



# Annual Report 2024-25



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# **Report Overview**



Landgate's purpose is to support the sustainable economic, social and environmental management and development of land in Western Australia by securing land interests, valuing property and providing and promoting the use of location information and services.

The annual report of the Western Australian Land Information Authority, trading as Landgate, informs our customers, stakeholders and the broader community about our functions, performance and governance for the 2024-25 financial year.

It measures our achievements against the initiatives in our 2024-25 Statement of Corporate Intent (SCI).

Landgate's financial and operational performance is reflected in the audited financial statements and key performance indicators in this annual report. The key achievements section is structured around our SCI themes which are aligned to our core functions.

## **Acknowledgement of Country**

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

## Statement of compliance



South Perth, Western Australia.

In accordance with section 63 of the Financial Management Act 2006, we hereby submit for your information and presentation to Parliament, the annual report of the Western Australian Land Information Authority, trading as Landgate, for the year ended 30 June 2025.

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

**Kylee Schoonens Board Chair** 

12 September 2025

**Trish Scully** 

Chief Executive Officer

July

12 September 2025

## Welcome

## **Board Chair's message**

The 2024–25 period represented a year of momentum for Landgate, as the agency continued to meet the evolving demands of Western Australia's property landscape, economy, and broader community.

Against a backdrop of strong population growth and digital transformation, the Board worked closely with the Executive to ensure Landgate remains responsive, resilient, and future-ready.

The year saw unprecedented activity across WA's property market, leading to record levels of land transactions and valuations. This highlighted the enduring importance of Landgate's role in maintaining confidence, accuracy and efficiency across the land information system.

A key milestone was the finalisation of Landgate's 2024-25 to 2028-29 Strategic Development Plan, which charts a clear course for delivering modern services and trusted data in a fast-changing operating environment. It reinforces Landgate's critical role as a data and digital agency, in supporting the State's economy through secure land transactions, fair valuations and authoritative location information.

This year, we were pleased to welcome Ms Trish Scully as Landgate's new Chief Executive Officer. Trish brings significant Landgate experience and commercial acumen at a time of strategic opportunity and change. On behalf of the Board, I thank Mr Bruce Roberts for his steady leadership as acting Chief Executive Officer during the transition.

A focus for the Board was maintaining strong oversight of Landgate's digital and organisational changes. This included governance of the incoming new valuation system, which will deliver long-term service delivery benefits to ensure Landgate remains a capable and contemporary public sector agency.

The Board was also pleased to see progress in the Spatial WA Program - a whole-of-government investment in spatial capability that will unlock value across planning, infrastructure, emergency management and more. We are confident that Spatial WA will become a critical enabler for smarter, more sustainable decisions for our State.

Recognising the importance of environmental, social and governance considerations in how we operate, the Board initiated the development of Landgate's first Environmental, Social and Governance Framework. This work will guide future initiatives in areas such as reconciliation, equitable access to services, climate resilience and sustainable land use, and reflect the values of the community we serve.

Our achievements this year reflect the dedication of Landgate's people, the leadership of the Executive team, and the strong collaborative relationships with industry, government and community. On behalf of the Board, I thank the Minister for Planning and Lands, the Hon John Carey BA MLA, my fellow Board members, and Landgate's staff for their commitment and contribution throughout a dynamic and successful year.

As we look ahead, the Board remains focused on ensuring Landgate continues to deliver value for Western Australians - as a modern, customer-focused agency supporting the growth, sustainability and prosperity of our State.

## Chief Executive Officer's message

It was a privilege to begin my five-year term as Landgate's Chief Executive Officer last September. I am honoured to lead an organisation whose essential land information and property services deliver value today and help shape Western Australia's future.

This year was marked by servicing record customer demand, while also delivering change to improve how we serve our customers – from responsive frontline service improvements to long-term, technology-driven transformation. The achievements in this report reflect our commitment to building capability to be responsive and ready to meet the State's evolving land information needs.

In July 2024, we moved into our new workplace at the refurbished 1 Midland Square, opening a new chapter for Landgate and reaffirming more than 30 years of connection to Midland. Following collaboration with Noongar Elders, local Indigenous representatives and staff, our new workplace is known as Mandjar - the Noongar word for 'meeting place'. Mandjar reflects Midland's long history as a place of gathering and exchange, honouring both Country and our commitment to reconciliation. From here, we provide a modern, collaborative environment where we respect the past, acknowledge the present, and embrace the future.

Over the past year, WA's strong property market continued to drive record demand for our services. Document lodgements increased by 7% to over 437,000 this year, marking a 20% rise over the past three years. New lot creation surged by 23%, reflecting strong development across the State. In response, we streamlined processes and targeted our recruitment to enhance efficiency and achieve faster turnaround times for customers. Landgate also invested in developing new online customer self-service tools to facilitate faster, easier access to registration lodgement information, which will be available from July 2025.

Our Spatial WA team made major progress this year on the Advanced Spatial Digital Twin for WA, a 10-year, whole-of-government digital initiative.

The Digital Twin will leverage the State's data in one platform, providing valuable tools for Government to better plan, design, test and collaborate using a highly accurate virtual environment. Focusing initially on four strategic use cases - Infrastructure Projects and Assets, Emergency Management, Digital Approvals for Land Development, and 4D Land Management - the Program will drive innovation, collaboration and better decisionmaking across government and industry.

A major internal focus this year was preparing to implement Landgate's new valuation system, ready to go live in early July 2025. The system will replace a 25 year old platform and once optimised will allow valuers to work more efficiently, respond faster and deliver greater value to the State. This is particularly important as the scale of our valuations work continues to grow in response to land development. In 2024-25, Landgate delivered over 147,000 gross rental values (GRVs) across 23 regional areas and more than 1.13 million unimproved values statewide. These volumes increase substantially in years when a metropolitan GRV program is conducted further demonstrating the scale and complexity of our valuations work and need for a modern digital valuation system.

We also completed one of our most significant information technology transitions in nearly a decade - bringing core services back in-house to improve governance, manage risk, and increase accountability. A new framework for IT delivery and coordination of service providers has improved the resilience, continuity and adaptability of our Information and Communications Technology services, better aligning them with modern work practices and the needs of our business and customers.

Our achievements this year are a testament to our team of people who bring dedication, integrity and diversity when performing their roles and make Landgate a great place to work. Together, with our partners, we continue to build a trusted and forward-thinking land information authority, which places customers at the heart of everything we do. I look forward to the opportunities ahead as we continue to deliver services and value for Western Australia.

# Our year at a glance

Over

## 193,000 customers served

17% in person

**57**% by phone

**26**%

via digital channels

Over

1.5 million

Certificates of Title secured in the register



## 7.14% of Landgate contracts

awarded to Aboriginal businesses (public sector target: 4.0%)

Ove

## 7 billion square kilometres

of satellite imagery captured, processed and made available

## 74 name approvals

with an Aboriginal origin for roads, geographic features and administrative boundaries



Over

437,000

land dealings documents lodged



**6,426**strata enquiries to Landgate's Strata Enquiry Line

4,111,951 visits to Landgate's website

91.3% user satisfaction

with capture, discovery and access to location information (Shared Location Information Platform, Data WA and Capture WA)

23,898

lots created

**79%** 

of electronically lodged change of land ownership documents registered in 20 seconds

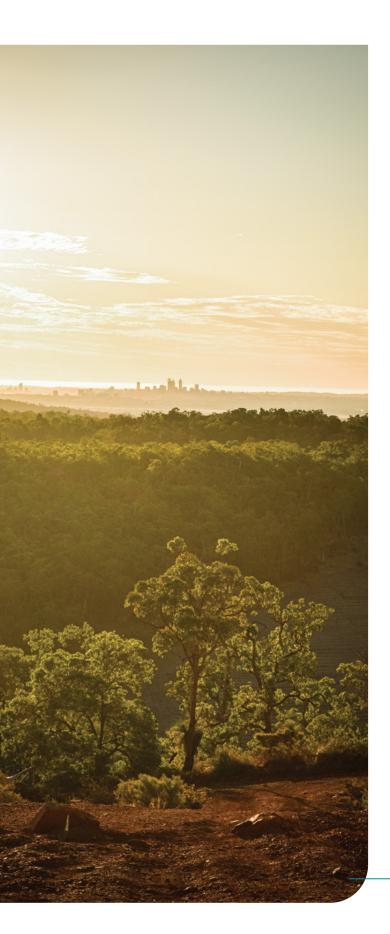
Over

163,000 gross rental values

delivered for regional areas



## **About Us**



## Our agency's role

We are Western Australia's land information authority, proudly serving our community, government and industry customers. We secure land interests, value property and provide and promote the use of location data. We see a future in which 'where' is central to how we make sense of our world, by accurately locating property, knowing what it is worth and securing interests. As we pursue this vision to deliver optimal value to the State, we deliver on our purpose, fulfil our statutory obligations and prioritise customer service.

#### Vision

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

### **Purpose**

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

#### **Values**

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

Perth city skyline from the hills.

### Three core services



#### **Location Services**

We provide location information and spatial services for Western Australia, which are relied upon for everything from emergency services to agriculture, to land use planning.

#### This includes:

- Maintaining cadastral and administrative boundaries in the State's spatial cadastral database.
- Cadastral survey inspection to ensure land boundary certainty.
- Capturing and processing aerial and satellite imagery for a wide range of uses.
- Naming and addressing WA localities, streets and geographical features.

- Maintaining topographic information to support mapping statewide natural and built features.
- Customised mapping to support state and federal government decision making.
- Delivering a reliable geodetic framework that provides positioning solutions across WA.
- Enabling the discovery and access of WA public sector data through the Data WA open data catalogue and the Shared Location Information Platform (SLIP).
- Delivering the Spatial WA Program on behalf of the State.



## **Registration Services**

We secure interests in land and property as WA's guardian of land and property interests. We do this by maintaining the security and integrity of WA's Land Titles Register.

#### This includes:

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



## **Valuation Services**

We independently value properties in WA, supporting fair and accurate property rates and taxes to be determined across the State.

#### This includes:

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

## Governance and operating structure

## Legislation

### **Enabling legislation**

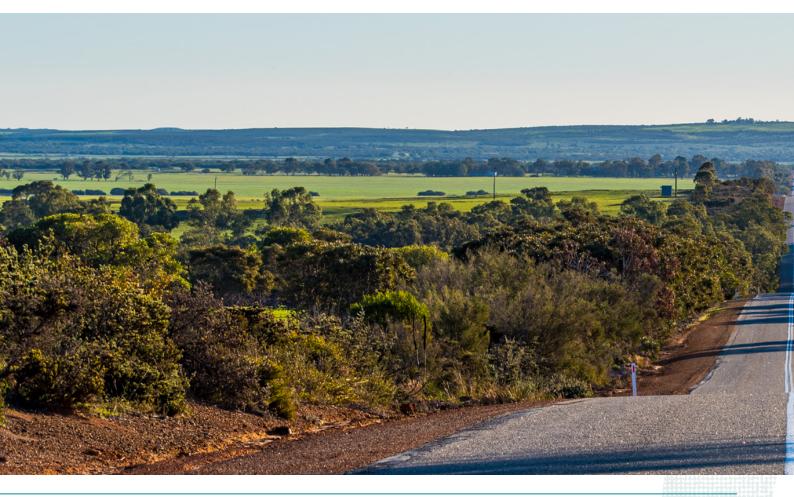
The Land Information Authority Act 2006 (the Act) is the governing legislation that establishes Western Australia's Land Information Authority as a statutory authority with commercial powers. The Authority operates under the business name Landgate. The Act prescribes Landgate's powers, functions and links to other Acts.

### Administered legislation

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

The principal Acts Landgate administers in these areas are:

- Transfer of Land Act 1893
- Electronic Conveyancing Act 2014
- Strata Titles Act 1985
- Community Titles Act 2018
- Valuation of Land Act 1978
- Licensed Surveyors Act 1909



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

- · Amendment of Deeds of Grant Act 1884
- Land Boundaries Act 1841
- Real Property (Commonwealth Titles) Act 1925
- Real Property (Foreign Governments) Act 1951
- Redemption of Annuities Act 1909
- Registration of Deeds Act 1856
- Sale of Land Act 1970
- Standard Survey Marks Act 1924

- Street Alignment Act 1844
- Town Allotments (Boundaries) Act 1844
- Town Boundary Marks Ordinance 1853

## Advocating for reform

Our legislated role also includes advocating for and undertaking legislative reform at the request of the Minister for Lands to address community and industry needs, government priorities and technological progress. Details of Landgate's legislative reform work is outlined throughout this report.



## Operating and leadership structure

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

Minister	Minister for Planning and Lands Hon John Carey MLA								
The Minister's Lands portfolio includes the Department of Planning, Lands and Heritage, Development WA, and Landgate.									
Landgate Board Chair Kylee Schoonens									
Roard Chair		oard Member mon te Brinke	Board Member <b>Melissa Perry</b>				rd Member ecca Strom		
Landgate Corporate Executive Chief Executive Officer Trish Scully									
General Manager – Registration Services Bruce Roberts	A/General Manager - Valuation Services Brad McBride (from September)	A/General Manager – Location Services Peter Birkett (September to April) Dione Bilick (from May)	General Manager – Corporate Services Travis Beasley	Program Director - Spatial WA Darren Mottolini	Director – People, Culture & Environment <b>Agnes Elstone</b>	Chief Information Officer Hadizah Hallid	Project Sponsor - Valuation Services Mette Wendler		
Statutory Officers  Our independent officers are appointed to positions established by WA legislation to perform key designated functions.									
Registrar of Titles Bruce Roberts		Commissioner of Titles Susan Dukes		Valuer-General <b>Carlo Tassone</b>		Surveyor General  Dione Bilick			

### **Landgate Board**

Landgate is goverened by a board, established under the Act, which is accountable to the Minister for our performance and efficient and effective financial management. Board members are appointed by the Minister and have the relevant knowledge and experience to enable Landgate's legislative functions to be performed. The role and functions of the Board are set out in the Act, and the Board is subject to the provisions within the *Statutory Corporations* (*Liability of Directors*) *Act 1996*. Under the Act, the Board delegates Landgate's day-to-day operations to the Chief Executive Officer.



**Kylee Schoonens** 

**Board Chair** 

Kylee Schoonens has over 25 years' experience in the property industry as a respected leader known for her commitment to improving communities through innovation, creativity, and good governance. As Principal at Rothelowman, a national architecture, interiors, and urban design practice, Kylee's expertise spans residential, mixed-use, hospitality, retail, specialist housing, aged care, civic, and heritage sectors.

Her strategic insight, combined with her highlyvalued government advocacy and stakeholder engagement skills, makes her a sought-after voice in shaping the future of WA's built environment.

Kylee also serves as a Division Councillor for the Property Council of WA, and over the last decade she has held a number of non-executive board roles including DevelopmentWA, Landcorp, Metropolitan Redevelopment Authority and Bethanie Aged Care.



**Ian Callahan**Deputy Board Chair

lan Callahan is a chartered accountant with significant Board and senior executive experience across education, healthcare, engineering and software development. Ian is also Chair of Landgate's Audit and Risk Committee and Chair of the WA Football Commission.

lan's considerable strategic, commercial and financial experience is a significant asset to Landgate's Board.



**Melissa Perry**Board Member



**Simon te Brinke** Board Member

Melissa Perry is a seasoned Chief Executive Officer and executive leader with over 25 years' experience at the forefront of Australia's social impact sector. Renowned for her transformational leadership style, Melissa brings deep expertise in organisational change, strategic governance, and executive team performance. Her career includes a decade-long tenure as CEO of Communicare - one of WA's largest community service providers - where she led cultural renewal, system innovation, and significant revenue growth.

Melissa now supports leaders and boards as a trusted advisor, drawing on her strategic insight, governance knowledge, and strengths-based coaching to build clarity, resilience, and impact. She thrives in helping leaders navigate transition, sharpen decision—making, and lead with purpose and authenticity.

Melissa has a Bachelor of Social Work from Victoria University, a Master of Business Administration at the Australian Institute of Management and became a Winston Churchill Fellow in 2024. Her report was published in February 2025 and can be found via the Churchill.

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

Simon was recently admitted as a Fellow of the Australian Institute of Company Directors and is also Non-Executive Director of the Commerce and Industry of WA and EpiGroup Limited, he is also Deputy Chair of PeopleKind Group. His passion for creativity, emerging technologies and innovative thinking provides immense value to the Landgate Board.

#### **Board sub-committees**

#### **Audit and Risk Committee**

The primary function of the Audit and Risk Committee (ARC) is to assist the Board and Chief Executive Officer to fulfil their corporate governance responsibilities. The ARC comprises a minimum of three Board members.

one of which must be a qualified accountant or have other financial qualifications. This sub-committee includes Board members Ian Callahan (Committee Chairperson), Rebecca Strom and Danielle Davison.



Rebecca Strom **Board Member** 



**Danielle Davison Board Member** 

Rebecca Strom is an experienced Non-Executive Director and lawyer with expertise in the public, private and not-for profit sectors. She is currently Deputy Chair of the North Metropolitan Health Service, and a Non-Executive Director of both Housing Choices Australia and the Ardross Property Group. She is a graduate of the Australian Institute of Company Directors.

Rebecca has previously held roles on the Executive, Finance and Property Committee of the WA Planning Commission, and the Department of Planning's Audit and Risk Committee. Her legal, governance and industry expertise are highly regarded by the Landgate Board.

Danielle Davison is a highly qualified and experienced property, strategy and finance professional. She is Director of Davison Advisory Services (property development) and Non-Executive Director at Curtin Heritage Living and Gold Estates Holdings.

Prior to this, Danielle was a Council Member of the Urban Development Institute of Australia (WA) and Residential Committee Member of the Property Council of Australia (WA). She has also held executive roles with major property development groups including the Macquarie Bank, ABN Group and Frasers Property. Her extensive property sector experience is of great value to the Landgate Board.

#### People, Environment and Sustainability Committee

The People, Environment and Sustainability Committee (PESC) provides oversight on culture, workforce planning, inclusion and diversity, Chief Executive Officer and Board performance, corporate governance, environment and sustainability.

It consists of at least two members who have the appropriate level of skills and business experience. This sub-committee includes Board members Melissa Perry (Committee Chairperson) and Simon te Brinke.

### **Corporate Executive**

Landgate's Corporate Executive is responsible for a wide array of operational and fiscal functions, as well as making recommendations to the Board regarding Landgate's strategic direction and budget considerations.

Members include:



**Trish Scully**Chief Executive Officer



Brad McBride

A/General Manager –
Valuation Services
(from September)

Trish was appointed as CEO in September 2024. She has over 30 years' experience in auditing, finance, strategy, project and general management and was previously the General Manager of Location Services at Landgate. In addition to providing strategic leadership across the agency and representing Landgate at a state and national level, Trish oversees the ministerial, parliamentary, assurance and risk functions.

Oversees the delivery of rating, taxing and specialist valuation services, ensuring the function supports fair and equitable decision making for government, industry and the community. Since joining Landgate in 2017, Brad has held senior leadership roles with a strong focus on digital transformation and national systems.



**Bruce Roberts**General Manager –
Registration Services



Peter Birkett

A/General Manager –
Location Services
(September to April)

Oversees land titling operations, land title assurance, and national e-conveyancing. Bruce is also the Registrar of Titles. With 34 years' experience at Landgate, Bruce has led major legislative reforms and enhanced the efficiency of land registration processes.

Leads teams responsible for land boundaries, geospatial data, mapping and data collaboration. Peter serves as WA's ANZLIC contact officer and chairs the Walis Council, promoting effective data sharing and coordination across WA government, with a strong commitment to cultural recognition and place identity.



Dione Bilick

A/General Manager –
Location Services
(from May)



**Travis Beasley**General Manager –
Corporate Services

Leads teams responsible for land boundaries, geospatial data, mapping and data collaboration. As WA's Surveyor General, Dione represents WA on the Intergovernmental Committee on Surveying and Mapping and brings extensive leadership experience from across the agency.

Oversees for the strategic and operational effectiveness of corporate functions including finance, ICT, strategy, innovation, customer service, legal services, HR, legislation, policy and strategic communications. Since joining Landgate in 2017, Travis has played a key role in driving improvements across corporate services and building capability to support the agency's future growth.



**Darren Mottolini**Program Director –
Spatial WA



Agnes Elstone
Director - People,
Culture & Environment

Leads the development of Spatial WA, a whole of government initiative to leverage the State's 2D, 3D and 4D data in one platform, to support enhanced decision making and service delivery. With over 20 years' experience across government, industry and research, Darren is a recognised expert in using spatial data to drive innovation.

Oversees a broad portfolio that includes human resources, workplace culture, employee engagement, diversity and inclusion and health, safety and wellbeing initiatives. Agnes ensures that Landgate maintains a future focused workplace where people can thrive.



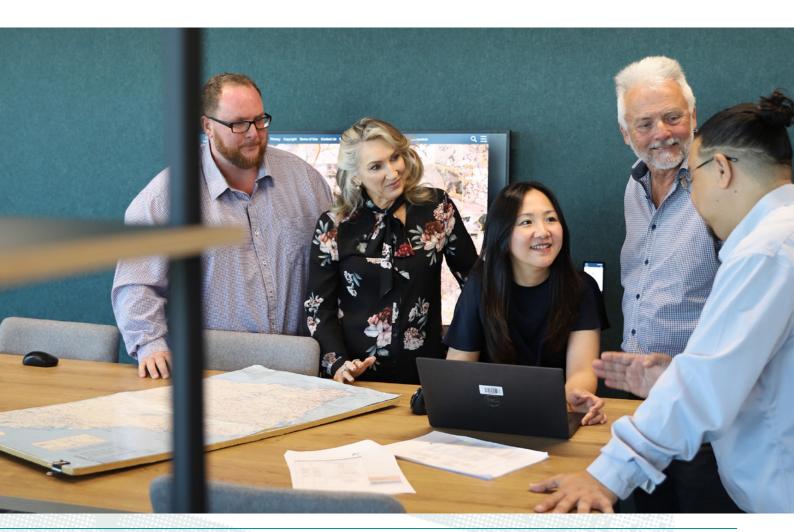
Hadizah Hallid
Chief Information Officer



Mette Wendler
Project Sponsor Valuation Services

Oversees Landgate's digital and data infrastructure to ensure secure, resilient, and high performing systems. Hadizah leads the strategic alignment of information, communication and technology practices, including data governance, cybersecurity, and the continuous improvement of digital capabilities.

