



# ANNUAL REPORT

## 2024-25



# LETTER TO THE MINISTER

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

Dear Minister,

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

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

Yours Sincerely



Hannah Barraza  
A/Chief Executive Officer

1 October 2025



WARATAH CRESCENT

DARWIN INTERNATIONAL AIRPORT

HIDDEN VALLEY ESTATE

WISHART ESTATE

HOLTZE INDUSTRIAL

BERRIMAH WEST

TRUCK CENTRAL

DARWIN BUSINESS PARK

DARWIN CBD

BULK LIQUIDS AREA

MARINE INDUSTRY PARK

HARDSTAND

DARWIN PORT

BARGE RAMP

SHIP LIFT

INPEX ICHTHYS LNG PLANT

SANTOS DARWIN LNG

SPITFIRE EST

CHANNEL ISLAND POWER STATION

KIT

MIDDLE ARM PRECINCT

KITTY

WED



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# CHIEF EXECUTIVE OFFICER'S REPORT 2024-25

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**HANNAH BARRAZA**  
A/Chief Executive Officer

I am pleased to present the Chief Executive Officer's Report for the 2024–25 financial year.

The year commenced with a relocation – after a few years located at Woods Street, we relocated to the TIO Building on Mitchell Street. Settling into fresh offices saw a great start to the new financial year. During the year, the Land Development Corporation (LDC) has continued work to see delivery of land across several industrial and residential estates.

In Darwin, LDC owns and manages, in conjunction with partner Urbex, the delivery of residential lots in Zuccoli Village, Palmerston. During the year, 40 new lots were sold to purchasers, many who took up the Northern Territory Government's HomeGrown Territory and FreshStart New Home grants. Additionally, approvals were received to see work shortly commence on 40 residential lots in Phase 3.9, which will see construction start over the coming months.

In Kilgariff Estate, LDC constructed an additional 36 residential lots to support continued access to land in Alice Springs. In addition, LDC engaged with local builders with a view to seeing new home

construction activity in the estate.

In the industrial realm, design work and development approvals have progressed on the next stage of the Holtze Industrial Estate, as well as the release of a tender to see new industrial lots at the Marine Industry Park Precinct 1. These new serviced lots will be located adjacent to the Northern Territory Government's Ship Lift, providing strategically located sites for marine and vessel maintenance activities.

LDC has progressed negotiations with the Department of Defence and several private marine maintenance and vessel sustainment businesses to take up new lots in the Marine Industry Park.

LDC also continued working with Northern Territory Government agencies to plan and deliver the Middle Arm Precinct. This included working with a number of proponents in their project planning activities to support siting of their projects in the Precinct, in accordance with the Precinct's Land Allocation Framework.

Over the coming year, LDC will also undertake intersection works to finalise delivery of the Wishart Estate Stage 2 subdivision.

Additionally, LDC farewelled CEO Tony Stubbin as he stepped into retirement. Tony's dedicated service saw 32+ years of commitment to the Northern Territory Government and 8 years of leadership at LDC. We thank Tony for his stewardship to LDC and his service to the Northern Territory Government. We wish Tony well on this new chapter.

Looking ahead to 2025–26, our priorities are to continue the supply of affordable and well-located residential land. This includes progressing work in the regions, including the Kilgariff Estate Dwelling Construction Initiative to see new dwellings constructed in the estate.

LDC is also committed to its work on facilitating and delivering industrial precincts to support strategic industries and economic growth, while maintaining strong financial management and operational efficiency. The coming year will also see LDC re-shape its industrial portfolio with the planned sale of a number of tenanted industrial premises, no longer being strategic in nature or requiring LDC's continued ownership.

LDC recorded a net surplus after tax of \$2.99 million in 2024-25, compared to a deficit of \$59,000 in the previous year. While LDC had previously forecast a deficit, a surplus resulted from One-off revenue received from a financial contribution relating to a sale negotiation settlement.

The organisation continued to maintain a strong financial position with net assets of \$129.5 million, including: \$25 million in cash; \$46 million in current land inventory; \$86 million in non-current land inventory; offset by total liabilities of \$44.9 million, including \$29 million in borrowings and advances.

I would also like to acknowledge and offer my thanks to our dedicated team for their efforts and passion – and as we embark on a new financial year, I am confident that together we will continue to deliver outcomes for the Territory.

# WHAT WE DO

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

## PLAN

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

## BUILD

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

## DELIVER

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

# WHO WE ARE

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

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

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

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

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



# OUR STRATEGIC DIRECTION

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## LDC STRATEGIC PLAN 2024 - 29

### Delivery

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

### Our purpose

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

### Our strategic directions

- Delivery
- Commerciality
- Partnerships

### Objectives

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

## Commerciality

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

## Partnerships

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

## Objectives

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

## Objectives

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

# MEET THE MANAGEMENT TEAM

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**HANNAH BARRAZA**  
A/Chief Executive Officer

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

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

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

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

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**CARLY BEH**  
Chief Financial Officer

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

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

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

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**JOHN KYPREOS**  
A/Business Director

John has over 20 years' experience in finance, banking and real estate. Prior to joining LDC, John successfully delivered a number of residential and commercial major subdivisions and constructions.

John initially joined LDC as a Senior Development Manager, and is now acting in the Business Director's role, leading the Business team. His experience spans all aspects of development, from concept through to completion, underpinned by an extensive understanding of the local property market.



**PAUL SCHNEIDER**  
Executive Director Projects

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

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

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

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**MICHAEL VISENTIN**  
Project Director

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

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

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

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**PETER TEAGLE**  
A/Project Director

Peter has over 20 years' experience in the property and development industry across both the public and private sectors. Prior to joining LDC in 2017, Peter worked as a property valuer, gaining extensive expertise across the residential, commercial, industrial and agricultural sectors.

Since commencing with LDC as a Development Manager, Peter has been involved in all stages of project delivery from planning through to construction. His project experience includes Kilgariff Estate, Wishart Estate Stage 2, Marine Industry Park and the Bulk Liquids Area.

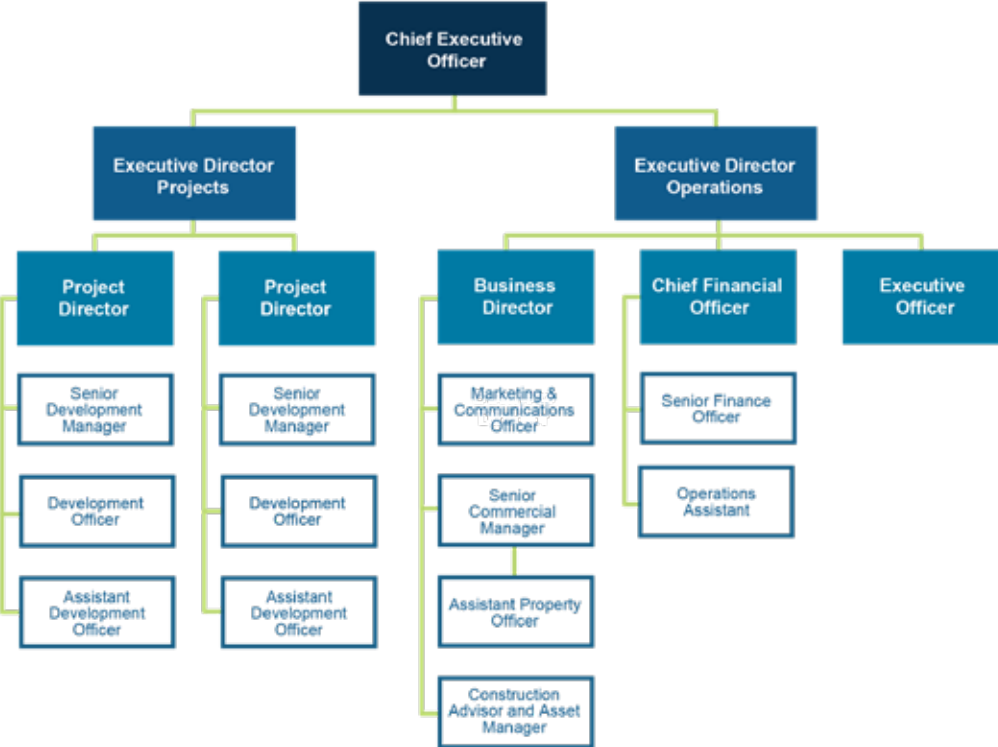
Peter holds a Bachelor of Business in Property and is a Certified Practising Valuer, bringing strong technical expertise and industry insight to his role in supporting LDC's land development initiatives.

# OUR PEOPLE

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

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

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



# OUR PORTFOLIO AT A GLANCE

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

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

The industrial and residential property markets have showed signs of recovery over the past year. Industrial land enquiries have increased in line with general business confidence. Residential land demand has improved with new building grants announced during the second half of 2024.

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

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

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



## INDUSTRIAL DEVELOPMENTS

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



## RESIDENTIAL DEVELOPMENTS

- Zuccoli Village
- Kilgariff Estate
- Waratah Crescent



## INVESTMENT OPPORTUNITIES

- Tiwi Islands

# COMPETITIVE NEUTRALITY STATEMENT

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

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

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

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

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

## **PRICING**

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

## **COSTING**

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

## **LENDING MARGINS**

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

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

## **RETURN TO EQUITY**

LDC is required to earn a return on equity.

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

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

## **DIRECTIONS**

There have been no new Ministerial directions to LDC during the reporting period.

## **COMMUNITY SERVICE OBLIGATIONS**

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

## **FINANCIAL REPORTING**

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

## **TAXES**

LDC is required to pay:

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

## **EQUIVALENT REGULATION**

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

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

## **DIVIDEND POLICY**

Each year LDC pays the Territory Government a dividend payment equal to 50 per cent of after-tax profit. LDC paid \$1,648,949.25 in dividends in December 2025.

## **CAPITAL STRUCTURE**

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

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

## **RELEVANT POLICIES**

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

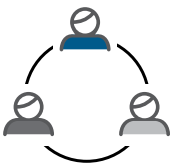
- Commercial Management Policy
- Land Sales Policy
- Treatment of Land Valuations Policy



**3** Developments under construction by proponents

**\$11.37M**

In residential land sales



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



## Zuccoli Village

Residential Land Sales

Residential land demand has been driven by the new build incentives with 40 lots sold at Zuccoli Village.



**16**

Highly qualified professionals

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

**LDC  
HIGHLIGHTS  
2024 - 25**

LOTS

**SOLD**

**40** in Zuccoli Village

**28 ha**

of serviced titled strategic industrial land ready for investment



## Kilgariff Estate

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



**6** Active development leases/sales agreements

# KEY PERFORMANCE INDICATORS

## RESIDENTIAL DEVELOPMENT

Provide affordable, innovative and appropriate residential property solutions through the development and delivery of a range of residential projects.

	2024-25 Target	2024-25 Actual
<b>Key performance indicators</b>		
Jobs created to deliver new residential titled lots	0	0
New residential lots created	36	0

## INDUSTRIAL DEVELOPMENT

Ensure the availability, development and management of strategic industrial land.

