



Tasmania
Development
and Resources

Annual Report 2022–23



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Tasmania Development and Resources
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Submission to Minister



Guy Barnett

Minister for State Development, Construction and Housing

Dear Minister

In accordance with the requirements of Section 29E of the Tasmanian Development Act 1983, I submit to you, for presentation to Parliament, this report on the affairs and activities of Tasmania Development and Resources for the financial year ended 30 June 2023.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mike Wallas', with a horizontal line underneath.

Mike Wallas

Chair
Tasmanian Development Board
October 2023

About this publication

Tasmania Development and Resources (TDR) is required under Section 29E of the Tasmanian Development Act 1983 to produce an annual report for each financial year.

Further information is provided within the Department of State Growth Annual Report 2022–23.

Foreword from the Chair



It is my pleasure to present the Tasmania Development and Resources 2022-23 Annual Report to the Minister for State Development, Trade and the Antarctic.

Our thanks go to Minister Guy Barnett for his support for TDR, initially as Minister for State Growth and more recently, State Development. We look forward to working with Premier Jeremy Rockliff through his new portfolio responsibilities.

This year we farewelled director Naomi Edwards and Greg McCann and welcomed Peter Lancov and Selina Lightfoot as members.

Naomi and Greg have been important members of the board for the last seven years, Naomi as a member of the Financial Assistance Committee and Chair of the Risk and Audit Committee and Greg as a member and Chair of the Financial Assistance Committee. Greg kindly continued as a member for a further six months until the appointment of Selina on 1 July 2023.

Peter brings skills and knowledge in the energy and renewables, infrastructure and construction sectors and has held senior executive and board roles across a number of Australian and multinational organisations.

Selina brings broad industry experience, extensive commercial acumen, legal expertise and significant governance and board level experience across a range of sectors, including in agribusiness and renewable energy and infrastructure.

This year the board approved or recommended 25 loans and grants totalling almost \$23 million including 24 loans worth a combined value of almost \$21.36 million and one grant of \$1.642 million.

Closing out the financial year, there are 380 loans under management worth more than \$148.25 million, while a number of approved loans are yet to be drawn down by proponents.

This year our most prominent loan program was the Tourism Development Loan Scheme, a positive indicator of the return of tourism and hospitality opportunities and turnover and the returning confidence of operators.

These loans help tourism operators and proponents create new tourism experiences or grow and enhance existing businesses that support Tasmania's position as a sought-after and leading Australian visitor destination.

While the program closed in February 2023, a further 14 loans totalling almost \$11.56 million were approved during the financial year, bringing the total number of loans granted under the scheme to 21, with a value of more than \$21.45 million.

An encouraging sign of confidence across our economy is the continuing popularity of the AgriGrowth Loan Scheme, incorporating the Young Farmer Support Package.

This program directly assists the growth or improvement of Tasmanian farm businesses, the establishment or enhancement of agri-food businesses or young farmers to get into their own farm business, showing that there is still a strong attraction to agriculture around the state.

This financial year we provided seven low-interest loans totalling \$7.6 million, taking total approvals to 60 loans worth more than \$55.4 million since 2014.

With the construction industry continuing to play a vital role in ensuring the strength of our economy and communities and supporting local jobs, the Building Construction Support Loan Scheme continues to back local projects.

This program was initiated to assist ensure that projects that had stalled, or were likely to stall, in the uncertain economic times of the pandemic, could proceed.

Over the life of the program nine loans across eight projects totalling approximately \$44.9 million have been approved and are projected to result in investment worth more than \$176 million. However, delivery of some projects continues to be impacted by access to builders and increased construction costs.

In a notable milestone this year, loans under the COVID-19 Business Support Loan Scheme began reaching maturity.

Of the 361 loans totalling \$34.5 million approved under the scheme to support Tasmanian businesses at the onset of the pandemic, almost fifty percent of have been repaid in full.

Feedback from borrowers under this scheme has been very positive, with many acknowledging that it provided the support they needed when they needed it the most.

TDR continued to support the critically important Dolphin tungsten mine on King Island with a further \$1.64 million in grant funds provided to Group 6 Metals to undertake the infrastructure work for the energy generation project required to restart operations.

This grant complemented the \$10 million commercial loan to Group 6 Metals already provided through TDR, with the mine projected to support some 95 full-time jobs, inject around \$5 million into the local economy and generate \$30 million in State revenue.

As Chair of the Tasmanian Development Board, I acknowledge and thank my fellow directors for their work over the year and the staff of the Department of State Growth and the Office of the Coordinator-General for the support and advice they continue to provide.

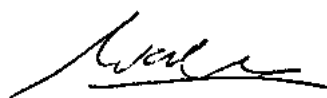
Each year there is a significant amount of work that goes on behind the scenes that allows us to make the decisions we do for the economic wellbeing of the state.

Finally, it is with some sadness that I end with two further farewells.

The board this year farewelled our Company Secretary, Amanda Russell, who has supported the board for the past nine years and has now moved on to new challenges within the Tasmanian State Service.

We are also preparing to farewell long-term Director and TDR Chief Executive, Kim Evans, who has advised of his intention to step down from his role within State Growth later this year. Kim has been an important part of TDR since 2014 and his experience and wise counsel will be missed.

We look forward to continuing our work with our new Company Secretary and a new Chief Executive in due course.



Mike Wallas

Chair
Tasmanian Development Board

Tasmanian Development Board



1. Mike Wallas (Chair)
2. Vince De Santis (Director)
3. Kim Evans (Chief Executive and Director)
4. Peter Iancov (Director)
5. Greg McCann (Director)
6. Kathryn McCann (Director)
7. Paul Ranson (Director)
8. Naomi Walsh (Director)

Mike Wallas (Chair)

Mike started his executive career with Hewlett-Packard in South Africa and quickly progressed to senior executive positions, including that of Managing Director of a \$400 million technology business.

In 1998 Mike emigrated with his family to Australia and he set up Enterprise Growth Solutions as a boutique consultancy business advising medium and large clients on strategy, growth and expansion internationally with a strong focus on execution and value-creation. At the same time, Mike set up a family office investing in early-stage technology and software businesses where he was able to add value as well as funding. A number of the businesses in this portfolio have grown into strong international operations.

Mike's non-executive board roles started in 1996 and since then he has served on numerous boards as non-executive director or Chair. Notably, Mike is currently Chairman of HS Fresh Food (formerly Houston's).

Over the last 12 years, Mike has become a successful turnaround specialist assisting distressed businesses in industries such as agriculture, mining services and technology.

Mike is a graduate of the Australian Institute of Company Directors (AICD). Throughout his career Mike has worked with businesses seeking to grow and expand, creating significant value and job creation. He served for more than 10 years as non-executive director at City Fertility Centre, one of the premier IVF businesses in Australia.

His strength in mergers and acquisitions assisted the centre in joining one of the world's premium health groups in 2017.

Joining the TD Board as a Director in February 2020, Mike was appointed Chair on 1 December 2021.

Vince De Santis (Director)

Vince is an Executive Director of corporate advisory firm, T8 Advisory Partners Pty Ltd. He also serves as the Non-Executive Chair and member of the Audit & Risk Committee, of ASX listed industrial engineering company, Engenco Limited, and is a non-executive director of infrastructure asset owner, Tasmanian Gas Pipeline Pty Ltd.

Vince was Managing Director of the Elphinstone Group for 10 years until December 2018. The Group's primary business interests are in the mining, energy, engineering, manufacturing, and industrial goods & services sectors including interests in a number of Caterpillar equipment dealerships in Australia and overseas.

Vince initially joined the Elphinstone Group in 2000 as the Group's Legal Counsel and Finance & Investment Manager. During his time with the Group, he also served as a director of various subsidiary and joint venture companies.

Prior to that time, Vince was a Senior Associate in the Energy, Resources & Projects team at national law firm Corrs Chambers Westgarth, based in Melbourne.

Vince grew up in North-West Tasmania. He holds a Bachelor of Commerce and Laws (Hons.) from the University of Tasmania and is also a member of the Australian Institute of Company Directors.

Kim Evans (Chief Executive and Director)

Kim has been a Head of Agency in Tasmania for more than twenty years and was appointed Secretary of the Department of State Growth in September 2014, where he also works closely with the Office of the Coordinator-General.

He has represented the Tasmanian Government on several state and national boards and committees, including the Tasmanian Institute of Agriculture, the Institute of Marine and Antarctic Studies and Tasmanian Irrigation.

