS FROM OPERATING ACTIVITIES				
Inflows:				
User charges	57,65,73	69,989	49,650	143,296
Grants and other contributions	58	4,477	6,754	3,745
Other		147	992	(551)
Outflows:				
Employee costs	59,66	(6,227)	(8,584)	(14,293)
Supplies and services	60,67,74	(83,401)	(91,480)	(121,054)
Borrowing costs		1,505	2,217	(1,335)
Other		(2,735)	(1,238)	3,035
Net cash provided by/(used in) operating activities		(16,245)	(41,689)	12,843
CASH FLOWS FROM INVESTING ACTIVITIES				
Inflows:				
Sales of property, plant and equipment	61,68	..	2,438	1,649
Investments redeemed		..	..	..
Loans and advances redeemed		..	..	..
Outflows:				
Payments for property, plant and equipment and intangibles	62,69,75	(3,480)	(14,874)	..
Payments for investments		..	..	..
Loans and advances made		..	..	..
Net cash provided by/(used in) investing activities		(3,480)	(12,436)	1,649
CASH FLOWS FROM FINANCING ACTIVITIES				
Inflows:				
Borrowings	70,76	70,774	69,815	132,979
Equity injections	63,71,77	..	799	7,611
Outflows:				
Borrowing redemptions	64,72,78	(54,946)	(25,137)	(150,704)
Finance lease payments		..	..	..
Equity withdrawals		..	..	..
Net cash provided by/(used in) financing activities		15,828	45,477	(10,114)
Net increase/(decrease) in cash held		(3,897)	(8,648)	4,195
Cash at the beginning of financial year		3,910	10,284	1,636
Cash transfers from restructure		..	..	..
Cash at the end of financial year		13	1,636	5,831

EXPLANATION OF VARIANCES IN THE FINANCIAL STATEMENTS

Income statement

Major variations between 2010-11 Budget and 2010-11 Estimated actual include:

1. User charges are less than budget due to delays in development of land projects thereby reducing sales.
2. The increase is due to additional grants received from State Government for affordable housing projects in regional Queensland.
3. The increase is due to additional interest received on higher cash holdings.
4. Higher employee expenses were incurred due to appointment of additional permanent staff for additional planning and development projects that the ULDA undertook during 2010-11.
5. Delays in development have resulted in reduced supplies and services, in particular the cost attributed to land sold.
6. The increase is due to the transfer of assets at Northshore Hamilton to the Brisbane City Council under an agreement with the former land owner Port of Brisbane Corporation (POBC).

Major variations between 2010-11 Budget and 2011-12 Estimate include:

7. The increase is due to higher sales resulting from eight projects being undertaken in 2011-12 compared with one project in 2010-11.
8. The decrease is due to the ceasing of State funding in 2010-11.
9. Higher employee expenses will be incurred due to the appointment of additional staff to undertake additional planning and development activity.
10. Increased development activity will result in additional supplies and services, in particular cost attributed to land sales.
11. The ULDA will incur interest on loans with Queensland Treasury Corporation (QTC) for operational overheads.
12. The increase is due to the transfer of assets at Northshore Hamilton to the Brisbane City Council under an agreement with the former land owner POBC and the disposal of assets at Fitzgibbon.
13. The decrease is due to reduced profit estimates for 2011-12.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

14. The ULDA has projected eight operational land development projects in 2011-12, generating increased sales.
15. The decrease is due to the ceasing of State funding in 2010-11.
16. Higher employee expenses will be incurred due to the appointment of additional staff to undertake additional planning and development activity in 2011-12.
17. Increased development activity will result in additional supplies and services costs including costs attributed to land sales.
18. The ULDA will incur interest on its loans with QTC to fund operational overheads.
19. The increase is due to the transfer of assets at Northshore Hamilton to the Brisbane City Council under an agreement with the former land owner POBC and the disposal of assets at Fitzgibbon.
20. The decrease is due to the reduced profit estimates for 2011-12.

Balance sheet

Major variations between 2010-11 Budget and 2010-11 Estimated actual include:

21. Estimated cash assets will be higher due to timing differences in paying for land development project costs.
22. Delays in the development of land projects has resulted in reduced land inventories being held.
23. The decrease is due to the adjustment of an asset from POBC to the income statement not in original budget.
24. The increase is due to the completion of a citycat terminal at Northshore Hamilton and other infrastructure works not previously included in the original budget.
25. Investment property transferred from POBC adjusted against the income statement was not included in original budget.
26. The increase is due to assets transferred to the ULDA from POBC having a deferred tax asset not previously included in original budget.
27. Increased development activity has resulted in higher payables owing to contractors.
28. The increased interest bearing liability is due to the increased number of development projects which are debt financed and delays in sales.
29. The increase in provisions is due to higher competitive neutrality fees and infrastructure contributions due to be received in 2010-11.
30. The non-current provision for competitive neutrality funds has been reclassified as a current provision in the 2010-11 Estimated Actual.
31. Deferred tax liabilities transferred from POBC were not included in the original budget.
32. Assets transferred from POBC were adjusted against the income statement in 2009-10 thereby affecting the accumulated deficit in the Estimated Actual.