	2024-25 Target	2024-25 Actual
<b>Key performance</b>		
Jobs created to deliver new industrial titled lots	1	3
New industrial lots created	2	2
Industrial leases managed	19	19
Industrial licences managed	20	22
Lease and licence rent collected on time	> 80%	61%*

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



# RESIDENTIAL DEVELOPMENT

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**\$11.37M**

IN REVENUE  
2024-25

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



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

# ZUCCOLI VILLAGE PALMERSTON

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

## OVERVIEW

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

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

## OUR ROLE

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

## CURRENT STATUS

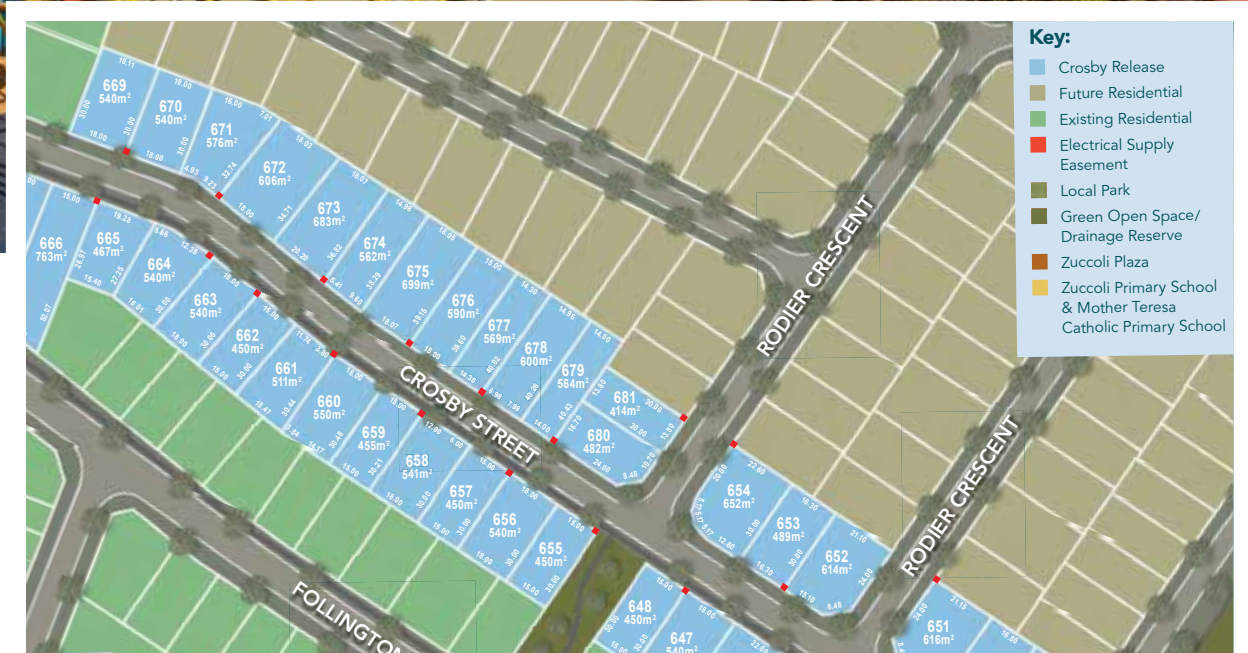
LDC and Urbex have been actively engaging with City of Palmerston to finalise the estate storm water strategy and head-works.

There are 15 titled lots available from phase 3.8 with a further 40 lots in Phase 3.9 having design approval. Subject to the construction and tender price approval process bulk earthworks and Phase 3.9 civil construction works are planned to commence early in 2025-26.

676 lots have sold and there are 124 lots yet to be constructed in the remaining phases of Zuccoli Village.

Zuccoli Village is one of Darwin and Palmerston's most sought-after neighbourhoods recognised for excellence with multiple awards including UDIA Northern Territory 2024 Project of the Year, Social and Community Infrastructure Environmental Excellence and Masterplanning Excellence.





## FEATURES

The development offers generously sized lots, focusing on space, comfort, and a high standard of living. Design guidelines maintain a cohesive and aesthetically appealing environment that ensures long-term value. At the heart of the community is Zuccoli Plaza, providing residents with easy access to everyday services, shopping, dining, and community spaces. Essential services like schools, childcare centres, and healthcare facilities are also nearby, ideal for family living.

The recently opened Zuccoli Community Hub is enhancing the village experience for residents. Currently in three stages of development,

the Hub already features a dog park and public toilet (Stage 1), while Stage 2 includes a pump track (to be completed in 2025), walking trail (partially complete), skate park, seating, BBQ areas, and an outdoor gym. Future plans for Stage 3 include a playground, community centre, library, events space, and carpark. These amenities help to foster community connection and active living.

With spacious lots, flexible housing options, and a strong commitment to sustainability, Zuccoli Village offers an exceptional lifestyle in a prime location.

# KILGARIFF ESTATE ALICE SPRINGS

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

## OVERVIEW

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

## OUR ROLE

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

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

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

## CURRENT STATUS

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

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





## FEATURES

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

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

Key features include:

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



# INDUSTRIAL DEVELOPMENT

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**\$3.04M**

IN REVENUE

2024 - 25

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



# MIDDLE ARM PRECINCT

## MIDDLE ARM

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

### OVERVIEW

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

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

### OUR ROLE

The Land Development Corporation is one of the primary owners of land suitable for development at the MAP. LDC engages with proponents directly and through various

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

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





## CURRENT STATUS

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

In mid-2023, LDC issued a 'Not to Deal' commitment to TEH2 (100% owned by Total Energies), providing a level of comfort that LDC will not deal with other parties over the identified land at Spitfire Estate for a period while they proceed with their Proponent Project Proposal required under the formal Land Allocation Framework.

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

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

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

## FEATURES

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

# MARINE INDUSTRY PARK EAST ARM

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

## OVERVIEW

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

The established Common User Facility within the Marine Industry Park provides 9 hectares of Hardstand and Barge Ramp adjoining the Darwin Ship Lift Facility.

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

## CURRENT STATUS

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

LDC is working closely with the Northern Territory Government to provide a seamless design and integration of the Darwin Ship Lift with the existing barge ramp and hardstand. To fulfill the economic activity and job creation opportunities enabled by the Darwin Ship Lift project and Common User Facility, LDC is working towards award of a construction contract for the delivery of Stages 1 and 2 of the Marine Industry Park Precinct 1.

Construction of 11 Serviced Lots across 12 hectares is due to commence in late 2025. The new industrial lots are designed to accommodate ship repair, maintenance, and marine service activities. Titles are expected to be issued by late





2026, allowing time for businesses to establish within the MIP prior to the Ship Lift's forecast commencement of operations.

The design parameters for the MIP Serviced Lots were determined following extensive consultation with marine industry providers on lot sizes, service connection capacity and amenities. Detailed design is also informed by an East Arm traffic study, stormwater investigations and a comprehensive concept layout analysis. Two lots are committed with negotiations underway for one further lot. LDC is seeking commitment on the remaining lots.

In early 2024, LDC completed a Strategic Business Case over the remaining areas of the Marine Industry Park eastward to the mouth of Hudson Creek (Precincts 2 and 3). This work has involved extensive stakeholder engagement to assess

potential demand for other marine facilities at East Arm. The Strategic Business Case is consistent with Infrastructure Australia's assessment framework.

Precinct 2 of the Marine Industry Park is expected to accommodate trade, logistics, and major industry uses similar to the Darwin Business Park in the long-term. Further concept work will be considered as demand emerges

Subject to future funding, LDC is seeking to advance a Business Case and undertake environmental studies for Precinct 3 within the next five years. The activation of this precinct would enable the relocation of industrial marine activities from inner Darwin and free up space in Frances Bay and Kitchener Bay for more recreational, tourism, and white boat uses.

## FEATURES

### Marine serviced lots

Large lots up to 1.77 hectares are designed to accommodate vessel maintenance workshops with potential for vessels to be transported to these sites from the Darwin Ship Lift Facility via a Self Propelled Modular Transporter (SPMT). Smaller serviced lots will be provided further to the north for a range of supporting activities

### Common User Facility Hardstand

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

- 9 hectares of secure hardstand area
- 24/7 secure access and closed-circuit television (CCTV) monitoring
- Automatic phone-controlled security gate.

### Barge Ramp

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

# WISHART ESTATE

## WISHART

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

### OVERVIEW

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

#### Truck Central

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

#### Technology & Smart Manufacturing Potential

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

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

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

### OUR ROLE

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

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



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

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

## CURRENT STATUS

To date, over \$60m has been invested in Truck Central. Businesses operating out of Truck Central work synergistically to support the transport and freight industry. Established facilities include the

Motor Vehicle Registry Heavy Vehicle Inspection Facility (HVIF) & Road Train Assembly Area, plant and equipment hire, auto electrician, tyre retailer, and heavy vehicle parts and accessories supply.

LDC completed construction of Stage 2 of Wishart Estate in mid-2024. Titles were issued in August 2024 producing two parcels comprising 3.7 hectares and 1.9 hectares. During 2025-26, LDC will undertake construction of a new intersection on Wishart Road to establish permanent road access to the two lots.

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

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

## FEATURES

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

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

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

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

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

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

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

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

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

# DARWIN BUSINESS PARK EAST ARM

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

## OVERVIEW

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

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

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

## OUR ROLE

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

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





## CURRENT STATUS

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

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

- Northern Trade Solutions is poised to add to the park's diverse offerings with the construction of their new glass manufacturing and distribution facility on a 0.98 hectare parcel on O'Sullivan Circuit. Construction is well underway with completion anticipated in late 2025.
- LDC released an Expression of Interest for the sale for 11 Muramats Road (Sect. 6090) East Arm. The parcel is 7.85 hectares of waterfront land. The successful proponent was NTEX who is proposing a Maritime Resource Recovery Hub which recently commenced.

## Bulk Fuel Storage

In January 2022, LDC entered into a long term ground lease with Crowley Government Services, to provide land for a contractor-owned and operated fuel storage facility intended to support US defence operations in the region. Construction of the facility and access road is nearing completion with commissioning and operations occurring in late 2025.

LDC is in continuing discussions with additional proponents for bulk storage of liquids.

## FEATURES

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

# HOLTZE INDUSTRIAL ESTATE

## HOLTZE

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

### OVERVIEW

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

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

### CURRENT STATUS

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

A concept that addressed some of the early requirements yielded by the Market Sounding respondents received development approval mid-2022. More recently, LDC received additional

market interest for land requiring LDC to review the development offerings proposed. In early 2024, LDC commenced the detailed design of the subdivision along with releasing an Expression of Interest for additional proponents wanting land along with looking for development partners to build the subdivision and undertake development within the estate. LDC has entered into a Heads of Agreement with a proponent for a 2.9 hectare parcel and a pre-purchase commitment with another proponent for a 1.5 hectare parcel. Negotiations with others to supply land for their needs are ongoing. LDC is nearing completion of the subdivision detailed design and are expecting to commence construction over the coming months.