Kim currently sits on the boards of the Macquarie Point Development Corporation and Tasmanian Leaders and is the State Government's representative on the Board of SALTAS, a company established to assist the development of the Tasmanian salmon and trout industry.

He supports growth in Tasmania's visitor economy as a member of the Premier's Visitor Economy Advisory Council and the T2I Steering Committee and is the state's representative on several national bodies, including the Transport and Infrastructure Senior Officials' Committee.

Kim is a graduate of the University of Tasmania, where he completed his degree and Honours majoring in science and is a member of the Australian Institute of Company Directors.

Peter Iancov (Director)

Peter is a professional engineer and a Fellow of the Institution of Engineers Australia, with over 28 years expertise gained in the critical infrastructure sector including energy, renewable generation, mining, commercial building construction, contracting and defence sectors as a Chief Executive Officer, Board Director, Managing Director and Advisor with business partnerships forged across Australian and multinational organisations.

In his previous executive roles, he has been instrumental in securing and delivering multibillion major projects now part of the national infrastructure capability. He has a strong background in the successful delivery of strategic multidisciplinary programs, commercial and contractual risk, governance, systems development, financial and risk management.

Peter is a current and past board member and non-executive director of a number of organisations that operate in energy, oil and gas, defence, critical infrastructure, engineering, property and aboriginal communities. He is the Managing Director of Zinfra Pty Ltd, a services provider operating in the energy sector, servicing major electricity and gas infrastructure asset owners through a field force of 2,000 employees and a similar number of subcontractors operating across Australia.

In addition, in 2013 Peter founded Chronos Advisory Pty Ltd – a strategic advisory platform operating at board, investor and shareholder level in the private, public, government, insurance and private equity sectors. Key areas of expertise extend across major asset development and management in energy, infrastructure, oil and gas and defence.

Greg McCann (Director)

Greg was appointed to the board in 2016 and has a long-term financial management and technology background. Greg grew up and was educated in Tasmania and after graduating from the University of Tasmania worked in public practice as an accountant in Launceston for 10 years.

Early in his career he joined Deloitte where he was a partner for 24 years and held a number of senior leadership roles including Managing Partner Papua New Guinea, Managing Partner Queensland, Managing Partner NSW and Managing Director for Deloitte Consulting/ICS in Australia as well as several international roles.

In 2004 he founded the Excentor Group of Companies, a Sydney-based independent software and professional services provider that employs approximately 2,000 people.

Greg has extensive corporate finance experience including as Chairman of an ASX listed energy retailer and a NASDAQ listed social media company. He also sat on the board of an eastern seaboard law firm for ten years and is the former chairman of NBN Tasmania Limited.

He is a Fellow of the Institute of Chartered Accountants in Australia and a Fellow of the Australian Institute of Company Directors."

Kathryn McCann (Director)

Kath has an extensive senior executive career in the public and private sector across multiple sectors including tourism, aviation, education, hospitality, not-for-profit and entertainment.

She has held senior executive roles with a range of prominent Tasmanian organisations including Hobart Airport, Tourism Tasmania, Beacon Foundation and Federal Group, focused in the areas of strategy, marketing, operations, business development, communications and sales. Kath is currently working in the not-for-profit sector as Chief Operating Officer of the Beacon Foundation.

Throughout her working career Kath has also held, and continues to hold, a range of board positions.

Currently Kath is a Director of the Bank of Us Board and Chair of the Royal Tasmanian Botanical Gardens.

Kath grew up and was educated in Tasmania and is a Graduate of the University of Tasmania, where she completed her degree in Arts and Commerce with majors in Psychology and Marketing.

Paul Ranson (Director)

Paul joined Bank of us as Chief Executive Officer in 2005 and has been responsible for laying the foundations for the growth and development of the company, which is Tasmania's only customer-owned bank.

Prior to joining Bank of Us Paul had 25 years' experience in local government, including 18 years' combined experience as General Manager at Meander Valley and West Tamar Councils.

Paul is a Director (Chair) of the Tasmanian Chamber of Commerce and Industry and is a past President of the Launceston Chamber of Commerce and Local Government Managers Australia (Tasmania Division) and member of the Premier's Economic and Social Recovery Advisory Council (PESRAC).

He is a life member of Local Government Managers Australia and a Fellow and Graduate of the Australian Institute of Company Directors.

Naomi Walsh (Director)

Naomi has 30 years' experience in accounting, finance and commercial management roles. She started her career as an accountant in Launceston, Tasmania, before pursuing opportunities in Perth, WA and England.

She currently has a portfolio of appointments as a director and is a part-time industry-focused academic at the University of Tasmania.

Returning to Tasmania in 2007, she held senior roles with a privately owned group with operations in construction, manufacturing, agriculture, tourism and hospitality sectors. In 2014 she was awarded the Telstra Business Women's Award, recognising her leadership in the Tasmanian construction industry.

Naomi is a councillor of the Chartered Accountants (CAANZ) Tasmanian Regional Council and Tasmanian representative on the CAANZ National Council.

Her board appointments include non-executive director of the Motor Accidents Insurance Board, TasTAFE, Launceston Chamber of Commerce, Mental Health Council of Tasmania, Australian Collaborative Education Network Ltd and Commissioner for Tasmanian Legal Aid.

She has previously been a board member of the Tasmanian Building and Construction Industry Training Board, Tasmanian Traineeships and Apprenticeships Committee, Civil Contractors Federation and Tasmanian Hospitality Association.



Tasmanian Development and Resources Board meeting attendance

Member	Number of meetings attended
Chair, Mike Wallas	11
Vince De Santis	10
Naomi Edwards ¹	5
Kim Evans	9
Peter Iancov ²	4
Gregory McCann	10
Kathryn McCann	10
Paul Ranson	11
Naomi Walsh	9

1. Naomi Edwards term expired on 22 February 2023

2. Peter Iancov was appointed on 23 February 2023



Policy objectives

The *Tasmania Development Act 1983* outlines the policy objectives of Tasmania Development and Resources (TDR), namely:

- » the stability of business undertakings in Tasmania
- » the maintenance of maximum employment in Tasmania
- » the prosperity and welfare of the people of Tasmania.

These objectives reflect the goals and strategies for the economic development activities of the Department of State Growth.

The TDR Corporate Plan represented the focus of the board and its activities for the 2021-2024 period. The plan specified the strategic direction and focus areas and represents the role of TDR in achieving the goals outlined in the *Tasmania Development Act 1983*, recognising the board's important role in supporting the prosperity and welfare of the people of Tasmania.

The current key focus areas are:

- » The administration of programs and assessment of applications for financial assistance to support strategic focus areas for growth agreed by the Tasmanian Government.
- » Supporting industry sectors that have the capacity to accelerate growth in jobs and the Tasmanian economy through the provision of strategic government support and the capacity to both sustain current jobs and create new jobs.
- » Supporting the role of the Office of the Coordinator-General to identify opportunities, attract investment and encourage businesses to establish, relocate, diversify and expand in Tasmania.
- » Provision of advice to the Tasmanian Government on matters relating to the policy objectives of TDR and the government.

The priorities for 2022-2023 were to:

- » promote and encourage the extension of portfolio loans in preference to grant assistance where the need can be demonstrated against clear criteria
- » encourage businesses to ensure employment, social and environmental outcomes feature in proposals to the board in addition to realistic financial metrics
- » facilitate investment in Tasmania by the strategic use of land and infrastructure to build capacity for strategic development
- » prioritise requests for assistance that provide increased employment or new jobs for Tasmanians
- » consider proposals that drive growth through and foster a culture of innovation in all sectors to create and maintain Tasmania's competitive strengths
- » respond to policy and strategic objectives of the Tasmanian Government, including PESRAC, climate and emissions reduction
- » promote and emphasise existing schemes for assistance across government, such as payroll tax relief where need can be demonstrated rather than seeking financial assistance and support from TDR
- » consider proposals for grant assistance targeted in areas with the potential for long-term economic benefit but with short-term critical need.



Grants and loans approval for 2022-23

The following summary is provided in accordance with Section 29E of the *Tasmanian Development Act 1983*.

Loan/grant category	Number of loan/grant approvals	Total loan/grant approval amounts
Loans	24	\$21.356 million
Grants	1	\$1.642 million
Total	25	\$22.998 million



Outstanding loan balances as at 30 June 2023

The following summary is provided in accordance with Section 29E of the *Tasmanian Development Act 1983*.