Leads the valuation system replacement project, guiding its successfully delivery. Leveraging her expertise in finance, strategy, and governance, Mette oversees the implementation of enhanced system functionality, operational efficiency, and data integrity.



### **Statutory Officers**

The Statutory Officers within Landgate play pivotal roles in ensuring the integrity, accuracy and effective administration of WA's land and property systems. These independent officers, appointed to positions established by Western Australian legislation, bring specialised expertise and leadership to their designated functions, thereby maintaining public trust and regulatory compliance.



**Bruce Roberts** Registrar of Titles



Susan Dukes Commissioner of Titles

Bruce is WA's 26th Registrar of Titles. Bruce is responsible for:

- Leadership of the WA Land Titles Register, its policies, functions, activities and continuous improvement.
- Oversight of the day-to-day administration, management and statutory decision making for WA's Land Titles Register.

Susan is WA's 16th\* Commissioner of Titles. Susan is responsible for:

- · Administration and protection of the integrity, accuracy and security of the WA Land Titles system.
- Oversight of the statutory and policy decisions on the WA Land Titles Register under the *Transfer* of Land Act 1893.
- \* Estimated, with the first Commissioner of Titles appointed in 1875.



Carlo Tassone Valuer-General



Dione Bilick Surveyor General

Carlo is WA's 9th Valuer-General. Carlo is responsible for:

- Administration of the Valuation of Land Act 1978 (the VLA).
- Oversight of the rating and taxing valuation system to ensure its compliance with the VLA.

Dione is WA's 20th Surveyor General and the first woman appointed to the role. She is an ex-officio member of the Land Surveyors Licensing Board of WA. Dione is responsible for:

• Oversight of the integrity of plans and surveys that underpin WA's Land Titles Register.



## Our operating environment

#### The WA context

Western Australia continued to demonstrate economic resilience throughout 2024-25, underpinned by strong population growth, sustained employment levels and ongoing government infrastructure investment. The State Government's infrastructure pipeline, now exceeding \$11 billion, has supported job creation and housing demand across both metropolitan and regional areas.

The WA property market remained robust despite ongoing cost of living pressures and high interest rates. Median house prices experienced moderate growth of 8.2% over the year, following the sharp rise in the previous period. Tight housing supply, combined with interstate and overseas migration, sustained strong transaction volumes and demand for land and property services.

These conditions maintained elevated activity in Landgate for document registrations, property valuations and location information services. Local government planning, infrastructure development and emergency management have increasingly relied on spatial data, reinforcing Landgate's role as a key digital data contributor to the State.

#### Our direction

Landgate's Strategic Development Plan 2045/25-2028/29 outlines key initiatives to meet the agency's long-term goals and our long-term commitment to further digitalisation, enhancing spatial capabilities, industry leadership and collaboration to support WA's economic development. Each year, we develop a Statement of Corporate Intent which outlines initiatives and targets to progress these strategic priorities.

Aerial view of Perth Hills, Western Australia.

#### Strategic themes



# Contribute to a strong and sustainable WA economy

- Our services are delivered efficiently and effectively to support the sustainable economic growth and development of the State.
- Spatial WA has founded a digital capability to provide better services for the WA community.
- Our data continuously provides confidence, supports innovation and contributes to the diversification of the State's economy.



# Meet evolving customer and community needs

- Our services have continued to meet or exceed our customer expectations.
- Our business operations have met our community's environmental, social and governance expectations.
- Increased digitalisation has delivered innovative ways of servicing our customers securely and sustainably.



# Drive outcomes in the interest of WA

- Our leadership has promoted and increased the use of digital location information across sectors to improve community and industry outcomes.
- Our leadership in government and industry forums has contributed to the development of national and state strategies, standards and practices.



# Optimise the potential of our business

 Our potential and productivity have been optimised through continued investments in our people, culture, technology, security and processes.

# **Performance Summary**

## **Financial summary**

Revenue ('000)

Result

\$156,181

Target

\$143,509

✓ Achieved

Expenditure ('000)

Result

\$129,161

Target

\$157,914

✓ Achieved

Profit/(Loss) before tax ('000)

Result

\$27,020

Target

(\$14,405)

✓ Achieved



**Performance summary**Key Performance Indicators 2024-25

Service 1: Land Titling	Target	Result	Achieved
Simple and correct documents registered within two working days of lodgement.	88.0%	92.33%	<b>✓</b>
No. of adjusted Certificates of Title arising from identified errors as a percentage of the total Certificates of Title on the land titles register.	≤0.25%	0.10%	<b>~</b>
Average cost of maintaining land tenure information, certainty of ownership and other interests in land, per Certificate of Title.	\$22.93	\$21.67	<b>~</b>
Service 2: Valuations	Target	Result	Achieved
Benchmark for accuracy of Unimproved Values. <sup>1</sup>	>92.5%	87.81%	×
Benchmark for uniformity of Unimproved Values.	<15.0%	8.53%	<b>~</b>
Benchmark for accuracy of Gross Rental Values. <sup>2</sup>	>92.5%	91.40%	×
Benchmark for uniformity of Gross Rental Values.	<7.0%	4.05%	<b>✓</b>
Adjustments of rating and taxing values as a result of objections and appeals, as a percentage of total values in force.	<0.1%	0.014%	<b>~</b>
Average cost per valuation.	\$20.26	\$19.78	<b>~</b>
Service 3: Land Information and Services	Target	Result	Achieved
Completion rate of names and addressing jobs delivered within 10 business days.	85.0%	89.18%	<b>✓</b>
Completion rate of property boundary related jobs within the agreed benchmarks.	97.2%	99.10%	<b>✓</b>
Imagery systems availability supporting the State's mapping, monitoring and predicting of bushfires.	99.0%	99.89%	<b>~</b>
Overall satisfaction with the capture of, discovery of and access to Government Location Information.	80.0%	91.30%	<b>~</b>
Average cost of providing land information and services for the State (per square kilometre).	\$18.06	\$13.62	<b>✓</b>
Service 4: Access to location information	Target	Result	Achieved
Average cost per dataset.	\$2,967.78	\$1,323.25	<b>✓</b>

<sup>&</sup>lt;sup>1</sup>See page 35

<sup>&</sup>lt;sup>2</sup>See page 54

# **Agency Performance**

## **Delivering our Statement of Corporate Intent**



## **Location Services**

Location Services had a strong year, delivering quality land and location information to support essential government functions and industries across WA. All targets for Key Effectiveness Indicators were exceeded.

Achievements across online survey services, place naming and earth observation are to follow, alongside great progress with the Spatial WA Program. As custodians of WA's topography, street addresses, geographic names and geodetic marks, we are modernising the State's spatial data and exploring replacement applications for these critical datasets.

A major highlight was the International Federation of Surveyors (FIG) holding their FIG Working Week, combined with the annual Locate 25 national conference, in Brisbane in April 2025. This marked the first FIG event in Australia in 15 years and provided a fantastic opportunity for surveyors from around the world to share insights and collaborate on opportunities aligned with the United Nations Sustainable Development Goals. Landgate representatives attended a variety of presentations and workshops and strengthened national and international professional networks.

## Medjil - survey instrumentation calibration portal

Launched in May 2025, Medjil is Landgate's new online portal for calibrating electronic distance measurement instruments and barcode levelling staves. where the landscape has changed, providing a clear picture of the fire's extent and impact.

The name "Medjil" means "accurate" in Whadjuk Noongar language and was proposed by one of our First Nations team members.

Developed by Landgate's geodesists in collaboration with other states and territories, Medjil replaces legacy applications with a secure, open source and user-friendly calibration portal. It has a built-in instrument register and detailed records of calibrations and certifications.

Medjil follows strict technical and security standards and was thoroughly tested by industry users before its launch. It has significantly improved the user experience and ensures accurate surveys for WA land development and other survey applications.



"I find it rewarding knowing something I've worked on contributes to better decisions across government."

**Karl, Spatial Data and Technology Principal** – Location Services

Enabling data sharing across WA through SLIP and Data WA platforms.



The launch of the Place Names Maali Project at Midland NAIDOC 2024.

Left to right: Simon te Brinke, Landgate Board; Kylee Schoonens, Chair, Landgate Board; Trish Scully, Chief Executive Officer, Landgate; John Mogridge, City of Swan; Minister for Planning and Lands, the Hon. John Carey MLA; Dr Len Collard, Moodjar; Peter Birkett, Landgate.

## Place naming activity - Maali project

The Place Names Maali (Noongar word for 'Swan') project was a reconciliation, truth telling and Noongar language revival project led by Landgate in partnership with the City of Swan and facilitated by Dr Len Collard from Moodjar Consultancy.

As part of Landgate's broader commitment to reconciliation, the project collaborated with Noongar Elders and Traditional Owners to decode 18 Noongar place names across the City of Swan. These place names are now featured on an interactive Aboriginal Place Names map which displays each place name's meaning, location, phonetic spelling, audio and video clips of pronunciations by Traditional Owners. The map is designed to support language preservation, education and community understanding.

Minister for Planning and Lands, Hon John Carey MLA, officially launched Place Names Maali and the Aboriginal Place names map at the Midland NAIDOC event on 1 October 2024.

## 'Behind the name' -Profile Place Names Maali

One of the Noongar place names decoded during the Place Names Maali project was Gidgegannup – a name that had been recorded by surveyors as early as 1852. Maali miy, the group of Elders and Traditional Owners guiding the project, carefully workshopped and decoded its meaning based on Noongar language.

Gidgie Spear

ngang my / mine

**up** place of / locality

Together, this translates to "My place of spears" - referencing the area where materials were traditionally sourced to craft gidgies (spears). The name's interpretation was agreed unanimously by Maali miy and is now featured on Landgate's Aboriginal place names map.

### **Advancing Burnt Area Mapping**

Our Earth Observation team significantly advanced Landgate's long standing goal to deliver automated, high-resolution mapping of burnt areas to support environmental monitoring and emergency response.

Using Harmonised Landsat and Sentinel (HLS) satellite imagery, an initiative by National Aeronautics and Space Administration (NASA) that provides data every 2-3 days, we fine-tuned open-source geospatial models developed by NASA and International Business Machines (IBM) with local training data from WA. This training enabled accurate detection of burnt areas across key biodiversity regions, using multi-temporal satellite imagery that compares conditions before and after fire event dates.

The increased frequency of observations from HLS satellite imagery delivers more accurate data to stakeholders.

By continuing to develop higher resolution mapping processes, we can provide more precise automated burn area mapping than our current product.

By comparing satellite images captured from before and after a fire event, the model can clearly identify where the landscape has changed, providing a clear picture of the fire's extent and impact.

Working with the Department of Biodiversity, Conservation and Attractions, Landgate validated the model's results in the Pilbara. The outputs have demonstrated strong alignment with manually mapped data, achieving an average similarity rate of 83%.

We are now progressing deployment of the model in a cloud-based infrastructure to deliver near real-time burn scar updates to partner agencies.

### **Spatial WA**

Led by Landgate, the whole-of-government Spatial WA Program is delivering an Advanced Spatial Digital Twin for WA.

A Digital Twin combines maps, images and other data to create a dynamic, virtual replica of the real world in 4D (3D plus time). The Digital Twin will provide the tools to better plan, collaborate and improve processes across Government.

Over the past year, we've:

- Established the Program delivery team, setting up five cross agency working groups with representation from over 30 Government agencies.
- Progressed the required technology procurement.
- Further developed four priority use cases.
- Finalised a Data Management Framework, endorsed by the Program Board and Walis Council, to improve standards and consistency in spatial data management.

These initial use cases focus on infrastructure delivery, planning reforms, land management and emergency management. Once delivered the Program will be further expanded.

Looking ahead the Program will be finalising the technology procurement with the aim of demonstrating capability in early 2026.









## **Registration Services**

Landgate continues to experience near record breaking levels of lodgement activity, driven by sustained demand in WA's property market.

Registration Services has actively managed workloads through a range of strategies aimed at maintaining efficiency and improving turnaround times for manual transactions. These efforts have led to noticeable improvements in turnaround times for several key paper-based transaction types compared to the previous year.

In the last financial year, Landgate registered 437,361 documents – a 7% increase on the prior year and a 20% rise compared to 2022–23. Even with this increase in work, Landgate has reduced the number of documents waiting to be registered over the last 12 months from 11,172 to 9,362.

The number of new subdivisional lots created this year was 23,898; a 23.2% increase in lots created in 2023-24.

This sustained demand has challenged Registration Services' ability to register the increased document lodgements within turnaround times.

In response, Registration Services implemented the following initiatives:

- Process improvements via legislative reform changes have delivered tangible benefits including the:
  - removal of duplicate titles from the conveyancing process
  - introduction of serving notices electronically; and
  - increasing the number of electronic documents being used by customers (reducing paper-based lodgements).
- Prioritising resources to focus on the examination of plans and creation of new titles, resulting in faster turnaround times for new title applications, supporting housing and land development.





### **Electronic Requisition Notices Project**

Following the implementation of the Electronic Requisition Notices system last year, Landgate sought feedback from stakeholders to guide enhancements to the portal. This feedback directly informed several new features, including:

- Dashboard enhancements
  - Improved user experience with additional document search functionality
  - Increased visibility of outstanding requisitions
- Improved communication
  - Lodging parties can now contact Landgate via the portal, reducing reliance on phone, counter or email enquiries
- Fee management
  - Ability to view and print payment receipts
- Notifications
  - Parties can opt to receive alerts on activity and requisition completions.

These changes have been well received by settlement agents and conveyancers and are helping to reduce overall document registration timeframes in the Land Titles Register and improve customer satisfaction levels.

### Increasing electronic documents

Landgate continues to implement its strategy to convert paper documents into electronic formats that can be created and lodged online by conveyancers, lawyers and financial institutions.

The digitalisation of these documents improves processing speed and efficiency. Once digitalised, many of these documents can be registered in less than 20 seconds through automated processing. For those requiring manual review, digitalisation still enables faster processing by Landgate staff, who can now focus their expertise on more complex transactions.

Landgate team members working together.

In 2023-24, we created 79 documents for electronic lodgement at Landgate via an Electronic Lodgement Network Operator (ELNO).

In 2024-25, a further five complex documents, including dutiable instruments, were converted to electronic form, expanding the system's transfer capabilities and providing further opportunities for customers to complete end to end transactions electronically.

### **Enabling digital mortgage transactions**

Landgate continues to work with the Department of Justice (DOJ) to progress legislative reforms that will allow for the creation of electronic mortgage documents by financial institutions. A proposal outlining the required changes was provided to industry stakeholders in 2024-25 and received overwhelming support.

The proposed changes will enable mortgage documents to be generated, delivered, approved and signed electronically – streamlining the current process. This shift removes the need for paper-based documents to be physically posted and returned, a process that can take at least 14 days in metropolitan areas and more than six weeks in regional locations. It also removes the need for regional customers to travel to the metropolitan area or larger regional centres to complete their documentation.

Landgate and DOJ have drafted the proposed legislative amendments and are anticipating introduction to parliament later this year.

## Supporting consumer choice and competition

Landgate continues to support national efforts to improve competition and consumer choice in electronic conveyancing through its participation in the Australian Registrar's National Electronic Conveyancing Council (ARNECC).

Interoperability enables different Electronic Lodgement Network Operators (ELNOs) to work together, allowing practitioners to choose their preferred platform without being limited by their counterparties' choice. This promotes fairer competition and ultimately better service and value for customers.

A successful proof of concept has demonstrated the technical feasibility of interoperability for simple transactions. However, broader implementation has raised concerns around operational impacts, costs, and intellectual property.

ARNECC is now undertaking a further review to address stakeholder concerns, including an updated assessment of the functional requirements, cost benefit analysis and governance structures associated with interoperability. This review is expected to be completed by October 2025.

ARNECC will then consult with industry before presenting a recommendation to state ministers at a national forum to determine the future of interoperability.



## **Valuation Services**

Valuation Services delivered a significant body of work across 2024-25 completing the:

- Regional Gross Rental Value (GRV) general valuation program
- State-wide Unimproved Valuation (UV) general valuation program
- GRV and UV interim valuations
- · Market valuations
- Stamp duty valuations
- Valuations for government asset purposes.

The regional GRV program produced more than **163,000** valuations for **23** local governments.

## Key statistics from the regional GRV program:

Residential GRVs increased by

41.68%

Industrial GRVs increased by

11.58%

Commercial GRVs increased by

10.12%

Miscellaneous GRVs increased by

1.45%

Vacant land GRVs increased by

26.56%

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





#### New valuation system

In March 2023, Landgate purchased a new Software-as-a-Service property valuation system to replace its aging system, which is responsible for producing over one million rating and taxing valuations annually across WA.

Since then, Landgate has worked closely with its service provider to implement the new system. Considerable progress has been made towards implementation with rigorous testing of the solution and training for staff and relevant stakeholders.

Once commissioned on 7 July 2025, the system will deliver significant improvements, including better customer and supplier interaction, greater automation, enhanced reporting, and streamlined field work processes.

This long-term investment forms part of Landgate's commitment to delivering accurate, timely and efficient valuation services for the State, while ensuring data security.

### Valuer-General's Report

The Valuer-General administers the *Valuation* of Land Act 1978 (the Act), which empowers the Valuer-General to value ratable land for general valuation and interim purposes. This report is a summary of the performance of the Valuer-General's functions during the 2024-25 financial year, in accordance with section 16B of the Act.

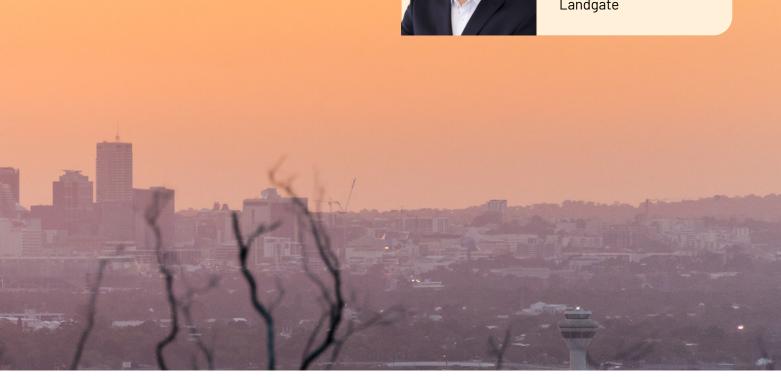
The valuations determined by Valuation Services underpin the State's economy.

During 2024-25, the WA property market continued to grow, with notable increases in both sale and rental prices. I am pleased to report below on the accomplishments of the team.



Carlo Tassone

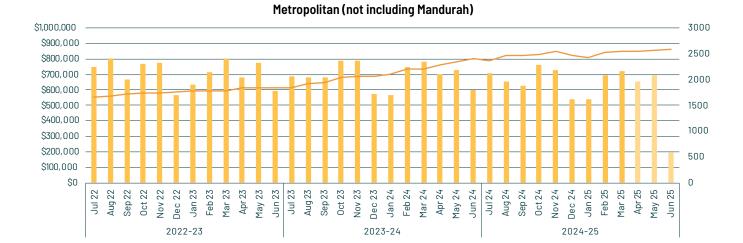
Valuer-General, Landgate



#### Metropolitan

Throughout 2024-25, the Perth metropolitan area monthly median house price ranged between \$785,000 and \$860,000. The peak median house value was 7.5% higher than the peak median value for 2023-24. The lowest monthly median value was approximately 28.4% higher than the lowest point in 2023-24.

The total number of house sales in the Perth metropolitan area for 2024-25 was 22,542. This was 9.7% below the total metropolitan sales in 2023-24.



Early Advice of Sales

#### Operational outcomes

Gross Rental Values (GRV) are completed in accordance with section 18 of the Act. General valuations are completed every three years in the metropolitan area and every three to six years in regional areas.

Number of Sales

Unimproved values (UV) for general valuation purposes are completed for the State on an annual basis.

Interim valuations for GRV and UV purposes are completed on an as-needs basis to reflect changes in land or improvements.

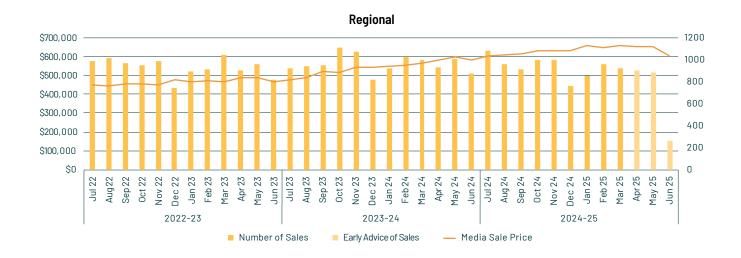
- Media Sale Price

The regional GRV general valuation program for 2024-25 produced a total of 163,483 GRV valuations for 23 regional local governments shown in the table opposite.

### Regional

In 2024-25, the regional monthly median house price ranged between \$600,000 and \$658,250. The peak regional median house value was 10.63% higher than the peak median value for 2023-24. The lowest monthly median value was approximately 26.58% higher than the lowest point in 2023-24.

The total number of house sales in the regional area for 2024-25 was 10,458. This was 9.29% below the total number of regional house sales in 2023-24.



Albany	Broomehill-Tambellup	Greater Geraldton
Ashburton	Bunbury	Harvey
Augusta Margaret River	Busselton	Karratha
Boddington	Christmas Island	Plantagenet
Boyup Brook	Cocos (Keeling) Islands	Port Hedland
Bridgetown-Greenbushes	 Dardanup	West Arthur
Brookton	 Denmark	
Broome	East Pilbara	



The regional GRV general valuation program was completed for the previously mentioned 23 local governments, which have a date of valuation of 1 August 2024. Water Corporation, the Department of Fire and Emergency Services and local governments use these valuations for the purpose of rating, service charges and levies. These valuations have a date in force of 1 July 2025, which is also the applied date by local government and state agencies. In 2024–25, Valuation Services completed 79,683 interim valuations for our clients. Of these, 75,597 were chargeable which represents a notable increase in comparison to 2023–24 (53,898).

