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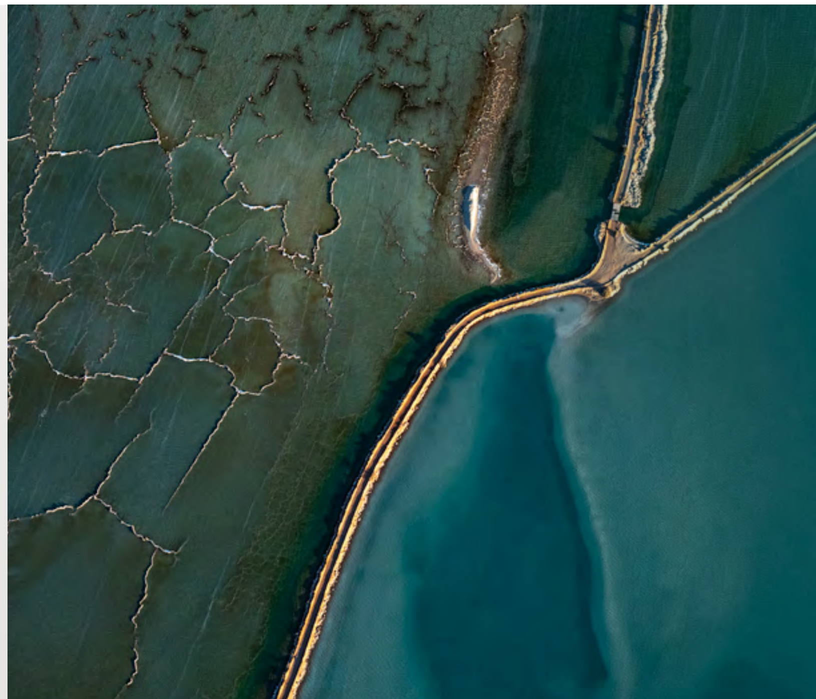
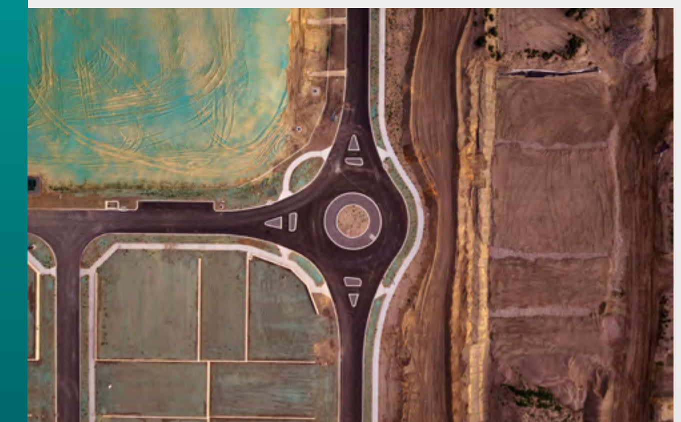
Annual Report 2025-26




Contact Landgate
+61 (0)8 9273 7373
customerservice@landgate.wa.gov.au
landgate.wa.gov.au

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

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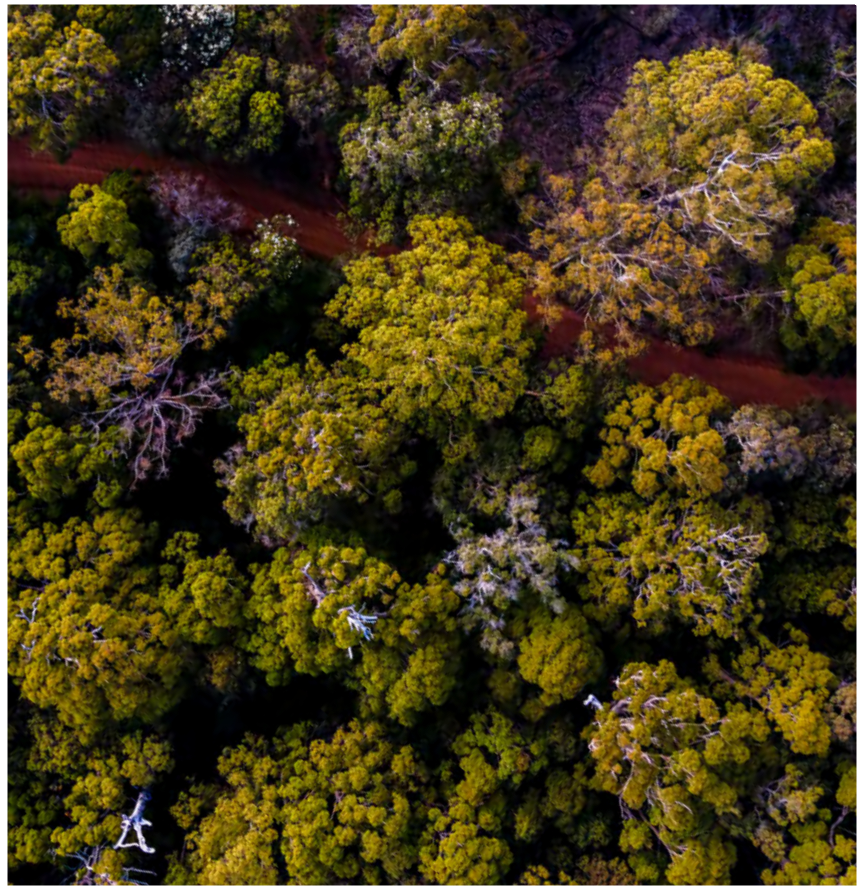
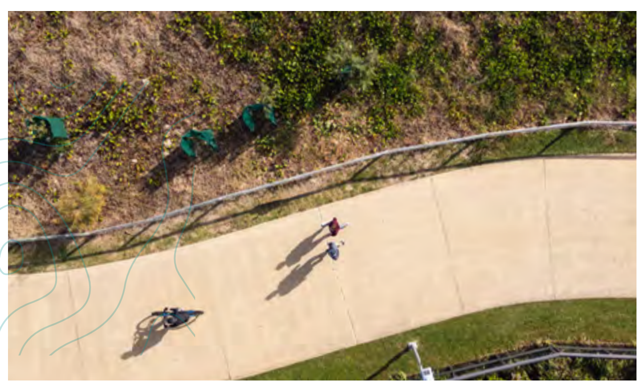
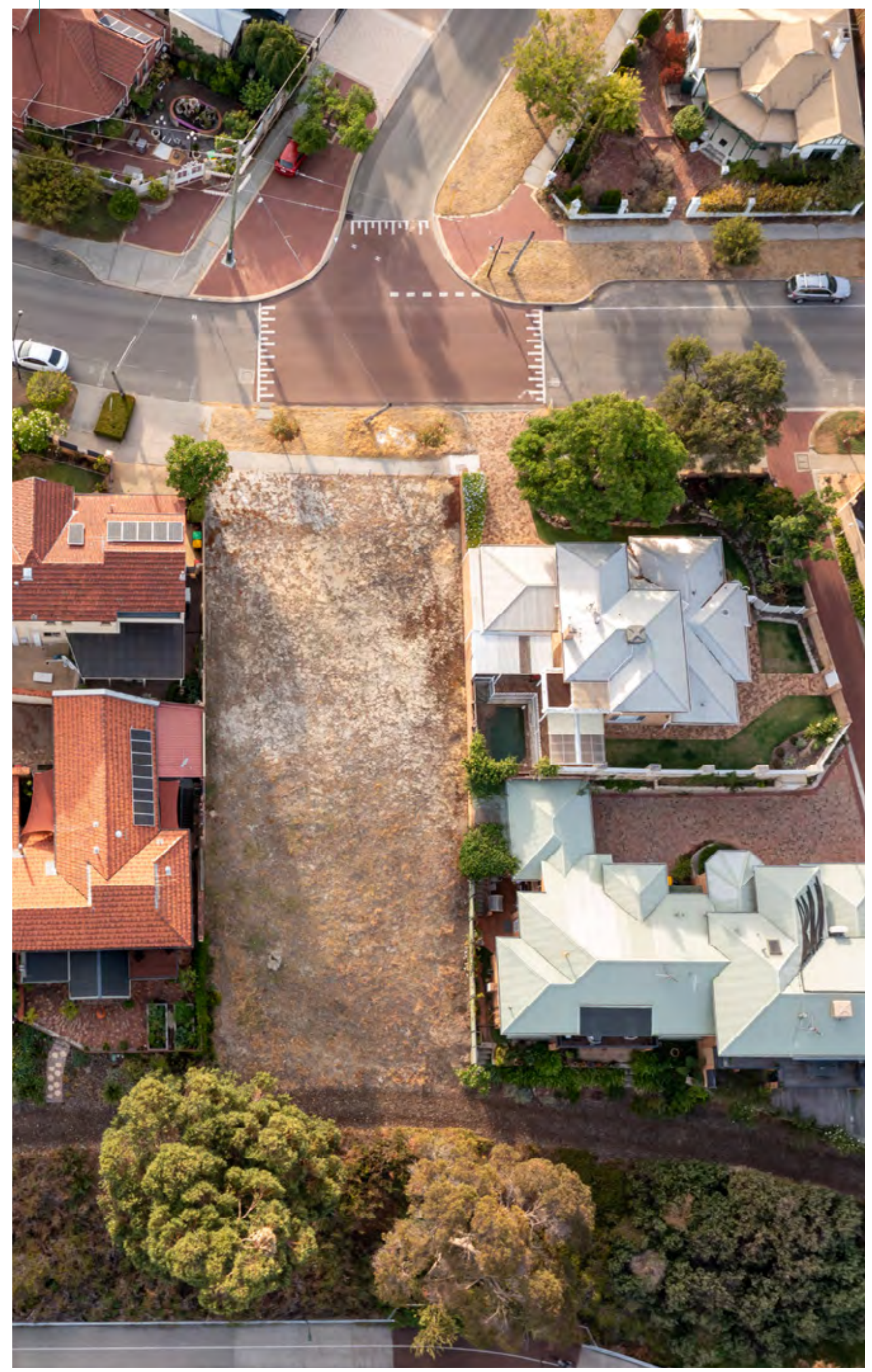




Mount Lawley, WA



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ACKNOWLEDGEMENT OF COUNTRY

Landgate respectfully acknowledges the Traditional Owners of the lands, waters and sky and their continuing connection to Country throughout WA and pays respects to Elders past and present.

Report Overview

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

As the State's statutory land information authority, Landgate is also transforming into a modern digital and data agency, leveraging innovative technologies, digital platforms and authoritative data to support government, industry and community outcomes.

The annual report of the Western Australian Land Information Authority, trading as Landgate, informs customers, stakeholders and the broader community about Landgate's functions, performance and governance for the 2025-26 financial year.