Loan category	Number of loans	Total loan balances
Other	380	\$148.249 million
Total	380	\$148.249 million



Statement of Certification

The accompanying Financial Statements of Tasmania Development and Resources (TDR) have been prepared under Section 29B of the *Tasmanian Development Act 1983* and are in agreement with the relevant accounts and records. The Financial Statements present fairly the financial transactions for the year ended 30 June 2023 and the financial position as at the end of the year.

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



.....
Mike Wallas
Chair
Tasmanian Development Board
27 September 2023



.....
Gary Swain
Acting Chief Executive Officer
Tasmanian Development Board
27 September 2023

Tasmania Development and Resources

Statement of Comprehensive Income for the year ended 30 June 2023

	Notes	2023 \$ 000	2022 \$ 000
<i>Income from continuing operations</i>			
Revenue from Government			
Appropriation revenue – operating	1.1	6,320	5,578
Other revenue from Government	1.1	415	290
Grants	1.2	785	...
Interest	1.3	3,644	1,338
Other revenue	1.4	1,987	1,332
Total revenue from continuing operations		13,151	8,538
Net gain/(loss) on financial instruments and statutory receivables/payables	2.1	(256)	(91)
Net gain/(loss) on non-financial assets	2.2	(41)	...
Total income from continuing operations		12,854	8,447
Expenses from continuing operations			
Employee benefits	3.1(a)	448	327
Directors fees	3.1(b)	327	333
Depreciation and amortisation	3.2	174	90
Supplies and consumables	3.3	1,746	1,691
Grants and subsidies	3.4	3,237	1,841
Finance costs	3.5	1,625	898
Other expenses	3.6	35	14
Total expenses from continuing operations		7,592	5,194
Net result from continuing operations		5,262	3,253
Net result		5,262	3,253
<i>Other comprehensive income</i>			
Items that will not be reclassified to net result in subsequent periods			
Changes in physical asset revaluation reserve	7.1	...	8,360
Total other comprehensive income		...	8,360
Comprehensive result		5,262	11,613

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

Tasmania Development and Resources

Statement of Financial Position as at 30 June 2023

	Notes	2023 \$ 000	2022 \$ 000
Assets			
<i>Financial assets</i>			
Cash and deposits	8.1	3,817	6,630
Receivables	4.1	90	30
Loan advances	4.2	148,249	145,602
Equity investments	4.3	...	...
Assets held for sale	4.4	...	1,720
<i>Non-financial assets</i>			
Property, plant and equipment	4.5	15,299	15,594
Other assets	4.6	9	3
Total assets		167,464	169,579
Liabilities			
Payables	5.1	299	216
Borrowings	5.2	118,063	125,510
Employee benefit liabilities	5.3	84	77
Other liabilities	5.4	63	83
Total liabilities		118,509	125,886
Net assets (liabilities)		48,955	43,693
Equity			
Accumulated funds		40,595	35,333
Reserves	7.1	8,360	8,360
Total equity		48,955	43,693

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

Tasmania Development and Resources

Statement of Cash Flows for the year ended 30 June 2023

	Notes	2023 \$ 000	2022 \$ 000
Cash flows from operating activities		Inflows (Outflows)	Inflows (Outflows)
Cash inflows			
Appropriation receipts - recurrent		6,320	5,578
Appropriation receipts - other		415	290
Grants		785	...
Net GST		(94)	19
Interest received		3,644	1,338
Other cash receipts		2,015	1,539
Total cash inflows		13,085	8,764
Cash outflows			
Employee benefits		(441)	(314)
Directors fees		(327)	(333)
Grants and subsidies		(3,237)	(1,841)
Interest payments		(1,822)	(933)
Supplies and consumables		(1,692)	(1,553)
Other cash payments		(35)	(14)
Total cash outflows		(7,554)	(4,988)
Net cash from (used by) operating activities	8.2	5,531	3,776
Cash flows from investing activities			
<i>Cash inflows</i>			
Proceeds from the disposal of non-financial assets		1,830	198
Repayment of loans by other entities		33,783	29,323
Total cash inflows		35,613	29,521
<i>Cash outflows</i>			
Loans made to other entities		(36,490)	(38,096)
Total cash outflows		(36,490)	(38,096)
Net cash from (used by) investing activities		(877)	(8,575)
Cash flows from financing activities			
<i>Cash inflows</i>			
Proceeds from borrowings		16,300	19,000
Monies held in Trust movement		(20)	20
Total cash inflows		16,280	19,020
<i>Cash outflows</i>			
Repayment of borrowings		(23,747)	(11,973)
Total cash outflows		(23,747)	(11,973)
Net cash from (used by) financing activities		(7,467)	7,047
Net increase (decrease) in cash held and cash equivalents		(2,813)	2,248
Cash and deposits at the beginning of the reporting period		6,630	4,382
Cash and deposits at the end of the reporting period	8.1	3,817	6,630

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

Tasmania Development and Resources

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

	Accumulated funds \$ 000	Reserves \$ 000	Total equity \$ 000
Balance as at 1 July 2022	35,333	8,360	43,693
Total comprehensive result	5,262	...	5262
Balance as at 30 June 2023	40,595	8,360	48,955

	Accumulated funds \$ 000	Reserves \$ 000	Total equity \$ 000
Balance as at 1 July 2021	32,080	...	32,080
Total comprehensive result	3,253	8,360	11,613
Balance as at 30 June 2022	35,333	8,360	43,693

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

Note I Revenue

Income is recognised in the Statement of Comprehensive Income when an increase in future economic benefits related to an increase in an asset or a decrease of a liability has arisen that can be measured reliably.

Income is recognised in accordance with the requirements of AASB 15 *Revenue from Contracts with Customers* or AASB 1058 *Income of Not-for-Profit Entities*, dependent on whether there is a contract with a customer defined by AASB 15.

I.1 Revenue from Government

Appropriations, whether operating or capital, are recognised as revenues in the period in which Tasmania Development and Resources (TDR) gains control of the appropriated funds as allocated by the Department of State Growth (the Department) as they do not contain enforceable and sufficiently specific obligations as defined by AASB 15. Except for any amounts identified as carried forward in Note I.1, control arises in the period of appropriation.

Revenue from Government includes revenue from appropriations, unexpended appropriations rolled over under section 23 of the *Financial Management Act 2016* and Items Reserved by Law.

Section 23 of the *Financial Management Act* allows for an unexpended appropriation at the end of the financial year, as determined by the Treasurer, to be issued and applied from the Public Account in the following financial year. The amount determined by the Treasurer must not exceed five per cent of an Agency's appropriation for the financial year.

	2023	2022
	\$ 000	\$ 000
Continuing operations		
Appropriation revenue – operating		
Current year	6,320	5,578
Total	6,320	5,578
Other revenue from government		
Appropriation Rollover under section 23 of the <i>Financial Management Act 2016</i>	415	290
Total	415	290
Total revenue from Government	6,735	5,868

I.2 Grants

Grants revenue, where there is a sufficiently specific performance obligation attached, are recognised when Tasmania Development and Resources (TDR) satisfies the performance obligation and transfers the promised goods or services. TDR typically satisfies its performance obligations when the corresponding expenditure is incurred, more bespoke grants will detail how the performance obligations are to be satisfied within the grant documentation. The Department recognises revenue associated with performance obligations as performance obligations are deemed to be met, typically revenue is received as a reimbursement and can be recognised on receipt.

Grants revenue without a sufficiently specific performance obligation are recognised when TDR gains control of the asset (typically Cash).

Grants to acquire/construct a recognisable non-financial asset to be controlled by the Department are recognised when TDR satisfies its obligations under the transfer. TDR satisfies its performance obligations over time as the non-financial assets are being constructed using the expenses incurred for the asset as the trigger for recognition of the grant.

	2023	2022
	\$ 000	\$ 000
Grants without sufficiently specific performance obligations		
Grants from the Australian Government		
Grants from the Tasmanian Government	785	...

Total	785	...
Total revenue from Grants	785	...

I.3 Interest

Interest on funds invested is recognised as it accrues using the effective interest rate method. Interest revenue includes interest received by TDR on some Loan Advances.

	2023	2022
	\$ 000	\$ 000
Interest	3,644	1,338
Total	3,644	1,338

I.4 Other revenue

Other revenue includes sundry fee revenues and rent including Hobart Technopark, and other income received relating to *War Service Land Settlement Act 1950*, rural properties and other properties and are recognised as revenue in the period in which TDR gains control of the funds.

	2023	2022
	\$ 000	\$ 000
Property rental	1,313	1,239
Other	674	94
Total	1,987	1,333

Note 2 Net Gains/(Losses)

2.1 Net gain/(loss) on financial instruments and statutory receivables/payables

Financial assets are impaired under the expected credit loss approach required under AASB 9 *Financial Instruments*. The expected credit loss is recognised for all debt instruments not held at fair value through profit or loss.