The annual statewide 2024-25 UV general valuation program was completed on time in alignment with our service delivery agreement with Revenue WA. The 2024-25 valuations from the UV general valuation program were gazetted for adoption with effect 30 June 2025 and have a date of valuation of 1 August 2024.

The State's UV general valuation program produced a total of 1,133,103 UV valuations, inclusive of mining tenements. The combined total value on the Land Tax valuation roll was \$569.83 billion. This represents an increase of 12.16% in comparison with 2023-24 (\$508.05 billion).

The 2024-25 UV general valuation rolls were delivered to Revenue WA, local governments and to the Department of Primary Industries and Regional Development, as required. This marks the 32nd annual general valuation of the State.

Additionally, the 2024-25 UV general valuation rolls for the Indian Ocean Territories of Christmas Island and Cocos (Keeling) Islands were completed in accordance with the provisions of the Commonwealth Government's service delivery agreement.

#### Valuations under Section 39

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

Landgate valuers assessing property in Midland.

Under Section 39 of the Act, valuations are provided to government agencies for purchase, sale, leasing, and financial reporting purposes.

During the 2024-25 financial period a total of 1,584 market valuations and 6,967 stamp duty valuations were completed. Additionally, 6,454 hours of consulting services were also provided to clients.

Landgate provides valuations to the Department of Treasury for all State Government owned properties on an annual basis. Valuations are conducted under the accounting frameworks of Treasurer's instruction 8, Part 7 Revaluation of Non-Current Physical Assets, AASB 116 Property Plant & Equipment and AASB 13 Fair Value Measurement. These valuations are included in the Annual Report on State Finances.

A total of 146,992 valuations were completed for properties owned by the State Government which is controlled by approximately 70 agencies. The fiscal value for all Government assets as of 1 July 2025 equates to \$77.02 billion which is an increase of approximately 14.12% to the previous financial year value of \$67.49 billion. These valuations are provided to the Department of Treasury for financial reporting and asset management purposes as required under the Government Financial Responsibility Act 2000.

#### Accuracy of valuation rolls

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

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

The COD for the 2024-25 Regional GRV general valuation program is measured within a regulation period of 1 April 2024 – 31 August 2024. The resultant COD for the GRV program is 4.05%. This achieves the international standards target set by the International Association of Assessing Officers and Valuer General of <7% COD. The MPR for the 2024-25 regional GRV general valuation program is 91.40%. This result is slightly under the Valuer General target of >92.5% however still sits within the international recommended range of 90-110%.

The COD for the 2024-25 State-wide UV general valuation program is measured within a regulation period of 1 June 2024 – 31 August 2024. The resultant COD for the UV program is 8.53%. This achieves the international standards set by the IAAO and Valuer General of <15% COD. The MPR for the Statewide UV general valuation program is 87.81% which is under the Valuer General target of >92.5% and slightly below the international recommended range of 90-110%. This result reflects a range of operational and market factors, which are outlined in the KPI commentary section.

### Contested rating and taxing valuations

A total of 255 objections against rating and taxing values were completed in 2024-25.

In the metropolitan area there were 161 objections, 77 of which were objections against GRVs and 84 regarding UVs. A total of 112 objections were allowed, comprising 54 GRV allowed objections, and 58 UV allowed objections. A total of 31 objections were disallowed and 18 were withdrawn.

In regional WA, there were 94 objections, 28 of which were objections regarding GRVs and 66 objections against UVs. A total of 69 objections were allowed, comprising 22 GRV objections and 47 UV objections. A total of 17 objections were disallowed and 8 were withdrawn.

During 2024-25, 140 objections were listed at the State Administrative Tribunal (SAT). These reviews saw 136 values amended by decision of the SAT.



## **Corporate Services**

Corporate Services plays a critical role in supporting Landgate's operational business units to deliver their core functions. The team includes Customer Service; People, Culture and Environment; Information and Communications Technology; Strategy and Finance; Legal, Legislation and Policy; and Strategic Communications.

Our newly refurbished Midland office was completed this year, with employees based in that location now enjoying a modern, highly efficient workspace.

## Annual audit program outcomes

Landgate maintains a strong internal audit program focused on providing independent assurance advisory services. The Internal Audit function has dual reporting lines, administratively to the Chief Executive Officer and functionally to the Chair of the Audit and Risk Committee (ARC).

In 2024–25, the team carried out eight internal audits on matters such as records management, legal services, procurement, work health and safety governance, and the accuracy of government valuations. The internal audit program resulted in 32 findings opened during the year, with 59 internal audit findings completed and closed during the same period (including findings from previous financial years).



Employee Engagement Survey 2025

**78%** say our physical space is enjoyable to work in

Following the release of new Global Internal Audit Standards by the Institute of Internal Auditors, the team completed an internal quality assessment and began development of a quality assurance and improvement program.

Key governance documents including the Internal Audit Charter and Audit Engagement Guidelines were also reviewed and improved during the year.

In April 2025, the Office of the Auditor General (0AG) released the Information Systems Audit on State Government. Landgate was named as one of only five agencies to consistently meet capability benchmarks across most categories since 2021-22.



"The most interesting thing about Landgate is the workplace culture. Everyone is very supportive of each other and willing to share their skills and knowledge. It makes going to work very enjoyable and rewarding."

Jess, Senior Project Governance Analyst - Corporate Services

Helping deliver strategic ICT projects through strong governance and collaboration.



## Customer service, complaints and feedback

Customer experience and feedback are central to our service delivery. In 2024-25, we continued to receive positive feedback from customers who consistently recognised staff for going 'above and beyond,' particularly when navigating complex processes or digital systems. Words like 'considerate,' 'helpful,' and 'well humoured' featured prominently, reflecting the high level of trust placed in our people.

A total of 432 complaints were received during the year, compared to 346 in 2023-24. While complaints related to customer service performance decreased by 25%, there was a 45% increase in registration related complaints, largely driven by turnaround time concerns during peak periods. With over 430,000 documents lodged during the year, this means registration related complaints accounted for 1.32% of all lodgements.

Additional feedback highlighted ongoing challenges with the externally managed Verification of Identity process and technical issues with the MyLandgate portal. Despite these pressures, customer wait time and overall service performance improved in the second half of the year. These improvements were supported by targeted recruitment, cross skilling, and strategic resource planning which helped address seasonal demand and consultation related activity.

Insights from feedback continue to guide enhancements across our platforms, including the introduction of a Dealings Progress Tracker in July 2025, ensuring we deliver timely and high-quality services to the WA community.

## Environmental, social and governance (ESG) outcomes

In 2024-25, Landgate engaged Cundall Consulting to assist with developing a framework and specific recommendations to further our ESG impact.

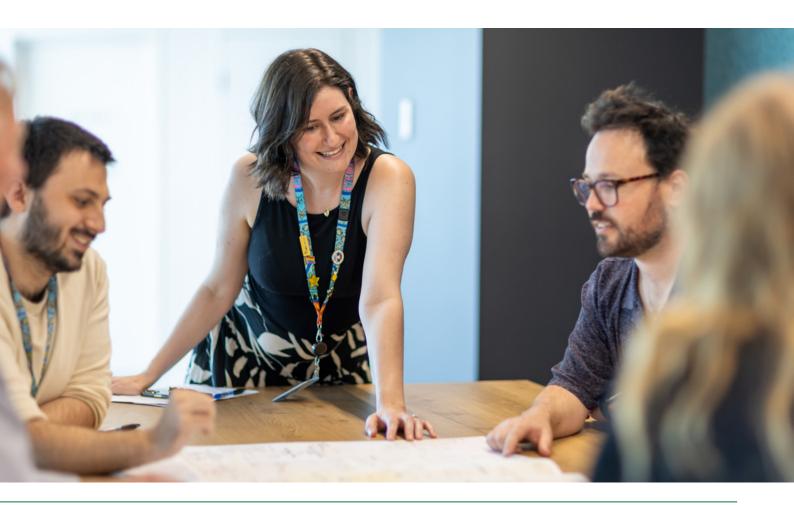
Whilst efforts to reduce our environmental footprint and strengthen social connection are ongoing, this project is focused on progressing initiatives that align with our core legislative function to support the economic and social development of land in WA.

Four ESG focus areas were selected following a benchmarking and materiality assessment to understand what Landgate currently does, how we compare to our peers and what our stakeholders believe we should prioritise:

- 1. Indigenous/First Nations People Reconciliation and Truth-telling
- 2. Climate change resilience
- 3. Equitable access to services
- 4. Land use and management

Internal workshops on these topics highlighted opportunities to improve access to Landgate's data and imagery to better support government, industry and community decision making. Strong feedback was also received about our responsibility to further reconciliation efforts in conjunction with our Reconciliation Action Plan. This includes internal initiatives around employment and cultural awareness training, and external initiatives such as Aboriginal Place Naming.

Where possible, the final ESG recommendations will be linked to strategic initiatives within our 2025-26 SCI, so that they can be progressed over the coming year. We will use the Framework to guide our future strategic planning to ensure initiatives are considered through an ESG 'lens' as well as in support of our legislative functions.



## Innovation program

Landgate's Innovation program continued to strengthen organisational capability and deliver smarter ways of working in 2024-25.

The growing adoption of the Microsoft (MS) Power Platform has enabled teams across the organisation to automate processes, streamline workflows and build customer solutions. This year, the introduction of MS 365 Copilot extended these capabilities further, giving all staff access to advanced Al tools to explore new efficiencies across daily tasks. Landgate is leading the way, being one of the first agencies in the state to implement Copilot securely within our ICT environment.

To further embed continuous improvement efforts, Landgate also launched the Ignite Program, designed to develop internal capability and identify opportunities where innovation and digital solutions can drive measurable impact.

In October, our Innovation Speaker Series attracted more than 480 staff, reflecting robust engagement and reinforcing our commitment to delivering exceptional customer outcomes.

## ICT supporting contemporary work practices

Over the past year, Landgate's ICT function has seen significant developments, marked by the successful transition to two new contracted ICT providers. The transition was managed to ensure minimal disruption to service delivery and operational efficiency. A structured integration approach enabled teams to work closely with the new providers to address potential gaps and reinforce the reliability of Landgate's managed applications and ICT infrastructure.

The ICT function also adopted the Service Integration and Management (SIAM) model, improving coordination among service providers. This approach has increased accountability, optimised resources, and fostered innovation and continuous improvement.

A maintained emphasis on compliance and governance practices reinforced Landgate's commitment to robust ICT practices and evolving technology. Measures ensured alignment with regulatory requirements and industry best practice, and updates to governance frameworks, particularly in cyber security. These actions have supported compliance and enhanced Landgate's ICT resilience.

Focused efforts in cyber security in 2024-25 have resulted in Landgate achieving maturity level 1 in four of the government's essential eight controls. This milestone reflects enhanced protection against cyber threats and demonstrates our ongoing commitment to keeping information safe and secure. These improvements help ensure reliable operations and greater trust in Landgate's digital services.



"I love working with passionate people to solve big challenges. Being part of Landgate's digital journey is exciting."

Tonya, Innovation Consultant - Corporate Services

Driving innovation, leading hackathons and implementing new tools that improve services for customers and staff.

## Fostering Diversity, Access and Inclusion

Our Workforce and Diversity Plan 2023-26 continues to guide our efforts to create a fair, equitable, diverse and inclusive environment where everyone thrives.

In support of inclusive leadership, 20 leaders participated in a pilot program designed to build awareness across all diversity groups.

## Celebrating and respecting difference

In 2024-25 Landgate hosted and supported a range of events, including:

- International Women's and Men's Days
- NAIDOC Week
- 16 Days in WA and the Midland March that Matters
- International Day of People with Disability
- · Lunar New Year celebration

## **People Culture & Environment**

505

employees

22.2%

from culturally and linguistically diverse (CaLD) backgrounds

109

employees born outside of Australia

61

languages spoken other than English



### First Nations engagement

## 8 First Nations employees

...accessed tailored leadership and professional development opportunities.

## 30 employees

...took part in immersive 'On Country' experiences in Gidgegannup, deepening their understanding of Noongar culture.

## One trainee

...commenced a 12-month agency placement through the Public Sector Commission's Solid Futures Aboriginal Traineeship Program.

We also implemented a reconciliation-led initiative Cultural Narrative which brought together First Nations community members and Landgate employees. This project honoured the significance of Midland and explored shared histories to shape a narrative that reflects Landgate's journey and connection to place.

The Reconciliation Action Plan (RAP) Working Group was refreshed with increased First Nations staff representation. Work commenced on the next iteration of Landgate's RAP, including the establishment of a Collaborative Partnership Model to drive sustained progress.

#### Pride and allyship

Landgate marched alongside government agenices and community members in the 2024 PrideFEST parade, showing our ongoing support for LGBTQIA+ team members and the wider community.

#### White Ribbon Accreditation

Landgate continues to uphold the standards of a White Ribbon Accredited workplace, embedding domestic violence awareness, prevention and support strategies in our daily operations. In 2024-25:

- 40 leaders completed Communicare's White Ribbon training; and
- We hosted an internal education forum to mark White Ribbon Day, featuring keynote speaker Aarti Gupta from White Ribbon Australia.

## Disability, Access and Inclusion Plan (DAIP)

In accordance with section 28 of the *Disability Services Act 1993*, Landgate continues to prioritise equitable access and inclusion for people with a disability through its Disability Access and Inclusion Plan 2024-2028.

This year, we progressed several initiatives, including:

- Enhancing building accessibility features through the installation of automatic doors, braille signage and hearing loop systems at our Midland office.
- Implementing the new Disability Leave entitlement under the Public Sector CSA Agreement.
- Refining processes for workplace adjustments for employees with disability.
- Implementing mandatory disability awareness training, with the current completion rate at 93%.
- Hosting immersive experiences on vision impairment for International Day of People with Disability.



Employee Engagement Survey 2025

84%

know how their work contributes to our strategic goals

## **Diversity representation**

Landgate measures diversity through annual engagement surveys and voluntary staff declarations, ensuring our strategies remain relevant and inclusive.

Women in management by type	Landgate repr	esentation (%)
	2023-24	2024-25
Distribution (equity index)	82.2	90.5
Management Tier 1	0	100
Management Tier 2	40	25
Management Tier 3	56.3	61.1
Management Tier 2 and 3 combined	52.4	54.5

The equity index is a measure of how evenly a group is dispersed through the salary profile. An index of 100 is considered optimal; an index less than 100 suggests the group is disproportionately represented in lower salary levels, an index above 100 suggests the group is disproportionately represented in higher salary levels. If there are less than 10 persons in a diversity group, the index may not be a good indicator or the true distribution of salary levels within the group.

Management tier refers to the managerial and decision-making responsibility in an organisation. Tier 1 is the CEO; Tier 2 is the managers reporting to the CEO and Tier 3 is managers reporting to the Tier 2. Professional staff are excluded unless they have a primary management function.

Workforce diversity by type <sup>1</sup>	Landgate representation (%)		Equity Index	
	2023-24	2024-25	2023-24	2024-25
People from culturally diverse backgrounds	23.2	22.2	93.2	111.1
First Nations Australians	3.5	2.6	37.9	13.0
People with disability	6.9	6.3	79.7	85.7
Youth (<25)	5.1	4.76	N/A	N/A
LGBTQIA+	3.7	5.0	66.6	54.3

<sup>&</sup>lt;sup>1</sup> Sharing of responses (other than for youth) rely on voluntary self-nomination, it is likely the data under-represents these diversity groups. Additionally, sharing of LGBTQIA+ data only commenced in 2021 and completion rates for this field are still low (34.5%). Equity index is not included for youth as salary range corresponds closely to age and experience.

### Occupational safety, health and injury management

Landgate's injury management system is compliant with the *Workers' Compensation and Injury Management Act 2023* and WorkCover WA guidelines. Through its positive and proactive safety culture, Landgate is proud to have achieved WorkSafe Plan gold certification.

Measures	Base year	Prior year	Current year	Target	Comments about target
Number of fatalities	0	0	0	0	Target met
Lost time injury and disease incidence rate	0	4.3	8.8	3.95	Four physical injury claims were accepted for the 24/25 FY, double the previous year.
Lost time injury and severity rate	0	2.1	4.42	1.89	Two injuries resulted in one or more weeks of lost time
Percentage of injured workers returned to work within 13 weeks	N/A	50%	50%	≥80%	Target not met
Percentage of workers returned to work within 26 weeks	N/A	50%	75%	≥80%	One worker was unable to return within 26 weeks, due to an external environment trip/fall injury, that required surgical treatment.
Percentage of managers trained in WHS and injury management responsibilities within 3 years	96%	99%	96%	≥80%	Target met

## National Strategic Plan for Asbestos Awareness and Management

Landgate is committed to minimising the risk of exposure to asbestos containing material (ACM) and removal programs aligned to the National Strategic Plan.

Landgate is the custodian of ACM in the form of survey mark hatch covers located throughout the state. The Geodetic Survey Mark Register provides information to identify those which may contain ACM, and to report threatened, damaged or disturbed mark covers for remediation and removal.

Hatch covers, being of small volume and partially buried, are considered low risk. Prioritised, risk-based removal of these small quantities of damaged or threatened ACM is performed by Landgate staff trained in the safe handling, removal and disposal of non-friable ACM.

## Compliance with public sector standards and ethical codes

Landgate complies with the Public Sector Standards and the Western Australian Public Sector Code of Ethics. As a Statutory Authority subject to section 31(2) of the Public Sector Management Act 1994,

compliance reporting obligations are met by completing the relevant periodic returns requested by the Public Sector Commission (PSC).

Landgate has developed a comprehensive five-year Integrity Management Plan to strengthen its commitment to ethical practices and fraud prevention. This plan was created following an independent audit of Landgate's fraud detection, management and response practices.

Additional initiatives to ensure compliance and promote ethical standards:

- Improved building security and accessibility at 1 Midland Square, including the installation of new access controls and surveillance systems.
- Clear guidance on the CSA Agreement 2024, including the appropriate application of employment entitlements, disseminated to staff through comprehensive communication.
- Implementation of systemic data classification and data loss prevention controls
- High completion rates for mandatory training:
  - ICT Security Awareness 98%; and
  - Code of Conduct training 97%.

# **Disclosures and Legal Compliance**

## Act of Grace Payments

Landgate made no Act of Grace payments in the 2024-25 financial year for matters associated with the operation of the land titles system.

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

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

## Purchasing card expenditure

Transaction Date	Amount	Advice Received	Recoup Received	Comments
11/09/24	\$7.00	18/09/24	18/09/24	Accidently used the wrong credit card
18/10/24	\$78.00	18/11/24	19/11/24	Accidently used the wrong credit card
11/03/25	\$10.95	18/03/25	18/03/25	Accidently used the wrong credit card
26/03/25	\$128.59	08/04/25	08/04/25	Accidently used the wrong credit card
02/03/25	\$5.05	05/05/25	06/05/25	Accidently used the wrong credit card
Total	\$229.59			

## Board and Committee remuneration and meeting attendance

## **Landgate Board remuneration**

Total remuneration band	Type of remuneration	Number of Directors		Gross/actual	remuneration
		2023-24	2024-25	2023-24	2024-25
\$20,000-\$29,999	Annual	3	4	\$27,753.00	\$28,313.00
\$30,000-\$34,000	Annual	1	1	\$37,003.00	\$38,081.52
\$40,000-\$49,000	Annual	1	1	\$46,255.00	\$48,842.35

## Landgate Board and Sub-Committees meeting attendance

Board Member	Board meetings attended	PESC meetings attended	ARC meetings attended
Kylee Schoonens	10		
lan Callahan	10		4
Melissa Perry	8	5	
Danielle Davison	10		4
Simon te Brinke	9	5	
Rebecca Strom	10		4

## Geographic Names Committee remuneration

Position	Name	Type of remuneration	Period of membership	Term of Appointment	Sitting fees	Gross/actual remuneration
Chairperson	Tom Stephens	Per meeting	01/07/2024 - 30/11/2024	3 years	\$366	
Chairperson	Peter Birkett	Nil	01/12/2024 - 30/06/2025	N/A	N/A	
Member	Logan Howlett	Per meeting	01/07/2024 - 30/06/2025	3 years	\$238	\$473
Member	Amanda Shipton	Per meeting	01/07/2024 - 30/06/2025	3 years	\$238	\$473
Member	Quinton Tucker	Per meeting	01/07/2024 - 30/06/2025	3 years	\$238	\$238
Member	Greg Clements	Nil	01/07/2024 - 30/06/2025	3 years	N/A	
Member	Joanne Cammack	Nil	01/07/2024 - 30/06/2025	3 years	N/A	
Member	Linda Gray	Nil	01/07/2024 - 30/06/2025	3 years	N/A	
Member	Robert Read	Nil	01/07/2024 - 08/11/2024	3 years	N/A	
Total						\$1,181

Chair: \$366 per meeting, up to 4 hours - \$563 per meeting, over 4 hours.

Member: \$238 per meeting, up to 4 hours - \$366 per meeting, over 4 hours.

## Advertising, market research, polling and direct mail expenditure

Advertising	Spend in 2024-25
Scott Print	\$65.49
Nani Creative	\$56,786.71
Sandbox	\$600.00
State Law Publisher	\$527.78
Telstra White Pages	\$18,159.80
Initiative Media	\$6,731.09
Linkedin	\$25,260.00
Market research	
My Media	\$19,432.06
Metrix Consulting	\$80,149.54
Media advertising providers	
Captive on Hold and Captivate Connect	\$1,014.00
Myo*captivate Connect	\$1,032.48
Carat Australia Media	\$39,945.10
Punchy Digital Media	\$14,075.00
Fuel Creative	\$2,500.00
Total spend	\$266,279.05

## Recordkeeping plans

Requirement under State Records Act 2000 and State Records Commission Standard 2 Principle 6 – Compliance Recordkeeping plans.