It outlines key achievements against the initiatives in the 2025-26 Statement of Corporate Intent (SCI) which are aligned to core functions.

Landgate's financial and operational performance is reflected in the audited financial statements and key performance indicators in this annual report.

STATEMENT OF COMPLIANCE

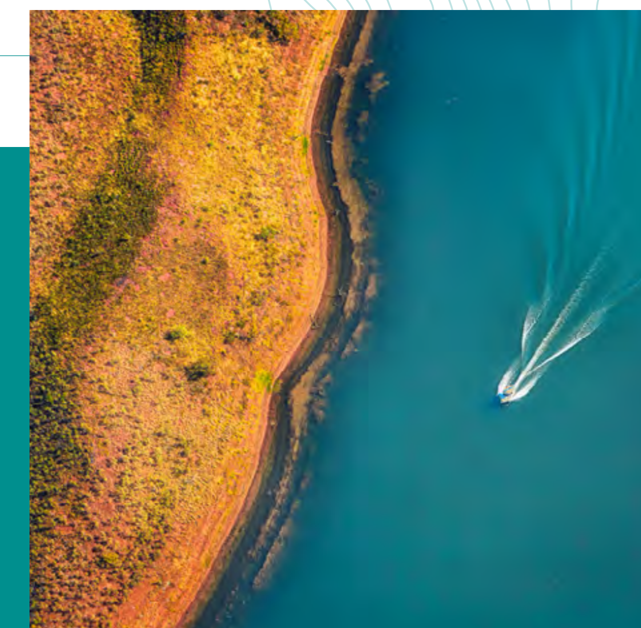
In accordance with section 63 of the *Financial Management Act 2006* (FM Act), we hereby submit for your information and presentation to Parliament, the annual report of the WA Land Information Authority, trading as Landgate, for the year ended 30 June 2026.

The report has been prepared in accordance with the provisions of the FM Act.

HON JOHN CAREY BA MLA
MINISTER FOR PLANNING AND LANDS; HOUSING AND WORKS; HEALTH INFRASTRUCTURE; MINISTER ASSISTING THE MINISTER FOR TRANSPORT AND MAJOR INFRASTRUCTURE

KYLEE SCHOONENS
CHAIRPERSON
9 SEPTEMBER 2026

TRISH SCULLY
CHIEF EXECUTIVE OFFICER
9 SEPTEMBER 2026



Lake Argyle, Western Australia

West Busselton, WA

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WELCOME

Chair's message

The 2025-26 financial year saw Landgate strengthen its role as Western Australia's trusted land information authority, while continuing its transformation into a modern digital and data agency.

As the statutory authority responsible for securing WA's land interests, independently valuing property and providing authoritative location information, Landgate plays a fundamental role in the land development process; we support the WA Government's housing commitments, infrastructure investment, emergency management, environmental stewardship and economic growth.

Strong property market activity in 2025-26 saw record-breaking levels of activity for Landgate with over 420,000 land transaction documents lodged and 1.1 million metropolitan gross rental valuations delivered.

As our State continues to grow, we see a future where understanding 'where things are located' becomes increasingly central to planning, investment, service delivery and sustainable development.

Spatial WA, the whole of government program being led by Landgate, continued to progress as one of the State's most significant digital infrastructure initiatives. By creating a connected, trusted source of land and location information, the program will fundamentally change how government agencies use trusted location information to plan infrastructure, manage emergencies, deliver services and support communities.

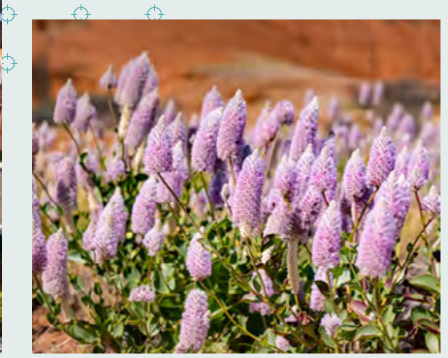
Succeeding at an operational and strategic level would not be possible without our people. We continue to invest in building capability through leadership, inclusion and employee wellbeing programs, as well as enhancing the programs and systems that underpin Landgate's functions.

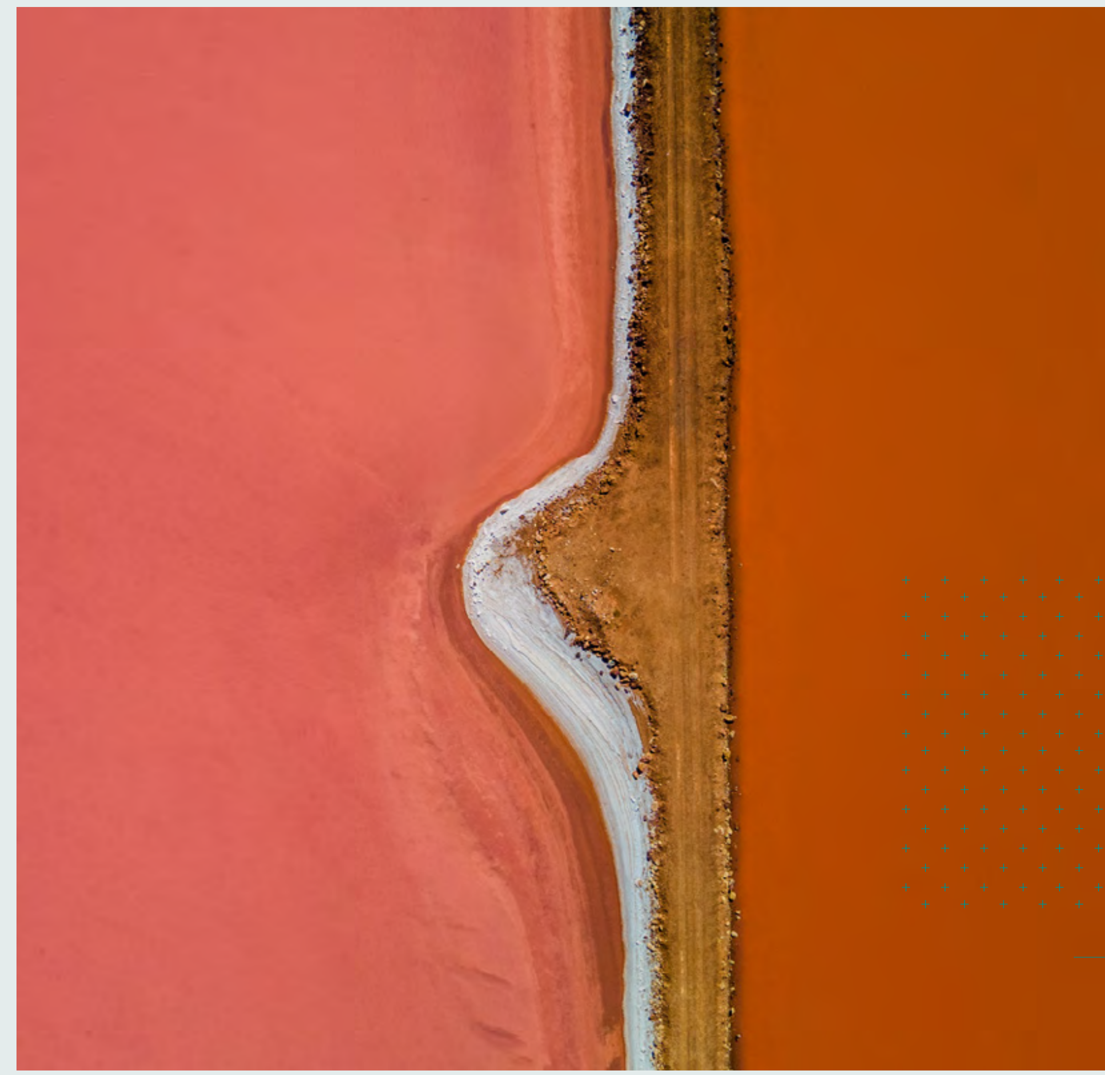
I extend my sincere thanks to Landgate's Chief Executive Officer Trish Scully, the Corporate Executive team and every Landgate employee for their professionalism and dedication to public service. I thank my fellow Board members for their stewardship and support and acknowledge former Deputy Chair Ian Callahan for his contribution to Landgate. Ian's insight and commitment have been greatly valued and, on behalf of the Board, I thank him for his service.

I also thank the Hon John Carey BA MLA, Minister for Planning and Lands, for his continued support.

As we look ahead, the Board remains committed to supporting Landgate's evolution as a trusted digital and data agency, one that creates value well beyond land administration and supports a prosperous, resilient and sustainable Western Australia.

East Perth Aerial, WA





Hutt Lagoon (Pink Lake), WA

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CEO's message

> Our achievements this year reflect the expertise and commitment of our people, and shared focus on delivering services that Western Australians can trust. Across titling, valuation and location services, we strengthened the systems, capability and customer experience that underpin our day-to-day delivery.

This year, we successfully implemented Landgate's new valuation system, replacing a 25-year-old legacy platform, with a modern, digital foundation for delivering valuation services for rating and taxing purposes on behalf of the State. The team completed annual Gross Rental Value and Unimproved Value valuations that underpin substantial state and local government revenue. We also maintained the Government Property Register, valuing more than 147,000 government assets with a combined value of $88.82 billion. Together these services provide the information government relies on to fund essential services, invest in infrastructure and support the State's continued growth.

Supporting the WA Government's commitment to ensuring every Western Australian has a home, we worked with industry to strengthen the way we process plans and new title applications, while continuing our multi-year efforts to increase land titling automation. As a result, 89% of electronically lodged documents are automatically examined and registered within seconds, improving customer wait times and freeing up staff capacity to focus on documents requiring manual examination.

To further support this, throughout the year we continued to make it easier for customers to interact with us through greater transparency and improved online services. Since its introduction in July 2025, Landgate's Dealing Progress Tracker has been used more than 27,000 times, providing customers with real-time visibility of how their documents are progressing, without having to call us for an update.

Trusted location information is central to how government manages, develops, and protects our State. When Tropical Cyclone Narelle caused significant flooding across the Gascoyne region in March, Landgate provided timely satellite imagery and spatial intelligence to assist emergency response and recovery efforts, demonstrating the practical value of trusted location information in helping government act quickly and supporting communities when they need it most.

As mentioned by the Chair, Landgate has been extensively focused on delivering the whole of government Spatial WA program. While Landgate is the lead agency, this digital transformation is heavily dependent on the contributions from many other public sector agencies.

This year, Landgate appointed its technology delivery partners and progressed solution architecture; a significant step towards delivering this transformational whole of government capability. I thank all partnering agencies, particularly Department of Planning, Lands and Heritage, Department of Fire and Emergency Services and the Public Transport Authority.