Key Judgement

An impairment loss using the expected credit loss method for all trade debtors uses a lifetime expected loss allowance. The expected loss rates are based upon historical observed loss rates that are adjusted to reflect forward looking macroeconomic factors.

For other financial instruments that are not trade receivables, contract assets or lease receivables, the Department has measured the expected credit loss using a probability-weighted amount that takes into account the time value of money and forward-looking macroeconomic factors.

	2023	2022
	\$ 000	\$ 000
Impairment reversals/(losses) for:		
Loans advances	(239)	(91)
Receivables	(17)	...
Total net gain/(loss) on financial instruments	(256)	(91)

2.2 Net gain/(loss) on non-financial assets

Gains or losses from the sale of Non-financial assets are recognised when control of the assets has passed to the buyer.

Key Judgement

Impairment exists when the recoverable amount of an asset is less than its carrying amount. Recoverable amount is the higher of fair value less costs to sell and value in use.

Specialised non-financial assets are not used for the purpose of generating cash flows; therefore their recoverable amount is expected to be materially the same as fair value, as determined under AASB 13 Fair Value Measurement.

All other non-financial assets are assessed to determine whether any impairment exists, with impairment losses recognised in Statement of Comprehensive Income.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the Estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

	2023	2022
	\$ 000	\$ 000
Impairment reversals/(losses) for:		
Land disposal	(41)	...
Total net gain/(loss) on financial instruments	(41)	...

Note 3 Expenses

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

3.1 Employee benefits

The activities of TDR are delivered by staff employed by the Department. TDR does not employ staff. However, there are a number of specific departmental employees directly charged to TDR operations, which are included in the Statement of Comprehensive Income as Employee Benefits and include where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits.

(a) Employee expenses

	2023	2022
	\$ 000	\$ 000
Wages and salaries	347	233
Annual leave	31	22
Long service leave	2	(1)
Sick leave	14	32
Superannuation	50	36
Other employee expenses	4	5
Total	448	327

Superannuation expenses relating to defined benefit schemes relate to payments into the Public Account. The amount of the payment is based on a department contribution rate determined by the Treasurer, on the advice of the State Actuary. The current department contribution is 13.95 per cent (2022: 13.45 per cent) of salary.

Superannuation expenses relating to defined contribution schemes are paid directly to superannuation funds at a rate of 10.5 per cent (2022: 10 per cent) of salary. In addition, departments are also required to pay into the Public Account a "gap" payment equivalent to 3.45 per cent (2022: 3.45 per cent) of salary in respect of employees who are members of contribution schemes.

(b) Remuneration of key management personnel

2023	Short term benefits		Long term benefits		Total
	Salary	Other Benefits	Superannuation	Other Benefits & Long Service Leave	
	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000
Board Members					
Mike Wallas, Chair	67	...	7	...	74
Naomi Edwards, Director (to 22/02/2023)	25	...	3	...	28
Gregory McCann, Director	41	...	4	...	45
Kathryn McCann, Director	41	...	4	...	45
Vincent De Santis, Director	35	...	4	...	39
Naomi Walsh, Director	41	...	4	...	45
Paul Ranson, Director	35	...	4	...	39
Peter Iancov, Director (from 23/02/2023)	11	...	1	...	12
Total	296	...	31	...	327

2022	Short term benefits		Long term benefits		Total
	Salary	Other Benefits	Superannuation	Other Benefits & Long Service Leave	
	\$ 000	\$ 000	\$ 000	\$ 000	
Board Members					
Brian Scullin, Chairman (until 30/11/2021)	27	...	2	...	29
Mike Wallas, Chair (from 20/2/2022) & Director (until 19/2/2022)	55	...	6	...	61
Naomi Edwards, Director	36	...	5	...	41
Gregory McCann, Director	40	...	4	...	44
Kathryn McCann, Director	42	...	4	...	46
Vincent De Santis, Director	36	...	4	...	40
Naomi Walsh, Director (from 12/7/21)	33	...	3	...	36
Paul Ranson, Director (from 12/7/21)	33	...	3	...	36
Total	302	...	31	...	333

TDR Chief Executive Kim Evans receives no remuneration for this role. Kim Evans' remuneration is for his role as Secretary of the Department of State Growth and is disclosed in the Department's Financial Statements.

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of TDR, directly or indirectly.

Remuneration during 2022-23 for key personnel is set by the *Tasmanian Development Act 1983*. Remuneration and other terms of employment are specified in employment contracts. Short-term benefits include motor vehicle and car parking fringe benefits in addition to annual leave and any other short-term benefits. Fringe benefits have been reported at the grossed up reportable fringe benefits amount. The Fringe Benefits Tax (FBT) year runs from 1 April to 31 March each year; any FBT attributable to key management personnel is reported on that basis. Long term employee expenses include long service leave, superannuation obligations and termination payments.

Acting Arrangements

When members of key management personnel are unable to fulfil their duties, consideration is given to appointing other members of senior staff to their position during their period of absence. Individuals are considered members of key management personnel when acting arrangements are for more than a period of one month.

(c) Related party transactions

The Department provides ongoing administrative support to TDR. Kim Evans, in addition to his role as a member of TDR's key management personnel, is the Secretary and the accountable authority of the Department. The Department charges TDR an annual amount to support administrative costs, disclosed in Note 3.3. The employment of TDR staff by the Department is disclosed in Note 3.1(a).

There are no other material related party transactions requiring disclosure.

3.2 Depreciation

All applicable non-financial assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of their service potential. Land, being an asset with an unlimited useful life, is not depreciated.

Key estimate and judgement

Depreciation is provided for on a straight-line basis using rates which are reviewed annually. The major depreciation periods are:

Plant and equipment	3-25 years
Buildings	20-80 years

All intangible assets having a limited useful life are systematically amortised over their useful lives reflecting the pattern in which the asset's future economic benefits are expected to be consumed by TDR. Major amortisation period is:

Software	1-5 years
----------	-----------

(a) Depreciation

	2023	2022
	\$ 000	\$ 000
Plant and equipment	2	...
Buildings	172	90
Total	174	90

3.3 Supplies and consumables

Supplies and consumables, including audit fees, advertising and promotion, communications, consultants and contracted services, information technology, operating lease costs, property expenses, purchase of goods and services, travel and transport, and legal expenses, are recognised when it is probable that the consumption or loss of future economic benefits resulting in a reduction in assets and/or an increase in liabilities has occurred and the consumption or loss of future economic benefits can be measured reliably.

	2023	2022
	\$ 000	\$ 000
Audit fees – financial audit	35	33
Consultants and contracted services	55	71
Property services	411	497
Maintenance	286	331
Communications	1	1
Information technology	173	24
Travel and transport	38	27
Administrative support charge	594	594
Other supplies and consumables	153	113
Total	1,746	1,691

3.4 Grants and subsidies

Grant and subsidies expenditure are recognised to the extent that:

- » the services required to be performed by the grantee have been performed; or
- » the grant eligibility criteria have been satisfied.

A liability is recorded when TDR has a binding agreement to make the grants but services have not been performed or criteria satisfied. Where grant monies are paid in advance of performance or eligibility, a prepayment is recognised.

	2023	2022
	\$ 000	\$ 000
Scottsdale Pork	100	...
Copper Mines of Tasmania	500	...
UXC Enterprise Development Centre	210	181
Norske Skog	415	290
Serco	370	370
Group 6 Metals formerly known as King Island Scheelite	1,642	1,000
Total	3,237	1,841

TDR Grants are generally funded by appropriation from the Public Account, which is reflected in the attributed revenue from government in the Statement of Comprehensive income.

3.5 Finance costs

All finance costs are expensed as incurred using the effective interest method.

Finance costs include:

- » interest on bank overdrafts and short term and long term borrowings;
- » unwinding of discounting of provisions;
- » amortisation of discounts or premiums related to borrowings; and
- » amortisation of ancillary costs incurred in connection with the arrangement of borrowings, and
- » lease charges.

	2023	2022
	\$ 000	\$ 000
Interest expense		
Interest on loans	1,625	898
Total	1,625	898

3.6 Other expenses

Other expenses are recognised when it is probable that the consumption or loss of future economic benefits resulting in a reduction in assets and/or an increase in liabilities has occurred and the consumption or loss of future economic benefits can be measured reliably.