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

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

## Requirement: The organisation conducts a recordkeeping training program.

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

## Requirement: The efficiency and effectiveness of the recordkeeping training program is reviewed annually

Landgate's Recordkeeping Policy was reviewed and endorsed in September 2023. Employees are required to complete recordkeeping awareness training each year and maintain an appropriate level of knowledge and skill to ensure they are familiar with their duties and obligations under the *State Records Act 2000*. An online mandatory Records Awareness Compliance Training module was created and rolled out to the business in 2024-25 and will be reviewed and updated on an annual basis.

### Requirement: Recordkeeping induction program

At induction, new employees are provided with an overview of Landgate's Recordkeeping Plan, policies and staff responsibilities. This includes information on the appropriate capture and storage of business records.

#### Information statement

In accordance with the Freedom of Information Act 1992, Landgate has completed its annual review of the Information Statement and published it on its website: www.landgate.wa.gov.au. Between 1 July 2024 to 30 June 2025, 14 applications were received of which 13 have been finalised, and 0 applications are currently being processed. Statistics for 2024-25 reported for inclusion in the Information Commissioner's annual report have been provided to the Information Commissioner through the FOI Annual Statistical Return.

### Ministerial directives

National Bushfire and Natural Disaster Support – Direction under section 65(1) of the Land Information Authority Act 2006.

On 28 March 2025, Landgate received the following Ministerial Direction:

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

In the event of bushfires or other natural disasters occurring throughout Australia from 1 April 2025 to 30 June 2026, I would consider these events to be classified as an exceptional case.

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

#### Information

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

### **Nominated Purpose**

For national bushfire and natural disaster support.

## Class of Persons to whom the information is to be supplied

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

No other Ministerial directives were received during the financial year.

## Hon John Carey MLA

Minister for Planning and Lands

# **Key Performance Indicators**

## **Certification of key performance indicators**

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

- · are based on proper records;
- are relevant and appropriate for assisting users to assess the Authority's performance; and
- fairly represent the performance of the Authority for the financial year ending 30 June 2025.

## **Kylee Schoonens**

**Board Chair** 



Board Chair Western Australian Land Information Authority

12 September 2025

**Trish Scully** 

Chief Executive Officer



Member, Board Western Australian Land Information Authority

Kuely

12 September 2025

## Performance management framework

Landgate's performance is measured based on pre-agreed outcomes, measures and targets all aligned to the following government goal and articulated in Landgate's Statement of Corporate Intent 2024/25.

**Government goal:** Maintain strong and sustainable finances. This means agencies should be responsible, achieve community expectations, in an affordable and efficient manner, and with good management of their forecasted budget.

Landgate achieves this goal via three outcomes delivered for its customers:



**Outcome 1 - Land Tenure Management:** Western Australia's administrative, commercial and social systems are well supported by land tenure information, which gives certainty of ownership and recognition of other interests in land. Landgate achieves this by offering:

- Land Titling Services, which maintain the State's land tenure information, certainty of ownership and other interests in land.
- Outcome 2 Land Valuations: The Western Australian Government's collection of rates and taxes, and management of property assets is supported by independent valuations. Landgate achieves this by offering:
  - Valuation Services, which provide impartial land and property valuations.



**Outcomes 3 and 4 - Land and Location Information:** Management and development of the State is supported by land and location information and services. Landgate achieves this by offering:

- Land Information and Services, which capture, maintain and provide land information and services.
- Access to Location Information, which enable State agencies to share their location information.

Landgate prides itself in managing and measuring, how effective it was in achieving these outcomes, and how efficient it has been in the delivery of each service. In total, Landgate tracks 10 key performance indicators explained in detail over the next section.



## 1.1.1. Land Tenure Management - Effectiveness

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
<b>Timeliness:</b> Simple and correct documents are registered within two working days of lodgement.	89.80%	89.45%	88.0%	92.33%
Accuracy: The number of adjusted Certificates of Title arising from identified errors as a percentage of the total Certificates of Title on the land titles register.	0.07%	0.11%	≤0.25%	0.10%

## 1.1.1.1. Why are these key indicators of our performance?

One of Landgate's primary purposes is to ensure and maintain the certainty of ownership and other interests in land through the integrity of Western Australia's land titles register. The timely and accurate registration of documents is a key measure of the agency's performance.

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

#### 1.1.1.2. How were these indicators derived?

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

### **1.1.1.2.1 Timeliness**

- **a.** Simple and correct documents represent any combination of the following forms that have been submitted with the correct information required, and are not subject to any dealings:
  - Discharges of mortgage
  - Transfers
  - Mortgages
  - Caveats
  - · Withdrawal of caveats

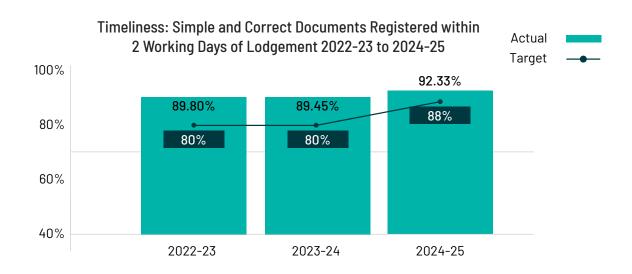
**b.** Registration of a document is a formal change to the land titles register, with relevant adjustments made to a Certificate of Title.

#### 1.1.1.2.2. Accuracy

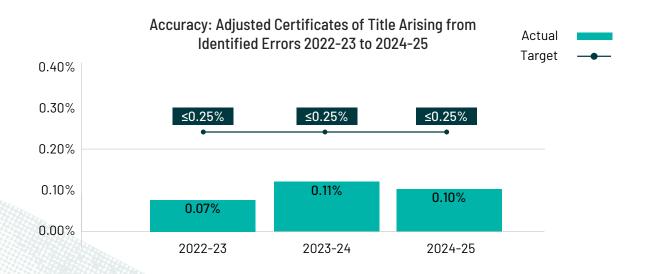
- **a.** Identified errors<sup>1</sup> include errors that are reported and/or discovered during an investigation process that may require a change to a Certificate of Title.
- **b.** Service performance is monitored by tracking the number of Certificates of Title adjusted due to identified errors. This provides the agency with an overall view of the customers impacted by the changes applied to the land titles register.
- **c.** As the land titles register is a live system, the total number of Certificates of Title is extracted as nearest to close of business, 30 June annually.
- <sup>1</sup> Errors within the WA land register are intended as an indication only. What is viewed as an error can be subjective.

#### 1.1.1.3. What do the indicators show?

**Timeliness** – Landgate has exceeded the KPI target of 88% of simple and correct documents registered within two business days. The result of 92.33% is an improvement from last year's result of 89.45% and has been achieved through the continued automated registrations of these documents and ongoing changes to business processes.



**Accuracy** – As at 30 June 2025, there were 1,549,287 Certificates of Title held in the Western Australian land titles register. 1,566 were adjusted throughout the year due to identified errors, which equates to a correction rate of 0.10% for 2024-25 against a target of  $\leq 0.25\%$ 



## 1.1.2. Land Tenure Management - Efficiency

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
Average cost of maintaining land tenure information, certainty of ownership and other interests in land, per Certificate of Title.	\$21.36	\$19.47	\$22.93	\$21.67

## 1.1.2.1.1. Why is this a key indicator of our performance?

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

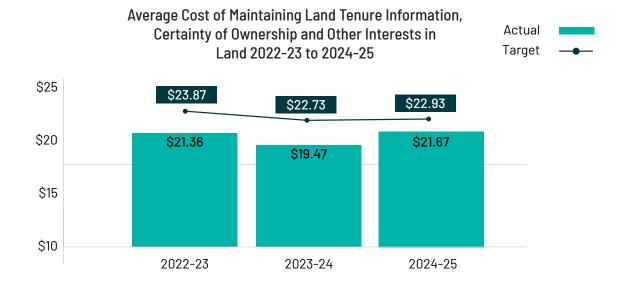
The indicator provides a measure of the full cost of maintaining land titles, including the range of land tenure information relevant to that land. This is a clear indicator of the efficiency, with which the land titling service is maintained.

#### 1.1.2.1.2. How was the indicator derived?

The average cost of maintaining the land tenure information, certainty of ownership and other interests in land, expressed as a dollar value per Certificate of Title was \$21.67 for 2024-25. This result is better than the target of \$22.93 and is supported by the ongoing improvement in the systems and processes across the land titles registration-based business activities.

#### 1.1.2.1.3. What does the indicator show?

The average cost of maintaining land tenure information, ensuring certainty of ownership and other interests in land, expressed as a dollar value per Certificate of Title was \$21.61 for 2024-25. This outcome exceeds the target of \$22.93.



### 1.1.3. Land Valuations - Effectiveness

### 1.1.3.1. Accuracy

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
Benchmark against international standards for accuracy using Median Ratio Test:				
Gross Rental Value	91.40%	91.78%	>92.5%	91.40%
Unimproved Value	90.22%1	91.43%	>92.5%	87.81%
Coefficient of Dispersion to check uniformity of values:				
Gross Rental Value	4.12%	4.34%	<b>&lt;7</b> %	4.05%
Unimproved Value	10.25%²	7.37%	<15%	8.53%

<sup>&</sup>lt;sup>1</sup> Actual 2022-23 UV MPR has been re-stated from 90.90% to 90.22% to include all key sales and non-key sales in the 1 June 2022 to 31 August 2022 regulation period.

## 1.1.3.1.1. Why are these key indicators of our performance?

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

### 1.1.3.1.2. How were these indicators derived?

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

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

For UV, the Valuer-General of Western Australia has set an MPR standard of >92.5% and a COD of <15.0%.

While there is currently no international standard for GRV, the Valuer-General has adopted the same accuracy and uniformity measures applying to UV but with a tighter COD target of <7.0%.

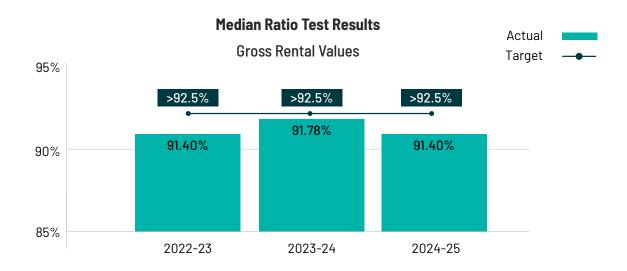
The quality of the outcome is reflected in the extent to which the results exceed the minimum targets.

<sup>&</sup>lt;sup>2</sup> Actual 2022-23 UV COD has been re-stated from 4.70% to 10.25% to include all key sales and non-key sales in the 1 June 2022 to 31 August 2022 regulation period.

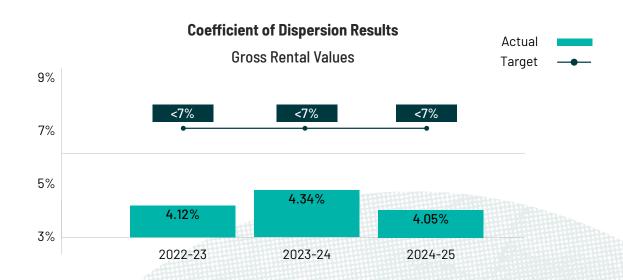
#### 1.1.3.1.3. What do the indicators show?

For **GRV** the outcomes show the following:

Firstly, the MPR for GRV shows 91.40% against a target of >92.5% measured from a sample size of 1,581 key rents. This result is slightly under the target of >92.5%, however still sits within the international levels of acceptable range of 90 - 110%.



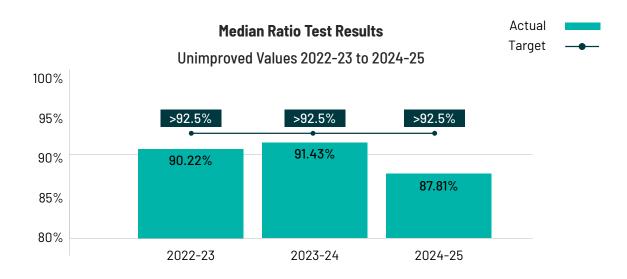
Secondly, the COD at 4.05% meets the requirement of <7% as a measure of valuation uniformity and is towards the lower end of results achieved in the last few years.



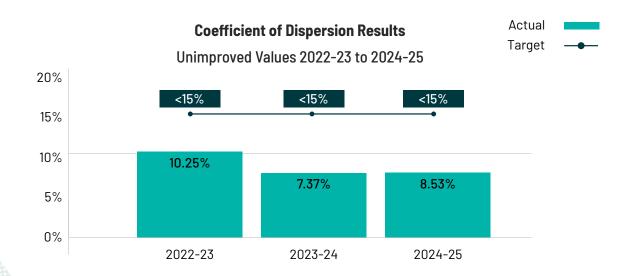
#### For **UV**, the outcomes show the following:

Firstly, the MPR of 87.81% is below the target of >92.5% measured from a sample size of 3,719 non-rejected valid sales. The MPR is determined on a statistical analysis, which compared assessed values as at the date of valuation being 1 August 2024, with sales occurring between 1 June 2024 and 31 August 2024. This result reflects the impact of several operational and market factors:

- Strong market conditions in Western Australia, in particular rapid price growth and volatility, which introduced challenges in aligning valuations with market benchmarks.
- Operational priorities and constraints due to the resourcing effort required to transition to a new valuation system, some staff capacity was at times diverted from core valuation activities.
- Delays in program commencement which impacted the timing and consistency of valuation inputs.



Secondly, the COD at 8.53% is under the standard of <15.0% and within the range of results over the past two years. The COD is a measure of divergence between the assessed land values and selling prices. This result achieves the international standard set by the IAAO.



## 1.1.3.2. Independence

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
<b>Adjustments</b> of rating and taxing values as a result of Objections and Appeals as a percentage of total values in force. <sup>1</sup>	0.007%	0.008%	<0.1%	0.014%

<sup>&</sup>lt;sup>1</sup> Includes only rateable values in force for 2022-23 and 2023-24 (GRV, UV & RUV).

## 1.1.3.2.1. Why is this a key indicator of our performance?

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

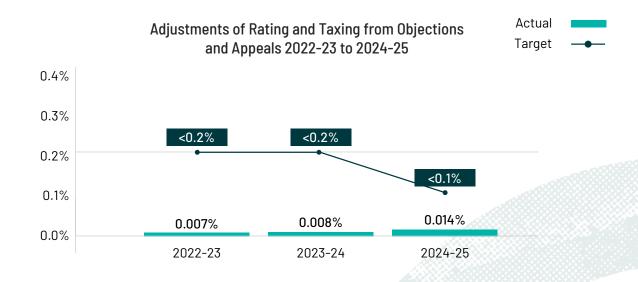
#### 1.1.3.2.2. How was this indicator derived?

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

### 1.1.3.2.3. What does the indicator show?

As at 30 June 2025, there were 2,347,745 rateable values in force in Western Australia. During the year, 317 of these were amended as a result of either formal objections determined by the Valuer-General or review of valuations by the State Administrative Tribunal.

The outcome of 0.014% remains well below the target of <0.1%, which was derived from an international standard.



## 1.1.4. Land Valuations - Efficiency

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
Average cost per valuation.	\$16.01	\$17.05	\$20.26	\$19.78

## 1.1.4.1.1. Why is this a key indicator of our performance?

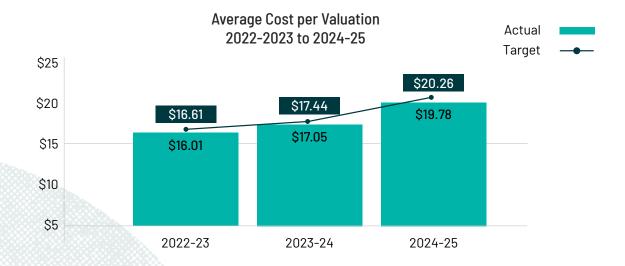
The average cost per valuation provides a reliable measure of overall performance against forecast targets and previous years' outcomes.

#### 1.1.4.1.2. How was this indicator derived?

Cost per valuation refers to the total number of Valuation Entity Numbers (VENs) in force across the State (including Master and Parent) at the end of the reporting period divided by the total costs incurred in the period. The total cost includes all direct costs and an appropriate share of indirect and overhead recurrent costs.

#### 1.1.4.1.3. What does the indicator show?

The average cost per valuation is a reflection of operational efficiency and cost management within Landgate Valuation Services. For the 2024–25 period, the actual cost of \$19.78 per valuation demonstrates strong performance, coming in below the target of \$20.26. This result is indicative of effective cost control despite increasing service demands, improved productivity and alignment with budget expectations. Landgate Valuation Service is delivering high-value services while maintaining financial discipline.



### 1.1.5. Land and Location Information - Effectiveness

## 1.1.5.1. Land information and services – names and addressing, property boundaries

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
Names and Addressing – Completion rate of names and addressing jobs delivered within 10 business days.	91.49%	88.94%	85.0%	89.18%
<b>Property Boundaries –</b> Completion rate of property boundary related jobs within the agreed benchmarks.	99.10%	99.31%	97.2%	99.10%

## 1.1.5.1.1. Why are these key indicators of our performance?

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

## 1.1.5.1.2. How were these indicators derived?

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

## 1.1.1.2. Names and Addressing

These databases are updated in response to land development requirements submitted by local governments (LGs). Working closely with LGs, naming approvals are completed in accordance with the Policies and Standards for Geographic Naming in Western Australia. Landgate ensures it delivers a timely service by benchmarking and communicating the complexity of requests that are being received.

Most address and names requests are of simple to medium complexity with a completion benchmark of ten working days. More complex naming requests require additional time and resources to complete. These have slightly increased during this period but remain a minority of the requests received.

## 1.1.5.3. Property Boundaries

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

- a. Update lodgement of layers is an automatic process that maintains currency of boundary data in the database. However, manual update lodgement may be required for anomalies. Timeliness is measured against a benchmark of five business days on 98% of manual jobs.
- **b.** Integration of lodged layers from plans is also completed automatically, unless there are data conflicts or manually lodged layers, when manual integration is required to update the database. Timeliness is measured against a benchmark of five business days on 98% of manual jobs.
- **c.** Linking survey plan data to the control network in the database increases spatial accuracy. Timeliness is measured against a benchmark of five business days on 90% of jobs.

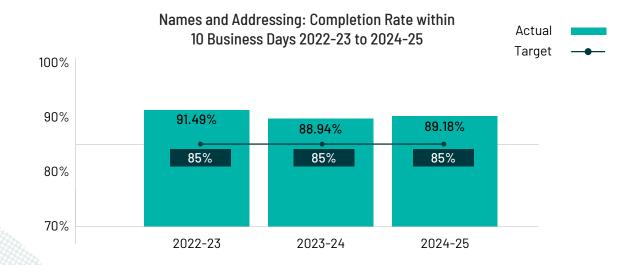
These property boundary activities referred to in (a) to (c) above deliver the levels of accuracy, currency and completeness expected by users of the data.

#### 1.1.5.3.1. What do the indicators show?

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

### 1.1.5.4. Names and Addressing

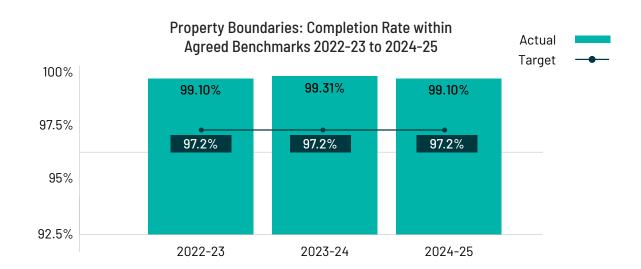
The combined annual performance of Names and Addressing exceeded the annual target of 85% with 78.37% of the 564 requests received for naming approval completed within ten business days and 100% of the 26,081 requests received for new and/or revisions to addresses completed within the same period. The number of naming applications received remained constant throughout the year.



## 1.1.5.5. Property Boundaries

This combined measure reflects the annual performance of 99.10% against the target of 97.2% as at the end of June 2025. Each of the three contributing functions (update lodgement of layers, integration of lodged layers and linking of surveys to the control network) exceeded their benchmarks:

- **a. Update lodged:** The manual updates of lodgement of layers continued to track above the target of 98% with a YTD score of 98.9%. This function has the highest weighting (60%), as it is critical in supporting the land development process and enabling the creation of new titles.
- **b. Integration:** The manual integration of lodged layers (30% weighting) also exceeded its target of 98% achieving a YTD score of 99.7%.
- **c. Control network:** Linking surveys to the control network (10% weighting) has scored well above its target of 90%, with a YTD score of 98.08% of timely job completion.



## 1.1.5.6. Land information and services - imagery systems

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
Imagery systems availability supporting the State's mapping, monitoring and predicting of bushfires.	99.97%	99.99%	99.0%	99.89%

## 1.1.5.6.1. Why is this a key indicator of our performance?

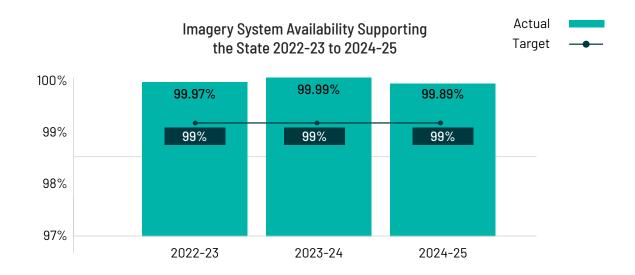
The provision of reliable imagery systems is to support the State's mapping, monitoring, and predicting of bushfires. This forms a key component of the services provided by Landgate to government, industry, and the community of WA. The core delivery systems (including websites and web applications) that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

### 1.1.5.6.2. How was this indicator derived?

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

#### 1.1.5.6.3. What does the indicator show?

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



#### 1.1.5.7. Access to location information

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
Overall satisfaction with the capture of, discovery of and access to Government Location Information.	87.9%	88.1%	80.0%	91.30%

## 1.1.5.7.1. Why is this a key indicator of our performance?

This indicator is measured by undertaking a survey, which measures the overall satisfaction with the capture of, access to government location information.