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

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# HOLTZE INDUSTRIAL ESTATE

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### FEATURES

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



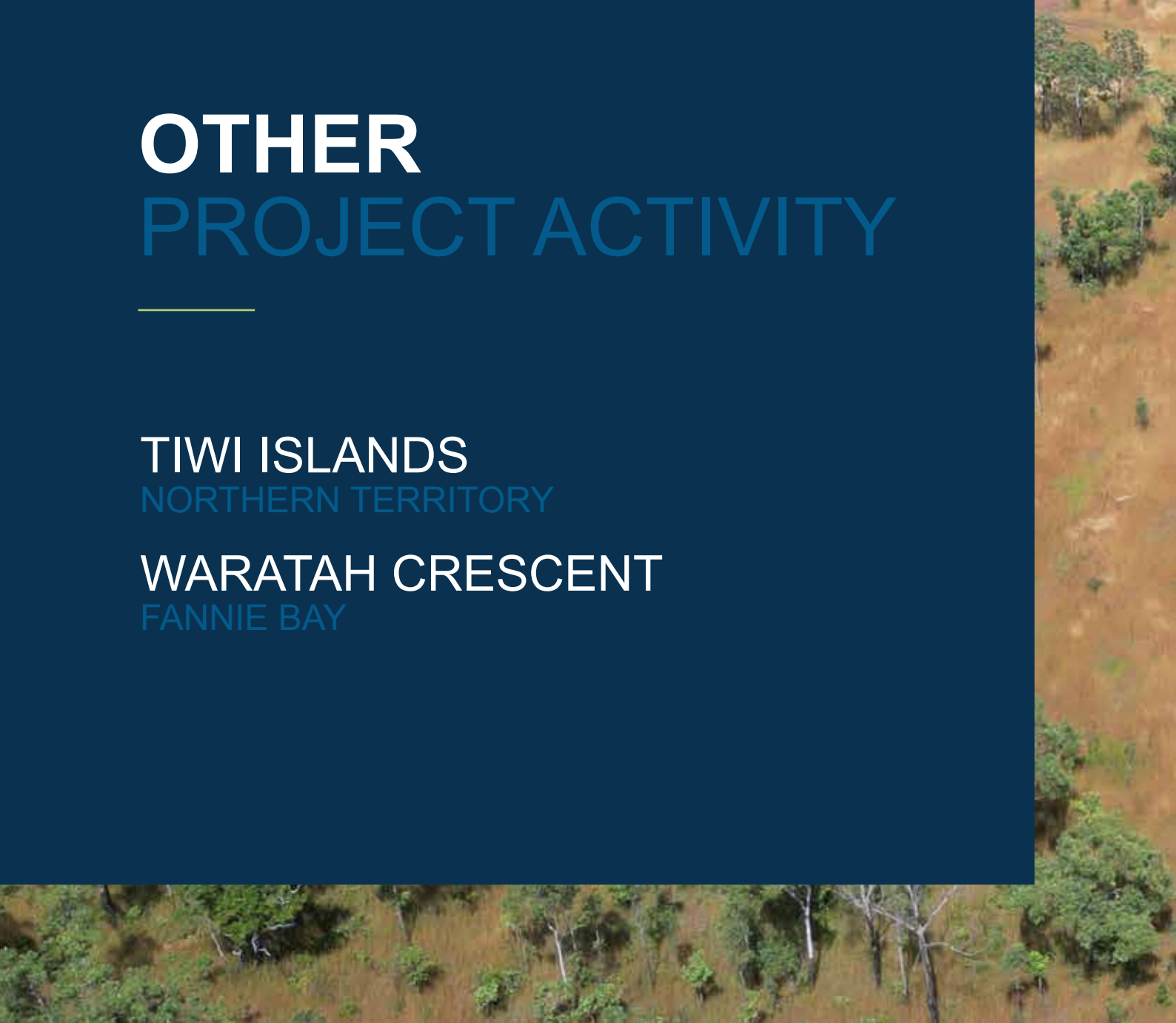


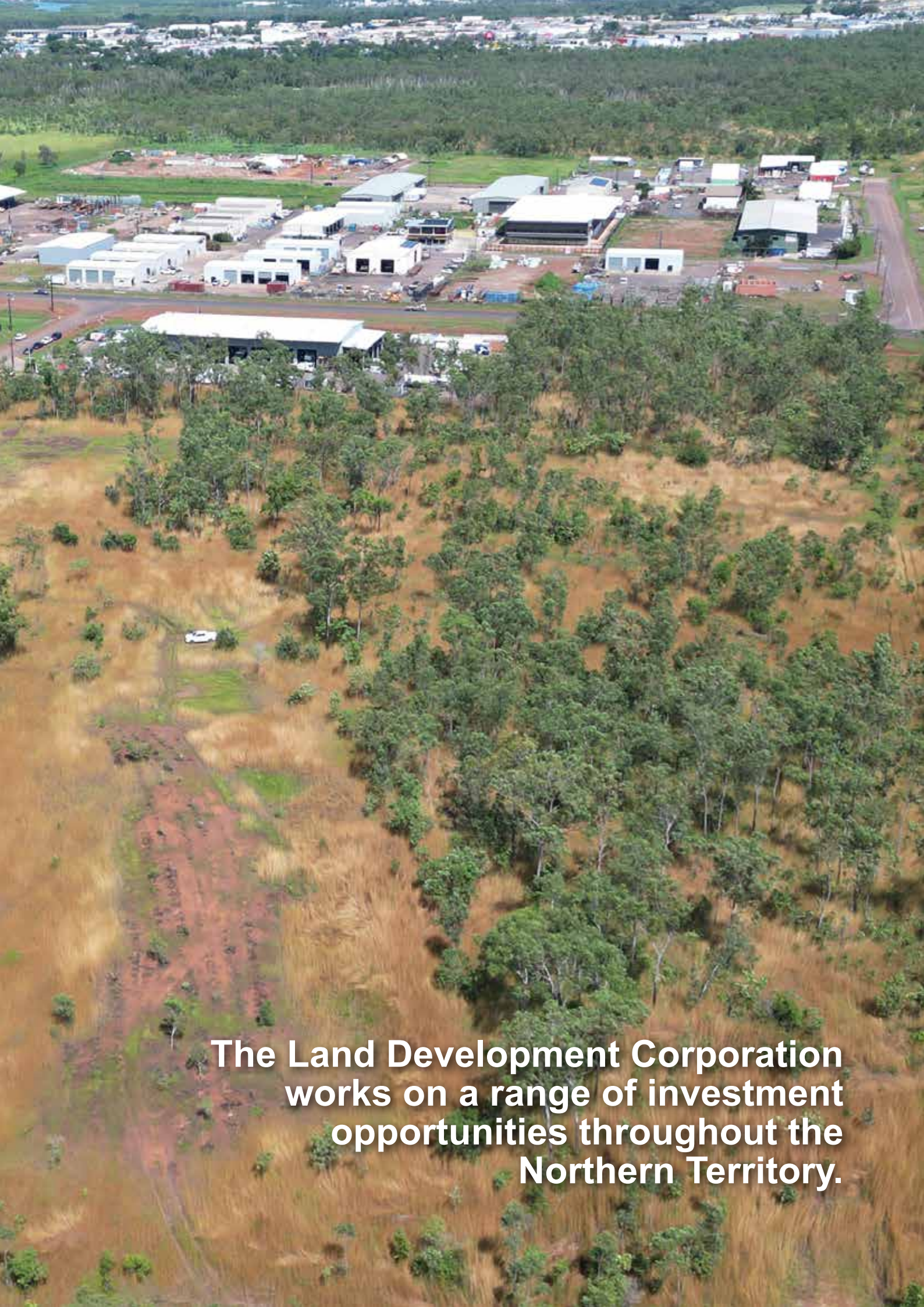
# OTHER PROJECT ACTIVITY

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TIWI ISLANDS  
NORTHERN TERRITORY

WARATAH CRESCENT  
FANNIE BAY





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

# TIWI ISLANDS

## NORTHERN TERRITORY

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

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

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

### FEATURES

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

#### TOURISM AND RESIDENTIAL

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

#### AGRICULTURE

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

#### AQUACULTURE

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

#### INDUSTRIAL SUPPORT AND DEVELOPMENT

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



# WARATAH CRESCENT

## FANNIE BAY

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

LDC proposes to introduce a freehold terrace housing product on the site. This will provide a new dwelling typology and increase housing options for Territorians.

The preferred development concept yields 26 terrace housing lots.

The NT Planning Scheme does not cater for the intended development of freehold terrace housing. Accordingly, LDC applied for a new Specific Use Zone which effectively details site specific rules to address minimum lot size, setbacks and other requirements. The proposed rezoning was on public exhibition in early 2025.

LDC sought a private building partner via a single stage EOI process to undertake the subdivision of the site and construction of the built form.

The EOI closed in May 2025 and responses are being assessed.



# ENVIRONMENT AND HERITAGE

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

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

In implementing these objectives the Land Development Corporation:

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



# WORK HEALTH AND SAFETY

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

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

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

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

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



# KEY EVENTS

## 2024-25

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### DARWIN PORT GOLF DAY

PALMERSTON | 16 AUGUST 2024

LDC proudly sponsored the Darwin Port Golf Day, a great opportunity for networking with trade and marine industry services.



### DEVELOPING NORTHERN AUSTRALIA CONFERENCE 2024

KARRATHA | 26-28 AUGUST 2024

The Land Development Corporation attended and exhibited in the annual Developing Northern Australia Conference in Kararatha.

The 3 day conference was a great event and LDC is proud to be involved with such a passionate forum.



### NT RESOURCES WEEK

DARWIN | 18-19 SEPTEMBER 2024

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

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



## UDIA ANNUAL GALA

DARWIN | 24 OCTOBER 2024

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

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

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



## INDO PACIFIC - INTERNATIONAL MARITIME EXPOSITION

SYDNEY | 4-6 NOVEMBER 2024

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

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



## LDC ANNUAL BUS TOUR

DARWIN | 11 NOVEMBER 2024

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



# OUR FINANCIAL REPORT

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INDEPENDENT AUDITORS  
REPORT

FINANCIAL STATEMENTS

NOTES TO THE FINANCIAL  
STATEMENTS



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



## **Independent Auditor's Report**

To the Minister for Lands, Planning and Environment

### **Land Development Corporation**

#### **Report on the audit of the financial report for the year ended 30 June 2025**

##### **Opinion**

I have audited the financial report of the Land Development Corporation (the Corporation), which comprises the balance sheet as at 30 June 2025, and the comprehensive operating income statement, the statement of changes in equity and the cash flow statement for the year then ended, notes to the financial statements, including material accounting policy information, and the Acting Chief Executive Officer's declaration.

In my opinion, the accompanying financial report:

- presents fairly, in all material respects, the financial position of the Corporation as at 30 June 2025 and its financial performance, cash flows and changes in equity for the year then ended
- is in accordance with the *Financial Management Act 1995* and Australian Accounting Standards.

##### **Basis for opinion**

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report.

I am independent of the Corporation in accordance with the auditor independence requirements of the ethical requirements of the APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* issued by the Accounting Professional & Ethical Standards Board Limited (the Code) that are relevant to my audit of the financial report in Australia. My authorised auditors and I have also fulfilled our other ethical responsibilities in accordance with the Code. My independence is further established by the *Audit Act 1995*.

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

##### **Other information**

The Acting Chief Executive Officer is responsible for the other information. The other information comprises the information included in the *Financial Statement Overview* for the year ended 30 June 2025 but does not include the financial report and my auditor's report thereon.