	2023	2022
	\$ 000	\$ 000
Credit reports collection charges	7	12
Other	28	2
Total	35	14

Note 4 Assets

Assets are recognised in the Statement of Financial Position when it is probable that future economic benefits will flow to TDR and the asset has a cost or value that can be measured reliably.

4.1 Receivables

Receivables are initially recognised at fair value plus any directly attributable transaction costs. Trade receivables that do not contain a significant financing component are measured at the transaction price.

Receivables are held with the objective to collect the contractual cash flows and are subsequently measured at amortised cost using the effective interest method. Any subsequent changes are recognised in the net result for the year when impaired, derecognised or through the amortisation process. An allowance for expected credit losses is recognised for all debt financial assets not held at fair value through profit and loss. The expected credit loss is based on the difference between the contractual cash flows and the cash flows that the entity expects to receive, discounted at the original effective interest rate.

For trade receivables, a simplified approach in calculating expected credit losses is applied, with a loss allowance based on lifetime expected credit losses recognised at each reporting date. The TDR has established a provision matrix based on its historical credit loss experience for trade receivables, adjusted for forward-looking factors specific to the receivable.

	2023	2022
	\$ 000	\$ 000
Receivables	108	31
Less: Provision for impairment	(18)	(1)
Total	90	30
Sales of goods and services (inclusive of GST)	1	35
Tax assets	89	(5)
Total	90	30
Settled within 12 months	90	30
Settled in more than 12 months	...	...
Total	90	30

For ageing analysis of the financial assets, refer to note 9.1.

4.2 Loan advances

	2023	2022
	\$ 000	\$ 000
Section 35 Loans Administered by TDR	24,232	14,606
Section 37 Loans Administered by TDR	15,000	15,000
<i>Tasmanian Development Act 1983</i>	1,875	2,805
Agrigrowth Loan Program	10,373	11,499
Pacific Oyster Mortality Syndrome	...	250
Drought Dairy Recovery Concessional Program & Drought Recovery	2,872	3,045
Flood Recovery Rural	60	249
Farm Business Concessional Loan scheme - Dairy Recovery & Drought Assistance	8,305	12,864
Tourism Accommodation Refurbishment Loan Scheme	3,173	4,022
Farm Business Concessional Loan scheme - Dairy Recovery - July 2017 & Drought Assistance - July 2017	7,555	7,650
Heritage Renewal Loan Scheme	244	519
Agrigrowth Loan Scheme - Young Farmers	35,957	26,172
Federal Refinance Loans	263	100
COVID-19 Interest Free Business Support Loan Scheme	18,147	29,311
COVID-19 Business Support Loans	2,582	5,404
Business Growth Loan Scheme	8,382	7,197
Building Construction Support & Construction Loan Scheme	6,594	4,489
Tourism Development Loan Scheme	3,060	606
Less: Provision for impairment	(425)	(186)
Total	148,249	145,602
Settled within 12 months	19,803	32,789
Settled in more than 12 months	128,446	112,813
Total	148,249	145,602

Loan advances include financial assistance provided by TDR to the private sector in the form of loans.

Under the provisions of the *Tasmanian Development Act 1983*, TDR has the power to provide loans to clients that assist in the development and expansion of the Tasmanian economy.

	2023	2022
	\$ 000	\$ 000
Reconciliation of movement in provision for impairment of other financial assets		
Carrying amount at 1 July	186	95
Increase/(decrease) in provision recognised in net result	239	91
Carrying amount at 30 June	425	186

Provisions for impairment only apply to loans under the control of TDR.

The impairment this year relates to an Unsecured Business Growth Loan.

4.3 Equity investments

Equity investments are initially recorded at cost and at net recoverable value subsequent to initial recognition determined as follows:

- » Listed companies - the share's current market value for listed public companies; and
- » Unlisted companies – based on estimated recoverable amount.

Changes in the value of equity investments are accounted for as net increases or reversals of impairment losses.

The equity method of accounting has not been used to bring to account the financial operations of equity investments within the Financial Statements. TDR's investment in these equity investments was made for the purpose of achieving industry development outcomes consistent with the goals and objectives of TDR, not for the purpose of achieving a commercial investment return or other standard commercial objectives.

As such, TDR considers that it would be inappropriate to apply the equity method of accounting. Incorporation into TDR's Financial Statements of financial information relating to these equity investments could provide users of the TDR's Financial Statements with a misleading indication of its financial performance.

	2023	2022
	\$ 000	\$ 000
Unlisted equity instruments	800	800
Less: Provision for impairment	(800)	(800)
Total	...	...
Settled within 12 months	...	...
Settled in more than 12 months	...	...
Total	...	...

	2023	2022
	\$ 000	\$ 000
Reconciliation of movement in provision for impairment of equity investments		
Carrying value at 1 July	800	800
Increase/(decrease) in provision recognised in net result	...	...
Carrying amount at 30 June	800	800

4.4 Assets held for sale

Assets held for sale (or disposal groups comprising assets and liabilities) that are expected to be recovered primarily through sale rather than continuing use are classified as held for sale. Immediately before classification as held for sale, fair value assets (or components of a disposal group) are remeasured in accordance with the Departmental policy. Upon initial classification to assets held for sale, assets are remeasured at the lower of carrying amount and fair value less costs to sell. An impairment loss is recognised in profit or loss for any initial and subsequent write down from the carrying amount measured immediately before re-measurement to fair value less costs of disposal. Such assets are no longer amortised or depreciated upon being classified as held for sale.

(a) Carrying amount

	2023	2022
	\$ 000	\$ 000
Land	...	1,720
Total	...	1,720
Settled within 12 months	...	1,720
Settled in more than 12 months
Total	...	1,720

Assets held for sale include Launceston Technopark Land. Settlement completed in 2022-23.

4.5 Property, plant and equipment

(i) Valuation basis

Land is recorded at fair value. Buildings are recorded at fair value less accumulated depreciation. All other Non-current physical assets, including work in progress, are recorded at historic cost less accumulated depreciation and accumulated impairment losses. All assets within a class of assets are measured on the same basis.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The costs of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the asset to a working condition for its intended use, and the costs of dismantling and removing the items and restoring the site on which they are located. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Fair value is based on the highest and best use of the asset. Unless there is an explicit Government policy to the contrary, the highest and best use of an asset is the current purpose for which the asset is being used or build occupied.

(ii) Subsequent costs

The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to TDR and its costs can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of day to day servicing of property, plant and equipment are recognised in profit or loss as incurred.

(iii) Asset recognition threshold

The asset capitalisation threshold adopted by TDR is \$10,000 for all assets. Assets valued at less than \$10,000 are charged to the Statement of Comprehensive Income in the year of purchase (other than where they form part of a group of similar items which are material in total).

(iv) Revaluations

TDR has adopted a revaluation threshold of \$50,000. Land and buildings are revalued and measured at fair value every five years. Rural Properties are measured at fair value. Fair value of Rural properties equates to the option prices deemed on the individual properties.

Assets are grouped on the basis of having a similar nature or function in the operations of TDR.

(a) Carrying amount

	2023	2022
	\$ 000	\$ 000
Land		
Properties - at fair value	4,846	4,866
Rural properties - at fair value	643	774
Total	5,489	5,640
Buildings		
At fair value	9,968	9,954
Less: Accumulated depreciation	(172)	...
Total	9,796	9,954
Plant and equipment		
At cost	185	169
Less: Accumulated depreciation	(171)	(169)
Total	14	...
Total property, plant and equipment	15,299	15,594

Land and buildings

Land and buildings revaluations were undertaken by Knight Frank Tasmania as at 30 June 2022. The primary valuation method used was the Capitalisation of Net Market Income approach with the Direct Comparison approach as a secondary method. Under the Capitalisation of Net Market Income approach, the assessed net face market income at the date of valuation is capitalised at an appropriate market yield to establish the property's core market value.

The valuation has been prepared in accordance with the International Valuation Standards (IVS) 2011 which are endorsed by the Australian Property Institute and in accordance with the International Financial Reporting Standards (IFRS) 13 *Fair Value Measurement*.

Rural properties

Rural properties are valued as at 30 June 2023 to fair value. Fair value of these properties equates to the option prices deemed on the individual properties. These option prices are the amounts receivable should the tenants exercise the option to purchase the freehold title.

(b) Reconciliation of movements

Reconciliations of the carrying amounts of each class of Property, plant and equipment at the beginning and end of the current and previous financial year are set out below. Carrying value means the net amount after deducting accumulated depreciation and accumulated impairment losses.