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

#### 1.1.1.1.2. How was this indicator derived?

An independent online survey conducted by a third-party targeted users and contributors of Data WA and SLIP and participants in the Capture WA program. The survey was conducted from April through to June 2025 to record satisfaction over the last 12 months.

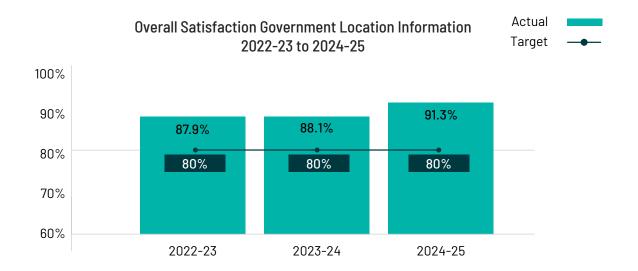
An initial user list of 6,775 users was generated and refined (e.g. to account for duplicated emails) to a final usable sample of 6,723. A final response sample of n=369 was achieved. This represents a response rate of 5.5% with sampling accuracy of +/-4.96% at 95% confidence level required. The sample size was achieved through a combination of email and telephone surveys.

The methodology used to derive the KPI score was:

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

#### 1.1.1.3. What does the indicator show?

The indicator shows that 91.30% of users and contributors of Data WA and SLIP and participants in the Capture WA program are satisfied with the effectiveness of the services.



## 1.1.6. Land Information and Services - Efficiency

## 1.1.6.1. Cost per square kilometre

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
Average cost of providing land information and services for the State (per square kilometre).	\$12.39	\$13.17	\$18.06	\$13.62

## 1.1.6.1.1. Why is this a key indicator of our performance?

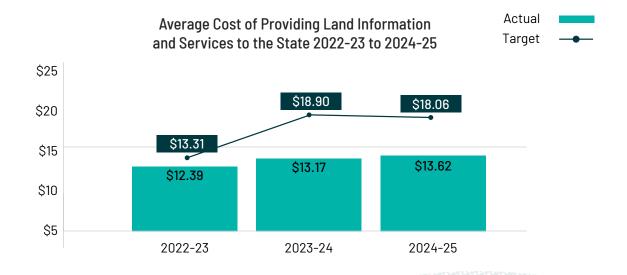
Providing land information and services for the whole State supports a range of government and industry functions in managing and developing the State. The measure provides the cost incurred to provide the capture, maintenance and delivery of land information and services.

#### 1.1.6.1.2. How was the indicator derived?

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

#### 1.1.6.1.3. What does the indicator show?

The underspend is predominantly due to a lower than budgeted overhead allocation and lower spend on external ICT contracts.



## 1.1.6.2. Cost per dataset

Key effectiveness indicator	Actual	Actual	Target	Actual
	2022-23	2023-24	2024-25	2024-25
Average cost per dataset.	\$829.01	\$969.10	\$2967.78	\$1,323.25

## 1.1.6.2.1. Why is this a key indicator of our performance?

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

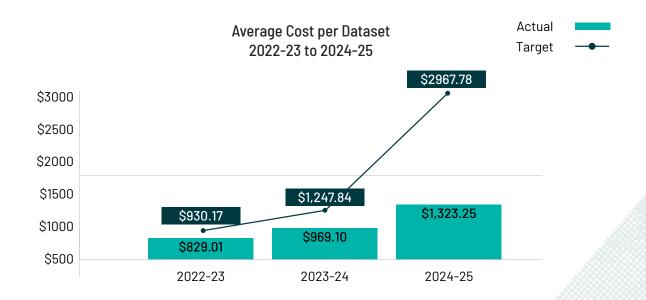
This indicator is the average cost per dataset of providing Data WA and SLIP data sharing services.

#### 1.1.6.2.2. How was the indicator derived?

The average cost per dataset refers to the combined resource and infrastructure costs of coordinating and managing Data WA and SLIP, and support for those customers. The total cost includes all direct costs and an appropriate share of indirect and overhead recurrent costs. The average cost per dataset is the total cost divided by the number of datasets available through Data WA and SLIP as at 30 June 2025.

#### 1.1.6.2.3. What does the indicator show?

The average cost per dataset remains within target, primarily due to Location Services' actual expenditure being significantly below budget and having a slightly higher than expected dataset count in Data WA. The inclusion of records from the DBCA open data catalogue onto Data WA, along with additional imagery acquired through the Capture WA program, contributed to a greater number of datasets than originally estimated.



## Financial Statements and Notes

## **Certification of Financial Statements**

## For the reporting period ended 30 June 2025

The accompanying financial statements of the Western Australian Land Information Authority have been prepared in compliance with the provisions of the Financial Management Act 2006, from proper accounts and records to present fairly the financial transactions for the financial year ended 30 June 2025 and the financial position as at 30 June 2025.

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

## **Kylee Schoonens**

**Board Chair** 

**Board Chair** Western Australian Land Information Authority

12 September 2025

## **Trish Scully**

Chief Executive Officer

Kuely

Member, Board Western Australian Land Information Authority

12 September 2025

## **Graeme Dewar**

Chief Finance Officer

Western Australian Land Information Authority

12 September 2025



### **INDEPENDENT AUDITOR'S REPORT**

#### 2025

#### **Western Australian Land Information Authority**

To the Parliament of Western Australia

## Report on the audit of the financial statements

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

- the statement of financial position as at 30 June 2025, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial statements are:

- based on proper accounts and present fairly, in all material respects, the operating results and cash flows of the Authority for the year ended 30 June 2025 and the financial position as at the end of that period
- in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), the *Financial Management Act 2006* and the Treasurer's Instructions.

#### **Basis for opinion**

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

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

### Responsibilities of the Board for the financial statements

The Board is responsible for:

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

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7th Floor Albert Facey House 469 Wellington Street Perth MAIL TO: Perth BC PO Box 8489 Perth WA 6849 TEL: 08 6557 7500

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

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

#### Auditor's responsibilities for the audit of the financial statements

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial statements. The objectives of my audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

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

## Report on the audit of controls

#### **Opinion**

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

In my opinion, in all material respects, the controls exercised by the Authority are sufficiently adequate to provide reasonable assurance that the controls within the system were suitably designed to achieve the overall control objectives identified as at 30 June 2025, and the controls were implemented as designed as at 30 June 2025.

#### The Board's responsibilities

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

#### **Auditor General's responsibilities**

As required by the *Auditor General Act 2006*, my responsibility as an assurance practitioner is to express an opinion on the suitability of the design of the controls to achieve the overall control objectives and the implementation of the controls as designed.

Page 2 of 5

I conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3150 Assurance Engagements on Controls issued by the Australian Auditing and Assurance Standards Board. That standard requires that I comply with relevant ethical requirements and plan and perform my procedures to obtain reasonable assurance about whether, in all material respects, the controls are suitably designed to achieve the overall control objectives and were implemented as designed.

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

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

#### **Limitations of controls**

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

## Report on the audit of the key performance indicators

#### **Opinion**

I have undertaken a reasonable assurance engagement on the key performance indicators of the Authority for the year ended 30 June 2025 reported in accordance with the *Financial Management Act 2006* and the Treasurer's Instructions (legislative requirements). The key performance indicators are the Under Treasurer-approved key effectiveness indicators and key efficiency indicators that provide performance information about achieving outcomes and delivering services.

In my opinion, in all material respects, the key performance indicators report of the Authority for the year ended 30 June 2025 is in accordance with the legislative requirements, and the key performance indicators are relevant and appropriate to assist users to assess the Authority's performance and fairly represent indicated performance for the year ended 30 June 2025.

#### The Board's responsibilities for the key performance indicators

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

In preparing the key performance indicators, the Board is responsible for identifying key performance indicators that are relevant and appropriate, having regard to their purpose in accordance with Treasurer's Instruction 3 Financial Sustainability – Requirement 5: Key Performance Indicators.

#### **Auditor General's responsibilities**

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

An assurance engagement involves performing procedures to obtain evidence about the amounts and disclosures in the key performance indicators. It also involves evaluating the relevance and appropriateness of the key performance indicators against the criteria and guidance in Treasurer's Instruction 3 - Requirement 5 for measuring the extent of outcome achievement and the efficiency of service delivery. The procedures selected depend on my judgement, including the assessment of the risks of material misstatement of the key performance indicators. In making these risk assessments, I obtain an understanding of internal control relevant to the engagement in order to design procedures that are appropriate in the circumstances.

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

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

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

#### Other information

Those charged with governance are responsible for the other information. The other information is the information in the entity's annual report for the year ended 30 June 2025, but not the financial statements, key performance indicators and my auditor's report.

My opinions on the financial statements, controls and key performance indicators do not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

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

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to those charged with governance and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

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

This auditor's report relates to the financial statements and key performance indicators of the Western Australian Land Information Authority for the year ended 30 June 2025 included in the annual report on the Authority's website. The Authority's management is responsible for the integrity of the Authority's website. This audit does not provide assurance on the integrity of the Authority's website. The auditor's report refers only to the financial statements, controls and key performance indicators described above. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial statements and key performance indicators are concerned with the inherent risks arising from publication on a website, they are advised to contact the entity to confirm the information contained in the website version.

Kellie Tonich

Senior Director Financial Audit

Delegate of the Auditor General for Western Australia

Perth. Western Australia

12 September 2025



# **Statement of Comprehensive Income** For the year ended 30 June 2025

		2025	2024
	Notes	(\$'000)	(\$'000)
INCOME			
Revenue			
Provision of services	2.1	48,136	42,572
Service concession income	2.3	39,282	37,449
Sale of land information, data and imagery	2.4	4,050	3,781
Interest revenue	2.5	2,850	2,908
Other revenue	2.5	335	710
TOTAL INCOME		94,653	87,420
EXPENSES			
Employee benefits	3.1(a)	62,146	56,201
Supplies and services	3.2	45,149	34,742
Other expenses	3.2	6,578	6,373
Depreciation and amortisation	4.1, 4.2, 4.3 & 4.4	10,208	9,145
Finance costs	6.2	22	16
Accommodation	3.2	5,044	7,196
Net loss on disposal of property, equipment and intangibles	2.6	14	0
TOTAL EXPENSES		129,161	113,673
Loss before Income from State Government		(34,508)	(26,253)
INCOME FROM STATE GOVERNMENT			
Service appropriation	2.2	50,603	45,865
Income from other public sector entities	2.2	10,580	7,282
Resources received free of charge	2.2	345	318
TOTAL INCOME FROM STATE GOVERNMENT		61,528	53,465
Profit before income tax equivalent		27,020	27,212
Income tax equivalent expense	5.6	(10,575)	(10,575)
PROFIT FOR THE YEAR		16,445	16,637
OTHER COMPREHENSIVE INCOME			
Items not reclassified subsequently to profit or loss			
Changes in asset revaluation surplus	4.1 & 8.9	563	337
Items that will be reclassified subsequently to profit or loss			
Changes in fair value reserve	5.2 & 8.9	54	40
Income tax on items that will be reclassified	5.6 & 8.9	0	0
		54	40
TOTAL OTHER COMPREHENSIVE INCOME		617	377
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		17,062	17,014
TOTAL COMPREHENSIVE INCOME FUR THE TEAR		17,002	17,014

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

# **Statement of Financial Position**

As at 30 June 2025

		2025	2024
	Notes	(\$'000)	(\$'000)
ASSETS			
Current Assets			
Cash and cash equivalents	6.3	14,561	16,329
Restricted cash and cash equivalents	6.3	2,940	241
Receivables	5.1	17,659	16,375
Financial investments	5.3	61,997	63,000
Deferred tax assets	5.6(c)	10,575	10,575
Amounts receivable for services	5.4	4,774	7,478
Other current assets	5.5	7,823	8,106
Total Current Assets		120,329	122,104
Non-Current Assets			
Restricted cash and cash equivalents	6.3	2,250	1,877
Receivables	5.1	0	0
Equity accounted investments	5.2	2,172	2,118
Amounts receivable for services	5.4	34,567	33,031
Property and equipment	4.1	7,655	6,032
Service concession intangible assets	4.3	17,279	17,826
Service delivery intangible assets	4.4	7,227	7,483
Right-of-use assets	4.2	250	332
Deferred tax assets	5.6(c)	352,229	362,804
Other non-current assets	5.5	4,007	1,723
Total Non-Current Assets	0.0	427,636	433,226
TOTAL ASSETS		547,965	555,330
LIABILITIES			
Current Liabilities			
Payables	5.7	17,532	18,392
Lease liabilities	6.1	71	75
Employee related provisions	3.1(b)	10,813	10,087
Service concession liabilities	5.9	39,460	38,450
Other current liabilities	5.8	3,182	3,172
Total Current Liabilities	0.0	71,058	70,176
Non-Current Liabilities			
Lease liabilities	6.1	195	266
Employee related provisions	3.1(b)	5,574	5,480
Service concession liabilities	5.9	1,183,793	1,217,163
Total Non-Current Liabilities	5.5	1,189,562	1,222,909
TOTAL LIABILITIES		1 200 020	1,293,085
NET LIABILITIES		1,260,620 (712,655)	(737,755)
NET LIADILITIES		(712,000)	(/3/,/55)
EQUITY	8.9		
Contributed equity		79,735	71,697
Reserves		8,201	7,584
Accumulated deficit		(800,591)	(817,036)
EQUITY DEFICIT		(712,655)	(737,755)

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

# **Statement of Changes in Equity** For the year ended 30 June 2025

		2025	2024
	Notes	(\$'000)	(\$'000)
BALANCE AT 1 JULY		(737,755)	(758,994)
Contributed equity	8.9		
Balance at start of the year		71,697	67,472
Transactions with owners in their capacity as owners:			
Capital appropriation		441	845
Digital Capability Fund		7,605	3,376
Other contributions by owners		0	4
Distributions to owners		(8)	0
Balance at end of the year		79,735	71,697
Reserves	8.9		
Balance at start of the year		7,584	7,207
Asset revaluation surplus movement		563	337
Fair value reserve movement		54	40
Balance at end of the year		8,201	7,584
Accumulated deficit	8.9		
Balance at start of the year		(817,036)	(833,673)
Profit for the year		16,445	16,637
Balance at end of the year		(800,591)	(817,036)
BALANCE AT 30 JUNE		(712,655)	(737,755)

 $\label{thm:conjunction} The \, Statement \, of \, Changes \, in \, Equity \, should \, be \, read \, in \, conjunction \, with \, the \, accompanying \, notes.$ 



# **Statement of Cash Flows**

For the year ended 30 June 2025

	2025	2024
Notes	(\$'000)	(\$'000)
CASH FLOWS FROM OPERATING ACTIVITIES	Inflows (Outflows)	Inflows (Outflows)
Receipts	(outriows)	(outriows)
Provision of services	47,698	54,885
Sale of land information, data and imagery	3,963	4,659
Interest received	3,339	2,280
GST receipts on sales	1,420	1,345
GST receipts from taxation authority	16,233	13,943
Other receipts	133	347
Payments		
Employee benefits	(61,020)	(55,670)
Supplies and services	(49,262)	(36,317)
Other payments	(6,883)	(6,114)
Accommodation	(4,802)	(6,654)
Finance costs	(22)	(17)
GST payments on purchases	(17,851)	(15,052)
Net cash used in operating activities	(67,054)	(42,365)
CASH FLOWS FROM INVESTING ACTIVITIES		
Receipts		
Sale of - Property and equipment	0	24
Proceeds from - Maturing financial investments	69,000	59,300
Payments		
Purchase of - Property, equipment and intangible assets	(3,393)	(3,589)
- Financial investments	(68,000)	(74,000)
Net cash used in investing activities	(2,393)	(18,265)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments		
Principal elements of lease payments	(76)	(109)
Net cash used in financing activities	(76)	(109)
	(76)	(109)
CASH FLOWS FROM STATE GOVERNMENT		
Receipts		
Service appropriation	47,764	42,666
Drawdowns from amounts receivable for services (Holding Account)	4,007	3,244
Capital appropriations	441	845
Digital Capability Fund	7,605	3,376
Funds from other public sector entities	11,010	17,322
Net cash provided by the State Government	70,827	67,453
Net change in cash and cash equivalents	1,304	6,714
Cash and cash equivalents at start of the year	18,447	11,733
CASH AND CASH EQUIVALENTS AT 30 JUNE 6.3	19,751	18,447

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

## **Notes to the Financial Statements**

For the year ended 30 June 2025

# 1. Basis of Preparation

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

Although the Authority is required to operate on prudent commercial principles, Treasurer's Instruction 9 *Financial Statements* - Requirement 4 Application of Australian Accounting Standards and Other Pronouncements deems it to be a not-for-profit entity for reporting under Australian Accounting Standards (as profit is not its principal objective).

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

These annual financial statements were authorised for issue by the Accountable Authority of the Agency on 12 September 2025.

#### Statement of compliance

The financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards - Simplified Disclosures, the Conceptual Framework and other authoritative pronouncements issued by the Australian Accounting Standards Board (AASB) as modified by Treasurer's instructions. Some of these pronouncements are modified to vary their application and disclosure.

The Financial Management Act 2006 and Treasurer's instructions, which are legislative provisions governing the preparation of financial statements for agencies, take precedence over AASB pronouncements. Where an AASB pronouncement is modified and has had a significant financial effect on the reported results, details of the modification and the resulting financial effect are disclosed in the notes to the financial statements.

#### Basis of preparation

These financial statements are presented in Australian dollars applying the accrual basis of accounting and using the historical cost convention. Certain balances will apply a different measurement basis (such as the fair value basis). Where this is the case the different measurement basis is disclosed in the associated note. All values are rounded to the nearest thousand dollars (\$'000).

#### Accounting for Goods and Services Tax (GST)

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

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

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

#### **Contributed equity**

Interpretation 1038 Owners Made to Wholly-Owned Public Sector Entities requires transfers in the nature of equity contributions, other than as a result of a restructure of administrative arrangements, as designated as contributions by owners (at the time of, or prior to, transfer) be recognised as equity contributions. Capital appropriations have been designated as contributions by owners by Treasurer's Instruction 8 Financial Accounting and Reporting - Requirement 8.1(i) Contributions by Owners Made to Wholly-Owned Public Sector Entities and have been credited directly to Contributed Equity.

## Comparative information

Except when an Australian Accounting Standard permits or requires otherwise, comparative information is presented in respect of the previous period for all amounts reported in the financial statements. AASB 1060 General Purpose Financial Statements - Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities provides relief from presenting comparatives for:

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

#### Judgements and estimates

Judgements, estimates and assumptions are required to be made about financial information being presented. The significant judgements and estimates made in the preparation of these financial statements are disclosed in the notes where amounts affected by those judgements and/or estimates are disclosed. Estimates and associated assumptions are based on professional judgements derived from historical experience and various other factors that are believed to be reasonable under the circumstances.

# 2. Our funding sources

#### How we obtain our funding

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

		2023	2024
	Notes	(\$'000)	(\$'000)
Provision of services	2.1	48,136	42,572
Income from State Government	2.2	61,528	53,465
Service concession income	2.3	39,282	37,449
Sale of land information, data and imagery	2.4	4,050	3,781
Interest and other revenue	2.5	3,185	3,618
Gains and (losses)	2.6	(14)	0

2025

# **Notes to the Financial Statements**

For the year ended 30 June 2025

#### 2.1 Provision of services

	2025	2024
Notes	(\$'000)	(\$'000)
Land title management fees <sup>(i)</sup>		
Transfer	19,811	17,481
Mortgage	6,983	6,250
Discharge	7,167	6,606
Other (plan lodgements, caveats, applications, etc.)	3,980	3,671
Search	213	294
	38,154	34,302
Other services		
Valuation services fees	7,037	5,477
Electronic advice of sale fees	2,015	1,991
Property interest report	930	802
	9,982	8,270
Total provision of services	48,136	42,572

2025

2027

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

The majority of the Authority's services will be recognised at a point in time (or over a relatively short period of time). The performance obligations for these services are satisfied when the services have been provided and payments are received. If payments are not received, the Authority will recognise a receivable.

Valuation services under the Metropolitan Triennial Revaluation Program are provided every 3 years the last being completed in 2023. Revenue is recognised in the year in which the service is rendered.

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

#### 2.2 Income from State Government

	2025	2024
Notes	(\$'000)	(\$'000)
Appropriation received during the period:		
Service appropriation	50,603	45,865
Total service appropriation	50,603	45,865
Income received from other public sector entities during the period:		
Provision of services		
Land title management fees	261	201
Other services - Valuation service fees	8,291	5,113
- Other	14	0
Sale of land information, data and imagery	889	944
Interest revenue - Operating bank account	1,125	850
Other revenue	0	174
Total income from other public sector entities	10,580	7,282
Resources received free of charge from other public sector entities during the period:		
Department of Finance (provision of accommodation)	74	40
State Solicitor's Office (provision of legal services)	269	274
Department of Primary Industries and Regional Development (provision of mapping/data services)	2	4
Total resources received free of charge	345	318
Total income from State Government	61,528	53,465

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

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

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

2025

# **Summary of Consolidated Account Appropriations**

For the year ended 30 June 2025

		2025	2025	2025	2025	2025
	Notes	Budget Estimate (\$'000)	Additional Funding (\$'000)	Revised Budget (\$'000)	Actual (\$'000)	Variance (\$'000)
Delivery of Services						
Item 94 Net amount appropriated to deliver services	1	48,698	1,539	50,237	50,237	0
Amount Authorised by Other Statutes						
- Salaries and Allowances Act 1975		348	0	348	348	0
- Transfer of Land Act 1893	2	0	18	18	18	0
Total appropriations provided to deliver services		49,046	1,557	50,603	50,603	0
Capital						
Item 162 Capital appropriations	3	4,010	(3,569)	441	441	0
Total consolidated account appropriations		53,056	(2,012)	51,044	51,044	0

- 1. An increase of \$1.539 million in the Net amount appropriated to deliver services resulting from additional recurrent costs of:
  - \$1.810 million funding for the increase in expenditure related to the new Public Sector Wages Policy;
  - \$0.269 million funding for an increase in expenditure for government office accommodation reflecting an adjustment to rent and outgoings following Landgate moving into its new premises;

#### Offset by:

- \$0.540 million reduction in funding related to the Asset Investment Program expenditure, which cannot be capitalised under Australian Accounting Standards.
- 2. The \$0.018 million reflects an increase in funding for the payment of a compensation claim settled under the *Transfer of Land Act 1893*.
- 3. The \$3.569 million reduction in capital appropriations funding relates to a reassessment of capital expenditure requirements for the Asset Investment Program in 2025.