Our achievements this year reflect our people's professionalism, expertise and commitment to public service. Recognising that technology alone does not deliver transformation, we invested in leadership capability, introduced a contemporary performance and development framework, and embedded our new organisational values. Developed with significant input from our people and launched in February, our values – Respect, Together, Adapt and Own – provide a shared foundation for how we work together and deliver for our customers and the WA community.

Together, we are building an organisation that not only manages Western Australia's land information but unlocks its value to help power a thriving State.

I thank Landgate's Board, led by Chair Kylee Schoonens, for their guidance and strategic oversight throughout the year. I also thank the Hon John Carey BA MLA, Minister for Planning and Lands, together with industry partners and government colleagues, whose collaboration continues to strengthen the services we deliver.

Looking ahead, we remain focused on delivering secure and trusted land, property and location services while continuing to strengthen our digital capability.

Geraldton, WA

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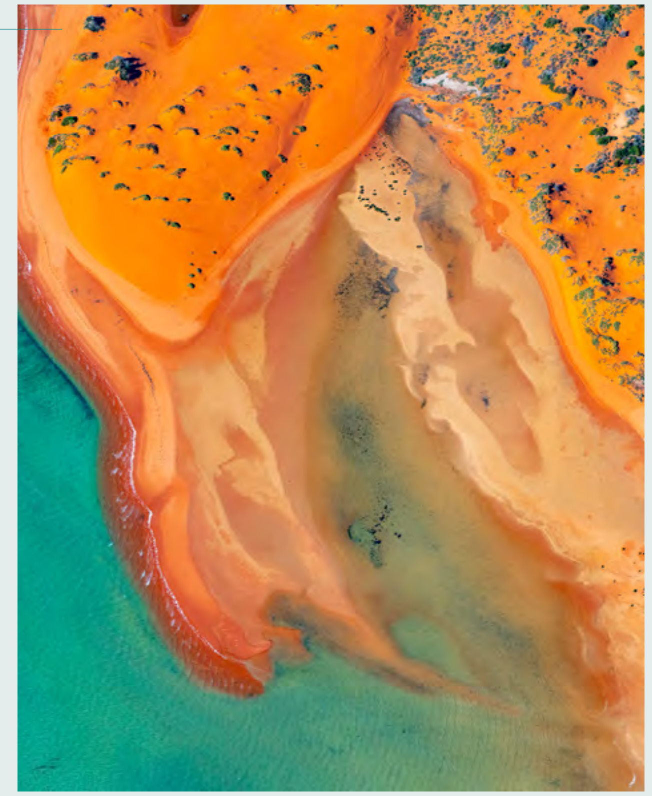
Year at a glance

Useless Loop, Shark Bay, WA



62
NAME APPROVALS WITH AN ABORIGINAL ORIGIN FOR ROADS, GEOGRAPHIC FEATURES, OR ADMINISTRATIVE BOUNDARIES

1,568,114
CERTIFICATES OF TITLE SECURED IN THE REGISTER

OVER
128,000 CUSTOMERS SERVED
33,871 IN PERSON **49,553** BY PHONE **45,352** VIA DIGITAL CHANNELS

443,127
LAND DEALINGS DOCUMENTS LODGED

3,115
STRATA ENQUIRIES

4,117,001
VISITS TO LANDGATE'S WEBSITE

APPROXIMATELY
1.06 million
VALUATIONS DELIVERED

88.3%
USER SATISFACTION WITH CAPTURE, DISCOVERY, AND ACCESS TO LOCATION INFORMATION

Narrows Bridge, Perth, WA

9.75%
OF LANDGATE CONTRACTS AWARDED TO ABORIGINAL BUSINESSES (PUBLIC SECTOR TARGET:4.0%)

96%
ELECTRONICALLY LODGED CHANGE OF LAND TRANSACTIONS REGISTERED IN **20 SECONDS**

OVER
7,552,000,000
SQUARE KM OF SATELLITE IMAGERY CAPTURED, PROCESSED, AND MADE AVAILABLE

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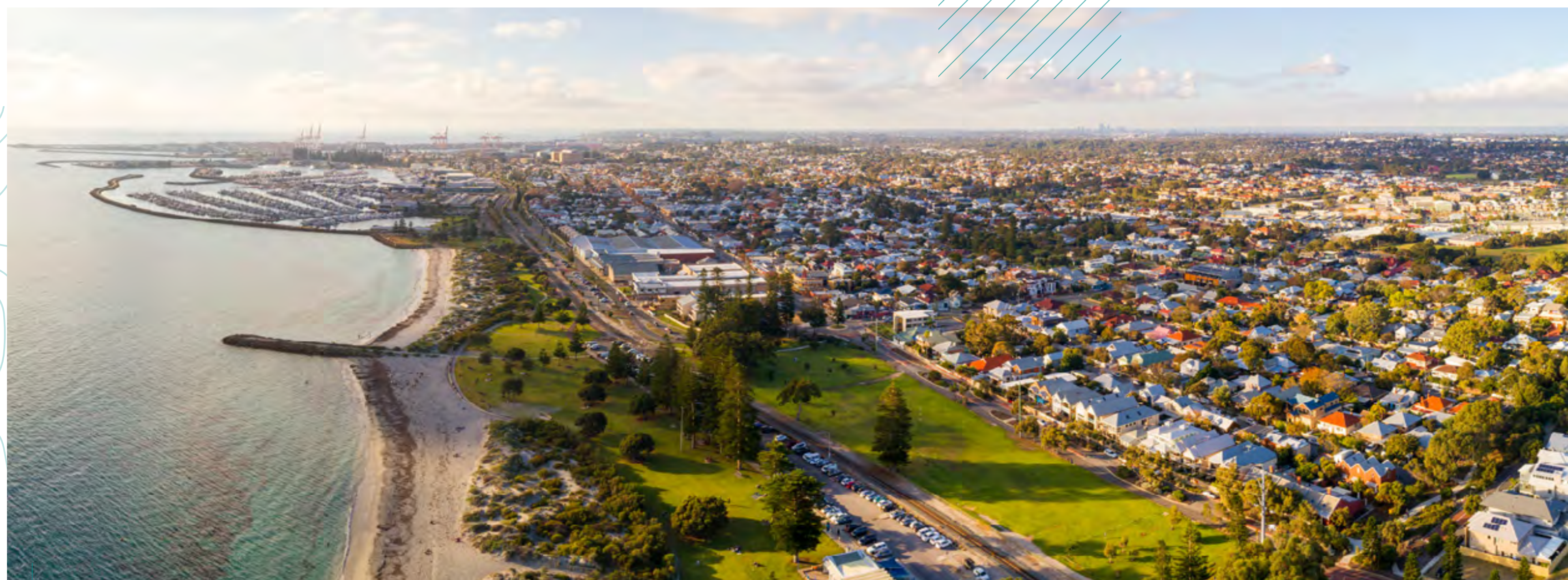
Agency role



Fremantle, WA

Landgate is WA's statutory land information authority, proudly serving the community, government and industry customers. It secures land interests, values property and provides authoritative land, property and location information that underpins decision making across the State.

Alongside these core responsibilities, Landgate is undergoing a significant transformation into a modern digital and data land information agency. Through investment in digital capabilities, data platforms and critical information infrastructure, Landgate is improving the accessibility, quality and value of the information and services we provide.

The agency sees a future where understanding 'where things are located' is increasingly central to planning, investment, service delivery and sustainable development. Combining statutory functions with contemporary digital services and data driven insights, delivers greater value to WA while continuing to meet legislative obligations and customer commitments.

VISION

TO FULLY HARNESS THE VALUE OF *WHERE* TO POWER A THRIVING WA.

PURPOSE

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

VALUES

RESPECT

We treat everyone with RESPECT
Through listening, valuing each voice, and creating space for people to belong.

ADAPT

We ADAPT for the future.
By embracing change, building new skills, and moving forward with confidence and capability.

TOGETHER

We work TOGETHER as one
United by shared purpose, collaboration, and the strength of our collective expertise.

OWN

We OWN our actions.
Through integrity, follow-through, and clarity in our responsibilities.

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Three core services

LOCATION SERVICES

Location information and spatial services for WA, are relied upon for everything from emergency services to agriculture and land use planning.

This includes the following:

» Maintaining cadastral and administrative boundaries in the State's spatial cadastral database.

» Cadastral survey inspection to ensure land boundary certainty.

» Capturing and processing aerial and satellite imagery for a wide range of use cases.

» Naming and addressing WA localities, streets and geographical features.

» Maintaining topographic information to support mapping State-wide natural and built features.

» Customised mapping to support state and commonwealth government decision making.

» Delivering a reliable geodetic framework that provides positioning solutions across WA.

» Enabling the discovery and access of WA public sector data through the Data WA open data catalogue and the Shared Location Information Platform (SLIP).

» Delivering the Spatial WA Program on behalf of the State.

TITLING SERVICES

Landgate is WA's guardian of land and property interests, maintaining the security and integrity of information on the State's Land Titles Register.

This includes:

» Cadastral survey plans which define property and land boundaries in WA.

» Creating Titles for each new land parcel in the State.

» Registering interests in land, such as land ownership, easements, covenants, mortgages, caveats, leases, memorials and powers of attorney.

» Land transaction management to support the sale of WA properties.

» Supporting digitalisation, like electronic conveyancing at a state and national level, to make transacting in property more secure and faster.

VALUATION SERVICES

Independent property valuations support fair and accurate property rates and taxes across the State.

This includes:

» State-wide rating and taxing valuations for over 1 million properties each year. These valuations are used by local governments, government agencies and emergency services as a basis to inform property rates, land tax, service charges and levies.

» Specialist valuation services for state and local government, including asset valuations, stamp duty assessments, financial reporting and valuation advice for native title settlements and the leasing of land for renewable energy projects.

» A pastoral lease rent review every ten years, which is conducted by the Valuer-General in consultation with the Pastoral Lands Board and in accordance with the *Land Administration Act 1997*.

» Management of the State's property asset register.