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

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

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

##### **Responsibilities of the Acting Chief Executive Officer for the financial report**

The Acting Chief Executive Officer is responsible for the preparation and the fair presentation of the financial report in accordance with Australian Accounting Standards and the *Financial Management Act 1995* and for such internal control as the Acting Chief Executive Officer determines is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.

### **Auditor's responsibilities for the audit of the financial report**

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

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

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

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



**Jara K Dean**

Auditor-General

Darwin, Northern Territory

22 September 2025

# FINANCIAL STATEMENT OVERVIEW

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### FINANCIAL STATEMENT OVERVIEW

For the year ended 30 June 2025

The year ended 30 June 2025, represents the fourteenth year that the Land Development Corporation (LDC) has operated as a Government Business Division (GBD).

#### **Financial performance**

LDC's total income of \$12.05 million comprises net income from residential and industrial land sales of \$2.62 million; royalties, rents and dividends of \$4.11 million; gain on disposal of assets of \$0.12 million and additional income items totaling \$5.19 million. Total income is down from \$13.75 million in the previous year, reflecting a decrease in net income from land sales offset by an increase in other income from a financial contribution relating to a sale negotiation settlement.

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

LDC's main operating expenditure during the year relates to residential and industrial land development being the cost of land sold of \$11.80 million. LDC's employee expenses for the year were \$2.42 million and LDC employed 12 full time equivalent employees as at 30 June 2025. LDC purchases services from other agencies (\$0.30 million).

LDC achieved an operating result for 2024-25 of \$4.48 million. LDC will pay an income tax equivalent of \$1.41 million and return a dividend of \$1.65 million to government for 2024-25.

#### **Financial position**

Overall LDC maintains a strong financial position with \$129.54 million in net assets at 30 June 2025 compared to \$126.71 million in the previous year.

LDC has a secure liquidity position with \$25.19 million in cash. LDC also has a healthy portfolio of land with \$45.89 million in current land inventory and \$85.83 million in non-current land inventory.

LDC's total liabilities at \$44.95 million has increased in the 2024-25 financial year compared to \$42.36 million in the 2023-24 financial year. This is mainly due to two factors:

- A decrease in developer fees payable to LDC's joint operator partner at Zuccoli. These fees relate to the remaining stock of serviced residential lots in Zuccoli. When these lots are sold and revenue is received, the developer fees are paid.
- An increase in borrowings for LDC to undertake subdivision and construction works relating to industrial land at East Arm.

# CERTIFICATION OF THE FINANCIAL STATEMENTS

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FOR THE YEAR ENDED 30 JUNE 2025

## CERTIFICATION OF THE FINANCIAL STATEMENTS

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

We further state that the information set out in the comprehensive operating statement, balance sheet, statement of changes in equity, cash flow statement and notes to and forming part of the financial statements, presents fairly the financial performance and cash flows for the year ended 30 June 2025 and the financial position on that date.

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



**HANNAH BARRAZA**  
LAND DEVELOPMENT CORPORATION  
A/CHIEF EXECUTIVE OFFICER  
22 SEPTEMBER 2025



**CARLY BEH**  
LAND DEVELOPMENT CORPORATION  
CHIEF FINANCIAL OFFICER  
22 SEPTEMBER 2025

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**COMPREHENSIVE OPERATING STATEMENT**

**For the year ended 30 June 2025**

	Note	2025 \$000	2024 \$000
<b>INCOME</b>			
Revenue from land sales	4a	14 416	19 204
Cost of land sold		(11 799)	(11 737)
<i>Net revenue from land sales</i>		2 617	7 467
Community service obligations	4b	-	247
Goods and services revenue		7	7
Interest revenue		523	835
Royalties, rents and dividends	4c	4 114	3 530
Gain on disposal of assets	6	120	
Other income	4d	4 664	1 665
<b>TOTAL INCOME</b>	<b>3</b>	<b>12 045</b>	<b>13 751</b>
<b>EXPENSES</b>			
Employee expenses	7	2 419	2 564
Administrative expenses			
Purchases of goods and services	8	2 305	2 098
Repairs and maintenance		468	487
Depreciation and amortisation	16,17	744	845
Other administrative expenses		293	355
Write-down/Impairment	14,16,17	447	3 501
Grants and subsidies expenses			
Capital	9	-	1 885
Interest expenses	10	963	848
<b>TOTAL EXPENSES</b>	<b>3</b>	<b>7 639</b>	<b>12 583</b>
<b>NET SURPLUS BEFORE INCOME TAX</b>		<b>4 406</b>	<b>1 168</b>
Income tax expense	5	1 413	1 227
<b>NET SURPLUS/(DEFICIT)</b>		<b>2 993</b>	<b>(59)</b>
<b>OTHER COMPREHENSIVE INCOME</b>			
Changes in asset revaluation surplus		714	-
Transfers from reserves		777	
<b>TOTAL OTHER COMPREHENSIVE INCOME</b>		<b>1 491</b>	<b>-</b>
<b>COMPREHENSIVE RESULT</b>		<b>4 484</b>	<b>(59)</b>

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

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**BALANCE SHEET**

**As at 30 June 2025**

	Note	2025 \$000	2024 \$000
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and deposits	12	25 191	12 886
Receivables	13	1 484	1 084
Inventories	14	45 893	47 529
Assets held for sale	18	2 518	-
Other Assets	15	7	7
<b>Total current assets</b>		<b>75 093</b>	<b>61 506</b>
<b>Non-current assets</b>			
Inventories	14	85 833	92 128
Property, plant and equipment	16	13 255	15 064
Heritage and cultural assets	17	-	62
Other Assets	15	315	308
<b>Total non-current assets</b>		<b>99 403</b>	<b>107 562</b>
<b>TOTAL ASSETS</b>		<b>174 496</b>	<b>169 068</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	19	4 091	14 251
Borrowings and advances	20	5 194	249
Provisions	21	1 939	1 791
Other liabilities	22	4 345	7 314
Deposits held	23	155	725
Income tax payable	5	1 413	1 227
<b>Total current liabilities</b>		<b>17 137</b>	<b>25 557</b>
<b>Non-current liabilities</b>			
Borrowings and advances	20	24 142	16 315
Other liabilities	22	3 675	489
<b>Total non-current liabilities</b>		<b>27 817</b>	<b>16 804</b>
<b>TOTAL LIABILITIES</b>		<b>44 954</b>	<b>42 361</b>
<b>NET ASSETS</b>		<b>129 542</b>	<b>126 707</b>

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**BALANCE SHEET (Continued)**

**As at 30 June 2025**

	Note	2025	2024
		\$000	\$000
<b>EQUITY</b>			
Capital		54 402	54 402
Reserves		2 264	1 550
Accumulated funds		72 876	70 755
<b>TOTAL EQUITY</b>		<b>129 542</b>	<b>126 707</b>

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

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**STATEMENT OF CHANGES IN EQUITY**

**For the year ended 30 June 2025**

	Note	Equity at 1 July	Comprehensive result	Transactions with owners	Equity at 30 June
		\$000	\$000	\$000	\$000
<b>2025</b>					
<b>Accumulated funds</b>		70 755	-	-	70 755
Surplus for the period		-	2 993	-	2 993
Dividends		-	-	(1 649)	(1 649)
Transfers from reserves		-	777	-	777
		<b>70 755</b>	<b>3 770</b>	<b>(1 649)</b>	<b>72 876</b>
<b>Reserves</b>		<b>1 550</b>	<b>714</b>	-	<b>2 264</b>
<b>Capital</b>					
Transactions with owners		54 402	-	-	54 402
Equity transfers in		-	-	-	-
<b>Total Capital</b>		<b>54 402</b>	-	-	<b>54 402</b>
<b>Total equity at end of financial year</b>		<b>126 707</b>	<b>4 484</b>	<b>(1 649)</b>	<b>129 542</b>
<b>2024</b>					
<b>Accumulated funds</b>		72 245	-	-	72 245
Deficit for the period		-	(59)	-	(59)
Dividends		-	-	(1 431)	(1 431)
		<b>72 245</b>	<b>(59)</b>	<b>(1 431)</b>	<b>70 755</b>
<b>Reserves</b>		<b>1 550</b>	-	-	<b>1 550</b>
<b>Capital</b>					
Transactions with owners		54 339	-	-	54 339
Equity transfers in		-	-	63	63
<b>Total Capital</b>		<b>54 339</b>	-	<b>63</b>	<b>54 402</b>
<b>Total equity at end of financial year</b>		<b>128 134</b>	<b>(59)</b>	<b>(1 368)</b>	<b>126 707</b>

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

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**CASH FLOW STATEMENT  
For the year ended 30 June 2025**

	Note	2025 \$000	2024 \$000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Operating receipts</b>			
Community service obligations		-	247
Receipts from sales of goods and services		24 732	15 401
Interest received		507	877
<b>Total operating receipts</b>		<b>25 239</b>	<b>16 525</b>
<b>Operating payments</b>			
Payments to employees		(2 494)	(2 525)
Payments for goods and services		(19 136)	(22 198)
Income tax paid		(1 227)	(1 107)
Interest paid		(928)	(854)
<b>Total operating payments</b>		<b>(23 785)</b>	<b>(26 684)</b>
<b>Net cash from/(used in) operating activities</b>	25	<b>1 454</b>	<b>(10 159)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
<b>Investing receipts</b>			
Proceeds from sale of non-financial assets		154	-
Finance lease received		7	7
<b>Total investing receipts</b>		<b>161</b>	<b>7</b>
<b>Investing payments</b>			
Purchases of non-financial assets		(91)	(250)
<b>Total investing payments</b>		<b>(91)</b>	<b>(250)</b>
<b>Net cash from/(used in) investing activities</b>		<b>70</b>	<b>(243)</b>

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

**CASH FLOW STATEMENT (Continued)**

**For the year ended 30 June 2024**

	Note	2025 \$000	2024 \$000
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
<b>Financing receipts</b>			
Proceeds of borrowings		13 000	-
Deposits received		(569)	(170)
<b>Total financing receipts</b>		<b>12 431</b>	<b>(170)</b>
<b>Financing payments</b>			
Dividends paid		(1 431)	(1 291)
Finance lease payments		(220)	(389)
<b>Total financing payments</b>		<b>(1 651)</b>	<b>(1 680)</b>
<b>Net cash from/(used in) financing activities</b>		<b>10 780</b>	<b>(1 850)</b>
Net increase/(decrease) in cash held		12 305	(12 252)
Cash at beginning of financial year		12 886	25 138
<b>CASH AT END OF FINANCIAL YEAR</b>	12	<b>25 191</b>	<b>12 886</b>

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

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# LAND DEVELOPMENT CORPORATION

## FINANCIAL REPORT

### 1. OBJECTIVES AND FUNDING

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

LDC's objective is to:

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

LDC develops Northern Territory Government owned land identified for strategic industrial development. It operates under the *Land Development Corporation Act 2003* and reports to the Minister for Lands, Planning and Environment.