30 June 2023	Land Level 2 (land and vacant land in active markets) \$ 000	Buildings Level 2 (general office buildings) \$ 000	Plant and equipment \$ 000	Total \$ 000
Carrying value at 1 July	5,640	9,954	...	15,594
Additions	...	14	16	30
Disposals	(151)	...	...	(151)
Assets held for sale	...	...	...	...
Revaluation increments (decrements)	...	...	...	...
Depreciation	...	(172)	(2)	(174)
Carrying value at 30 June	5,489	9,796	14	15,299

30 June 2022	Land Level 2 (land and vacant land in active markets) \$ 000	Buildings Level 2 (general office buildings) \$ 000	Plant and equipment \$ 000	Total \$ 000
Carrying value at 1 July	3,907	5,335	...	9,242
Additions	...	...	...	...
Disposals	(198)	...	...	(198)
Assets held for sale	(1,720)	...	...	(1,720)
Revaluation increments (decrements)	3,651	4,709	...	8,360
Depreciation	...	(90)	...	(90)
Carrying value at 30 June	5,640	9,954	...	15,594

4.6 Other assets

Other assets are recognised in the Statement of Financial Position when it is probable that the future economic benefits will flow to TDR and the asset has a cost or value that can be measured reliably.

(a) Carrying amount

	2023 \$ 000	2022 \$ 000
Other current assets		
Prepayments	9	3
Total	9	3
Recovered within 12 months	9	3
Recovered in more than 12 months	...	...
Total	9	3

(b) Reconciliation of movements

	2022 \$ 000	2021 \$ 000
Carrying amount at 1 July	32	...
Additions	...	...
Settled/consumed	6	(29)
Carrying amount at 30 June	9	3

Note 5 Liabilities

Liabilities are recognised in the Statement of Financial Position when it is probable that an outflow of resources embodying economic benefits will result from the settlement of a present obligation and the amount at which the settlement will take place can be measured reliably.

5.1 Payables

Payables, including goods received and services incurred but not yet invoiced, are recognised at amortised cost, which due to the short settlement period, equates to face value, when TDR becomes obliged to make future payments as a result of a purchase of assets or services.

	2023	2022
	\$ 000	\$ 000
Creditors	21	20
Accrued expenses	278	196
Total	299	216
Settled within 12 months	299	216
Settled in more than 12 months	...	...
Total	299	216

Settlement is usually made within 30 days.

5.2 Borrowings

Loans are initially measured at fair value, net of transaction costs. Loans are subsequently measured at amortised cost using the effective interest rate method, with interest expense recognised on an effective yield basis.

The effective interest rate method is a method of calculating the amortised cost of a financial liability and allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or where appropriate, a shorter period.

(a) Carrying amount

	2023	2022
	\$ 000	\$ 000
Loans from the State Government	1,880	2,350
Loans from the Australian Government	18,883	23,660
Loans from Tascorp	97,300	99,500
Total	118,063	125,510

(b) Maturity schedule

	2023	2022
	\$ 000	\$ 000
One year or less	89,136	50,877
From one to five years	28,927	74,633
Total	118,063	125,510

During 2022-23 TDR repaid borrowings of \$4.7 million owed to the Australian Government. The \$45 million borrowing entered into in May 2020 on a three-year fixed term to cover the expected drawdown of the COVID-19 Business Support Interest Free Loan Scheme matured on 26 May 2023. \$35 million of this borrowing was rolled to a new Tascorp benchmark bond loan maturing on 11 June 2024. This will underpin the existing COVID-19 loans as they transition off interest free loans along with broader TDR activity. \$10 million of the remaining \$45 million was rolled onto the Overnight borrowing.

5.3 Employee benefits liabilities

Key estimate and judgement

Liabilities for wages and salaries and annual leave are recognised when an employee becomes entitled to receive a benefit. Those liabilities expected to be realised within 12 months are measured as the amount expected to be paid. Other employee entitlements are measured as the present value of the benefit at 30 June, where the impact of discounting is material, and at the amount expected to be paid if discounting is not material.

A liability for long service leave is recognised and is measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date.

	2023 \$ 000	2022 \$ 000
Accrued salaries	21	18
Annual leave	33	30
Long service leave	30	27
Other employee provisions	...	2
Total	84	77
Expected to settle wholly within 12 months	57	52
Expected to settle wholly after 12 months	27	25
Total	84	77

5.4 Other liabilities

Other liabilities are recognised in the Statement of Financial Position when it is probable that an outflow of resources embodying economic benefits will result from the settlement of a present obligation and the amount at which the settlement will take place can be measured reliably.

	2023 \$ 000	2022 \$ 000
Revenue received in advance		
Other revenue received in advance	13	12
Other liabilities		
Monies held in trust	50	70
Employee benefits – on costs	...	1
Total	63	83
Expected to settle wholly within 12 months	63	83
Expected to settle wholly after 12 months	...	...
Total	63	83

Note 6 Commitments and Contingencies

6.1 Schedule of commitments

Commitments represent those contractual arrangements entered by the Department that are not reflected in the Statement of Financial Position.

	2023 \$ 000	2022 \$ 000
By type		
Lease Commitments		
Other leases	...	...
Total lease commitments	...	...
Other commitments		
Loan commitments	178,921	181,574
Grant / Project commitments	...	11,597
Total other commitments	178,921	193,171
Total	178,921	193,171
By maturity		
Operating lease commitments		
One year or less	...	...
From one to five years	...	...
More than five years	...	...
Total operating lease commitments	...	...
Other commitments		
One year or less	97,581	155,290
From one to five years	81,340	37,881
More than five years	...	...
Total other commitments	178,921	193,171
Total	178,921	193,171

Loan commitments are loans approved but not drawn down by clients as at 30 June 2023.

Program / project commitments show amounts approved to clients payable over one year or greater than one year on which the actual amount payable is dependent upon expenditure being incurred and certain conditions being met by these clients and a claim submitted and approved for payment. The estimated commitment as at 30 June 2023 has been included in these cases.

6.2 Contingent assets and liabilities

Contingent assets and liabilities are not recognised in the Statement of Financial Position due to uncertainty regarding the amount or timing of the underlying claim or obligation.

(a) Quantifiable contingencies

A quantifiable contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity.

A quantifiable contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity; or a present obligation that arises from past events but is not recognised because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation. To the extent that any quantifiable contingencies are insured, details provided below are recorded net.

	2023	2022
	\$ 000	\$ 000
Quantifiable contingent liabilities		
<i>In late 2015 and following a recommendation from the TDR Board, the Minister for State Growth and Treasurer jointly approved the provision of a \$25 million financial assistance package to Copper Mines of Tasmania (CMT) to support a possible reopening of the Mt Lyell Copper Mine. The assistance package was approved in the form of a grant to reimburse CMT for payroll tax and mineral royalties paid over a seven-year period, contingent on the mine reopening.</i>	25,000	25,000
Total quantifiable contingent liabilities	25,000	25,000

(b) Unquantifiable contingencies

At 30 June 2023 TDR has one legal claim against it for:

- » compensation in relation to a deceased's personal injury caused by exposure to asbestos that TDR is partially liable for.

It is not possible at the reporting date to accurately estimate the amounts of any eventual payments that may be required in relation to this claim.

Note 7 Reserves

Cash means notes, coins, any deposits held at call with a bank or financial institution, as well as funds held in Specific Purpose Accounts, being short term of three months or less and highly liquid. Deposits are recognised at amortised cost, being their face value.

7.1 Reserves

2023	Land \$ 000	Buildings \$ 000	Total \$ 000
Asset revaluation reserve			
Balance at beginning of financial year	3,650	4,710	8,360
Revaluation increments / (decrements)	...	...	...
Balance at end of financial year	3,650	4,710	8,360

2022	Land \$ 000	Buildings \$ 000	Total \$ 000
Asset revaluation reserve			
Balance at beginning of financial year	3,650	4,710	8,360
Revaluation increments / (decrements)	...	...	...
Balance at end of financial year	3,650	4,710	8,360

Note 8 Cash Flow Reconciliation

Cash means notes, coins, any deposits held at call with a bank or financial institution, as well as funds held in Specific Purpose Accounts, being short term of three months or less and highly liquid. Deposits are recognised at amortised cost, being their face value.

8.1 Cash and cash equivalents

Cash and cash equivalents includes the balance of the Specific Purpose Accounts held by TDR, and other cash held, excluding those accounts which are administered or held in a trustee capacity or agency arrangement.