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Governance and operating structure

LEGISLATION

ENABLING LEGISLATION

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

» *Redemption of Annuities Act 1909*
» *Registration of Deeds Act 1856*
» *Sale of Land Act 1970*
» *Standard Survey Marks Act 1924*
» *Street Alignment Act 1844*
» *Town Allotments (Boundaries) Act 1844*
» *Town Boundary Marks Ordinance 1853*

ADMINISTERED LEGISLATION

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

The principal Acts Landgate administers in these areas are:

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

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

» *Amendment of Deeds of Grant Act 1884*
» *Land Boundaries Act 1841*
» *Real Property (Commonwealth Titles) Act 1925*
» *Real Property (Foreign Governments) Act 1951*

ADVOCATING FOR REFORM

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

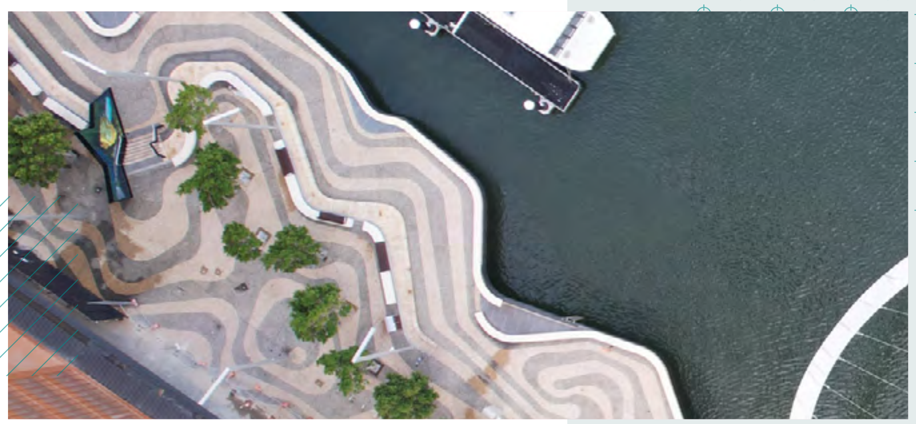
LEADERSHIP STRUCTURE

The Minister for Planning and Lands has responsibility for administering the *Land Information Authority Act 2006*. Landgate, through its Board (appointed by the Minister) is accountable to the Minister for the strategic direction, performance and effective financial management.

The Board operates in accordance with the Act and is subject to the provisions of the *Statutory Corporations (Liability of Directors) Act 1996*.

Under the Act, the Board delegates responsibility for day-to-day management of Landgate to the Chief Executive Officer, who is supported by the Corporate Executive in delivering the organisation's strategic objectives and operational responsibilities.

Elizabeth Quay, WA



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BOARD OF DIRECTORS

KYLEE SCHOONENS
BOARD CHAIR

Kylee is an Architect Fellow (FRAIA), Principal at national architecture, interiors and urban design practice Rothelowman, and an experienced Non-Executive Director with more than 25 years in WA's property and development industry. She is recognised for her leadership across complex development, planning and urban outcomes, and her expertise in governance, stakeholder engagement and industry advocacy.

Kylee is a Division Councillor of the Property Council of Australia (WA). She has previously held non-executive director roles with DevelopmentWA, the former LandCorp, Metropolitan Redevelopment Authority, Bethanie Group and Bethanie Housing Limited. Kylee's extensive experience across the property, development and built environment sectors provides valuable strategic insight and governance leadership to Landgate's Board.

REBECCA STROM
DEPUTY BOARD CHAIR

Rebecca Strom is an experienced Non-Executive Director and former solicitor with expertise in the public, private and not-for profit sectors. In addition to Landgate, her current director roles include Housing Choices Australia (as Board Chair) and with a private property developer. She is a graduate and member of the Australian Institute of Company Directors.

Rebecca has previously sat on the North Metropolitan Health Service Board (including as Chair); Executive, Finance and Property Committee of the WA Planning Commission; and the Department of Planning's Audit and Risk Committee. Her legal, governance and industry expertise are highly regarded by the Landgate Board.

MELISSA PERRY
BOARD MEMBER

Melissa is a passionate advocate and leader of social and economic inclusion for vulnerable people and communities. She has extensive leadership and advisory experience in WA's community services sector, driving changes to social policy, organisational culture, strategic development and service delivery.

Melissa currently holds non-executive board positions for Community Employers WA and the Supporting Communities Forum. Her expertise as a leader of social and organisational change within complex environments is of great value to Landgate's Board.

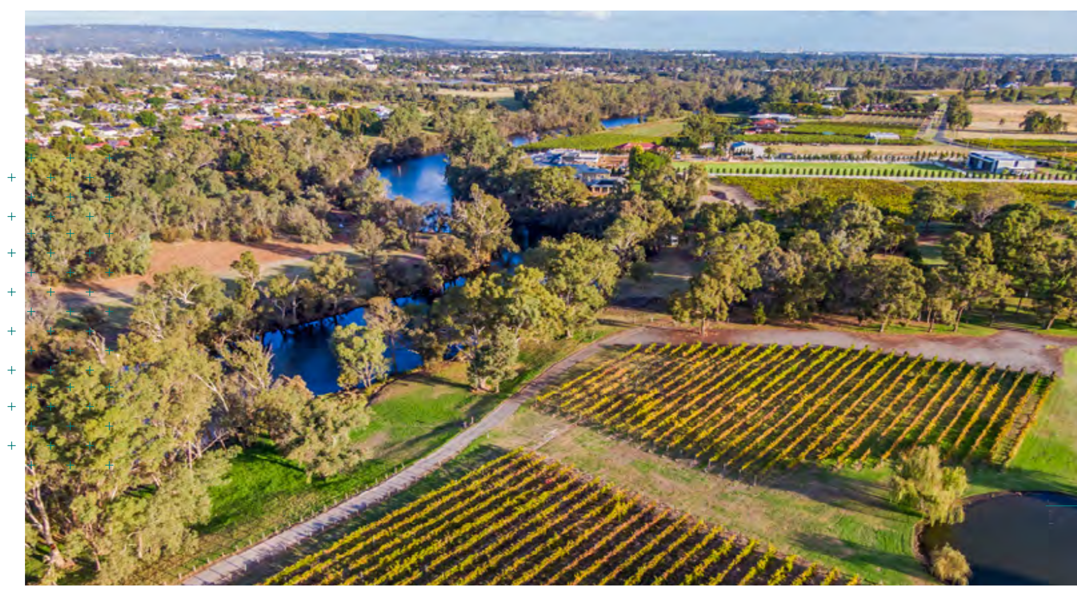
SIMON TE BRINKE
BOARD MEMBER

Simon is a digital media and communications specialist with over 30 years' experience across the private, non-profit and government sectors. He also has more than a decade of involvement in Indigenous cultural heritage projects.

Simon is a Fellow of the Australian Institute of Company Directors and an experienced Non-Executive Director, currently serving on the boards of Landgate, the Chamber of Commerce and Industry WA, PeopleKind Group and EpiGroup. He brings a strong focus on creativity, emerging technologies, communications, and innovative thinking to the Landgate Board.

"Our togetherness helps shape what we achieve at Landgate"

BEN | SENIOR SPATIAL OFFICER



Swan Valley Vineyards, WA

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DANIELLE DAVISON
BOARD MEMBER

Danielle is a highly qualified and experienced property, strategy and finance professional. She currently runs consulting business, Davison Advisory Services, assisting property clients with strategic planning, feasibility analysis and the development of sites. Prior to this, Danielle has held executive roles with major property development groups, including the Macquarie Bank, ABN Group and Frasers Property.

Danielle is currently a Non-Executive Director on several other boards including Fremantle Port Authority, Curtin Heritage Living, Gold Estates, Eglington Estates and Australian Transit Group. Danielle is also Chair of the Project Steering Committee for Curtin Heritage Living and Deputy Chair of the Audit and Risk Committee for Landgate.

LAURA FRASER HARDY
BOARD MEMBER

Laura is a lawyer who was first admitted to the Supreme Court of Queensland in 2008, spending almost a decade practising employment and industrial law in Queensland.

Laura's roles have also included being the Chief of Staff to the Attorney General of Queensland and the National Manager of Government Relations for a not-for-profit organisation.

Laura has returned to WA where she is again practising as a lawyer. She brings her extensive experience in law, policy and government to the Board.

BOARD SUB-COMMITTEES

AUDIT AND RISK COMMITTEE

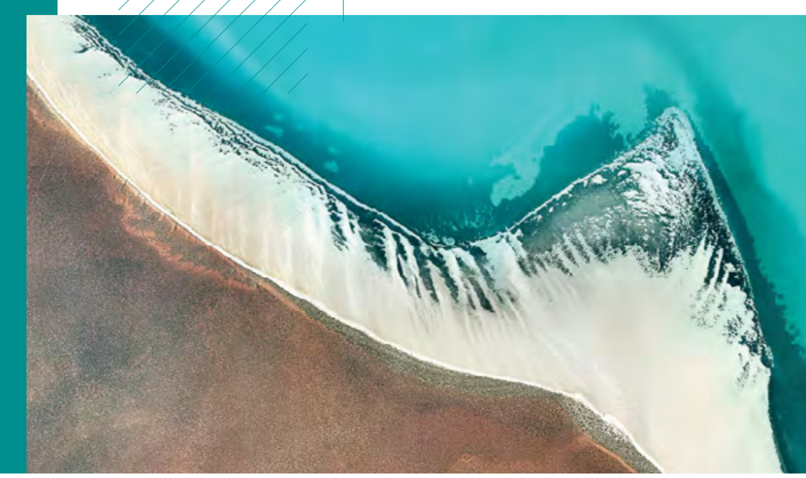
The primary function of the Audit and Risk Committee (ARC) is to provide assurance and constructive challenge to support the Board and CEO to fulfil their corporate governance and oversight responsibilities. The ARC comprises a minimum of three Board members, one of which must be a qualified accountant or have other financial qualifications. This sub-committee includes Board members Ian Callahan (Committee Chairperson Jul-Dec 25), Rebecca Strom (Committee Chairperson Jan-Jun 26), Danielle Davison and independent member Travis McAuliffe who was appointed during the reporting period.

PEOPLE, ENVIRONMENT AND SUSTAINABILITY COMMITTEE

The People, Environment and Sustainability Committee (PESC) provides oversight on culture, workforce planning, inclusion and diversity, Chief Executive Officer and Board performance, corporate governance, environment and sustainability. It consists of at least two Board members who have the appropriate level of skills and business experience. This sub-committee includes Board members Melissa Perry (Committee Chairperson), Laura Fraser Hardy and Simon te Brinke.

Mt Jackson, WA

Shark Bay, WA



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EXECUTIVE LEADERSHIP TEAM

TRISH SCULLY
CHIEF EXECUTIVE OFFICER | EX-OFFICIO BOARD MEMBER

Trish Scully was appointed Chief Executive Officer in September 2024 and brings over 30 years of experience in auditing, finance, strategy, project delivery and executive leadership. Previously General Manager of Location Services, Trish played a key role in advancing digital services and customer-focused initiatives.

As CEO, Trish is leading Landgate's transformation into a modern digital and data agency, delivering innovative land and property information services that support Western Australia's economic growth and community needs. She is focused on building capability and leadership to drive strategic programs that enhance the value of land information while fostering a culture of continuous improvement and excellence.

DIONE BILICK
GENERAL MANAGER – LOCATION SERVICES

Dione Bilick oversees land boundaries, earth observation, geospatial data and mapping. She ensures support for essential government functions through spatial data applications, services, and collaboration. Dione has extensive leadership experience across Landgate over her 25 years with the agency and also holds the statutory position of WA's Surveyor General.