#### 2.3 Service concession income

	2025	2024
	(\$'000)	(\$'000)
Revenue recognition - upfront proceeds <sup>(i)</sup>	35,250	35,250
Revenue recognition - enhancements (ii)	4,032	2,199
Total service concession income	39,282	37,449

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

## 2.4 Sale of land information, data and imagery

	2025	2024
	(\$'000)	(\$'000)
Property information	1,508	1,407
Land information	2,287	2,061
Imagery	255	313
Consultancy	0	0
Total sale of land information, data and imagery	4,050	3,781

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



#### 2.5 Interest and other revenue

	2025	2024
	(\$'000)	(\$'000)
Interest revenue		
Financial investments	2,850	2,908
Operating bank account	0	0
	2,850	2,908
Other revenue		
Recovery of costs	184	215
Project revenue	0	55
Service concession - royalties	119	132
Government Vehicle Scheme	26	30
Other miscellaneous revenue	6	278
	335	710
Total interest and other revenue	3,185	3,618

2025

2027

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

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

#### 2.6 Gains and losses

	2025	2024
	(\$'000)	(\$'000)
Net gains/(losses) on disposal of property, equipment and intangibles		
Proceeds from sale of non-current assets	0	24
Non-current assets disposed:		
Cost	1,670	3,004
Less accumulated depreciation	(1,656)	(2,980)
Carrying amount of non-current assets disposed	14	24
Net loss on disposal of property, equipment and intangibles	(14)	0

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

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

# 3. Use of our funding

#### Expenses incurred in the delivery of services

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

		2029	2024
	Notes	(\$'000)	(\$'000)
Employee benefits expenses	3.1(a)	62,146	56,201
Employee related provisions	3.1(b)	16,387	15,567
Other expenditure	3.2	56,771	48,311

# 3.1(a) Employee benefits expenses

	(\$'000)	(\$'000)
Employee benefits	55,717	50,595
Termination benefits	118	0
Superannuation - defined contribution plans	6,311	5,606
Total employee benefits	62,146	56,201

## **Employee benefits**

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

#### **Termination benefits**

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

#### Superannuation

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

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

2025

2025

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

2025

2024

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

# 3.1(b) Employee related provisions

	2025	2024
	(\$'000)	(\$'000)
Current		
Employee benefits provisions		
Annual leave (a)	5,819	5,135
Long service leave (b)	4,542	4,466
	10,361	9,601
Other provisions		
Employment on-costs <sup>(c)</sup>	452	486
Total current employee related provisions	10,813	10,087
Non-current		
Employee benefits provisions		
Long service leave (b)	5,371	5,214
Other provisions		
Employment on-costs <sup>(c)</sup>	203	266
Total non-current employee related provisions	5,574	5,480
Total employee related provisions	16,387	15,567

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

- (a) **Annual leave liabilities** are classified as current as there is no right at the end of the reporting period to defer settlement for at least 12 months after the reporting period.
  - The provision for annual leave is calculated at the present value of expected payments to be made in relation to services provided by employees up to the reporting date.
- (b) **Long service leave liabilities** are unconditional long service leave provisions and are classified as current liabilities as the Authority does not have the right at the end of the reporting period to defer settlement of the liability for at least 12 months after the reporting period.
  - Pre-conditional and conditional long service leave provisions are classified as non-current liabilities because the Authority has the right to defer the settlement of the liability until the employee has completed the requisite years of service.

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

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

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

	2025	2024
	(\$'000	(\$'000)
Employment on-costs provision		
Carrying amount at start of the reporting period	752	2 834
Additional provisions recognised	679	5 460
Reductions as employees take leave	(772	) (542)
Carrying amount at end of the reporting period	65!	752

# Key sources of estimation uncertainty - long service leave

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

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

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

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

# 3.2 Other expenditure

	2025	2024
	(\$'000)	(\$'000)
Supplies and services		
Services and contracts - Information Technology	28,366	21,390
Services and contracts - other	12,755	10,446
Consultancy (including legal)	3,228	2,011
Communications	479	540
Travel	234	263
Consumables, other supplies and services	87	92
Total supplies and services expenses	45,149	34,742
Accommodation expenses(i)		
Office Rental	3,044	5,087
Outgoings	1,537	2,009
Minor works and alterations	454	88
Utility and statutory charges	9	12
Total accommodation expenses	5,044	7,196
(i) Includes payments of \$4.799m (2024: \$6.552m) to a government-related entity.		-
Other expenses		
Employment on-costs (including payroll tax and workers' compensation insurance)	3,158	2,869
Other staffing costs (including staff training)	1,311	546
Staff recruitment	305	806
Insurance	279	224
Bank charges	265	250
Board and committee fees	252	194
Minor purchases	189	791
Postage	160	153
Books, magazines, Acts, and subscriptions	102	97
Grants and subsidies	102	80
Advertising	93	44
Membership fees	76	72
Compensation (Transfer of Land Act 1893 and minor Act of Grace payments)	18	0
Other minor expenses	268	247
Total other expenses	6,578	6,373
Total other expenditure	56,771	48,311

#### Supplies and services:

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

#### **Accommodation expenses:**

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

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

## Other expenses:

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

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

#### **Expected credit losses:**

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

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

# 4. Key assets

## Assets the Authority utilises for economic benefit or service potential

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

		2023	2027
	Notes	(\$'000)	(\$'000)
Property and equipment	4.1	7,655	6,032
Right-of-use assets	4.2	250	332
Service concession intangible assets	4.3	17,279	17,826
Service delivery intangible assets	4.4	7,227	7,483

2025

## 4.1 Property and equipment

Year ended 30 June 2025	Land <sup>(i)</sup> (\$'000)	Furniture (\$'000)	Equipment (\$'000)	Computer Equipment	Leasehold Improvements	TOTAL (\$'000)
1 July 2024						
Gross carrying amount	4,494	50	1,530	5,810	537	12,421
Accumulated depreciation		(50)	(1,163)	(4,674)	(502)	(6,389)
Carrying amount at start of period	4,494	0	367	1,136	35	6,032
Additions	0	0	202	1,660	0	1,862
Transfers	(8)	0	0	0	0	(8)
Disposals	0	0	(2)	(12)	0	(14)
Revaluation increments / (decrements)	563	0	0	0	0	563
Depreciation		0	(73)	(700)	(7)	(780)
Carrying amount at end of period	5,049	0	494	2,084	28	7,655
Gross carrying amount	5,049	50	1,543	5,990	537	13,169
Accumulated depreciation		(50)	(1,049)	(3,906)	(509)	(5,514)

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

#### Initial recognition

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

#### Subsequent measurement

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

Land is carried at fair value.

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

The land reserves are valued annually by the Valuer General (Valuation Services, Landgate). The effective date was at 1 July 2024, with valuations performed during the year ended 30 June 2025 and recognised at 30 June 2025. These valuations are undertaken annually to ensure that the carrying amount of the assets does not differ materially from their fair value at the end of the reporting period. The fair values of the land reserves have been determined by reference to recent market transactions.

#### Derecognition

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

#### Revaluation model

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

#### Asset revaluation surplus

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

#### Depreciation and impairment

	2025	2024
	(\$'000)	(\$'000)
Depreciation		
Property and equipment	773	559
Leasehold Improvements	7	7
Total depreciation for the period	780	566

As at 30 June 2025, there were no indications of impairment to property and equipment or leasehold improvements.

#### Finite useful lives

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

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

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

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

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

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

#### **Impairment**

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

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

Where a previously revalued asset is written down to its recoverable amount, the loss is recognised as a revaluation decrement through other comprehensive income to the extent that the impairment loss does not exceed the amount in the revaluation surplus for the class of asset.

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

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

## 4.2 Right-of-use assets

Year ended 30 June 2025	Vehicles (\$'000)	Total (\$'000)
1 July 2024		
Gross carrying amount	502	502
Accumulated depreciation	(170)	(170)
Carrying amount at start of period	332	332
Additions	0	0
Disposals	0	0
Depreciation	(82)	(82)
Carrying amount as at end of period	250	250
Gross carrying amount	503	503
Accumulated depreciation	(253)	(253)

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

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

#### Initial recognition

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

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

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

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

## **Subsequent Measurement**

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

## Depreciation and impairment of right-of-use assets

Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the underlying assets.

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

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

# 4.3 Service concession intangible assets

Year ended 30 June 2025	Service concession intangible assets (\$'000)	Works in Progress Service concession intangible assets (\$'000)	Total (\$'000)
1 July 2024			
Gross carrying amount	89,051	0	89,051
Accumulated amortisation	(71,225)		(71,225)
Carrying amount at start of period	17,826	0	17,826
Additions <sup>(i)</sup>	6,921	368	7,289
Transfers	368	(368)	0
Revaluation increments / (decrements)	0	0	0
Amortisation	(7,836)		(7,836)
Impairment loss	0	0	0
Adjustments	0	0	0
Carrying amount at end of period	17,279	0	17,279
Gross carrying amount	96,340	0	96,340
Accumulated amortisation	(79,061)		(79,061)

<sup>(</sup>i) The Service concession intangible asset additions includes expenditure incurred by Land Services WA.

#### Initial recognition

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

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

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

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

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

#### Subsequent measurement

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

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

#### Amortisation and impairment

	2025	2024
Charge for the period	(\$'000)	(\$'000)
Amortisation		
Service concession intangible assets	7,836	7,041
Total amortisation for the period	7,836	7,041

000

As at 30 June 2025, there were no indications of impairment to Service concession intangible assets.

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

The expected useful lives are as follows:

- Service concession intangible assets 5 - 10 years

#### Impairment Service concession intangible assets

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

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

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

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

# 4.4 Service delivery intangible assets

Year ended 30 June 2025	Service delivery intangible assets (\$'000)	Works in Progress Service delivery intangible assets (\$'000)	Total (\$'000)
1 July 2024			
Gross carrying amount	101,708	1,743	103,451
Accumulated amortisation	(95,968)		(95,968)
Carrying amount at start of period	5,740	1,743	7,483
Additions	0	1,254	1,254
Transfers	200	(200)	0
Revaluation increments / (decrements)	0	0	0
Amortisation	(1,510)		(1,510)
Impairment loss	0	0	0
Adjustments	0	0	0
Carrying amount at end of period	4,430	2,797	7,227
Gross carrying amount	101,908	2,797	104,705
Accumulated amortisation	(97,478)		(97,478)

#### Initial recognition

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

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

The value of Service delivery intangible assets includes:

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

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

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

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

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

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

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

#### Subsequent measurement

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

## Amortisation and impairment

	2025	2024
Charge for the period	(\$'000)	(\$'000)
Amortisation		
Service delivery intangible assets	1,510	1,441
Total amortisation for the period	1,510	1,441

As at 30 June 2025, there were no indications of impairment to Service delivery intangible assets.

#### **Useful lives**

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

The expected useful lives are as follows:

- Service delivery intangible assets 2 - 12 years

# Impairment of Service delivery intangible assets

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

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

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

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

#### 5. Other assets and liabilities

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

		2025	2024
	Notes	(\$'000)	(\$'000)
Receivables	5.1	17,659	16,375
Equity accounted investments	5.2	2,172	2,118
Financial investments	5.3	61,997	63,000
Amounts receivable for services	5.4	39,341	40,509
Other assets	5.5	11,830	9,829
Taxation equivalent - taxation expense (including deferred tax assets)	5.6	10,575	10,575
Payables	5.7	17,532	18,392
Other liabilities	5.8	3,182	3,172
Service concession liabilities	5.9	1,223,253	1,255,613

#### 5.1 Receivables

	2025	2024
	(\$'000)	(\$'000)
Current		
Trade receivables (i)	15,014	10,500
Allowance for impairment of trade receivables	(23)	(8)
Accrued revenue(ii)	0	3,297
Goods and services tax	2,668	2,586
Total receivables at end of period	17,659	16,375

<sup>(</sup>i) Amounts owed by government-related entities of \$1.843m (2024: \$0.330m)

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

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

The **Accrued revenue** receivable relates primarily to work completed by the Valuer General (Valuation Services, Landgate) at 30 June 2025 but not yet invoiced. No allowance for impairment is made for accrued revenue as the amounts are owed by government customers. In addition, no credit risk is calculated for government receivables as collection is imminent.

2027.

2027

<sup>(</sup>ii) Amounts owed by government-related entities of \$0m (2024: \$3.167m)

		2025	2024
	Notes	(\$'000)	(\$'000)
Movement of the allowance for impairment of trade receivables			
Reconciliation of changes in the allowance for impairment of trade receivables:			
Balance at start of period		8	23
Expected credit losses expense		17	(12)
Amounts written off during the year - trade receivables	8.8	(2)	(3)
Balance at end of period		23	8

The maximum exposure to credit risk at the end of the reporting period for trade receivables is the carrying amount of the asset inclusive of any allowance for impairment.

# 5.2 Equity accounted investments

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

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

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

Name of Financial Instrument	Principal Place of Business	Principal Activity	Ownership Interest (%) 2025	Ownership Interest (%) 2024
PSMA Australia Limited	Australia	Building national data sets and licensing use of the data from those sets.	11%	11%

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

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

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

		2025	2024
	Notes	(\$'000)	(\$'000)
Equity accounted investments - recognition of PSMA at fair value			
Investment held at start of period		2,118	2,078
Change in fair value (i)	8.9	54	40
Investment held at end of period		2,172	2,118

(i) The change in fair value represents the Authority's share in the movement in the value of PSMA's audited net assets from 2023 to 2024. (2024: movement in the audited net assets from 2022 to 2023)

	2020	2027
	(\$'000)	(\$'000)
The Authority received distributions (royalties) over the last two financial years of:		
Received in 2024 in respect of the 2023 financial year	0	0
Received in 2025 in respect of the 2023 and 2024 financial years	63	0
	63	0

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

## 5.3 Financial investments

	2025	2024
	(\$'000)	(\$'000)
Financial assets at amortised cost are:		
Current		
Term deposits	62,000	63,000
Less: Expected credit loss	3	0
Total current	61,997	63,000
Reconciliation of changes in the Expected credit loss for Financial investments:		
Balance at start of period	0	3
Expected credit losses (write-back)/expense	3	(3)
Balance at end of period	3	0

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

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

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

2025

# 5.4 Amounts receivable for services (Holding account)

		2025	2024
	Notes	(\$'000)	(\$'000)
Current		4,774	7,478
Non-current		34,567	33,031
Total amounts receivable for services at end of period		39,341	40,509

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

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

# 5.5 Other assets

	2025	2024
	(\$'000)	(\$'000)
<u>Current</u>		
Prepayments		
Information and technology services	5,283	6,192
Software-as-a-Service - implementation costs	574	0
Other	498	71
	6,355	6,263
Accrued interest		
Interest on financial investments	1,182	1,670
Interest on operating bank account	286	173
	1,468	1,843
Total current	7,823	8,106
Non-current		
Prepayments		
Information and technology services	38	104
Software-as-a-Service - implementation costs	3,969	1,619
Total non-current	4,007	1,723
Total other assets at end of period	11,830	9,829

Other assets include accrued interest and prepayments.

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

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

The prepayment of Software-as-a-Service (SaaS) implementation costs include costs incurred by the Authority to configure or customise the cloud providers application software by the cloud provider and are not considered distinct from the application software.

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

SaaS arrangements are service contracts providing the Authority with the right to access the cloud provider's application software over the contract period. Costs incurred to configure or customise, and the ongoing fees to obtain access to the cloud provider's application software, are recognised as operating expenses when the services are received or over the term of the service contract.

Some of these costs incurred are for the development of software code that enhances or modifies, or creates additional capability to, existing on-premise systems and meets the definition of and recognition criteria for an intangible asset. These costs are recognised as intangible software assets and amortised over the useful life of the software on a straight-line basis. The useful lives of these assets are reviewed at least at the end of each financial year. Refer Note 4.4 'Service delivery intangible assets'.

Where the customisation and configuration costs are not distinct from the application software, the costs are capitalised as "Prepayments" and amortised over the term of the SaaS contract.

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

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

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

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

During the financial year, the Authority recognised \$2.924m (2024: \$1.225m) as prepayments in respect of configuration and customisation activities undertaken in implementing SaaS arrangements which are considered not to be distinct from the access to the SaaS application software over the contract term.

## 5.6 Taxation equivalent

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

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

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

	(\$'000)	(\$'000)
Major components of income tax expense as at 30 June 2025 and 30 June 2024 are:		
(a) Income tax expense		
Current income tax		
Current income tax charge	0	0
Deferred income tax		
Adjustments in respect of deferred tax balances derecognised	2,469	2,489
Relating to origination and reversal of temporary differences	8,106	8,086
Adjustments in respect of previous deferred income tax	0	0
Total income tax expense	10,575	10,575
<b>(b) Numerical reconciliation of income tax expense to prima facie tax payable</b> Reconciliations of income tax expense/(benefit) applicable to accounting profit before income tax equivalents (at the statutory income tax rate) to income tax expense at the effective income tax rate for the periods ended 30 June 2025 and 30 June 2024 are as follows:		
Profit before income tax equivalents	27,020	27,212
Tax at the statutory income tax rate of 30%	8,106	8,163
Non-deductible expenses	0,100	(77)
Deferred tax balances derecognised	2,469	2,489
Realisation of prior tax losses not previously recognised	2,403	2,409
Adjustments in respect of previous deferred income tax	0	0
Temporary differences not previously recognised	0	0
Income tax expense	10,575	10,575

**(c) Deferred income tax**The Authority's deferred income tax assets and liabilities are attributable to the following:

	<b>Deferred Assets</b>	ssets	<b>Deferred Liabilities</b>	ilities	Net	
	2025	2024	2025	2024	2025	2024
	(\$,000)	(\$.000)	(\$,000)	(\$.000)	(\$,000)	(\$,000)
Receivables	(7)	(2)	98	52	79	20
Financial investments	(1)	0	0	0	(1)	0
Equity accounted investments	(27)	(43)	0	0	(27)	(43)
Property & equipment	(1,352)	(1,443)	547	1,168	(802)	(275)
Right-of-use assets	(22)	(51)	151	150	75	66
Payables	(241)	(42)	0	0	(241)	(42)
Provisions	(2,803)	(969'5)	1,076	1,026	(4,727)	(4,670)
Lease liabilities	(80)	(103)	0	0	(80)	(103)
Service concession liability - up front payment	(362,804)	(373,379)	0	0	(362,804)	(373,379)
Service concession liability - service concession intangible assets	(4,172)	(3,305)	0	0	(4,172)	(3,305)
Other	(802)	(492)	0	0	(802)	(492)
Tax losses	(6,134)	(2,596)	0	0	(6,134)	(2,596)
Tax (assets) liabilities	(381,502)	(390,155)	1,860	2,396	(379,642)	(387,759)
Tax set off liabilities	1,860	2,396	(1,860)	(2,396)	0	0
Net deferred tax (assets) liabilities	(379,642)	(387,759)	0	0	(379,642)	(387,759)
Less: Net deferred tax (assets) liabilities not brought to account	16,838	14,380	0	0	16,838	14,380
Net deferred tax (assets) liabilities recognised	(362,804)	(373,379)	0	0	(362,804)	(373,379)

#### (c) Deferred income tax - continued

Movement in temporary difference during the year	Balance 30 June 2024 (\$'000)	Recognised in income (\$'000)	Recognised in equity (\$′000)	Unrecognised (\$'000)	Balance 30 June 2025 (\$'000)
Receivables	0	79	0	(79)	0
Financial investments	0	(1)	0	1	0
Equity accounted investments	0	0	(27)	27	0
Property & equipment	0	(805)	0	805	0
Right-of-use assets	0	75	0	(75)	0
Payables	0	(241)	0	241	0
Provisions	0	(4,727)	0	4,727	0
Lease liabilities	0	(80)	0	80	0
Service concession liability - up front payment	(373,379)	10,575	0	0	(362,804)
Service concession liability - service concession intangible assets	0	(4,172)	0	4,172	0
Other	0	(805)	0	805	0
Tax losses	0	(6,134)	0	6,134	0
Tax (assets) liabilities	(373,379)	(6,236)	(27)	16,838	(362,804)

	2025	2024
	(\$'000)	(\$'000)
Unrecognised deferred tax assets		
Deferred tax assets have not been recognised in respect of the following items:		
Other temporary differences including tax losses	16,838	14,380
	16,838	14,380

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

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

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

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

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

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

# 5.7 Payables

	2025	2024
	(\$'000)	(\$'000)
Current		
Accrued expenses <sup>(i)</sup>	9,784	9,411
Trade payables <sup>(ii)</sup>	6,311	7,804
Accrued salaries	1,437	1,177
Total payables at end of period	17,532	18,392

<sup>(</sup>i) Includes balances relating to government-related entities of \$0.426m (2024: \$0.152m).

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

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

#### 5.8 Other liabilities

	2025	2024
	(\$'000)	(\$'000)
Current		
Unearned project revenue(i)	928	1,096
Electronic advice of sale - fees payable to other parties(ii)	1,663	1,561
Payroll tax	245	235
Service revenue received in advance	316	244
Other liabilities	30	36
Total other liabilities at end of period	3,182	3,172

<sup>(</sup>i) Includes balances relating to government-related entities of \$0.094m (2024: \$0.098m)

<sup>(</sup>ii) Includes balances relating to government-related entities of \$0.010m (2024: \$0.013m).

<sup>(</sup>ii) During 2025, government-related entities were paid \$5.760m(2024: \$5.823m) through this account. At 30 June 2025, \$0.479m(2024: \$0.455m) was owed to a government-related entity.

