

Property services group

OBJECTIVES

Through management of the Industrial Location Scheme and the Estates Construction Fund, this output delivers on the objective of influencing the growth and sustainability of economic development across the state.

The focus of services delivered is to encourage the location and expansion of business and industry in Queensland. Delivery of this output within the department is the responsibility of the Property Services Group, a commercialised business unit, which commenced operation in January 1998.

PRIORITIES

Plan, secure and manage land supply for urban, industrial and economic development

STRATEGIES

Ensure land and infrastructure development and planning occur in strategic locations to support state industrial development

Deliver government strategic land and infrastructure projects

Performance measures

Measure	Description	Performance comment	2007–08 target	2007–08 result	2008–09 target
Value of land sale settlements	The value of land sale settlements provides an indication of the overall efficiency of the Industrial Land Capital Acquisition program.	Exceeding the target by \$27M reflects increased demand for new land lots particularly within Lytton and Clinton Industrial Estates and Synergy Park at Carole Park. Increasing land prices have also attributed to the target being exceeded. The 2008–09 target of \$76.9M represents only a slight increase over the previous year's target. This is due to an expected softening of demand for industrial sites as the market adjusts to the tightening credit market and substantial rises in land values over the past few years.	\$71.1M	\$98.1M	\$76.9M
Number of new land lots developed and buildings constructed	This performance measure is a count of the number of new land lots resulting from the development and subdivision of land into appropriately zoned, fully serviced industrial sites as well as the number of new factory buildings constructed and able to be occupied by industry.	The target was exceeded due to the early completion of 37 new land lots within the Woree Business and Industry Park at Cairns. The 2008–09 estimated target of 99 new industrial sites will see much needed industrial land development occur across the state. Of the schedule 99 lots for 2008-09, 35 lots are in the Coolum Industrial Estate, 19 lots are in the Crestmead Industrial Estate, 11 lots are in the South Mackay Industrial Estate, 11 lots are in the Nordale Industrial Estate, 7 lots are in the Clinton Industrial Estate, and 4 lots are in the Coomera Government Precinct.	89	115	99
Number of land leases administered	Refers to land leases that are administered by the department's Property Services Group. Leases may be of freehold and leasehold land.	Sound economic conditions ensured the number of applications for leases was close to the 2007–08 target. However, the 2008–09 target has been revised down as it is expected lessees will be less likely to undertake the additional expenditure to convert leasehold land to freehold tenure in the changing financial climate.	155	148	140
Number of land properties acquired	The number of land properties acquired includes freehold and leasehold land. This measure assists in the monitoring of the department's progress in achieving the targets of the Land Capital Acquisition Plan.	Three of the four scheduled acquisitions for 2007–08 were not achieved. This was due to unsuccessful contract negotiations for a parcel in Mackay, a delay with finalising a parcel at Amberley for future development as part of the Amberley Aerospace Park, and difficulty in negotiating the purchase of land in Far North Queensland at an acceptable market level. The delay with the Amberley land was caused by the Department of Defence being unable to commit at the time. In 2008–09 the acquisition schedule includes land in SEQ, Gladstone, Rockhampton and North Queensland.	4	1	4

Performance measures

Measure	Description	Performance comment	2007–08 target	2007–08 result	2008–09 target
Estimated number of jobs generated through successful land sale applications	The number of jobs generated is recorded based on the estimate by applicants of business start-up and subsequent ongoing business activity. Applicants are required to provide estimates of outcomes to be achieved with respect to the jobs generated as a result of the purchase/lease of industrial sites.	Achievement of 490 jobs resulted from a changed market demand for industrial land. The number of land sale settlements totalled 53 against the estimate of 40 for the year. This resulted in more jobs than expected being generated. For 2008–09 the target of 550 jobs reflects an expected 30 successful sale settlements for the year.	400	490	550
Estimated value of capital investment created through successful land sale applications	The estimated value of capital investment is recorded based on the estimate by applicants of business start-up and subsequent ongoing business activity. Applicants are required to provide estimates of outcomes to be achieved with respect to the amount of capital investment generated as a result of the purchase/lease of industrial sites.	The levels of capital investment per successful land sale application experienced during 2007–08 were higher than expected. This was due to increasing capital investment costs and the nature of businesses. The 2008–09 target reflects this continuing trend of increasing capital investment costs for businesses.	\$100M	\$213M	\$170M
Percentage of total number of land sales in regional Queensland	This performance measure assists in maintaining the department's policy focus on the balance of development between SEQ and regional Queensland.	The target of 70% was based on 28 of an estimated total 40 land sales being in regional Queensland. The result of 60% represents 32 of a total 53 land sales being in regional Queensland. For 2008–09 the target of 70% represents 21 of an estimated 30 land sales being in regional Queensland.	70%	60%	70%