BRUCE ROBERTS
GENERAL MANAGER – TITLING SERVICES

Bruce Roberts oversees customer service, land titling operations, land title assurance, and national e-conveyancing. He also holds the statutory position of the State's Registrar of Titles. With 34 years' experience at Landgate, Bruce has led major legislative reforms and enhanced the efficiency of land registration processes.

BRAD MCBRIDE
GENERAL MANAGER – VALUATION SERVICES

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

TRAVIS BEASLEY
GENERAL MANAGER – CORPORATE SERVICES

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

HADIZAH HALLID
CHIEF INFORMATION OFFICER

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

DARREN MOTTOLINI
PROGRAM DIRECTOR – SPATIAL WA

Darren Mottolini leads the development of Spatial WA, a collaborative, whole of government digital initiative to support enhanced decision making and service delivery. With over 20 years' experience across government, industry and research, Darren is a recognised expert in using spatial data to drive innovation.

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AGNES ELSTONE
DIRECTOR – PEOPLE, CULTURE & ENVIRONMENT

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

METTE WENDLER
EXECUTIVE DIRECTOR – VALUATION SERVICES

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

Landgate Executive Leadership

(L-R: Bruce Roberts, Trish Scully, Dione Bilick, Agnes Elstone, Darren Mottolini, Hadizah Hallid, Travis Beasley, Brad McBride. Absent: Mette Wendler)

STATUTORY OFFICERS

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

BRUCE ROBERTS
REGISTRAR OF TITLES

Oversight of the day-to-day administration, management and statutory decision making. The Registrar of Titles is accountable for the WA Land Titles Register, its policies, functions, activities and continuous improvement.

SUSAN DUKES
COMMISSIONER OF TITLES

The Commissioner of Titles is responsible for protecting the integrity and security of the WA Land Titles system and exercising statutory decision making functions under the *Transfer of Land Act 1893*.

CARLO TASSONE
VALUER-GENERAL

The Valuer General is responsible for administering the *Valuation of Land Act 1978* and overseeing the rating and taxing valuation system.

DIONE BILICK
SURVEYOR GENERAL

The Surveyor General is responsible for maintaining the integrity of plans and surveys that underpins the WA Land Titles Register. She is also ex-officio member of the Land Surveyors Licensing Board of WA.

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Operating environment

THE WA CONTEXT

The State continued to demonstrate economic resilience throughout 2025-26, underpinned by strong population growth, sustained employment levels and ongoing government infrastructure investment. In their 2026-27 Budget, the WA Government outlined their plans to invest a record $44.3 billion in infrastructure over the next four years. They have also forecast a record $4.7 billion spend in housing, supporting job creation and housing demand across both metropolitan and regional areas.

As discussed in the Agency Performance section, this context continues to see elevated activity in Landgate for document registrations, property valuations and location information services. Local government planning, infrastructure development and emergency management have increasingly relied on spatial data, reinforcing Landgate's role as a key contributor to the State's digital transformation.

OUR STRATEGIC DIRECTION

Landgate's Strategic Development Plan 2025-26 to 2029-30 outlines its long-term strategic focus (excerpt on next page), in consideration of its key drivers for change. This includes an ongoing focus on digitalisation and enhancing spatial capabilities. Each year, Landgate also develops a Statement of Corporate Intent which outlines the strategic initiatives it will undertake in order to achieve these strategic priorities.

STRATEGIC FOCUS

CONTRIBUTE TO A STRONG AND SUSTAINABLE WA ECONOMY

- Deliver services sustainably, efficiently and effectively to support the economic growth and development of the State.
- Establish new digital capability through Spatial WA which provides better services for the WA government, industry and community.
- Contribute to the State's environmental, social and governance commitments.
- Ensure data is appropriately accessible and available to government, industry and the community, to support better decision making, innovation and the diversification of the economy.

DRIVE OUTCOMES IN THE INTEREST OF WA

- Refine legislation, regulation and processes inhibiting the use of land information.
- Engage in government and industry forums to contribute to the development of national and state strategies, standards and practices.

ENABLE OUR PEOPLE TO THRIVE

- Invest in people to provide us with the capability and culture required to succeed in a digital economy, starting with leadership development and workforce planning.
- Contribute to the State's diversity, inclusion and equity commitments.

MEET EVOLVING CUSTOMER AND COMMUNITY NEEDS

- Deliver core services which meet or exceed customer expectations, as we listen and adapt to their needs.
- Create more digital services for customers and integrate more technology to support better and faster service delivery, innovation and continuous improvement.
- Achieve outcomes for customers with an increased focus on cyber security and culture.
- Build relationships with First Nations communities and support other agencies and local governments in their reconciliation journeys.

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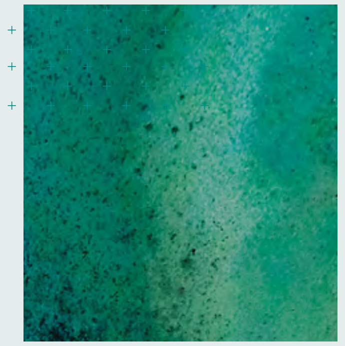
Financial summary

REVENUE ('000)

$177,940

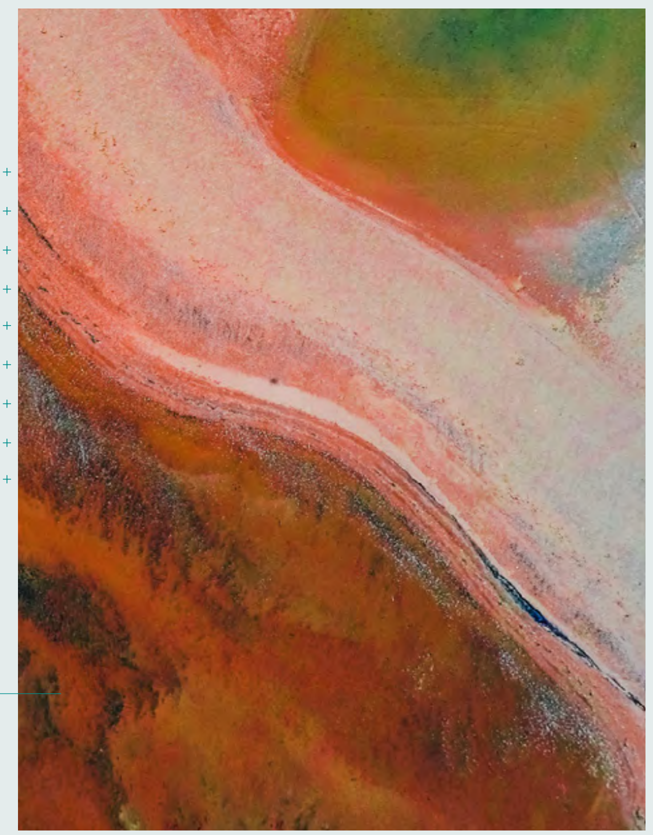
TARGET **$170,116** / **ACHIEVED**



EXPENDITURE ('000)

$144,650

TARGET **$164,887** / **ACHIEVED**



PROFIT/(LOSS) BEFORE TAX ('000)

$33,290

TARGET **$5,229** / **ACHIEVED**

Shark Bay, WA

KEY PERFORMANCE INDICATORS 2025-26

Service	Indicator	Target	Result
Service 1 Land Titling	Simple and correct documents registered within two working days of lodgement.	88.0%	94.08%
	No. of adjusted Certificates of Title arising from identified errors as a percentage of the total Certificates of Title on the land titles register.	≤0.25%	0.08%
	Average cost of maintaining land tenure information, certainty of ownership and other interests in land, per Certificate of Title.	$21.95	$24.49
Service 2 Valuations Result Target Achieved	Benchmark for accuracy of Unimproved Values.	>92.5%	91.46%
	Benchmark for uniformity of Unimproved Values.	<15%	8.12%
	Benchmark for accuracy of Gross Rental Values.	>92.5%	91.31%
	Benchmark for uniformity of Gross Rental Values.	<7%	4.21%
	Adjustments of rating and taxing values as a result of objections and appeals, as a percentage of total values in force.	<0.1%	0.003%
	Average cost per valuation	$20.55	$20.10
Service 3 Land Information and Services	Completion rate of names and addressing jobs delivered within 10 business days.	85.0%	92.34%
	Completion rate of property boundary related jobs within the agreed benchmarks.	95.3%	98.6%
	Imagery Systems availability supporting the State's mapping, monitoring and predicting of bushfires.	99.5%	99.77%
	Average cost of providing land information and services for the State (per square km).	$20.39	$14.62
Service 4 Access to Location Information	Overall satisfaction with the capture of, access to and usability of government location information.	88.0%	88.3%
	Average cost per dataset.	$2,879.73	$1,983.99

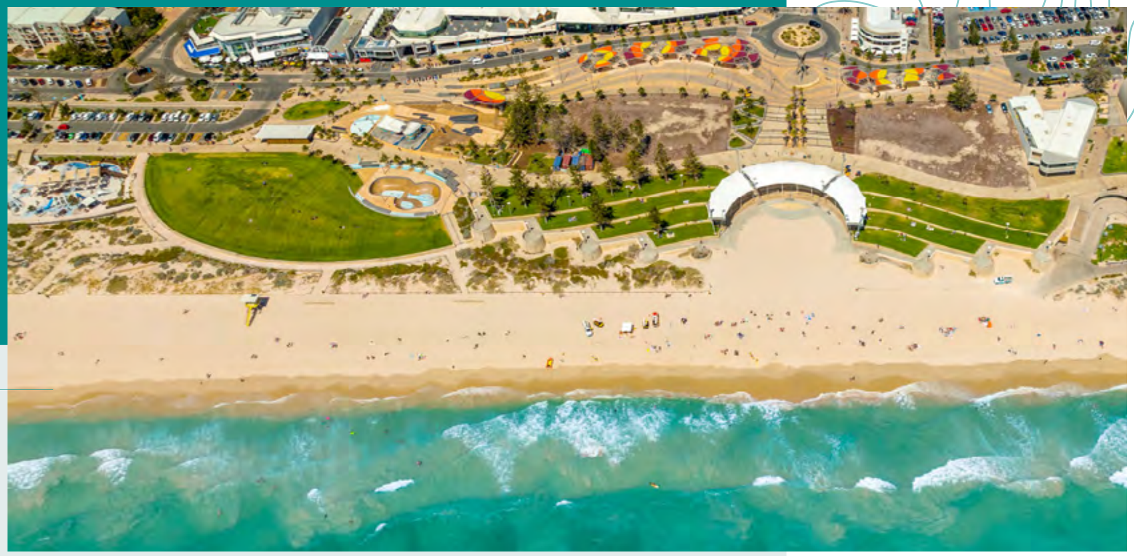
Progressing strategic priorities

The WA Government continues to focus on delivering more housing, strengthening the economy, improving public services and harnessing digital innovation to better serve the community. Landgate plays a critical role in supporting these priorities by providing land, property and location information that underpins planning, infrastructure delivery, investment and service delivery across government.