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

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

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

### 2. STATEMENT OF MATERIAL ACCOUNTING POLICY INFORMATION

#### a) Statement of compliance

These financial statements are general purpose financial statements and have been prepared in accordance with the requirements of the *Financial Management Act 1995*, related Treasurer's Directions and Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board. The *Financial Management Act 1995* requires LDC to prepare financial statements for the year ended 30 June based on the form determined by the Treasurer. The form of LDC's financial statements should include:

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

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

### **Standards and interpretations effective from 2024-25 financial year**

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

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

No Australian accounting standards have been adopted early for 2024-25 financial year.

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

### **b) Corporation and Territory items**

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

#### **Central Holding Authority**

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

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

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

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

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

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

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

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

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

**LAND DEVELOPMENT CORPORATION  
FINANCIAL REPORT**

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

	Note	Residential		Industrial		Total	
		2025	2024	2025	2024	2025	2024
		\$000	\$000	\$000	\$000	\$000	\$000
<b>INCOME</b>							
Revenue from land sales	4a	11 372	8 844	3 044	10 360	14 416	19 204
Cost of land sold		(9 732)	(7 644)	(2 067)	(4 093)	(11 799)	(11 737)
<i>Gross profit</i>		<b>1 640</b>	<b>1 200</b>	<b>977</b>	<b>6 267</b>	<b>2 617</b>	<b>7 467</b>
Community service obligations	4b	-	-	-	247	-	247
Goods and services revenue		-	-	7	7	7	7
Interest revenue		105	167	418	668	523	835
Royalties, rents and dividends	4c	-	-	4 114	3 530	4 114	3 530
Gain on disposal of assets	6	-	-	120	-	120	-
Other income	4d	298	141	4 366	1 524	4 664	1 665
<b>TOTAL INCOME</b>		<b>2 043</b>	<b>1 508</b>	<b>10 002</b>	<b>12 243</b>	<b>12 045</b>	<b>13 751</b>
<b>EXPENSES</b>							
Employee expenses	7	706	801	1 713	1 763	2 419	2 564
Administrative expenses							
Purchases of goods and services	8	461	419	1 844	1 679	2 305	2 098
Repairs and maintenance		94	97	374	390	468	487
Depreciation and amortisation	16,17	47	77	697	768	744	845
Other administrative expenses		58	127	235	228	293	355
Write-down/impairment	14,16,17	81	2 902	366	599	447	3 501
Grants and subsidies expenses							
Capital	9	-	1 885	-	-	-	1 885
Interest expenses	10	193	170	770	678	963	848
<b>TOTAL EXPENSES</b>		<b>1 640</b>	<b>6 478</b>	<b>5 999</b>	<b>6 105</b>	<b>7 639</b>	<b>12 583</b>
<b>NET SURPLUS BEFORE INCOME TAX</b>		<b>403</b>	<b>(4 970)</b>	<b>4 003</b>	<b>6 138</b>	<b>4 406</b>	<b>1 168</b>
Income tax expense	5					1 413	1 227
<b>NET SURPLUS/(DEFICIT)</b>						<b>2 993</b>	<b>(59)</b>
<b>OTHER COMPREHENSIVE INCOME</b>							
<b>Items that will not be reclassified to net surplus/(deficit)</b>							
Changes in asset revaluation surplus						714	-
Transfers from reserves						777	-
<b>TOTAL OTHER COMPREHENSIVE INCOME</b>						<b>1 491</b>	<b>-</b>
<b>COMPREHENSIVE RESULT</b>						<b>4 484</b>	<b>(59)</b>

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

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

### 4. REVENUE

#### a) Revenue from land sales

	2025			2024		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Revenue from land sales	14 416	-	14 416	19 204	-	19 204
<b>Total land sales revenue</b>	<b>14 416</b>	<b>-</b>	<b>14 416</b>	<b>19 204</b>	<b>-</b>	<b>19 204</b>

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

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

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

	2025	2024
	\$000	\$000
<b>Type of good and service:</b>		
Sales of land inventory	14 416	19 204
<b>Total revenue from contracts with customers by good or service</b>	<b>14 416</b>	<b>19 204</b>
<b>Type of customer:</b>		
Non-government entities	14 416	19 204
<b>Total revenue from contracts with customers by type of customer</b>	<b>14 416</b>	<b>19 204</b>
<b>Timing of transfer of goods and services:</b>		
Point in time	14 416	19 204
<b>Total revenue from contracts with customers by timing of transfer</b>	<b>14 416</b>	<b>19 204</b>

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### b) Grants and subsidies

	2025			2024		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Community service obligations	-	-	-	247	-	247
<b>Total grants and subsidies revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>247</b>	<b>-</b>	<b>247</b>

Revenue in the form of community service obligations (CSO) is received by LDC where LDC is required to carry out activities on a non-commercial basis. CSO revenue is recognised as an unearned contract revenue liability, included in Note 22 when received and subsequently recognised progressively as revenue as or when LDC satisfies its obligations under the agreement.

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

	2025	2024
	\$000	\$000
<b>Type of good and service:</b>		
Construction services	-	-
Other	-	247
<b>Total revenue from contracts with customers by good or service</b>	<b>-</b>	<b>247</b>
<b>Type of customer:</b>		
State and Territory Government	-	247
<b>Total revenue from contracts with customers by type of customer</b>	<b>-</b>	<b>247</b>
<b>Timing of transfer of goods and services:</b>		
Over time	-	247
<b>Total revenue from contracts with customers by timing of transfer</b>	<b>-</b>	<b>247</b>

### c) Royalties, rents and dividends

	2025			2024		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Revenue from licence fees	963	-	963	332	-	332
Rent income	-	3 151	3 151	-	3 198	3 198
<b>Total rent revenue</b>	<b>963</b>	<b>3 151</b>	<b>4 114</b>	<b>332</b>	<b>3 198</b>	<b>3 530</b>

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

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

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

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

	2025 \$000	2024 \$000
<b>Type of good and service:</b>		
Licence of land	963	332
<b>Total revenue from contracts with customers by good or service</b>	<b>963</b>	<b>332</b>
<b>Type of customer:</b>		
Commonwealth Government	-	3
State and Territory Government	-	2
Non-government entities	963	327
<b>Total revenue from contracts with customers by type of customer</b>	<b>963</b>	<b>332</b>
<b>Timing of transfer of goods and services:</b>		
Point in time	963	332
<b>Total revenue from contracts with customers by timing of transfer</b>	<b>963</b>	<b>332</b>

### d) Other income

	2025			2024		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Other income	3 843	821	4 664	868	797	1 665
<b>Total other income</b>	<b>3 843</b>	<b>821</b>	<b>4 664</b>	<b>868</b>	<b>797</b>	<b>1 665</b>

### Rendering of services

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### On charging of costs incurred

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

### Financial contributions

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

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

	2025 \$000	2024 \$000
<b>Type of good and service:</b>		
Service delivery	80	124
Other	3 763	744
<b>Total revenue from contracts with customers by good or service</b>	<b>3 843</b>	<b>868</b>
<b>Type of customer:</b>		
State and Territory Government	13	384
Non-government entities	3 830	484
<b>Total revenue from contracts with customers by type of customer</b>	<b>3 843</b>	<b>868</b>
Over time	182	719
Point in time	3 661	149
<b>Total revenue from contracts with customers by timing of transfer</b>	<b>3 843</b>	<b>868</b>

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### 5. INCOME TAX RECONCILIATION

	2025	2024
	\$000	\$000
The income tax for the year can be reconciled to the accounting profit as follows:		
<b>Net surplus before tax for the year</b>	<b>4 406</b>	<b>1 168</b>
<i>Add: Non-deductible – current year</i>		
Revenue – unrealised gains <sup>(1)</sup>	(120)	-
Expense – unrealised loss <sup>(2)</sup>	446	3 501
<i>Less: Non-deductible – prior year</i>		
Expense – impairment expense relating to assets sold <sup>(3)</sup>	(21)	(580)
<b>Taxable surplus</b>	<b>4 711</b>	<b>4 089</b>
<b>Income tax at 30%</b>	<b>1 413</b>	<b>1 227</b>

<sup>(1)</sup> In 2024-25 LDC sold an industrial building at East Arm and recognised a gain on sale of \$0.12 million.

<sup>(2)</sup> In 2024-25 there were \$0.31 million of inventory write-downs from a net realisable value assessment of land and land remediation at the Hidden Valley facility (2023-24: \$3.50 million). There has also been \$0.08 million in property, plant and equipment impairments and \$0.06 million in heritage and cultural asset impairments in 2024-25 (2023-24: nil).

<sup>(3)</sup> In 2024-25 \$0.02 million from one inventory asset that was impaired in a previous year from a net realisable assessment was sold (2023-24: \$0.58 million from two inventory assets).

### 6. GAIN ON DISPOSAL OF ASSETS

	2025	2024
	\$000	\$000
Net proceeds from the disposal of non-current assets	154	-
Less: Carrying value of non-current assets disposed	(34)	-
<b>Total gain on disposal of assets</b>	<b>120</b>	<b>-</b>

LDC sold an industrial building at East Arm and recognised a gain on sale of \$0.12 million in 2024-25 – refer also Note 16.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### 7. EMPLOYEE BENEFITS EXPENSE

	2025	2024
	\$000	\$000
Salaries and wages	2 147	2 242
Superannuation expenses	187	231
Fringe benefits tax	27	26
Payroll tax	58	65
<b>Total employee benefits expense</b>	<b>2 419</b>	<b>2 564</b>

The number of full-time equivalent employees for 2023-24 was 12 (2023-24: 16)

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

The recognition and measurement policy for employee benefits is detailed in Note 19 and Note 21.

### 8. PURCHASES OF GOODS AND SERVICES

	2025	2024
	\$000	\$000
The net surplus/(deficit) has been arrived at after charging the following expenses:		
<b>Goods and services expenses:</b>		
Property management	1 571	1 457
Consultants	81	92
Marketing and promotion <sup>(1)</sup>	50	27
Document production	1	1
Legal expenses <sup>(2)</sup>	94	25
Recruitment	3	2
Training and study	44	50
Official duty fares	14	28
Travelling allowance	4	5
Agency service arrangements	296	289
Information technology charges and communications	147	122
<b>Total purchases of goods and services</b>	<b>2 305</b>	<b>2 098</b>

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

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

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

### Repairs and maintenance expenses

Costs associated with repairs and maintenance works on LDC's assets are expensed as incurred.

## 9. GRANT AND SUBSIDIES EXPENSES

	2025	2024
	\$000	\$000
<b>Capital grant expense</b>		
Local government	-	1 885
<b>Total interest expenses</b>	-	<b>1 885</b>

Capital grant expenses are transfers made to a recipient for the purpose of acquiring or constructing a new physical asset or upgrading an existing physical asset, for which no economic benefits of equal value are receivable in return. It also includes the transfer of existing agency assets to another entity for which no economic benefits of equal value are receivable in return. Capital grant expenses comprise the transfer of the Ankerre Park at Kilgariff Estate in Alice Springs to Alice Springs Town Council at nil consideration in 2023-24.

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

## 10. INTEREST EXPENSES

	2025	2024
	\$000	\$000
Interest from lease liabilities	58	22
Interest from loans and advances	905	826
<b>Total interest expenses</b>	<b>963</b>	<b>848</b>

Interest expenses consist of interest and other costs incurred in connection with the borrowing of funds. It includes interest on loans and advances and lease liabilities. Interest expenses are recognized in the reporting period in which they are incurred.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

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

The following table presents all write-offs, waivers and postponements, approved under the *Financial Management Act 1995* or other legislation that LDC administers.