	2023 \$ 000	2022 \$ 000
Specific Purpose Account balance		
S524 Department of State Growth Financial Management Account	3,817	6,630
Total	3,817	6,630
Total cash and deposits	3,817	6,630
Restricted use cash and cash equivalents	146	72
Unrestricted use cash and cash equivalents	3,671	6,558
Total cash and cash equivalents	3,817	6,630

Restricted use cash and deposit funds are for specific loan program purposes as designated by the Commonwealth funding bodies.

8.2 Reconciliation of net result to net cash from operating activities

	2023 \$ 000	2022 \$ 000
Net result	5,262	3,253
Depreciation and amortisation	174	90
Movement of interest accruals within loan portfolio	(197)	(35)
Movement in trust monies held	20	(20)
Fee Calls	(30)	...
Impairment adjustments	256	91
Net (gain)/Loss on disposal of non-financial asset	41	...
Decrease (increase) in Receivables	(60)	197
Decrease (increase) in Other assets	(6)	29
Increase (decrease) in Employee benefits	7	13
Increase (decrease) in Payables	83	132
Increase (decrease) in Other liabilities	(20)	26
Net cash from (used by) operating activities	5,531	3,776

8.3 Reconciliation of liabilities arising from financing activities

Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the Statement of Cash Flows as cash flows from financing activities.

2023	Borrowings \$ 000
Balance as at 1 July 2022	125,510
Changes from financing cash flows:	
Cash Received	16,300
Cash Repayments	(23,747)
Balance as at 30 June 2023	118,063

2022	Borrowings \$ 000
Balance as at 1 July 2021	118,483
Changes from financing cash flows:	
Cash Received	19,000
Cash Repayments	(11,973)
Balance as at 30 June 2022	125,510

Note 9 Financial Instruments

9.1 Risk exposures

(a) Risk management policies

TDR has exposure to the following risks from its use of financial instruments:

- » credit risk;
- » liquidity risk; and
- » market risk.

The Board has overall responsibility for the establishment and oversight of the TDR's risk management framework. Risk management policies are established to identify and analyse risks faced by TDR, to set appropriate risk limits and controls, and to monitor risks and adherence to limits.

(b) Credit risk exposures

Credit risk is the risk of financial loss to TDR if a customer or counterparty to a financial instrument fails to meet its contractual obligations.

The credit risk on financial assets of TDR which have been recognised in the Statement of Financial Position, other than equity investments, is the carrying amount, net of any provision for impairment.

TDR manages credit risk on loan advances by obtaining security over assets in accordance with the provisions of the TD Act and by including appropriate risk margins in TDR's interest rate pricing, based on an assessment of the inherent risk of individual clients.

As at 30 June 2023 TDR is not materially exposed to any individual client. Concentration of credit risk by industry on loan advances is: Rural (44%) and the concentration for high risk Covid-19: (14%).

Financial Instrument	Accounting and strategic policies (including recognition criteria, measurement basis and credit quality of instrument)	Nature of underlying instrument (including significant terms and conditions affecting the amount, timing and certainty of cash flows)
Financial assets		
Receivables (including Tax assets)	Recognised upon the provision of a good or service and the issuance of an invoice or claim ie BAS, measured at face value	Payment terms generally 30 days. Collectability of receivables is reviewed at balance date for expected credit loss as well as a provision for impairment raised when collection of a debt is judged to be doubtful.
Other Financial Assets - Loan advances	Loan advances are held to maturity and are measured at amortised cost subsequent to initial recognition. Impairment of loan advances is reviewed on an ongoing basis.	Loan advances include financial assistance provided by TDR to the private sector in the form of loans.
Cash and deposits	Deposits are recognised at the nominal amounts.	Cash means notes, coins and any deposits held at call with a bank or financial institution, as well as funds held in the Specific Purpose Accounts.

Expected credit loss analysis of receivables

The simplified approach to measuring expected credit losses is applied, which uses a lifetime expected loss allowance for all trade receivables.

The expected loss rates are based on historical observed loss rates adjusted for forward looking factors that will have an impact on the ability to settle the receivables. The loss allowance for trade debtors.

Expected credit loss analysis of receivables as at 30 June 2023						
	Not past due	Past due | 30 days	Past due 31 60 days	Past due 61 90 days	Past due 91+ days	Total
	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000
Expected credit loss rate (A)	100%	
Total gross carrying amount (B)	18	18
Expected credit loss (A x B)	18	18

Expected credit loss analysis of receivables as at 30 June 2022						
	Not past due	Past due | 30 days	Past due 31 60 days	Past due 61 90 days	Past due 91+ days	Total
	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000
Expected credit loss rate (A)	0.00%	0.12%	0.24%	0.84%	1.08%	
Total gross carrying amount (B)	...	...	...	...	35	35
Expected credit loss (A x B)	...	...	...	...	...	...

(c) Liquidity risk

Liquidity risk is the risk that TDR will not be able to meet its financial obligations as they fall due. TDR's approach to managing liquidity is to ensure that it will always have sufficient liquidity to meet its liabilities when they fall due.

Financial Instrument	Accounting and strategic policies (including recognition criteria and measurement basis)	Nature of underlying instrument (including significant terms and conditions affecting the amount, timing and certainty of cash flows)
Financial liabilities		
Borrowings	Bank loans and other loans are initially measured at fair value, net of transaction costs. These loans are subsequently measured at amortised cost using the effective interest rate method, with interest expense recognised on an effective yield basis. TDR regularly reviews its contractual outflows to ensure that there is sufficient cash available to meet contracted payments.	Contractual payments made on a regular basis.
Payables	Recognised upon the receipt of a good or service that has not been paid for, measured at face value	Settled within 30 days

The following tables detail the undiscounted cash flows payable by TDR relating to the remaining contractual maturity for its financial liabilities:

30 June 2023	Maturity analysis for financial liabilities						Undiscounted total \$ 000	Carrying amount \$ 000
	1 year	2 years	3 years	4 years	5 years	More than 5 years		
	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000		
Financial liabilities								
Payables	299	...	...	...	...	...	299	299
Borrowings - Interest bearing	82,300	...	15,000	...	...	...	97,300	97,300
Borrowings - Non-interest bearing	6,835	4,642	4,642	4,644	...	...	20,763	20,763
Total	89,434	4,642	19,642	4,644	...	...	118,362	118,362

30 June 2022	Maturity analysis for financial liabilities						Undiscounted total \$ 000	Carrying amount \$ 000
	1 year	2 years	3 years	4 years	5 years	More than 5 years		
	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000	\$ 000		
Financial liabilities								
Payables	216	...	...	...	...	...	216	216
Borrowings - Interest bearing	49,500	35,000	15,000	...	...	...	99,500	99,500
Borrowings - Non-interest bearing	1,377	2,312	2,817	2,825	3,053	13,626	26,010	26,010
Total	51,093	37,312	17,817	2,825	3,053	13,626	125,726	125,726

(d) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The primary market risk that TDR is exposed to is interest rate risk.

TDR seeks to manage exposure to movements in interest rates by matching the repricing profile of financial assets and financial liabilities. When applicable, TDR can enter into interest rate options on floating rate debt to match capped rate loan advances. The costs of such options are recovered in the interest rate applied to loan advances, when applicable.

Exposures arise predominantly from assets and liabilities bearing variable interest rates as TDR intends to hold fixed rate assets and liabilities to maturity.

At the reporting date, the interest rate profile of the TDR's interest-bearing financial instruments was:

	2023 \$ 000	2022 \$ 000
Fixed rate instruments		
Financial liabilities	(85,000)	(95,000)
Total	(85,000)	(95,000)
Variable rate instruments		
Financial assets	148,249	145,602
Financial liabilities	(12,300)	(4,500)
Total	135,949	141,102

Sensitivity analysis of the TDR's exposure to possible changes in interest rate

Changes in variable rates of 100 basis points at reporting date would have the following effect on TDR's profit or loss and equity:

	Statement of Comprehensive Income		Equity	
	100 basis points increase	100 basis points decrease	100 basis points increase	100 basis points decrease
	\$ 000	\$ 000	\$ 000	\$ 000
30 June 2023				
Cash and deposits	...	...	...	...
Loan advances	1,483	(1,483)	1,483	(1,483)
Interest bearing facilities	(973)	973	(973)	973
Net sensitivity	510	(510)	510	(510)
30 June 2022				
Cash and deposits	...	...	...	...
Loan advances	1,456	(1,456)	1,456	(1,456)
Interest bearing facilities	(995)	995	(995)	995
Net sensitivity	461	(461)	461	(461)

This analysis assumes all other variables remain constant. The analysis was performed on the same basis as at 30 June 2022.