Landgate's Statement of Corporate Intent 2025-26 (SCI) outlines the annual initiatives and performance targets that contribute to achieving our longer-term Strategic Development Plan 2025-26 to 2029-30 (SDP). Together, these plans reflect a strategic focus on supporting the WA Government's priorities to:

» contribute to a strong and sustainable WA economy;
» meet evolving customer and community needs;
» drive outcomes in the interest of WA; and
» enable our people to thrive.

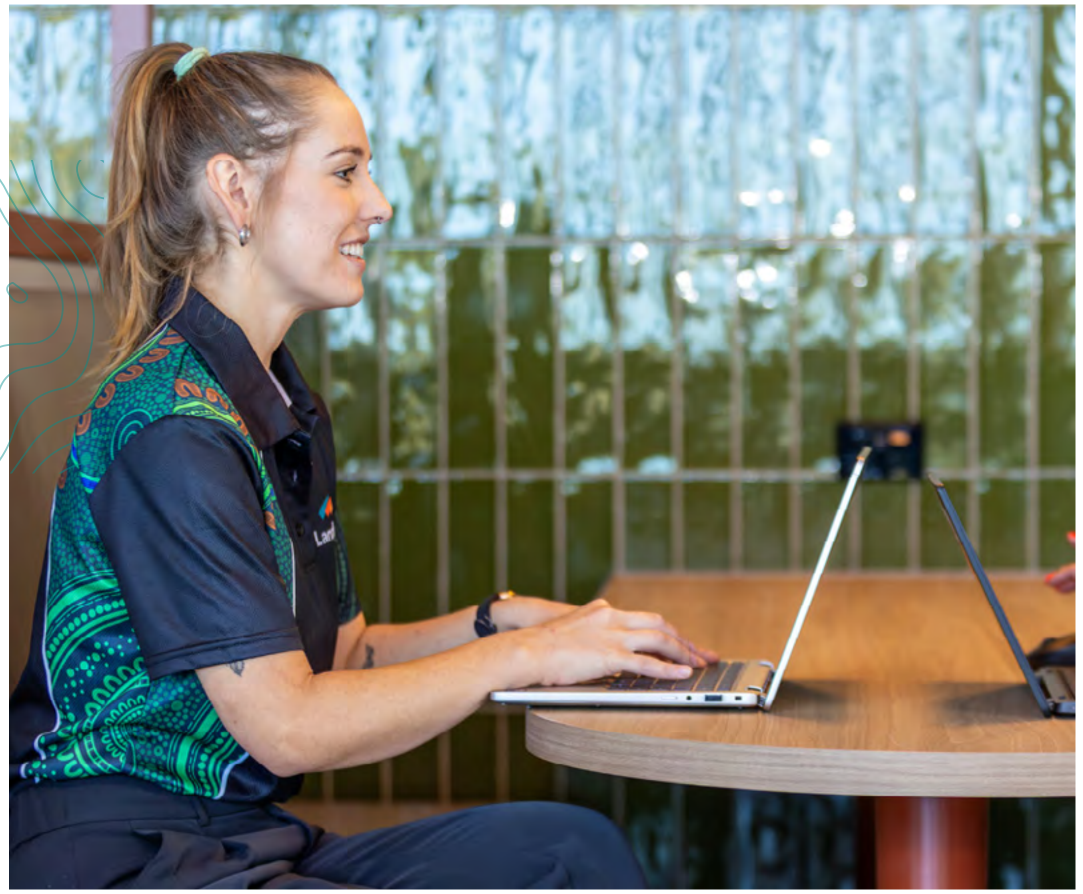
Below is a summary of key strategic achievements for 2025-26.



Scarborough Beach, WA

Enabling better decisions through location information

The Location Services team is the State's custodian of WA's topographic information, addresses, geographic names and geodetic marks. It is also responsible for modernising the State's spatial cadastral data and progressing replacement applications for these critical datasets. Throughout 2025-26, Location Services exceeded all 'effectiveness' key performance indicator targets.



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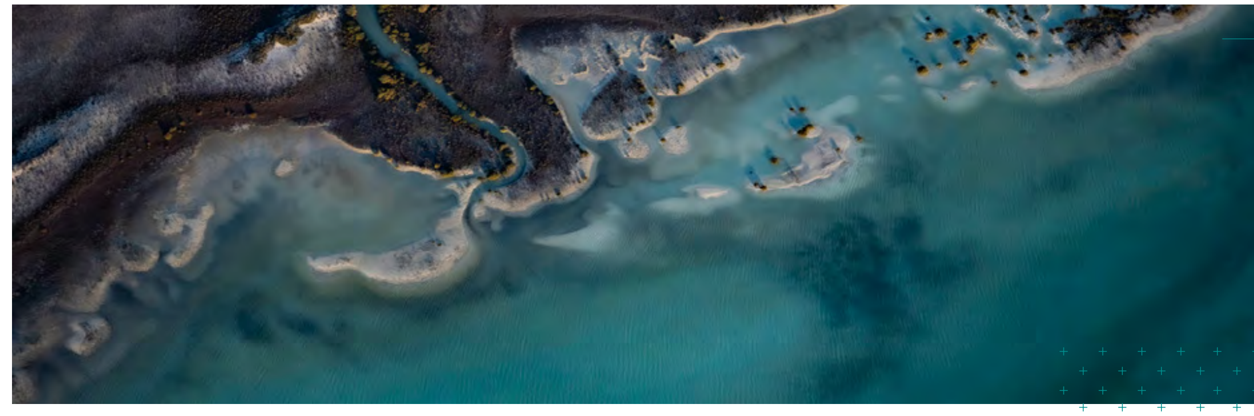
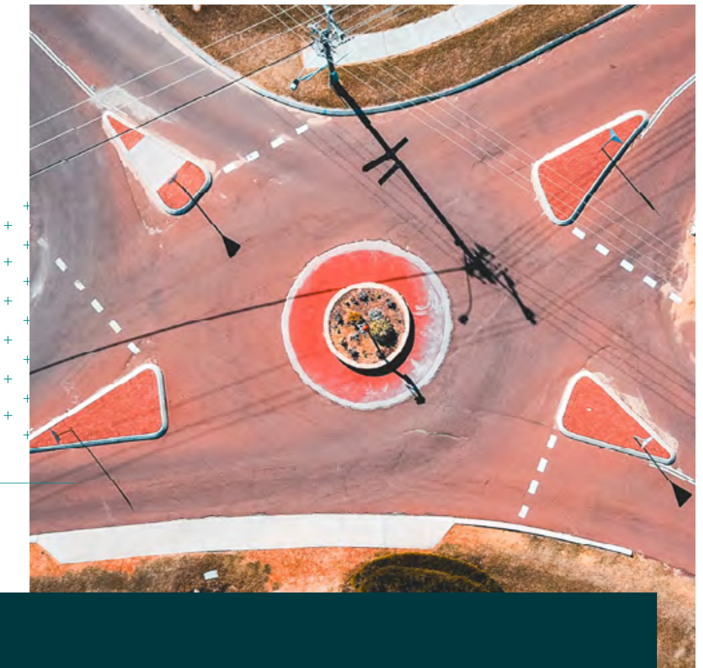
SPATIAL WA

Delivered by Landgate, Spatial WA is a significant digital infrastructure initiative that will maximise the value of the State's data in one platform. It will give government agencies the tools to plan, design, test and collaborate in a virtual environment, supporting more informed planning, infrastructure delivery, emergency preparedness, and land management.

The program transitioned from planning to implementation following the completion of key procurement and discovery activities.



Shark Bay, WA



Guilderton, WA

Key achievements included:

» Completing an open and competitive procurement process to appoint technology partners to deliver Spatial WA's two core platforms:
- Jacobs, supported by Amristar Solutions and Terria, was appointed to deliver the Spatial Digital Twin platform; a digital representation of the State in four dimensions (that is, 3D plus time) that brings together maps, imagery and other data to support analysis, collaboration, scenario planning and predictive modelling.
- Accenture, supported by Surround Australia, was appointed to deliver the Next Generation Spatial Cadastre; a 3D/4D public register of WA land boundaries and ownership information, providing enhanced capabilities for land information searches, planning and analysis.

» Developing the solution architecture for each technology platform.

» Collecting and integrating hundreds of datasets from 74 agencies, establishing the foundation required to deliver four priority use cases which will help demonstrate the broader benefits.

» Validated and confirmed the success criteria required for four priority use cases in partnership with:
- Department of Biodiversity, Conservation and Attractions
- Department of Fire and Emergency Services
- Department of Mines, Petroleum and Exploration
- Department of Planning, Lands and Heritage
- Infrastructure WA
- Office of the Coordinator General
- Public Transport Authority

» Progressing enhancements to the Data Management Framework and its supporting tools, strengthening spatial data governance, standards and quality management to improve consistency across government.

The Spatial WA team will continue to work with its delivery partners and partner agencies to progress implementation, with initial demonstration of the Spatial Digital Twin's capability.

PLACE NAMING ACTIVITY

Landgate works with local governments, Traditional Owners and communities to ensure place names reflect the State's history, identity and cultural heritage. During 2025-26, 568 naming approval requests were assessed, including 62 name approvals with an Aboriginal origin, supporting greater recognition of First Nations languages and culture across the State.

One of the year's most significant highlights was the official renaming of the King Leopold Ranges locality to Bularl di Wunami.

In 2020, the WA Government committed to renaming the locality to remove references to the former Belgian King, whose legacy includes documented atrocities. This followed the renaming of the physical ranges themselves to Wunaamin Miliwundi Ranges.

With responsibility for administering official naming across WA, Landgate engaged First Nations consulting firm NyikBar, local Traditional Owners and the Shire of Derby-West Kimberley to identify a new name for the locality. The approved name (Bularl di Wunami), announced by the Minister for Planning and Lands on 11 February 2026, combines the Ngarinyin words "Bularl di" (rocky country) and Bunuba word "Wunami" (big range country). This acknowledges both the physical landscape and the enduring cultural, linguistic and historical connections to Country of the local Traditional Owners.

Bularl di Wunami, WA

DELIVERING BETTER OUTCOMES THROUGH COLLABORATION

The agency continued to strengthen partnerships across WA and nationally, demonstrating the value of trusted location information in supporting government decision making, emergency response and national collaboration.