	2025 \$000	No. of Trans.	2024 \$000	No. of Trans.
<b>Write-offs, postponements and waivers under the <i>Financial Management Act 1995</i></b>	-	-	2	1
Represented by: <i>Amounts written off, postponed and waived by delegates</i>				
Losses or deficiencies of money written off <sup>(1)</sup>	-	-	2	1
<b>Total written off, postponed and waived by delegates</b>	-	-	2	1

<sup>(1)</sup> In 2023-24 an amount was written off relating to a salary overpayment of one ex-employee of LDC. In 2024-25 the salary overpayment write off was reinstated and LDC sought recovery of the monies owed when the ex-employee was re-employed by another agency in the NT Government.

LDC had no gifts or ex gratia payments in the 2024-25 and 2023-24 financial year.

#### Write-off

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

#### Waiver

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

#### Postponement

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

#### Gifts

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

#### Ex gratia

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### 12. CASH AND DEPOSITS

	2025	2024
	\$000	\$000
Cash at bank	25 191	12 886
<b>Total cash at bank</b>	<b>25 191</b>	<b>12 886</b>

For the purposes of the balance sheet and the cash flow statement, cash includes cash on hand, cash at bank and cash equivalents. Cash equivalents are highly liquid short-term investments that are readily convertible to cash. Cash at bank includes monies held in the Accountable Officer's Trust Account (AOTA) that are ultimately payable to the beneficial owner – refer also to Note 23a.

### 13. RECEIVABLES

	2025	2024
	\$000	\$000
<b>Current</b>		
Accounts receivable	330	58
Less: Loss allowance	-	-
	<b>330</b>	<b>58</b>
Contract receivables	122	28
Less: Loss allowance	-	(6)
	<b>122</b>	<b>22</b>
Interest receivables	60	45
GST receivables	283	259
Prepayments	283	680
Other receivables	406	20
<b>Total receivables</b>	<b>1 484</b>	<b>1 084</b>

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

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

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

#### Prepayments

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

# LAND DEVELOPMENT CORPORATION

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### **Credit risk exposure of receivables**

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

The expected loss rates are based on historical observed loss rates, adjusted to reflect current and forward-looking information, including macroeconomic factors. LDC generally maintains strong debt management practices with its tenants. In the 2024-25 financial year there was no expected credit loss for receivables (2023-24: 1).

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

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

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

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	2025				2024			
	Gross receivables \$000	Loss rate %	Expected credit losses \$000	Net receivables \$000	Gross receivables \$000	Loss rate %	Expected credit losses \$000	Net receivables \$000
<b>Internal receivables</b>								
Not overdue	75	0%	-	75	61	0%	-	61
Overdue for less than 30 days	-	0%	-	-	-	0%	-	-
Overdue for 30 to 60 days	-	0%	-	-	-	0%	-	-
Overdue for more than 60 days	-	0%	-	-	-	0%	-	-
<b>Total internal receivables</b>	<b>75</b>		<b>-</b>	<b>75</b>	<b>61</b>		<b>-</b>	<b>61</b>
<b>External receivables</b>								
Not overdue	601	0%	-	601	23	0%	-	23
Overdue for less than 30 days	242	0%	-	242	39	0%	-	39
Overdue for 30 to 60 days	-	0%	-	-	22	0%	-	22
Overdue for more than 60 days	-	0%	-	-	6	100%	(6)	-
<b>Total external receivables</b>	<b>843</b>		<b>-</b>	<b>843</b>	<b>90</b>		<b>(6)</b>	<b>84</b>

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### Reconciliation of loss allowance for receivables

External receivables <sup>(a)</sup>	2025	2024
	\$000	\$000
Opening balance	(6)	-
Written off during the year	-	2
Recovered during the year	-	-
Increase/decrease in allowance recognised in profit or loss	6	(8)
<b>Total external receivables</b>	<b>-</b>	<b>(6)</b>

There was no loss allowance for Internal receivables in 2024-25 and 2023-24 from the assessment of expected credit losses.

### 14. INVENTORIES

	2025	2024
	\$000	\$000
<b>Current – under development and developed land</b>		
<b>General inventories</b>		
At net realisable value	45 893	47 529
<b>Total current inventories</b>	<b>45 893</b>	<b>47 529</b>
<b>Non-current – undeveloped land</b>		
<b>General inventories</b>		
At net realisable value	85 833	92 128
<b>Total non-current inventories</b>	<b>85 833</b>	<b>92 128</b>
<b>Total inventories</b>	<b>131 726</b>	<b>139 657</b>
<b>Reconciliation of Inventories:</b>		
	2025	2024
	\$000	\$000
<b>Net realisable value as at 1 July</b>	<b>139 657</b>	<b>133 844</b>
Additions	4 175	22 873
Disposals	(11 800)	(11 737)
General inventories transfers out	(60)	(110)
Held for distribution inventories transfers out	-	(1 866)
Impairment losses	(246)	(3 347)
<b>Net realisable value as at 30 June</b>	<b>131 726</b>	<b>139 657</b>

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

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

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

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

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

Inventory costs amounting to \$0.31 million was written down in 2024-25 due to a net realisable value assessment undertaken and land remediation at the Hidden Valley facility (2023-24: \$3.50 million).

### 15. OTHER FINANCIAL ASSETS

	2025	2024
	\$000	\$000
<b>Current</b>		
Lease receivables	7	7
	<b>7</b>	<b>7</b>
<b>Non-current</b>		
Lease receivables	315	308
	<b>315</b>	<b>308</b>
<b>Total other assets</b>	<b>322</b>	<b>315</b>

#### Agency as a lessor

##### *Finance leases*

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

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

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

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

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

	2025	2024
	\$000	\$000
Less than one year	14	13
One to two years	14	13
Two to three years	14	13
Three to four years	14	13
Four to five years	14	13
More than five years	379	379
<b>Total</b>	<b>449</b>	<b>444</b>

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

	2025	2024
	\$000	\$000
Future undiscounted rentals receivable	449	444
Less: Unearned finance income	(127)	(129)
<b>Net investment in finance leases</b>	<b>322</b>	<b>315</b>

### *Operating leases*

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

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

In 2023-24 LDC also subleased carpark spaces on Level 2, 37 Woods Street, Darwin City, which was leased under a month to month head lease agreement and was classified as operating subleases. In 2024-25 LDC moved to a new office building and no longer subleases carpark spaces.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

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

	2025	2024
	\$000	\$000
Less than one year	2 616	2 856
One to two years	2 498	2 563
Two to three years	2 548	2 547
Three to four years	2 599	2 578
Four to five years	2 601	2 609
More than five years	33 508	36 645
<b>Total</b>	<b>46 370</b>	<b>49 798</b>

### 16. PROPERTY, PLANT AND EQUIPMENT

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

	2025	2024
	\$000	\$000
<b>Buildings</b>		
At fair value	560	2 124
Less: Accumulated depreciation	-	(345)
	<b>560</b>	<b>1 779</b>
<b>Infrastructure</b>		
At fair value	14 639	14 669
Less: Accumulated depreciation	(3 376)	(3 029)
	<b>11 263</b>	<b>11 640</b>
<b>Plant &amp; equipment</b>		
At fair value	341	250
Less: Accumulated depreciation	(54)	(3)
	<b>287</b>	<b>247</b>
<b>Right of use assets</b>		
At fair value	1 419	2 886
Less: Accumulated depreciation	(274)	(1 488)
	<b>1 145</b>	<b>1 398</b>
<b>Total property, plant and equipment</b>	<b>13 255</b>	<b>15 064</b>

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

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

A reconciliation of the carrying amount of property, plant and equipment at the beginning and end year is set out below:

#### 2025

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Right of use asset \$000	Total \$000
<b>Carrying amount as at 1 July</b>	<b>1 779</b>	<b>11 640</b>	<b>247</b>	<b>1 398</b>	<b>15 064</b>
Additions	-	-	91	-	91
Disposals	(34)	-	-	-	(34)
Depreciation/amortisation expense	(85)	(371)	(51)	(237)	(744)
Additions/(disposals) from asset transfers	(2 563)	(34)	-	-	(2 597)
Revaluation increments/decrements	1 463	28	-	(16)	1 475
<b>Carrying amount as at 30 June</b>	<b>560</b>	<b>11 263</b>	<b>287</b>	<b>1 145</b>	<b>13 255</b>

#### 2024

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Right of use asset \$000	Total \$000
<b>Carrying amount as at 1 July</b>	<b>1 866</b>	<b>12 011</b>	<b>-</b>	<b>408</b>	<b>14 285</b>
Additions	-	-	250	1 357	1 607
Disposals	-	-	-	-	-
Depreciation/amortisation expense	(87)	(371)	(3)	(383)	(844)
Additions/(disposals) from asset transfers	-	-	-	-	-
Revaluation increments/decrements	-	-	-	16	16
<b>Carrying amount as at 30 June</b>	<b>1 779</b>	<b>11 640</b>	<b>247</b>	<b>1 398</b>	<b>15 064</b>

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

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

**2025**

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Right of use asset \$000	Total \$000
<b>Carrying amount as at 1 July</b>	-	11 640	247	1 398	13 285
Additions	-	-	91	-	91
Disposals	-	-	-	-	-
Depreciation/amortisation expense	-	(371)	(51)	(237)	(659)
Additions/(disposals) from asset transfers	-	(34)	-	-	(34)
Revaluation increments/decrements	-	28	-	(16)	12
<b>Carrying amount as at 30 June</b>	-	11 263	287	1 145	12 695

**2024**

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Right of use asset \$000	Total \$000
<b>Carrying amount as at 1 July</b>	-	12 011	-	408	12 419
Additions	-	-	250	1 357	1 607
Disposals	-	-	-	-	-
Depreciation/amortisation expense	-	(371)	(3)	(383)	(757)
Additions/(disposals) from asset transfers	-	-	-	-	-
Revaluation increments/decrements	-	-	-	16	16
<b>Carrying amount as at 30 June</b>	-	11 640	247	1 398	13 285

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

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

**2025**

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Right of use asset \$000	Total \$000
<b>Carrying amount as at 1 July</b>	1 779	-	-	-	1 779
Additions	-	-	-	-	-
Disposals	(34)	-	-	-	(34)
Depreciation/amortisation expense	(85)	-	-	-	(85)
Additions/(disposals) from asset transfers	(2 563)	-	-	-	(2 563)
Revaluation increments/decrements	1 463	-	-	-	1 463
<b>Carrying amount as at 30 June</b>	560	-	-	-	560

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

2024

	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Right of use asset \$000	Total \$000
<b>Carrying amount as at 1 July</b>	<b>1 866</b>	-	-	-	<b>1 866</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Depreciation/amortisation expense	(87)	-	-	-	(87)
Additions/(disposals) from asset transfers	-	-	-	-	-
Revaluation increments/decrements	-	-	-	-	-
<b>Carrying amount as at 30 June</b>	<b>1 779</b>	-	-	-	<b>1 779</b>

### Acquisitions

Property, plant and equipment are initially recognised at cost.