#### 5.9 Service concession liabilities

	2025	2024
	(\$'000)	(\$'000)
Current		
Service concession arrangement (GORTO) - upfront payment	35,250	35,250
- Service concession intangible assets <sup>(i)</sup>	4,210	3,200
Total current	39,460	38,450
Non-current		
Service concession arrangement (GORTO) - upfront payment	1,174,096	1,209,346
- Service concession intangible assets <sup>(i)</sup>	9,697	7,817
Total non-current	1,183,793	1,217,163
Total service concession liabilities at end of period	1,223,253	1,255,613

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

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

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

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

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

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

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

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

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

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

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

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

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

# 6. Financing

This section sets out the material balances and disclosures associated with the financing and cashflows of the Authority.

		2023	2027
	Notes	(\$'000)	(\$'000)
Lease liabilities	6.1	266	341
Finance costs	6.2	22	16
Cash and cash equivalents	6.3	19,751	18,447
Capital commitments	6.4	55	1,575

2025

#### 6.1 Lease liabilities

	2025	2024
	(\$'000)	(\$'000)
Not later than one year	71	75
Later than one year and not later than five years	195	241
Later than five years	0	25
Total lease liabilities at end of period	266	341
<u>Current</u> Vehicles	71	75
Total current	71	75
Non-current		
Vehicles	195	266
Total non-current	195	266
Balance at end of period	266	341

The lease payments are made to a government-related entity.

#### Initial measurement

At the commencement date of the lease, the Authority recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, the Authority uses the incremental borrowing rate provided by the Western Australian Treasury Corporation.

Lease payments included by the Authority as part of the present value calculation of lease liability include:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payments that depend on an index or a rate initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the lessee under residual value guarantees;
- the exercise price of purchase options (where these are reasonably certain to be exercised);
- payments for penalties for terminating a lease, where the lease term reflects the Authority exercising an option to terminate the lease; and
- periods covered by extension or termination options are only included in the lease term by the Authority if the lease is reasonably certain to be extended (or not terminated).

The interest on the lease liability is recognised in profit or loss over the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. Lease liabilities do not include any future changes in variable lease payments (that depend on an index or rate) until they take effect, in which case the lease liability is reassessed and adjusted against the right-of-use asset.

Variable lease payments, not included in the measurement of lease liability, that are dependent on sales are recognised by the Authority in profit or loss in the period in which the condition that triggers those payments occurs.

#### Subsequent measurement

Lease liabilities are measured by increasing the carrying amount to reflect interest on the lease liabilities; reducing the carrying amount to reflect the lease payments made; and remeasuring the carrying amount at amortised cost, subject to adjustments to reflect any reassessment or lease modifications.

This section should be read in conjunction with Note 4.2 'Right-of-use assets'.

	2025	2024
	(\$'000)	(\$'000)
Lease expenses recognised in the Statement of Comprehensive Income:		
Lease interest expense	22	16
Losses arising from sale and leaseback transactions - vehicles	0	0

**Variable lease payments** that are not included in the measurement of the lease liability are recognised in the period in which the event or condition that triggers those payments occurs.

**Short-term leases** are recognised on a straight-line basis with a lease term of 12 months or less.

Low value leases with an underlying value of \$5,000 or less are recognised on a straight-line basis.

#### 6.2 Finance costs

	2025	2024
	(\$'000)	(\$'000)
Interest expense on lease liabilities - vehicles	22	16
Finance costs expensed	22	16

Finance costs include the interest component of lease liability repayments and are paid to a government-related entity.

### 6.3 Cash and cash equivalents

		2025	2024
	Notes	(\$'000)	(\$'000)
Cash and cash equivalents			
Operating bank account		14,550	16,318
Cash on hand		11	11
Total cash and cash equivalents		14,561	16,329
Restricted cash and cash equivalents			
<u>Current</u>			
Paid Parental Leave (i)		7	15
Indian Ocean Territories (i)	8.12	81	64
Digital Capability Fund <sup>(i)</sup>	8.9	2,852	162
		2,940	241
Non-current			
Accrued salaries suspense(ii)		2,250	1,877
Total restricted cash and cash equivalents		5,190	2,118
Balance at end of period		19,751	18,447

<sup>(</sup>i) Funds are held in the operating bank account and are restricted in that they can only be used for a designated purpose.

For the purpose of the Statement of Cash Flows, cash and cash equivalent assets comprise cash on hand and short-term deposits with original maturities of three months or less that are readily convertible to a known amount of cash and which are subject to insignificant risk of changes in value.

The accrued salaries suspense account consists of amounts set aside annually by the Authority to meet the additional cash outflow for employee salary payments in reporting periods with 27 pay days instead of the normal 26.

<sup>(</sup>ii) Funds held in the suspense account for the purpose of meeting the 27th pay in a reporting period that occurs every 11th year. The next 27th pay will occur on 29 June 2028. This account is classified as non-current for 10 out of 11 years.

# 6.4 Capital commitments

	2025	2024
	(\$'000)	(\$'000)
Capital expenditure		
Capital expenditure commitments, being contracted capital expenditure additional to the amounts reported in the financial statements, are payable as follows:		
Within 1 year	55	1,575
Total capital commitments	55	1,575

2025

The capital commitments are GST inclusive.

# 7. Financial instruments and contingencies

This note sets out the key risk management policies and measurement techniques of the Authority.

	Notes
Financial instruments	7.1
Contingent assets	7.2.1
Contingent liabilities	7.2.2
Fair value measurements	7.3

	2025	2024
	(\$'000)	(\$'000)
The carrying amounts of each of the categories of financial assets and financial liabilities at the end of the reporting period are:		
Financial assets		
Cash and cash equivalents	14,561	16,329
Restricted cash and cash equivalents	5,190	2,118
Financial investments	61,997	63,000
Amounts receivables for services	39,341	40,509
Receivables <sup>(i)</sup>	14,991	13,789
Total financial assets	136,080	135,745
Financial liabilities		
Payables	17,532	18,392
Lease liabilities	266	341
Other current liabilities	3,182	3,172
Total financial liabilities	20,980	21,905

<sup>(</sup>i) The amount of receivables excludes GST recoverable from the Australian Taxation Office (statutory receivable).

### 7.2 Contingent assets and contingent liabilities

Contingent assets and contingent liabilities are not recognised in the Statement of financial position but are disclosed and, if quantifiable, are measured at best estimate.

Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

### 7.2.1 Contingent assets

In addition to the assets reported in the financial statements, there are the following contingent assets -

- (i) A judgement sum, inclusive of interest, plus costs, was awarded to the Registrar of Titles in the Supreme Court in relation to a counterclaim against a party who committed land title fraud. Under the *Transfer of Land Act 1893*, the Authority, on behalf of the State of Western Australia, paid compensation to the affected party and sought recompense from the perpetrator of the fraud. On appeal, the Supreme Court awarded an amount of \$1.625m to the Registrar of Titles, and if the amount is recovered, it will be returned to the Consolidated Account by the Authority.
- (ii) Judicial Review by the Supreme Court upheld the Commissioner of Titles' decision rejecting a compensation claim alleging loss of land by fraud. By Judgement delivered on 23 June 2023, the Supreme Court dismissed the action and found in favour of the Commissioner. By Supreme Court Orders made on 26 June 2023 costs were awarded in favour of the Commissioner. An appeal was lodged on the 6 July 2023 against the Supreme Court's decision. The Appeal Court of the Supreme Court heard the appeal against the Supreme Court's first instance decision on 22 May 2024. The outcome of this appeal was not known at 30 June 2025.

#### 7.2.2 Contingent liabilities

#### Compensation claims

In addition to the liabilities reported in the financial statements, there are potential claims of \$2.66m arising from the administration of the Western Australian Land Titles Register. This has no impact on the Authority's financial position as potential liabilities are paid by the Authority and are then reimbursed to the Authority from the Consolidated Account. No other potential compensation claims have been identified by the Authority.

#### **Contaminated sites**

Under the *Contaminated Sites Act 2003*, the Authority is required to report known and suspected contaminated sites to the Department of Water and Environmental Regulation (DWER). In accordance with the *Contaminated Sites Act 2003*, DWER classifies these sites on the basis of the risk to human health, the environment and environmental values. Where sites are classified as *contaminated – remediation required or possibly contaminated – investigation required*, the Authority may have a liability in respect of investigation or remediation expenses.

The Authority has no known or suspected contaminated sites as at 30 June 2025.

#### 7.3 Fair value measurements

#### Land reserves measured at fair value:

2025	Level 1 (\$'000)	Level 2 (\$'000)	Level 3 (\$'000)	Fair value (\$'000)
Opening balance at 1 July 2024	0	393	4,101	4,494
Reserves transferred to/(from) the Authority	0	(2)	(6)	(8)
Transfers from Level 2 to Level 3	0	(1)	1	0
Revaluation increments/(decrements) recognised in other comprehensive income	0	57	506	563
Closing balance at 30 June 2025	0	447	4,602	5,049

#### Land reserves measured at fair value:

2024	Level 1 (\$'000)	Level 2 (\$'000)	Level 3 (\$'000)	Fair value (\$'000)
Opening balance at 1 July 2023	0	324	3,829	4,153
Reserves transferred to/(from) the Authority	0	3	1	4
Transfers from Level 2 to Level 3	0	0	0	0
Revaluation increments/(decrements) recognised in other comprehensive income	0	66	271	337
Closing balance at 30 June 2024	0	393	4,101	4,494

#### Valuation process

There were no changes in valuation techniques during the period.

Transfers in and out of a fair value level are recognised on the date of the event or change in circumstances that caused the transfer. Transfers are generally limited to assets newly classified as non-current assets held for sale, as Treasurer's guidance deem valuations of land to be categorised within Level 3 where the valuations will utilise Level 3 inputs on a recurring basis.

Land reserves have restrictions placed on their use and disposal due to the land being held to deliver specific community services. Accordingly, the fair value of land reserves is measured as follows:

#### Level 2

Land reserves designated as 'low restricted use land' (high level utility) are valued using Level 2 valuation inputs. Level 2 fair value is based on market value, using market evidence of sales of comparable unrestricted land less restoration costs to restore the site to a vacant and marketable condition.

#### Level 3

Fair value for restricted use land is based on comparison with market evidence for land with low level utility (high restricted use land). The relevant comparators of land with low level utility is selected by the Western Australian Land Information Authority (Valuation Services, Landgate) and represents the application of a significant Level 3 input in this valuation technique. The fair value measurement is sensitive to values of comparator land, with higher values of comparator land correlating with higher estimated fair values of land.

Significant Level 3 inputs used by the Authority are derived and evaluated as follows:

Location of Land Reserves	Fair Value 2025 (\$'000)	Fair Value 2024 (\$'000)
Perth and Surrounds	3,889	3,500
Rest of State	713	601
	4,602	4,101

### 8.0ther disclosures

This section includes additional material disclosures required by accounting standards or other pronouncements, for the understanding of this financial report.

	Notes
Events occurring after the end of the reporting period	8.1
Changes in accounting policy	8.2
Initial application of Australian Accounting Standards	8.3
Key management personnel	8.4
Related party transactions	8.5
Affiliated body	8.6
Remuneration of auditor	8.7
Supplementary financial information	8.8
Equity	8.9
Resources provided free of charge	8.10
Special purpose accounts	8.11
Indian Ocean Territories	8.12
Explanatory Statement	8.13

### 8.1 Events occurring after the end of the reporting period

There have been no significant events occurring after 30 June 2025 that effect these financial statements.

### 8.2 Changes in accounting policy

The were no changes in accounting policy during the reporting period that had a material impact on the Authority's financial statements.

#### 8.3 Initial application of Australian Accounting Standards

There were no new standards initially applicable during the reporting period that had a material impact on the Authority's financial statements.

### 8.4 Key Management Personnel

The Authority has determined that Key Management Personnel includes the responsible Minister, members of the accountable authority (Landgate's board of management) and executive management of the Authority. The Authority does not incur expenditures to compensate Ministers and those disclosures may be found in the Annual Report on State Finances.

The total fees, salaries, superannuation, non-monetary benefits and other benefits for senior officers of the Authority for the reporting period are presented within the following bands:

### (a) For the accountable authority:

	2025	2024
Compensation Band (\$)	(\$'000)	(\$'000)
350,001 - 360,000	1	0
280,001 - 290,000	0	1 <sup>(i)</sup>
250,001 - 260,000	0	1 <sup>(i)</sup>
50,001 - 60,000	1	1
40,001 - 50,000	1	1
30,001 - 40,000	4	4
	7	8

<sup>(</sup>i) 2024 includes the Chief Executive and the acting Chief Executive who are both members of the accountable authority and members of executive management.

# (b) For Key Management Personnel, who were part of the executive management of the Authority, other than the Chief Executive who is a member of the accountable authority:

	2025	2024
Compensation Band (\$)	(\$'000)	(\$'000)
350,001 - 360,000	1	0
250,001 - 260,000	1	0
240,001 - 250,000	1	0
230,001 - 240,000	1	1
220,001 - 230,000	0	1
210,001 - 220,000	0	1
190,001 - 200,000	1	0
170,001 - 180,000	2	0
150,001 - 160,000	1	0
130,001 - 140,000	3	0
100,001 - 110,000	0	1
	11	4

### (c) The total compensation of Key Management Personnel (excluding Cabinet Ministers) was:

	2025	2024
	(\$'000)	(\$'000)
Total compensation of Key Management Personnel	2,761	1,542

The total compensation includes superannuation expense incurred by the Authority.

### 8.5 Related Party Transactions

### (a) Related parties of the Authority

The Authority is a wholly-owned public-sector entity controlled by the State of Western Australia.

Related parties of the Authority include:

- all cabinet ministers and their close family members, and their controlled or jointly controlled entities;
- all members of the accountable authority and their close family members, and their controlled or jointly controlled entities;
- all members of executive management and their close family members, and their controlled or jointly controlled entities;
- other departments and statutory authorities, including related bodies, that are included in the whole-of-government consolidated financial statements (ie wholly-owned public sector entities);
- associates and joint ventures of the Authority and those also included in the whole-of-government consolidated financial statements;
- public companies limited by shares and guarantees of the Authority; and
- the Government Employees Superannuation Board (GESB).

#### (b) Significant transactions with Government-related entities

In conducting its activities, the Authority is required to transact with the State and entities related to the State. These transactions are generally based on the standard terms and conditions that apply to all agencies.

Significant transactions with government-related entities for 2025 were:

- income received from other public sector entities (Note 2.2 'Income from State Government')
- superannuation payments to the Government Employees Superannuation Board (Note 3.1(a) 'Employee benefits expenses' Superannuation)
- lease payments to the Department of Finance for motor vehicle fleet leasing (Note 6.1 'Lease liabilities' and Note 6.2 'Finance costs')
- building maintenance, property rentals, and minor works payments to the Department of Finance for office accommodation (Note 3.2 'Other expenditures' Accommodation expenses)
- service appropriation (Note 2.2 'Income from State Government') and amounts receivable for services (Note 5.4 'Amounts receivable for services')
- resources received free of charge (Note 2.2 'Income from State Government')
- trade debtors and accrued revenue (Note 5.1'Receivables')
- accrued expenses (Note 5.7 'Payables'), and unearned project revenue and amounts owed under Electronic Advice of Sale "(Note 5.8 'Other liabilities')
- contributions by owners and distributions to owners (Note 8.9 'Equity' Contributed equity)
- amounts due to the Treasurer for income tax payable and dividends paid (Note 5.6 'Taxation equivalent' and Note 8.9 'Equity' Accumulated deficit)
- resources provided free of charge to other government agencies (Note 8.10 'Resources provided free of charge')
- remuneration for services provided by the Auditor General (Note 8.7 'Remuneration of auditor')

#### (c) Transactions with related parties

The Authority had transactions with the following related parties:

- (i) Public Sector Mapping Agency (PSMA) Australia Ltd. Refer Note 5.2 "Equity accounted investments" for details.
- (ii) National Electronic Conveyancing Data Standards (NECDS) Ltd.

The Authority became a member of NECDS Limited in 2023, an Australian public company, limited by guarantee, incorporated under the *Corporations Act 2001*. It was formed in partnership by the Australian State and Territory Governments. The Authority represents the interests of the Government of Western Australia.

NECDS Ltd does not pay dividends, has no issued share capital and each member has a single vote.

NECDS Ltd.'s purpose is to -

- own the intellectual property rights in the National Electronic Conveyancing Data Standards (NECDS);
- to set up best practice curation of the NECDS in accordance with Registrar requirements;
- to grant non-exclusive licences, on such terms as NECDS Ltd may determine, to any person or entity determined by NECDS Ltd, to use the NECDS; and
- own and control intellectual property rights and standards other than the NECDS that are relevant to a national electronic conveyancing system.

The income and property of the NECDS Ltd must be applied solely towards the promotion of the purpose, other than on the winding up of the Company. The liability of each member is limited to a maximum of \$10 if the Company is wound up while the member is a member or within one year after the member ceases to be a member.

No contributions were paid by the Authority to NECDS Ltd in 2025 (2024 - \$0)

#### (d) Material transactions with other related parties

Outside of normal citizen type transactions with the Authority, there were no other related party transactions that involved key management personnel and/or their close family members and/or their controlled (or jointly controlled) entities.

## 8.6 Affiliated body

		2025	2024
	Notes	(\$'000)	(\$'000)
Resources provided to the Land Surveyors' Licensing Board:			
Administrative support		200	183
Grant		80	60
Total		280	243

The Land Surveyors' Licensing Board is an affiliated body as it receives more than half of its resources from the Authority but it is not subject to the Authority's operational control. The Board reports to Parliament separately.

### 8.7 Remuneration of auditor

	2025	2024
	(\$'000)	(\$'000)
Remuneration paid or payable to the Auditor General in respect of the audit for the current reporting period is as follows:		
Auditing the accounts, financial statements, controls, and key performance indicators	321	295

# 8.8 Supplementary financial information

	2025	2024
	(\$'000)	(\$'000)
(a) Write offs by the Accountable Authority		
Bad debts		
- trade receivables	2	3
	2	3
Public property	0	0
	2	3
(b) Losses through theft, defaults and other causes		
Losses of public money, other money and public and other property through theft or default	0	0
Amounts recovered	0	0
	0	0
(c) Gifts of public property by the Authority	0	0

### 8.9 Equity

		2025	2024
Ne	otes	(\$'000)	(\$'000)
The Government holds the controlling equity interest in the Authority on behalf of the community. Equity represents the residual interest in the net assets of the Authority.			
The asset revaluation surplus represents that portion of equity resulting from the revaluation of non-current assets.			
Contributed equity			
Balance at start of the year		71,697	67,472
Contributions by owners			
Capital appropriation		441	845
Digital Capability Fund <sup>(i)</sup>		7,605	3,376
Other contributions by owners			
Land reserves transferred from the Department of Planning, Lands and Heritage to the Authority	4.1	0	4
Distributions to owners			
Land reserves including improvements transferred from the Authority to the Department of Planning, Lands and Heritage	4.1	(8)	0
Balance at end of the year		79,735	71,697
Reserves			
Balance at start of the year		7,584	7,207
Asset revaluation surplus			
- Land reserves	4.1	563	337
		563	337
Fair value reserve		54	40
- Recognition of PSMA at fair value	5.2	54	40
Balance at end of the year		8,201	7,584
Accumulated deficit			
Balance at start of the year		(817,036)	(833,673)
- Profit for period		16,445	16,637
- Distribution to owners - dividends (ii)		0	0
Balance at end of the year		(800,591)	(817,036)
Total equity at 30 June (iii)		(712,655)	(737,755)

<sup>(</sup>i) The Digital Capability Fund has been established to support digital transformation across the WA Government and provide capacity to upgrade legacy ICT systems to improve service delivery, enhance cyber security and mitigate operational risks. The Office of Digital Government is responsible for administering the Fund, including the assessment and prioritisation of proposals and reporting on the progress of funded projects. The Authority has received these funds to progress the Spatial WA Program.

<sup>(</sup>ii) Dividends payable by the Authority to the State are provided for in the reporting period in which the dividends recommended by the Board are accepted by the Minister for Lands, with the concurrence of the Treasurer of Western Australia.

<sup>(</sup>iii) The "negative" equity is mainly due to the proceeds from the Partial Commercialisation arrangement (\$1.41 billion) being returned to the State in 2020 as an interim dividend and NTER tax payment, and the Authority retaining the offsetting service concession liability for the equivalent amount. This has no impact on the future operations of the Authority. Refer Note 5.9 'Service concession liabilities'.