9.2 Categories of financial assets and liabilities

AASB 9 Carrying amount	2023	2022
	\$ 000	\$ 000
Financial assets		
Amortised cost	152,068	153,986
Total	152,068	153,986
Financial liabilities		
Financial liabilities measured at amortised cost	(118,362)	(125,726)
Total	(118,362)	(125,726)

9.3 Net Fair Values of Financial Assets and Liabilities

2023	Net Fair Value Level 1 \$ 000	Net Fair Value Level 2 \$ 000	Net fair Value Level 3 \$ 000	Net Fair Value Total \$ 000
Financial assets				
Cash and deposits	3,817	...	...	3,817
Loan advances and receivables	...	148,251	...	148,251
Assets held for sale	...	...	...	...
Total financial assets	3,817	148,251	...	152,068
Financial liabilities				
Payables		299	...	299
Borrowings		116,111	...	116,111
Total financial liabilities		116,410	...	116,410
2022				
2022	Net Fair Value Level 1 \$ 000	Net Fair Value Level 2 \$ 000	Net fair Value Level 3 \$ 000	Net Fair Value Total \$ 000
Financial assets				
Cash and deposits	6,630	...	...	6,630
Loan advances and receivables	...	145,636	...	145,636
Assets held for sale	...	1,720	...	1,720
Total financial assets	6,630	147,356	...	153,986
Financial liabilities				
Payables	...	216	...	216
Borrowings	...	125,510	...	125,510
Total financial liabilities	...	125,726	...	125,726

The recognised fair values of financial assets and financial liabilities are classified according to the fair value hierarchy that reflects the significance of the inputs used in making these measurements. TDR uses various methods in estimating the fair value of a financial instrument. The methods comprise:

Level 1 – the fair value is calculated using quoted prices in active markets;

Level 2 – the fair value is estimated using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices); and

Level 3 – the fair value is estimated using inputs for the asset or liability that are not based on observable market data.

Financial Assets

The net fair value of loan advances is based on the differential between the actual interest rates of loans advanced and the equivalent TDR market interest rates at the time of reporting. Loan advances are held to maturity and are measured at amortised cost subsequent to initial recognition.

Equity investments are revalued from time to time as considered appropriate by the directors and are not stated at values in excess of their recoverable amounts.

All financial assets are not readily traded on organised markets in a standardised form.

Financial Liabilities

The net fair values of payables approximate their carrying amounts.

The net fair value of borrowings is based on the differential between the actual interest rates of borrowings held and the equivalent market interest rates accessible by TDR at the time of reporting.

Note 10 Events Occurring After Balance Date

There have been no events subsequent to balance date which would have a material effect on TDR's Financial Statements as at 30 June 2023.

Note 11 Other Significant Accounting Policies and Judgements

11.1 Objectives and Funding

The Tasmanian Development Authority (TDA) was established under the *Tasmanian Development Act 1983* (the Act). Under Section 4(1) of the Act, the body corporate TDA operates under the corporate name Tasmania Development and Resources (TDR).

TDR has the mission to encourage and promote the balanced economic development of Tasmania by sustaining an effective partnership between business and government which fully utilises the strategic advantages and human resources of the State that will best contribute to:

- » The stability of business undertakings in Tasmania;
- » The maintenance of maximum employment in Tasmania; and
- » The prosperity and welfare of the people of Tasmania.

TDR is committed to enhancing the capability of Tasmanian businesses and improving local, national and international opportunities for business in Tasmania.

The current TDR Corporate Plan for 2021-24 outlines the key focus areas for the Board, which are:

- » Administration of Programs and assessment of applications for financial assistance to support strategic focus areas for Growth agreed by the Tasmanian Government;
- » Supporting industry sectors that have the capacity to accelerate growth in jobs and the Tasmanian economy, through the provision of strategic government support; and the capacity to both sustain current jobs and create new jobs;
- » Supporting the role of the Office of the Coordinator-General to identify opportunities, attract investment and encourage businesses to establish, relocate, diversify and expand in Tasmania; and
- » Provision of advice to the Tasmanian Government on the matters relating to the policy objectives of TDR and government.

TDR forms part of the Department of State Growth. The activities of TDR are predominantly funded through Parliamentary appropriations.

The Financial Statements encompass all funds through which TDR controls resources to carry on its functions. TDR activities are classified as controlled. Controlled activities involve the use of assets, liabilities, revenues and expenses controlled or incurred by TDR in its own right.

The financial management and reporting obligations of TDR are governed by the TD Act.

11.2 Basis of Accounting

The Financial Statements are general purpose Financial Statements and have been prepared in accordance with:

- » The *Tasmanian Development Act 1983*, and
- » Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board

Compliance with the Australian Accounting Standards (AAS) may not result in compliance with International Financial Reporting Standards (IFRS), as the AAS include requirements and options available to not-for-profit organisations that are inconsistent with IFRS. TDR is considered to be not-for-profit and has adopted some accounting policies under the AAS that do not comply with IFRS.

The Financial Statements have been prepared on an accrual basis and, except where stated, are in accordance with the historical cost convention. The accounting policies are generally consistent with the previous year except for those changes outlined in Note 11.5.

The Financial Statements have been prepared as a going concern. The continued existence of TDR in its present form, undertaking its current activities, is dependent on government policy and on continuing appropriations by parliament for TDR's administration and activities. Attributed revenue and expenses are allocated on a basis determined by the Department of State Growth.

11.3 Reporting Entity

The Financial Statements include all the controlled activities of TDR and consolidate material transactions and balances of TDR.

11.4 Functional and Presentation Currency

These Financial Statements are presented in Australian dollars, which is TDR's functional currency.

11.5 Changes in Accounting Policies

Impact of new and revised Accounting Standards

There are no new and revised Standards and Interpretations issued by the Australian Accounting Standards Board that are relevant to TDR's operations.

11.6 Foreign Currency

Transactions denominated in a foreign currency are converted at the exchange rate at the date of the transaction. Foreign currency receivables and payables are translated at the exchange rates current as at balance date. Associated gains and losses are not material.

11.7 Comparative Figures

Comparative figures have been adjusted to reflect any changes in accounting policy or the adoption of new standards. Details of the impact of any changes in accounting policy on comparative figures are at Note 11.5.

Where amounts have been reclassified within the Financial Statements, the comparative statements have been restated.

11.8 Rounding

All amounts in the Financial Statements have been rounded to the nearest thousand dollars, unless otherwise stated. As a consequence, rounded figures may not add to totals. Amounts less than \$500 are rounded to zero and are indicated by the symbol "...".

11.9 Taxation

TDR is exempt from all forms of taxation except Fringe Benefits Tax and the Goods and Services Tax (GST).

11.10 Goods and Services Tax

Revenue, expenses and assets are recognised net of the amount of Goods and Services Tax, except where the GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST. The net amount recoverable, or payable, to the ATO is recognised as an asset or liability within the Statement of Financial Position.

In the Statement of Cash Flows, the GST component of cash flows arising from operating, investing or financing activities which is recoverable from, or payable to, the Australian Taxation Office is, in accordance with the Australian Accounting Standards, classified as operating cash flows.

Independent Auditor's Report To the Members of Parliament

Tasmania Development and Resources Report on the Audit of the Financial Report

Opinion

I have audited the financial report of Tasmania Development and Resources (the Authority), which comprises the statement of financial position as at 30 June 2023, statements of comprehensive income, changes in equity and cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies and the statement of certification, signed by the Chair of the Board.

In my opinion, the accompanying financial report:

- (a) presents fairly, in all material respects, the financial position of the Authority as at 30 June 2023 and its financial performance and its cash flows for the year then ended
- (b) is in accordance with the *Tasmanian Development Act 1983* and Australian Accounting Standards.

Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of the Authority in accordance with the ethical requirements of the Accounting Professionals and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (Including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

The *Audit Act 2008* further promotes the independence of the Auditor-General. The Auditor-General is the auditor of all Tasmanian public sector entities and can only be removed by Parliament. The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

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

Responsibilities of the Directors for the Financial Report

The directors are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the financial reporting requirements of the *Tasmanian Development Act 1983* and for such internal control as determined necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Authority is to be dissolved by an Act of Parliament, or the directors intend to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

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

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

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

date of my auditor's report. However, future events or conditions may cause the Authority to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

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



Jeff Tongs
Assistant Auditor-General
Tasmanian Audit Office

28 September 2023
Hobart



Tasmania Development and Resources

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