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

Major items of plant and equipment comprising a number of components that have different useful lives are accounted for as separate assets. Individual components may be replaced during the useful life of the complex asset.

### Revaluation of assets

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

- land;
- buildings; and
- infrastructure assets.

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

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

The latest revaluations were independently conducted during the 2024-25 year by Herron Todd White. Refer to Note 26.

### Impairment of assets

An asset is said to be impaired when the asset's carrying amount exceeds its recoverable amount. Materially significant non-financial assets are assessed for indicators of impairment annually. If any indicator of impairment exists, LDC determines the asset's recoverable amount. The asset's recoverable amount is determined as the higher of the asset's current replacement cost and fair value less costs to sell.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

Any amount by which the asset's carrying amount exceeds the recoverable amount is recorded as an impairment loss.

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

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

LDC's property, plant and equipment assets were assessed for impairment as at 30 June 2025. As a result of this review, \$0.08 million of impairment losses was recognised across buildings and infrastructure assets.

### Depreciation and amortisation expense

Items of property, plant and equipment, including buildings but excluding land, have limited useful lives and are depreciated using the straight-line method over their estimated useful lives. Assets are depreciated from the date of acquisition or from the time an asset is completed and held ready for use.

The estimated useful lives for each class of asset are in accordance with LDC's determination as follows:

	2025	2024
Land	Infinite – not depreciated	Infinite – not depreciated
Buildings	10 - 50 years	10 - 50 years
Infrastructure assets	8 - 50 years	8 - 50 years
Plant and equipment	7 years	7 years
Right of use		
Land	40 years	40 years
Buildings	5 - 10 years	5 - 10 Years
Transport Equipment	5 years	5 years
Heritage and cultural assets	100 years	100 years

### Right-of-use-asset

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

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

LDC recognises right-of-use assets at the commencement date of the lease (the date the underlying asset is available for use). Right-of-use assets are subsequently measured at fair value which approximates costs less accumulated amortisation and accumulated impairment losses.

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

Right-of-use assets are subject to remeasurement principles consistent with the lease liability. This includes applying indexation and market rent review. Right-of-use assets are also revalued where a trigger or event may indicate their carrying amount does not equal fair value.

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

	2025 \$000	2024 \$000
Amortisation expense of right-of-use assets	(237)	(383)
Interest expense on lease liabilities	(58)	(21)
Expense relating to short-term leases	(9)	(16)
Income from subleasing right-of-use assets	14	13
Gains arising from sublease remeasurement and increase of right-of-use asset	7	7
<b>Total amount recognised in the comprehensive operating statement</b>	<b>(283)</b>	<b>(400)</b>

### 17. HERITAGE AND CULTURAL ASSETS

	2025 \$000	2024 \$000
<b>Carrying amount as at 1 July</b>		
At valuation	-	74
Less: Accumulated depreciation	-	(12)
<b>Written down value – 30 June</b>	<b>-</b>	<b>62</b>
<b>Reconciliation of movements</b>		
Carrying amount as at 1 July	62	63
Depreciation	-	(1)
Impairment losses	(62)	-
<b>Carrying amount as at 30 June</b>	<b>-</b>	<b>62</b>

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

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

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

Heritage and cultural assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful life of heritage and cultural assets is 100 years in 2024-25 and 100 years in 2023-24 and is in accordance with the Treasurer's Directions.

LDC's accounting policies on impairment for property, plant and equipment disclosed in Note 16 also apply to heritage and cultural assets.

LDC's heritage and cultural assets were assessed for impairment as at 30 June 2025. As a result of this review \$0.06 million of impairment losses were recognised against heritage and cultural assets.

### 18. ASSETS HELD FOR SALE

	2025	2024
	\$000	\$000
Property, plant and equipment	2 518	-
	<b>2 518</b>	<b>-</b>

LDC's assets held for sale include two buildings and one infrastructure asset at East Arm and Holtze Industrial Estate that are contracted for sale and not yet settled at 30 June as well as those being available for sale within the next 12 months.

Assets are classified as held for sale if their carrying amount will be recovered through a sale transaction or a grant agreement rather than continuing use. This condition is regarded as met only when the asset is available for immediate sale or granting in their present condition and the sale is highly probable. Management must be committed to the sale or grant agreement, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

These assets are measured at the lower of the asset's carrying amount and fair value less costs to sell and are not subject to depreciation.

### 19. PAYABLES

	2025	2024
	\$000	\$000
Accounts payable	3 653	12 428
Accrued salaries and wages	50	54
Other accrued expenses	295	1 711
Accrued loans interest payable	93	58
<b>Total payables</b>	<b>4 091</b>	<b>14 251</b>

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

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

### 20. BORROWINGS AND ADVANCES

	2025	2024
	\$000	\$000
<b>Current</b>		
Loans and advances	5 000	-
Lease liabilities	194	249
	<b>5 194</b>	<b>249</b>
<b>Non-current</b>		
Loans and advances	23 000	15 000
Lease liabilities	1 142	1 315
	<b>24 142</b>	<b>16 315</b>
<b>Total borrowings and advances</b>	<b>29 336</b>	<b>16 564</b>

#### Loans and advances

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

#### Lease liabilities

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

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

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

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

The following table presents liabilities under leases.

	2025	2024
	\$000	\$000
Balance at 1 July	1 564	574
Additions/remeasurements	(9)	1 378
Interest expenses	58	22
Payments	(277)	(410)
<b>Balance at 30 June</b>	<b>1 336</b>	<b>1 564</b>

LDC had total cash outflows for leases of \$0.22 million in 2024-25 (\$0.39 million in 2023-24).

There were no future minimum lease payments under non-cancellable leases not recorded as a liability in 2024-25 or 2023-24.

### 21. PROVISIONS

	2025	2024
	\$000	\$000
<b>Current</b>		
<i>Employee benefits</i>		
Recreation leave	216	276
Leave loading	22	20
<i>Other current provisions</i>		
Provision for dividends	1 649	1 431
Provision for superannuation	36	45
Provision for payroll tax	16	19
<b>Total current provisions</b>	<b>1 939</b>	<b>1 791</b>
<b>Reconciliation of Provision for Dividends</b>		
Balance as at 1 July	1 431	1 291
Additional provisions recognised	1 649	1 431
Reductions arising from payments	(1 431)	(1 291)
<b>Balance as at 30 June</b>	<b>1 649</b>	<b>1 431</b>

#### **Employee benefits**

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

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

All recreation leave is classified as a current liability.

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

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

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

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

### 22. OTHER LIABILITIES

	2025 \$000	2024 \$000
<b>Current</b>		
Financial guarantee liability	-	70
Unearned contract revenue liability	2 932	6 220
Other liabilities	1 413	1 024
	<b>4 345</b>	<b>7 314</b>
<b>Non-current</b>		
Unearned contract revenue liability	2 915	489
Other liabilities	760	-
	<b>3 675</b>	<b>489</b>
<b>Total other liabilities</b>	<b>8 020</b>	<b>7 803</b>

#### Financial guarantee liability

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

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

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

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

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

LDC provides vacant and titled land lots at Zuccoli as security and a financial guarantee to enable its joint operator partner, Urbex Pty Ltd (Urbex), to obtain external financing in respect of the next stage of the Zuccoli Village development. At 30 June 2025, the fair value of this financial guarantee liability is nil (2023-24: \$0.07 million).

### Unearned contract revenue liability

Unearned contract revenue liability mainly relates to consideration received in advance from customers in respect of two Industrial land sales at East Arm and one Industrial land sale at Holtze Industrial Estate that are subject to development leases. The unearned contract revenue liability balance as at 30 June 2025 is \$5.85 million (2023-24: \$6.71 million).

The current unearned contract liability in the 2024-25 financial year has decreased from the 2023-24 financial year mainly due to settlement and recognition of revenue of one industrial sale where development lease conditions were satisfied and title was transferred. The non-current unearned contract liability in the 2024-25 financial year has increased from the 2023-24 financial year due to revenue received from one new industrial sale that is subject to a development lease.

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

	2025	2024
	\$000	\$000
Not later than one year	2 932	6 220
Later than one year and not later than five years	2 915	489
Later than five years	-	-
<b>Total</b>	<b>5 847</b>	<b>6 709</b>

### Other liabilities

The amount included in the current and non-current other liabilities balance as at 30 June 2025 relates to lease and licence fee revenue received in advance. LDC's future profit entitlement from the Zuccoli joint arrangement project is nil as at 30 June 2025 (2023-24: \$0.47 million).

### Superannuation

Employees' superannuation entitlements are provided through the:

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

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

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### 23. DEPOSITS HELD

	2025	2024
	\$000	\$000
Accountable officer's trust account	80	64
Other deposits held	75	661
<b>Total deposits held</b>	<b>155</b>	<b>725</b>

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

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

#### a) Accountable officer's trust account

Accountable officer's trust account balances comprise:

	2025	2024
	\$000	\$000
Security bonds	80	64
<b>Total accountable officer's trust account</b>	<b>80</b>	<b>64</b>

### 24. CAPITAL COMMITMENTS

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

Commitments may extend over multiple reporting periods and may result in payment of compensation or return of funds if obligations are breached. These contracts are expected to be payable as follows:

	2025	2024
	\$000	\$000
Not later than one year	37 808	7 019
Later than one year and not later than five years	13 082	29 260
<b>Total capital expenditure commitments (exclusive of GST)</b>	<b>50 890</b>	<b>36 279</b>
Plus: GST recoverable	5 089	3 628
<b>Total capital expenditure commitments (inclusive of GST)</b>	<b>55 979</b>	<b>39 907</b>

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### 25. CASH FLOW RECONCILIATION

#### a) Reconciliation of cash

The total of LDC 'cash and deposits' of \$25.19 million recorded in the balance sheet is consistent with that recorded as 'cash' in the cash flow statement.

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

	2025 \$000	2024 \$000
<b>Net (deficit)/surplus</b>	<b>2 993</b>	<b>(59)</b>
<i>Non-cash items:</i>		
Depreciation and amortisation	744	845
Write-down/impairment	447	3 501
Gain on disposal of assets	(120)	-
Sublease remeasurement income	(7)	(7)
Financial guarantee (income)/expense	(70)	44
Capital Grants	-	1 885
<i>Changes in assets and liabilities:</i>		
Increase in receivables	(400)	1 275
(Decrease)/increase in inventories	7 624	(11 162)
(Decrease)/increase in trade and other payables	(10 160)	4 877
(Decrease)/increase in provision for employee benefits	(58)	31
(Decrease)/increase in other provisions	(12)	7
Increase in tax liabilities	187	120
Increase/(decrease) in other liabilities	286	(11 516)
<b>Net cash from/(used in) in operating activities</b>	<b>1 454</b>	<b>(10 159)</b>

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

	Cash Flows					Non-Cash			
	1 July \$000	Deposits received \$000	Dividends paid \$000	Finance lease payments \$000	Loans and Advances received/(repaid) \$000	Total cash flows \$000	Dividends declared \$000	Lease acquisitions and other movements \$000	30 June \$000
Deposits held	725	(569)	-	-	-	(569)	-	-	156
Dividends	1 431	-	(1 431)	-	-	(1 431)	1 649	-	1 649
Finance leases	1 562	-	-	(220)	-	(220)	-	(9)	1 333
Borrowings and advances	15 000	-	-	-	13 000	13 000	-	-	28 000
<b>Total</b>	<b>18 718</b>	<b>(569)</b>	<b>(1 431)</b>	<b>(220)</b>	<b>13 000</b>	<b>10 780</b>	<b>1 649</b>	<b>(9)</b>	<b>31 138</b>
<b>2024</b>									
	1 July \$000	Deposits received \$000	Dividends paid \$000	Finance lease payments \$000	Loans and Advances received/(repaid) \$000	Total cash flows \$000	Dividends declared \$000	Lease acquisitions and other movements \$000	30 June \$000
Deposits held	895	(170)	-	-	-	(170)	-	-	725
Dividends	1 291	-	(1 291)	-	-	(1 291)	1 431	-	1 431
Finance leases	574	-	-	(389)	-	(389)	-	1 377	1 562
Borrowings and Advances	15 000	-	-	-	-	-	-	-	15 000
<b>Total</b>	<b>17 760</b>	<b>(170)</b>	<b>(1 291)</b>	<b>(389)</b>	<b>-</b>	<b>(1 850)</b>	<b>1 431</b>	<b>1 377</b>	<b>18 718</b>

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

#### *Lease transactions*

During the financial year, LDC recorded no right-of-use assets (2024: \$1.36 million aggregate value for the lease of LDC's office).