# 8.10 Resources provided free of charge

During the reporting period, the Authority provided resources free of charge to:

More than \$10,000 per general government-related entity partment of Finance partment of Planning, Lands and Heritage partment of Primary Industries and Regional Development partment of Treasury partment of Fire and Emergency Services partment of Biodiversity, Conservation and Attractions partment of Mines, Industry Regulation and Safety in Roads Western Australia estern Australia Police Force partment of Justice blic Transport Authority partment of Health partment of Education fice of the Director of Public Prosecutions partment of Water and Environmental Regulation partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities	(\$'000)  14,727 6,559 1,441 491 481 432 411 375 338 313 291 199 107 94	(\$'000)  13,183 6,121 44 382 915 223 191 33 14 322 0 140 215
partment of Finance partment of Planning, Lands and Heritage partment of Primary Industries and Regional Development partment of Treasury partment of Fire and Emergency Services partment of Biodiversity, Conservation and Attractions partment of Mines, Industry Regulation and Safety in Roads Western Australia estern Australia Police Force partment of Justice blic Transport Authority partment of Health partment of Education fice of the Director of Public Prosecutions partment of Water and Environmental Regulation partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities  I More than \$10,000 per non-general government entity estern Power	6,559 1,441 491 481 432 411 375 338 313 291 199 107	6,121 44 382 915 223 191 33 14 322 0 140 215
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in Roads Western Australia estern Australia Police Force partment of Justice blic Transport Authority partment of Health partment of Education fice of the Director of Public Prosecutions partment of Water and Environmental Regulation partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities  More than \$10,000 per non-general government entity estern Power	375 338 313 291 199 107	33 14 322 0 140 215
in Roads Western Australia estern Australia Police Force partment of Justice blic Transport Authority partment of Health partment of Education fice of the Director of Public Prosecutions partment of Water and Environmental Regulation partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities  More than \$10,000 per non-general government entity estern Power	338 313 291 199 107	14 322 0 140 215
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blic Transport Authority partment of Health partment of Education fice of the Director of Public Prosecutions partment of Water and Environmental Regulation partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities  More than \$10,000 per non-general government entity estern Power	291 199 107	0 140 215
blic Transport Authority partment of Health partment of Education fice of the Director of Public Prosecutions partment of Water and Environmental Regulation partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities  More than \$10,000 per non-general government entity estern Power	199 107	140 215
partment of Education fice of the Director of Public Prosecutions partment of Water and Environmental Regulation partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities  More than \$10,000 per non-general government entity estern Power	107	215
partment of Water and Environmental Regulation partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities  More than \$10,000 per non-general government entity estern Power		
partment of Water and Environmental Regulation partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities  More than \$10,000 per non-general government entity estern Power	94	70
partment of Communities partment of Transport partment of Local Government, Sport & Cultural Activities  More than \$10,000 per non-general government entity estern Power		79
partment of Transport partment of Local Government, Sport & Cultural Activities  More than \$10,000 per non-general government entity estern Power	80	697
More than \$10,000 per non-general government entity estern Power	12	14
More than \$10,000 per non-general government entity estern Power	4	281
estern Power	0	15
estern Power	26,355	22,869
rizon Power	1,056	1,016
1120111 OWEI	640	231
ater Corporation	44	186
uthern Ports Authority	29	0
rdoch University	0	254
ith Cowan University	0	167
iversity of Melbourne	0	28
	1,769	1,882
Less than \$10,000 per State Government agency	29	34
Non-State government agencies	952	1,316
tal resources provided free of charge	29,105	26,101

### 8.11 Special purpose accounts

#### Payroll deductions

Special Purpose Accounts can be created under section 16 (1)(c) of the Financial Management Act 2006. This account holds income tax instalments deducted from employee salaries pending payment to the Australian Taxation Office.

0007

	2025	2024
	(\$'000)	(\$'000)
Balance at start of period	0	0
Receipts	12,881	12,286
Payments	(12,881)	(12,286)
Balance at end of period	0	0

#### 8.12 Indian Ocean Territories

The Authority provides services to the Indian Ocean Territories and recovers the cost from the Commonwealth government. Transactions for the reporting period were:

	2025	2024
	(\$'000)	(\$'000)
Balance at start of period	64	126
Receipts	59	0
Payments	(42)	(62)
Balance at end of period (i)	81	64

<sup>(</sup>i) Funds are held in the operating bank account and are restricted in that they can only be used for a designated purpose. Refer Note 6.3 'Cash and cash equivalents'.

### 8.13 Explanatory statement

This explanatory section explains variations in the financial performance of the Authority undertaking transactions under its own control, as represented by the primary financial statements.

All variances between annual estimates (original budget) and actual results for 2025, and between the actual results for 2025 and 2024 are shown below.

Narratives are provided for major variances which are more than 10% of the comparative and which are more than 1% of the following (as appropriate):

- 1. Estimate and actual results for the current year:
- Total Cost of Services of the annual estimates for the Statement of Comprehensive Income and Statement of Cash Flows (1% of \$157.914m - \$1.579m); and
- Total Assets of the annual estimates for the Statement of Financial Position (1% of \$506.804m \$5.068m).
- 2. Actual results for the current year and the previous year:
- Total Cost of Services of the previous year for the Statements of Comprehensive Income and Statement of Cash Flows (1% of \$113.673m - \$1.137m); and
- Total Assets of the previous year for the Statement of Financial Position (1% of \$555.33m \$5.553m).

# (a) Statement of Comprehensive Income Variances

	Variance note	Estimate¹ 2025 (\$'000)	Actual 2025 (\$'000)	Actual 2024 (\$'000)	Variance between Estimate and Actual 2025 (\$'000)	Variance between Actual 2024 and Actual 2025 (\$'000)
INCOME						
Revenue						
Provision of services	1,A	40,723	48,136	42,572	7,413	5,564
Service concession income		38,671	39,282	37,449	611	1,833
Sale of land information,		/ 050	/ 050	7 701	(000)	000
data and imagery		4,256	4,050	3,781	(206)	269
Interest revenue		1,627	2,850	2,908	1,223	(58)
Other revenue		603	335	710	(268)	(375)
TOTAL INCOME		85,880	94,653	87,420	8,773	7,233
EXPENSES				-		
Employee benefits	В	64,011	62,146	56,201	(1,865)	5,945
Supplies and services	2,C	65,997	45,149	34,742	(20,848)	10,407
Other expenses	3	9,207	6,578	6,373	(2,629)	205
Depreciation and amortisation	4	12,578	10,208	9,145	(2,370)	1,063
Finance costs		21	22	16	1	6
Accommodation		6,100	5,044	7,196	(1,056)	(2,152)
Net loss on disposal of property,	В	0,100	0,011	7,100	(1,000)	(2,102)
equipment and intangibles		0	14	0	14	14
TOTAL EXPENSES	_	157,914	129,161	113,673	(28,753)	15,488
Loss before Income from State Government	_	(72,034)	(34,508)	(26,253)	37,526	(8,255)
INCOME FROM STATE GOVERNMENT						
Service appropriation	E	49,046	50,603	45,865	1,557	4,738
Income from other public sector entities	5,F	8,283	10,580	7,282	2,297	3,298
Resources received free of charge		300	345	318	45	27
TOTAL INCOME FROM STATE GOVERNMENT	_	57,629	61,528	53,465	3,899	8,063
Profit before income tax equivalent	_	(14,405)	27,020	27,212	41,425	(192)
Income tax equivalent expense		(10,575)	(10,575)	(10,575)	0	0
PROFIT FOR THE YEAR	6	(24,980)	16,445	16,637	41,425	(192)
OTHER COMPREHENSIVE INCOME		(= 1,000)	10,110	.0,002	,	(102)
Items not reclassified subsequently to profit or loss						
Changes in asset revaluation surplus	_	0	563	337	563	226
Items that will be reclassified subsequently to profit or loss	_					
Changes in fair value reserve		0	54	40	54	14
Income tax on items that will be reclassified		0	0	0	0	0
	_	0	54	40	54	14
TOTAL OTHER COMPREHENSIVE INCOME		0	617	377	617	240
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		(24,980)	17,062	17,014	42,042	48

 $<sup>^{\</sup>rm 1}$  These estimates are published in the State Budget 2024-25, Budget Papers No. 2 'Budget Statements'.

#### Major Estimate and Actual (2025) Variance Narratives

1. The revenue from the provision of services includes document registration, searching actions, plans and lodgement support service fees all of which are in-scope of the Commercialised Services Agreement (CSA) with Land Services WA (LSWA) under the Partial Commercialisation arrangement. This revenue stream also includes valuation services revenue which is not part of this arrangement.

The revenue from the provision of services is net of the payment of service fees to LSWA for the in-scope revenue streams.

The net revenue from the provision of services was higher than the estimate for 2025 mainly as a result of the continuing strong performance in the Western Australian property market. Positive net migration to Western Australia, high rental prices and a low rental vacancy rate all contributed to the higher than expected property market activity. Paid document lodgement activity of 422,144 was 12.5% higher than the estimate of 375,000 document lodgements in 2025.

Revenue from valuation services was also higher than the estimate mainly as a result of additional revenue from interim valuations. Interim valuations occur due to subdivision, new construction and changes to existing properties, with an increased amount occurring due to population growth and strong increases in property and rental values.

- 2. Supplies and services expenses in 2025 were lower than the estimate mainly due to the technology platform procurement process for the Spatial WA Program extending longer than had been forecast. This has resulted in some expenditure planned for 2025 being deferred to 2026, to reflect revised project timelines. This adjustment was made after the budget for 2025 was set.
- **3.** Other expenses in 2025 were lower than the estimate mainly as a result of a general underspend across the Authority including Payroll Tax expense resulting from the lower than estimated Employee Benefits expense.
- **4.** Depreciation and amortisation was lower than the estimate in 2025 as a result of capital expenditure being significantly lower than originally forecast, which resulted in a lower value of assets being capitalised.
- **5.** Income from other public sector entities was higher than the estimate mainly as a result of more revenue from valuation services for interim valuations and more interest received on the operating bank account from the higher than planned cash held during the year and higher interest rates.
- **6.** The Authority reflected a profit after tax for 2025 compared to the estimated loss. This resulted largely from costs for the Spatial WA Program not being spent as planned in 2025 and being deferred to 2026, due to the technology platform procurement process extending longer than had been forecast. The continuing strong performance in the Western Australian property market also contributed to the after tax profit for the year.

#### Major Actual (2025) and Comparative (2024) Variance Narratives

- **A.** The net revenue from the provision of services in 2025 was higher than 2024 largely as a result of the continued strong performance in the Western Australian property market. Paid document lodgement activity of 422,144 in 2025 was 4.5% higher than the 403,890 achieved in 2024. The 2025 activity levels were the highest since those achieved in 2006 (443,784).
  - Valuation services revenue was also higher in 2025, as a result of more revenue from interim valuations. Interim valuations occur due to subdivision, new construction and changes to existing properties, with an increased amount occurring due to population growth and strong increases in property and rental values.
- **B.** Employee Benefits expenses were higher in 2025 mainly as a result of the new public sector wages policy, increase in the superannuation guarantee rate and the filling of some vacant positions during 2025.
- **C.** Supplies and services expenses in 2025 were higher than the prior year largely as a result of higher ICT contract costs, following the change in the operating model for delivery of ICT services, and higher costs related to cloud storage services. Cost related to the Spatial WA Program were also higher in 2025 as the program of work progresses.
- **D.** Accommodation expenses in 2025 were lower than 2024 as a result of a decrease in floorspace, in line with the lease arrangement for part of the refurbished 1 Midland Square, following the relocation of the Authority during 2025.
- **E.** Service appropriation Income from State Government was higher in 2025 as a result of funding for the public sector wages policy and agreed funding for parameter adjustments including operating expenditure related to the asset investment program.
- **F.** Income from other public sector entities was higher than 2024 mainly as a result of more revenue from valuation services due to higher interim valuations activity and more interest received on the operating bank account due to a higher level of cash available for investment and higher interest rates.



# (b) Statement of Financial Position Variances

	Variance note	Estimate <sup>1</sup> 2025 (\$'000)	Actual 2025 (\$'000)	Actual 2024 (\$'000)	Variance between Estimate and Actual 2025 (\$'000)	Variance between Actual 2024 and Actual 2025 (\$'000)
ASSETS						
Current Assets						
Cash and cash equivalents		18,912	14,561	16,329	(4,351)	(1,768)
Restricted cash and cash equivalents		135	2,940	241	2,805	2,699
Receivables		14,191	17,659	16,375	3,468	1,284
Financial investments	7	25,697	61,997	63,000	36,300	(1,003)
Deferred tax assets		10,575	10,575	10,575	0	0
Amounts receivable for services		5,966	4,774	7,478	(1,192)	(2,704)
Other current assets		7,164	7,823	8,106	659	(283)
Total Current Assets		82,640	120,329	122,104	37,689	(1,775)
Non-Current Assets	_					
Restricted cash and cash equivalents		2,010	2,250	1,877	240	373
Equity accounted investments		2,078	2,172	2,118	94	54
Amounts receivable for services		29,904	34,567	33,031	4,663	1,536
Property and equipment		10,080	7,655	6,032	(2,425)	1,623
Service delivery intangible assets		10,628	7,227	7,483	(3,401)	(256)
Service concession intangible assets		12,734	17,279	17,826	4,545	(547)
Right-of-use assets		288	250	332	(38)	(82)
Deferred tax assets		352,229	352,229	362,804	0	(10,575)
Other non-current assets		4,213	4,007	1,723	(206)	2,284
Total Non-Current Assets		424,164	427,636	433,226	3,472	(5,590)
TOTAL ASSETS		506,804	547,965	555,330	41,161	(7,365)
LIABILITIES						
Current Liabilities						
Payables		11,684	17,532	18,392	5,848	(860)
Lease liabilities		94	71	75	(23)	(4)
Employee related provisions		12,470	10,813	10,087	(1,657)	726
Service concession liabilities		37,227	39,460	38,450	2,233	1,010
Other current liabilities		3,486	3,182	3,172	(304)	10
Total Current Liabilities		64,961	71,058	70,176	6,097	882
Non-Current Liabilities						
Lease liabilities		211	195	266	(16)	(71)
Employee related provisions		2,773	5,574	5,480	2,801	94
Service concession liabilities		1,182,448	1,183,793	1,217,163	1,345	(33,370)
Total Non-Current Liabilities		1,185,432	1,189,562	1,222,909	4,130	(33,347)
TOTAL LIABILITIES		1,250,393	1,260,620	1,293,085	10,227	(32,465)
NET LIABILITIES		(743,589)	(712,655)	(737,755)	30,934	25,100
EQUITY						
Contributed equity		104,050	79,735	71,697	(24,315)	8,038
Reserves		7,207	8,201	7,584	994	617
Accumulated deficit		(854,846)	(800,591)	(817,036)	54,255	16,445
EQUITY DEFICIT	_	(743,589)	(712,655)	(737,755)	30,934	25,100

<sup>&</sup>lt;sup>1</sup>These estimates are published in the State Budget 2024-25, Budget Papers No. 2 'Budget Statements'.

### Major Estimate and Actual (2025) Variance Narratives

7. Financial investments managed by WA Treasury Corporation in 2025 were higher than the estimate due to greater levels of operating cash being available due to higher revenue and lower cash payments due to underspending. The higher revenue is a result of the continued strong performance in the Western Australian property market and lower than forecast operating and capital expenditure.

### (c) Statement of Cash Flow Variances

	Variance note	Estimate <sup>1</sup> 2025 (\$'000)	Actual 2025 (\$'000)	Actual 2024 (\$'000)	Variance between Estimate and Actual 2025 (\$'000)	Variance between Actual 2024 and Actual 2025 (\$'000)
		Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
CASH FLOWS FROM OPERATING ACTIVITIES		(outilone)	(outriono)	(outilono)	(outnowo)	(outnows)
Receipts						
Provision of services	8,G	40,248	47,698	54,885	7,450	(7,187)
Sale of land information, data and imagery		4,256	3,963	4,659	(293)	(696)
Interest received	9	1,627	3,339	2,280	1,712	1,059
GST receipts on sales		1,790	1,420	1,345	(370)	75
GST receipts from taxation authority	Н	16,112	16,233	13,943	121	2,290
Other receipts		603	133	347	(470)	(214)
Payments						
Employee benefits		(63,946)	(61,020)	(55,670)	2,926	(5,350)
Supplies and services	10,1	(68,186)	(49,262)	(36,317)	18,924	(12,945)
Other payments	11	(8,906)	(6,883)	(6,114)	2,023	(769)
Accommodation	J	(6,100)	(4,802)	(6,654)	1,298	1,852
Finance costs		(21)	(22)	(17)	(1)	(5)
GST payments on purchases	Н	(17,902)	(17,851)	(15,052)	51	(2,799)
Net cash used in operating activities		(100,425)	(67,054)	(42,365)	33,371	(24,689)
CASH FLOWS FROM INVESTING ACTIVITIES						
Receipts						
Sale of - Property and equipment		0	0	24	0	(24)
Proceeds from - Maturing financial investments	12,K	47,600	69,000	59,300	21,400	9,700
Payments						
Purchase of - Property, equipment and intangible assets	13	(11,488)	(3,393)	(3,589)	8,095	196
- Financial investments	12	(25,000)	(68,000)	(74,000)	(43,000)	6,000
Net cash provided by/(used in) operating activities	14	11,112	(2,393)	(18,265)	(13,505)	15,872
CASH FLOWS FROM FINANCING ACTIVITIES						
Payments						
Principal elements of lease payments		(73)	(76)	(109)	(3)	33
Net cash used in financing activities		(73)	(76)	(109)	(3)	33

# (c) Statement of Cash Flow Variances (continued)

	Variance note	Estimate <sup>1</sup> 2025 (\$'000)	Actual 2025 (\$'000)	Actual 2024 (\$'000)	Variance between Estimate and Actual 2025 (\$'000)	Variance between Actual 2024 and Actual 2025 (\$'000)
		Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
CASH FLOWS FROM STATE Government						
Receipts						
Service appropriation	L	46,207	47,764	42,666	1,557	5,098
Drawdowns from amounts receivable for services (Holding Account)	14	7,478	4,007	3,244	(3,471)	763
Capital appropriations	14	4,010	441	845	(3,569)	(404)
Digital Capability Fund	15,M	28,347	7,605	3,376	(20,742)	4,229
Funds from other public sector entities	16,N	8,111	11,010	17,322	2,899	(6,312)
Net cash provided by the State Government		94,153	70,827	67,453	(23,326)	3,374
Net change in cash and cash equivalents		4,767	1,304	6,714	(3,463)	(5,410)
Cash and cash equivalents at start of the year		16,290	18,447	11,733	2,157	6,714
CASH AND CASH EQUIVALENTS AT 30 JUNE		21,057	19,751	18,447	(1,306)	1,304

 $<sup>^{1}</sup> These\ estimates\ are\ published\ in\ the\ State\ Budget\ 2024-25,\ Budget\ Papers\ No.\ 2' Budget\ Statements'.$ 



### Major Estimate and Actual (2025) Variance Narratives

- 8. The provision of services net receipts were higher than the estimate mainly as a result of the continuing strong performance in the Western Australian property market with land titling paid document lodgement activity of 422,144 in 2025, which was 12.5% higher than the estimate of 375,000 paid document lodgements. Receipts from valuation services were higher than the estimate as a result of more receipts than planned from interim valuations. Interim valuations occur due to subdivision, new construction and changes to existing properties, with an increased amount occurring due to population growth and strong increases in property and rental values.
- **9.** Interest receipts were higher than the estimate in 2025 as a result of a higher value of cash available for investment in held to maturity financial assets, due to the continued strong performance in the Western Australian property market, lower than forecast payments, and higher than forecast interest rates.
- 10. Payments for supplies and services in 2025 were lower than the estimate mainly as a result of the technology platform procurement process for the Spatial WA Program extending longer than had been forecast. This has resulted in some expenditure and payments planned for 2025 being deferred to 2026, to reflect revised project timelines. This adjustment was made after the budget for 2025 was set.
- 11. Other payments were lower than the estimate mainly as a result of a general underspend across the Authority including lower Payroll Tax payments resulting from the lower than estimated Employee Benefits.
- 12. Receipts from maturing financial investments and payments for the purchase of financial investments were higher than the estimate as a result of maturing investments being reinvested rather than drawndown in the operating bank account during 2025. Higher receipts due to the continued strong performance in the Western Australian property market and lower payments than forecast resulted in a slower drain on cash reserves than expected.
- **13.** Payments for the purchase of property, equipment and intangible assets was lower than the estimate due to unexpected delays in commencing and/or progressing some asset investment program initiatives to the level expected, which resulted in some expenditure being carried forward to 2026 and future years. This adjustment was made after the budget for 2025 was set.
- **14.** The drawdowns from amounts receivable for services (holding account) and capital appropriation receipts were lower than the estimate in 2025 due to delays in progressing some planned capital projects to the level expected, which resulted in the deferral of some funding to 2026, and future years, to progress priority projects.
- **15.** Funds from the Digital Capability Fund were lower than the estimate as a result of the technology platform procurement process for the Spatial WA Program extending longer than had been forecast and the funding deferred to 2026 to reflect the revised project timelines. This adjustment was made after the budget for 2025 was set.
- **16.** Funds from other public sector entities were higher than the estimate as a result of more receipts from valuation services for interim valuations and higher interest due to more cash held in the operating bank account during the year and higher interest rates than forecast.

#### Major Actual (2025) and Comparative (2024) Variance Narratives

- **G.** The provision of services receipts were lower than 2024 as a result of lower valuation services receipts. The 2024 year was the first year of the current triennial Metropolitan Revaluation Program, where the majority of cash was received for the prior triennium. The 2025 year was the second year of the current triennium, with revenue from this triennium to be recognised in the third and final year of the program in 2026. Cash receipts for the current triennium will mainly be received in the 2027 year.
- **H.** GST receipts from the taxation authority and GST payments on purchases were higher than 2024 due to the payment of more GST as a result of higher contract expenses and higher service fees paid to LSWA under the terms of the CSA, due to the continued strong performance in the Western Australian property market, and the GST credits arising from these payments being returned by the taxation authority to the Authority.
- I. Payments for supplies and services were higher than 2024 mainly as a result of higher ICT contract payments, following the change in the operating model for the delivery of ICT services, and higher payments related to cloud storage services. Expenditure and payments related to the Spatial WA Program were also higher in 2025 as the program of work progresses.
- **J.** Accommodation payments were lower in 2025 than the prior year as a result of a decrease in floorspace, in line with the lease arrangement for part of the refurbished 1 Midland Square, following the Authority relocating into the premises during 2025.
- **K.** Proceeds from maturing financial investments were higher than 2024 as a result of investments in held to maturity financial assets maturing and being reinvested rather than drawndown into the operating bank account, due to the continued strong performance in the Western Australian property market.
- **L.** Service appropriation receipts were higher in 2025 as a result of funding for the public sector wages policy and agreed funding for parameter adjustments including operating expenditure related to the asset investment program.
- **M.** Funding from the Digital Capability Fund is received to fund the Spatial WA Program. Funding received in 2025 was higher than the prior year as this program of work progresses.
- **N.** Funds from other public sector entities receipts were lower than 2024 mainly as a result of the cyclical nature of the valuation services triennial Metropolitan Revaluation Program. The 2024 year was the first year of the current triennial Metropolitan Revaluation Program, where the majority of cash was received for the prior triennium. The 2025 year was the second year of the current triennium, with all revenue for the triennium to be recognised in the third and final year of the program, in 2026, and cash to mainly be received in 2027.