Following Tropical Cyclone Narelle which caused significant flooding across the Gascoyne region and impacted the Carnarvon community, Landgate worked closely with the Department of Fire and Emergency Services to deliver high-resolution aerial imagery. This imagery provided critical information to support damage assessments, understand the extent of flooding and inform recovery planning for affected communities. By delivering timely and trusted location information, Landgate supported the WA Government's priorities of strengthening emergency management capability and delivering effective cross-government services.

Landgate also continued to provide national leadership through the Intergovernmental Committee on Surveying and Mapping (ICSM). Landgate's Director Geospatial was appointed Chair of ICSM from 1 July 2025, and during the year the General Manager Location Services served as Chair of the ICSM Finance Committee.

Working across jurisdictions in Australia and New Zealand, ICSM finalised its 2026-2030 Strategy, which includes establishment of a dedicated working group to support the recognition of Traditional Owners and Custodians. A key 2025-26 highlight was the ICSM Place Names Working Group meeting, held alongside a First Nations workshop hosted by First Languages Australia.

The event included Landgate place naming expertise and the involvement of a WA Elder, providing an important opportunity to bring WA perspectives into national discussions on place naming and strategic planning.

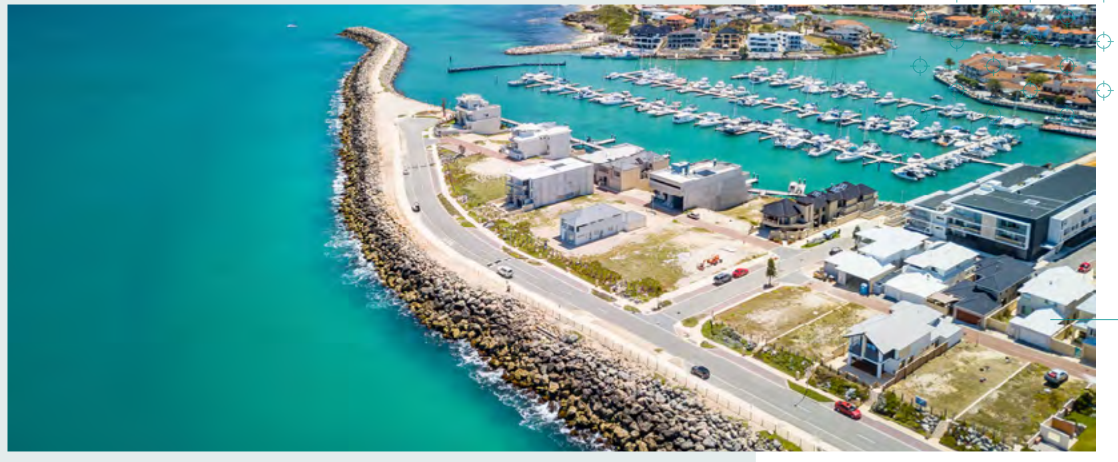
Together, these activities demonstrate Landgate's leadership in applying location information to address community needs.

GEODETIC STRATEGY FOR WA

Landgate developed and published the Geodetic Strategy 2026-2030, providing a strategic roadmap for maintaining and enhancing the State's positioning infrastructure and geodetic capability.

The Strategy responds to rapid advances in positioning technology, increasing customer expectations and the growing reliance on accurate location information across government and industry.

Aligned with the ICSM Geodesy Working Group Strategy 2026-2030, it established priorities to improve products and services and ensure WA's framework continues to support infrastructure delivery and emerging technologies.



Mindarie Housing and Marina, WA

Modernising land and property transactions

WA's strong property market continued to drive near record levels of land titling activity for Landgate in 2025-26. A total of 443,127 documents were lodged, representing a 4.4% increase on 2024-25 and an 8% increase since 2022-23. The majority (84%) were lodged electronically, and automatically examined, meaning faster registration for customers. The remaining documents that required manual examination had variable registration times depending on their nature and complexity.

The approach to prioritising plans and new titles for examination was refined in consultation with key industry stakeholders to support the WA Government's commitment to increasing housing supply. These improvements have been commended by the development and surveying industries for improving the processing of high priority plans (e.g. built strata and large greenfield developments) and new titles applications.

Housing Development, WA

IMPROVING CUSTOMER SERVICE

In July 2025, Landgate launched the Dealing Progress Tracker to give customers the ability to electronically track the progress of their paper documents via a simple tool on its website, rather than having to call. The Tracker was used over 27,000 times in 2025-26, allowing the Customer Service team to focus on the more complex enquiries.

Landgate remains committed to increasing its electronic lodgement and automation capabilities. In June 2026, Landgate introduced electronic lodgement and automated examination for Survivorship Applications following the death of a joint property owner. The agency receives approximately 3,700 to 4,000 Survivorship Applications each year. A Survivorship Application updates a property title following the death of a joint owner, transferring ownership to the surviving owner(s). Electronically lodged Survivorship Applications which meet all business rules can now be registered automatically in less than 20 seconds, compared to the paper-based process which requires up to 30 days for manual examination and registration. Since June, 172 applications (approximately 40%) have been lodged electronically, with approximately 90% registered in less than 20 seconds. This means faster registration for customers dealing with a significant life event.

CROSS-GOVERNMENT COLLABORATION

The agency played a key role in supporting the Department of Treasury and Finance, Keystart and Keystart Loans Ltd in restructuring their lending arrangements. Using newly developed software Landgate successfully transferred approximately 9,000 mortgages from Keystart Loans Ltd to Keystart in a single day, eliminating weeks of manual processing and ensuring the WA Land Titles Register was updated efficiently and accurately.

The software has since demonstrated broader value by automating other high-volume transactions, including the processing of 6,500 Amend Address of Caveator applications for the Housing Authority of WA, significantly reducing manual effort and allowing staff to focus on more complex registration activities.

Delivering valuation and land information

The Valuer General is responsible for independently valuing land across WA for rating and taxing purposes under the *Valuation of Land Act 1978*.

These valuations provide the basis for local government rates, land tax and emergency services levies, ensuring assessments are fair, consistent and reflect changes in the property market over time.

WA's property market continued to experience strong growth during the year, with sustained demand for housing and significant increases in residential rents across much of the State.

Landgate delivered the largest ever metropolitan and Mandurah gross rental value (GRV) valuation program, producing approximately 1.06 million valuations for 31 local governments.

The program was based on market rental evidence as at 1 August 2024 and recorded average GRV increases of around 40-50% from the values assessed three years prior.

In addition to the GRV program, Landgate also delivered:

» State-wide Unimproved Valuations (UVs);
» GRV and UV interim valuations;
» Market valuations;
» Stamp duty valuations; and
» Government asset valuations.

NEW VALUATION SYSTEM

The new valuation system was implemented in July 2025, replacing a 25-year-old legacy system. It provides a modern and efficient platform to support the delivery of an extensive valuations program, while adopting contemporary digital standards and enhancing cybersecurity.

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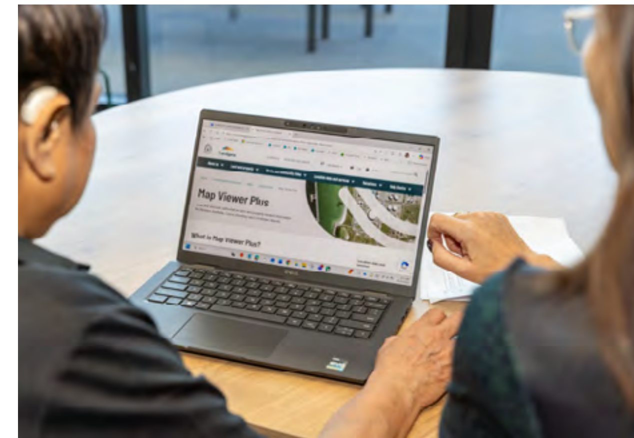
VALUER GENERAL'S REPORT

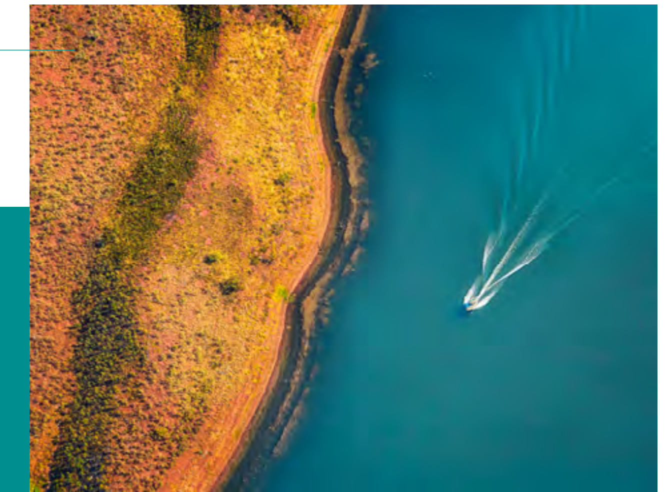
Under the *Valuation of Land Act 1978* (the Act), the Valuer General at Landgate is responsible for determining the valuation of land across WA for rating and taxing purposes.

The following report is a summary of the performance of the Valuer General's functions during 2025-26, in accordance with section 16B of the Act.

During 2025-26, the WA property market continued to grow, with notable increases in both sale and rental prices. I am pleased to report below on the accomplishments of the team.

CARLO TASSONE
VALUER GENERAL





Lake Argyle, WA

METROPOLITAN MARKET UPDATE

Throughout 2025-26, the Perth metropolitan area monthly median house price ranged between $860,000 and $1,060,000. The peak monthly median house value was 21.84% higher than the peak median value for 2024-25. The lowest monthly median house value was approximately 10.26% higher than the lowest point in 2024-25.

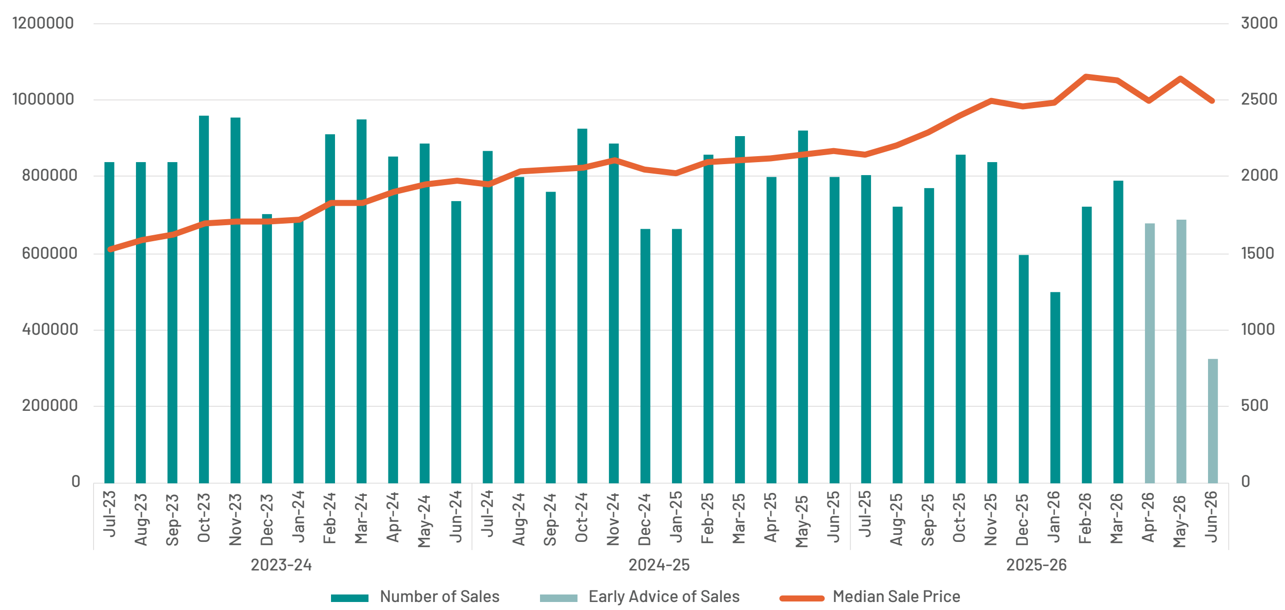
The total number of house sales in the Perth Metropolitan area for 2025-26 was 20,734. This was 15.85% below the total metropolitan sales in 2024-25.