## 26. FAIR VALUE MEASUREMENT

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

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

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

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

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

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

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

Level 3 – inputs are unobservable.

### a) Fair value hierarchy

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

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

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	Level 1		Level 2		Level 3		Total fair value		Carrying amount	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
<b>Assets</b>										
Buildings (Note 16)	-	-	560	-	-	3 139	560	3 139	560	3 139
Infrastructure (Note 16)	-	-	-	-	11 263	11 640	11 263	11 640	11 263	11 640
Plant and equipment (Note 16)	-	-	-	-	287	285	287	285	287	285
Heritage and cultural assets (Note 17)	-	-	-	-	-	62	-	62	-	62
Assets held for sale (Note 18)	-	-	2 518	-	-	-	2 518	-	2 518	-
Right of use assets (Note 16)	-	-	-	-	1 145	-	1 145	-	1 145	-
<b>Total assets</b>	-	-	<b>3 078</b>	-	<b>12 695</b>	<b>15 126</b>	<b>15 773</b>	<b>15 126</b>	<b>15 773</b>	<b>15 126</b>

There were transfers from Level 3 to Level 2 during 2024-25 financial year. There were no transfers between Level 1 and Levels 2 or 3 during 2023-24 financial year. The reason for the transfers in 2024-25 financial year is due to the revaluation of two buildings where there is an active market and observable comparable evidence and re-classification of two buildings and one infrastructure asset at East Arm and Holtze Industrial Estate from property, plant and equipment (non-current assets) to assets held for sale (current assets). These assets are contracted for sale and not yet settled at 30 June and are available for sale within the next 12 months.

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### b) Valuation techniques and inputs

Valuation techniques and significant unobservable inputs used to measure fair value in 2024-25 are:

Asset classes	Level	Techniques	Significant unobservable inputs
Buildings	2	Market	n/a
Infrastructure	3	Current replacement cost	1. Labour and material costs to replace 2. Useful life of components
Plant and equipment	3	Current replacement cost	1. Cost to replace 2. Useful life
Heritage and Cultural Assets	3	Current replacement cost	1. Cost to replace 2. Useful life
Assets held for sale	2	Market	n/a

There were no changes in valuation techniques from 2023-24 to 2024-25.

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

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

	Buildings	Infrastructure	Plant and equipment	Heritage and cultural assets	Right of use	Total
	\$000	\$000	\$000	\$000	\$000	\$000
<b>2025</b>						
Fair value as at 1 July	1 779	11 640	247	62	1 398	15 126
Additions	-	-	91	-	-	91
Disposals	(34)	-	-	-	-	(34)
Depreciation/amortisation expense	(85)	(371)	(51)	-	(237)	(744)
Transfers to Level 2	(3 123)	(34)	-	-	-	(3 157)
Revaluation increments/decrements	1 463	28	-	-	(16)	1 475
Impairment losses	-	-	-	(62)	-	(62)
<b>Fair value as at 30 June</b>	<b>-</b>	<b>11 263</b>	<b>287</b>	<b>-</b>	<b>1 145</b>	<b>12 695</b>

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	Buildings \$000	Infrastructure \$000	Plant and equipment \$000	Heritage and cultural assets \$000	Right of use \$000	Total \$000
<b>2024</b>						
Fair value as at 1 July	1 866	12 011	-	63	408	14 348
Additions	-	-	250	-	1 357	1 607
Disposals	-	-	-	-	-	-
Depreciation/amortisation expense	(87)	(371)	(3)	(1)	(383)	(845)
Transfers to Level 2	-	-	-	-	-	-
Revaluation increments/decrements	-	-	-	-	16	16
Impairment losses	-	-	-	-	-	-
<b>Fair value as at 30 June</b>	<b>1 779</b>	<b>11 640</b>	<b>247</b>	<b>62</b>	<b>1 398</b>	<b>15 126</b>

### (ii) Sensitivity analysis

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

## 27. FINANCIAL INSTRUMENTS

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

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

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

### a) Categories of financial instruments

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

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	Category	2025	2024
		\$000	\$000
Cash and deposits	Amortised cost	25 191	12 886
Receivables <sup>(1)</sup>	Amortised cost	918	145
Other assets – lease receivables	Amortised cost	322	315
<b>Total financial assets</b>		<b>26 431</b>	<b>13 346</b>
Deposits held <sup>(1)</sup>	Amortised cost	75	661
Payables <sup>(1)</sup>	Amortised cost	4 091	14 251
Loans	Amortised cost	28 000	15 000
Financial guarantee liability	Amortised cost	-	70
Lease liabilities	Amortised cost	1 336	1 564
<b>Total financial liabilities</b>		<b>33 502</b>	<b>31 546</b>

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

### Financial assets at amortised cost

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

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

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

LDC does not have any financial assets under this category.

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

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

LDC does not have any financial assets under this category.

### Financial liabilities at amortised cost

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

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

LDC does not have any financial liabilities under this category.

### Credit risk

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

LDC has limited credit risk exposure (risk of default). In respect of any dealings with organisations external to government, LDC has adopted a policy of only dealing with credit worthy organisations and obtaining

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sufficient collateral or other security where appropriate, as a means of mitigating the risk of financial loss from defaults.

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

Credit risk relating to receivables is disclosed in Note 13.

### c) Liquidity risk

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

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

#### Maturity analysis for financial liabilities

##### 2025

	Carrying amount \$000	Less than one year \$000	1 to 5 years \$000	More than 5 years \$000	Total \$000
<b>Liabilities</b>					
Deposits held <sup>(1)</sup>	75	25	50	-	75
Payables <sup>(1)</sup>	4 091	4 091	-	-	4 091
Loans	28 000	6 491	25 974	-	32 465
Financial guarantee liability	-	-	-	-	-
Lease liabilities	1 336	244	946	357	1 547
<b>Total financial liabilities</b>	<b>33 502</b>	<b>10 851</b>	<b>26 970</b>	<b>357</b>	<b>38 178</b>

#### Maturity analysis for financial liabilities

##### 2024

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

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

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### d) Market risk

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

### (i) Interest rate risk

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

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

### Interest rate risk for financial assets and liabilities

2025

	Interest bearing		Non-interest bearing	Total	Weighted average
	Variable	Fixed			
	\$000	\$000	\$000	\$000	%
<b>Assets</b>					
Cash and deposits	25 191	-	-	25 191	4.23%
Receivables <sup>(1)</sup>	-	-	918	918	
Other assets – lease receivables	-	322	-	322	2.09%
<b>Total financial assets</b>	<b>25 191</b>	<b>322</b>	<b>918</b>	<b>26 431</b>	
<b>Liabilities</b>					
Deposits held <sup>(1)</sup>	-	-	75	75	
Payables <sup>(1)</sup>	-	-	4 091	4 091	
Loans	-	28 000	-	28 000	5.89%
Financial guarantee liability	-	-	-	-	
Lease liabilities	-	1 336	-	1 336	2.54%
<b>Total financial liabilities</b>	<b>-</b>	<b>29 336</b>	<b>4 166</b>	<b>33 502</b>	

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

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### Interest rate risk for financial assets and liabilities

2024

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

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

### Sensitivity analysis

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

	100 basis points increase
	\$000
<b>30 June 2025</b>	
Financial assets – cash at bank	252
<b>Net sensitivity</b>	<b>252</b>
<b>30 June 2024</b>	
Financial assets – cash at bank	129
<b>Net sensitivity</b>	<b>129</b>

### (ii) Price risk

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

# LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

## (iii) Currency risk

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

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

## 28. RELATED PARTIES

### i) Related parties

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

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

### ii) Key management personnel (KMP)

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

### iii) Remuneration of key management personnel

The details below excludes the salaries and other benefits of the Minister for Lands, Planning and Environment as the minister's remunerations and allowances are payable by the Department of the Legislative Assembly and consequently disclosed within the Treasurer's annual financial statements.

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

	2025	2024
	\$000	\$000
Short-term benefits	1 021	978
Post-employment benefits	443	117
<b>Total remuneration of key management personnel</b>	<b>1 464</b>	<b>1 095</b>

### iv) Related party transactions:

#### Transactions with Northern Territory Government controlled entities

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

## LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

### 2025

Related party	Revenue from related parties \$000	Payments to related parties \$000	Amounts owed by related parties \$000	Amounts owed to related parties \$000
All Territory Government departments	700	2 461	75	29 873

### 2024

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

LDC recognised \$0.49 million in interest on LDC's cash balance and \$0.14 million in rent revenue was also received from the Department of Logistics and Infrastructure for lease of an LDC building at East Arm. LDC paid \$0.68 million to the Department of Chief Minister and Cabinet for land rates, \$0.34 million to Power and Water Corporation for water and sewerage on LDC land, \$0.90 million to the NTTC for interest on loans and \$0.17 million to the Department of Corporate and Digital Development (DCDD) and \$0.14 million to the Department of Logistics and Infrastructure for service level agreement fees. LDC has four loans with the NTTC totaling \$28 million and dividends of \$1.65 million payable to the Central Holding Authority.

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

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

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

There were no related party transactions that involved key management personnel and their close family members in 2024-25. No guarantees have been given or received. No expense has been recognised in the year for bad or doubtful debts in respect of the amounts owed by related parties.

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

LDC had no contingent liabilities and no contingent assets as at 30 June 2025 or 30 June 2024.

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

Two contracts for the sale of two land parcels and buildings at East Arm totaling \$2.05 million was entered into after the 30 June 2025 and executed on 15 July 2025. Settlement and the transfer of title on both the two land parcels and buildings occurred on 1 September 2025.

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

# LAND DEVELOPMENT CORPORATION FINANCIAL REPORT

## 31. JOINT ARRANGEMENTS

### **Zuccoli Project Delivery Agreement**

Under the Zuccoli Project Delivery Agreement, which involves residential land development, LDC holds the land in its accounts, while the other party recognises its own expenses (pays for the development) and its liabilities (finance raised for the development).

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



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