Major variations between 2010-11 Budget and 2011-12 Estimate include:

33. The increase is due to increased sales and timing differences for land development project costs.
34. The increase is due to the Goods and Services Tax refunds being higher due to increased development costs.
35. Inventories on hand will increase in 2011-12 due to increased development activity.
36. The decrease is due to the adjustment of an asset from POBC to the income statement in 2010-11.
37. The increase is due to the completion of a citycat terminal at Northshore Hamilton and associated infrastructure.
38. Investment property transferred from POBC adjusted against the income statement was not included in original budget.
39. This increase is due to assets transferred to the ULDA from POBC having a deferred tax asset not previously included in the original budget.
40. Payables will be higher due to delays in the payment of land development project costs.
41. Increased interest bearing liability is due to the increased number of development projects which are debt financed and delays in sales.
42. The increase in provisions is due to higher competitive neutrality fees and infrastructure contributions.
43. The increase in non-current payables is due to the deferred payment for land for a regional UDA.
44. The increase is due to the increased number of development projects which are debt financed and delays in sales.
45. The increase refers to deferred tax liabilities transferred from POBC not recognised in the original budget.
46. Increases in contributed equity are due to competitive neutrality fees and National Tax Equivalent Regime (NTER) funds being retained by the ULDA for future affordable housing projects.

47. Assets transferred from POBC were adjusted against the income statement in 2009-10 thereby affecting the accumulated deficit in the original budget.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

48. The increase is due to increased sales and timing differences for land development project costs.
49. The increase is due to the Goods and Services Tax refunds being higher due to increased development costs.
50. The increase is due to additional development projects which will increase land inventories.
51. The decrease is due to the transfer of assets at Northshore Hamilton to the Brisbane City Council under an agreement with the former land owner POBC.
52. Deferred land payments for development projects in regional UDAs and increased land development projects results in higher payables in 2011-12.
53. The decrease is due to the repayment of loans for development projects as the sale of land occurs.
54. Payables in 2011-12 include deferred land payments for projects in regional UDAs.
55. The decrease is due to the repayment of loans for development projects as the sale of land occurs.
56. Increases in contributed equity are due to competitive neutrality fees and NTER funds being retained by the ULDA for future affordable housing projects.

Cash flow statement

Major variations between 2010-11 Budget and 2010-11 Estimated actual include:

57. User charges are less than original budget due to delays in development of land project thereby reducing sales.
58. Additional grants received from State Government for affordable housing projects in regional Queensland not in original budget.
59. Higher employee expenses were incurred due to appointment of additional permanent staff not originally budgeted. This resulted from additional planning and development projects that the ULDA undertook during 2010-11.
60. Increased supplies and services occurred due to increased planning and development activity as a result of the declaration of additional UDAs during 2010-11.
61. The ULDA expects to sell the community centre at Fitzgibbon.
62. The increase is due to the completion of a citycat terminal at Northshore Hamilton and other infrastructure works not previously included in the original budget.
63. Increased equity injections are due to competitive neutrality fees and NTER funds being retained by the ULDA for future affordable housing projects.
64. Reduced borrowing redemptions will occur due to delays in sales thereby reducing repayments.

Major variations between 2010-11 Budget and 2011-12 Estimate include:

65. In 2011-12 there will be eight projects generating sales compared to one in 2010-11.
66. Higher employee expenses will be incurred due to appointment of additional staff to cater for additional planning and development activity that the ULDA will undertake in 2011-12.
67. Increased supplies and services will occur in 2011-12 due to increased planning and development activity.
68. The ULDA has a contractual obligation to transfer certain assets to the Brisbane City Council.
69. The ULDA does not anticipate any acquisitions of property plant and equipment in 2011-12.
70. Increased borrowings will occur due to increased activity for land development projects.
71. Increased equity injections are projected due to competitive neutrality fees and National Tax Equivalent Regime (NTER) funds being retained by the ULDA for future affordable housing projects which increase significantly in 2011-12.
72. The increase in repayment of loans is due to higher sales of land expected in 2011-12.

Major variations between 2010-11 Estimated actual and the 2011-12 Estimate include:

73. The increase is due to increased sales and timing differences for land development project costs.
74. Additional infrastructure works will be completed in 2011-12.
75. The ULDA does not anticipate any acquisitions of property plant and equipment in 2011-12.
76. Increased borrowings will occur due to increased activity for land development projects.
77. Increased equity injections are projected due to competitive neutrality fees and NTER funds being retained by the ULDA for future affordable housing projects which increase significantly in 2011-12.
78. The increase in repayment of loans is due to higher sales of land expected in 2011-12.