REGIONAL MARKET UPDATE

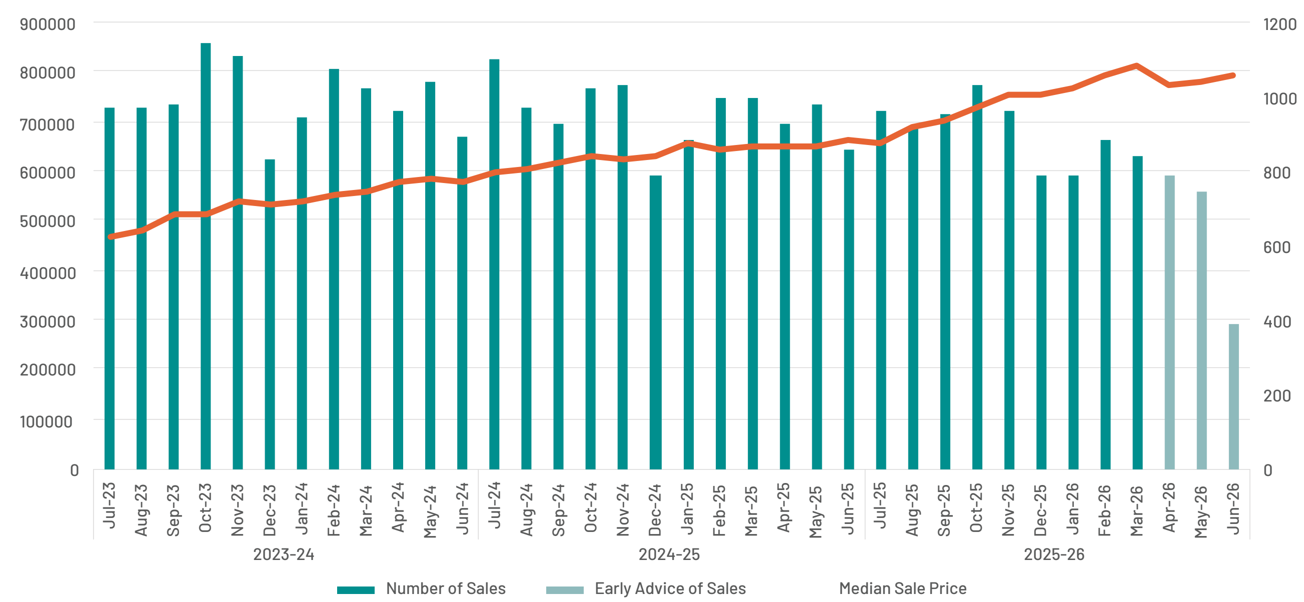
In 2025-26, the regional monthly median house price ranged between $655,000 and $810,000. The peak regional monthly median house value was 21.80% higher than the peak median value for 2024-25. The lowest monthly median house value was approximately 10.08% higher than the lowest point in 2024-25.

The total number of house sales in the regional area for 2025-26 was 10,030. This was 12.57% below the total number of regional house sales in 2024-25.

Metropolitan (not including Mandurah)



Regional



2025-26 VALUATION PROGRAMS

Gross Rental Values (GRV) are completed in accordance with section 18 of the Act. General valuations are completed every three years in the metropolitan area and every three to six years in regional areas. This year's programs were based on a date of valuation of 1 August 2024 and took effect on 1 July 2026.

METROPOLITAN GRV

The Metropolitan/Mandurah GRV general valuation program delivered approximately 1.06 million across 31 local governments (shown in the table below), making it our largest valuation program to date. The valuations were also provided to Water Corporation and the Department of Fire and Emergency Services to support the calculation of service charges and levies.

Armadale	*Gosnells*	*Rockingham*
Bassendean	*Joondalup*	*Serpentine-Jarrahdale*
Bayswater	*Kalamunda*	*South Perth*
Belmont	*Kwinana*	*Stirling*
Cambridge	*Mandurah*	*Subiaco*
Canning	*Melville*	*Swan*
Claremont	*Mosman Park*	*Victoria Park*
Cockburn	*Mundaring*	*Vincent*
Cottesloe	*Nedlands*	*Wanneroo*
East Fremantle	*Peppermint Grove*	
Fremantle	*Perth*	

UNIMPROVED VALUATIONS

Unimproved values (UV) are completed each year for Revenue WA (land tax) and local governments (rural and rural-residential properties). The 2025-26 State-wide UV program took effect on 30 June 2026 with a date of valuation of 1 August 2025. It produced over 1.1 million UV valuations, inclusive of mining tenements.

The 2025-26 UV general valuation rolls for the Indian Ocean Territories of Christmas Island and Cocos (Keeling) Islands were provided in accordance with the service delivery agreement with the Commonwealth Government.

MARKET, SPECIALIST AND GOVERNMENT ASSET VALUATIONS

The agency undertakes market valuations for a wide variety of purposes in support of the State's land administration, development, and asset management program. Under Section 39 of the Act, valuations are provided to government agencies for purchase, sale, leasing, and financial reporting purposes.

During 2025-26, 928 market valuations and 6,576 stamp duty valuations were completed. Additionally, 6,229 hours of consulting services were also provided to clients.

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

A total of 147,969 government asset valuations were completed for state government financial reporting. The fiscal value for all Government assets as of 1 July 2026 equates to $88.82 billion which is an increase of approximately 15.32% to the previous financial year value of $77.02 billion. These valuations are provided to the DTF for financial reporting and asset management purposes as required under the *Government Financial Responsibility Act 2000*.

ACCURACY OF VALUATION ROLLS

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

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

The COD for the 2025-26 Metropolitan/Mandurah GRV general valuation program is measured within a regulation period of 1 April 2024 – 31 August 2024. The resultant COD for the GRV program is 4.21%. This achieves the international standards target set by the International Association of Assessing Officers and Valuer General of <7% COD. The MPR for the 2025-26 Metropolitan/Mandurah GRV general valuation program is 91.31%. This result is slightly under the Valuer General target of >92.5% however still sits within the international recommended range of 90-110%.

The COD for the 2025-26 State-wide UV general valuation program is measured within a regulation period of 1 June 2025 – 31 August 2025. The resultant COD for the UV program is 8.12%. This achieves the international standards set by the IAAO and Valuer General of <15% COD. The MPR for the State-wide UV general valuation program is 91.46% which is under the Valuer General target of >92.5% however still sits within the international recommended range of 90-110%.

OBJECTIONS

Section 32 of the Act provides ratepayers with the opportunity to lodge an objection with the Valuer General if they are not satisfied with their valuation.

Given the scale of the valuation program, valuations are prepared using mass appraisal methodologies that apply consistent market evidence across groups of properties. The statutory objection process provides an important safeguard by enabling individual assessments to be reviewed in greater detail. As a result, it is expected that some objections will lead to amended valuations following consideration of additional property-specific information. This reflects the design and effectiveness of the review process rather than deficiencies in the original valuation methodology.

The Valuer General received 132 objections to rating and taxing valuations in 2025-26. A total of 94 objections, together with 3 appeals, were resolved.

Of the 94 objections received:

- 61 related to metropolitan properties (9 GRVs and 52 UVs), with 42 allowed (7 GRVs and 35 UVs), 16 disallowed and 3 withdrawn.
- 33 related to regional WA (9 GRVs and 24 UVs), with 29 allowed (7 GRVs and 22 UVs), 2 disallowed and 2 were withdrawn.

Under section 33 of the Act, a person who remains dissatisfied with the Valuer General's decision on an objection may, for reasonable cause shown, request the Valuer General refer the valuation to the SAT for review.

During 2025-26, 3 objections were considered by SAT, with one valuation amended following the Tribunal's decision.

Strengthening organisational capability

Corporate Services brings together the people, finance, legal, policy, ICT, procurement, and communications functions that enable Landgate to operate effectively to meet statutory responsibilities and deliver services to customers.

PEOPLE

People remain central to delivering trusted services for WA.

504 employees

31.6% employees from culturally and linguistically diverse (CaLD) backgrounds

128 employees born outside of Australia

70 employees speak languages other than English

EMBEDDING ORGANISATIONAL VALUES

A new set of organisational values were launched in February 2026, to provide a refreshed and consistent foundation for how we work together, make decisions and deliver for customers. Developed through extensive employee consultation, the values – *respect, together, adapt and own* - are being embedded across leadership, learning, recognition and workplace practices to strengthen a collaborative and high performing organisation.

BUILDING AN INCLUSIVE WORKPLACE

The agency continued to advance diversity, equity and inclusion through its Workforce and Diversity Plan 2023-26, embedding more inclusive practices across the organisation and enhancing employee experience.

A visible example of this commitment is the incorporation of Auslan-inspired hand gestures into the organisational values. These gestures reflect Landgate's commitment to accessibility, connection and inclusion, while recognising the diversity of its workforce. To further support learning and awareness, the Auslan video series was launched, helping employees build understanding of everyday Auslan communication.

Employees participated in a range of initiatives delivered through the Disability Access and Inclusion Plan (DAIP), Multicultural Action Plan and Reconciliation commitments. These included Harmony Week, National Reconciliation Week, NAIDOC Week, International Women's Day, International Men's Day, and International Day of People with Disabilities. Employee-led activities also supported and celebrated diversity and encouraged greater cultural understanding within the workforce.

During Deafblind Awareness week, an internal awareness campaign was delivered that shared the lived experience of a team member, helping build understanding of accessibility and inclusion across the organisation.

STRENGTHENING ABORIGINAL AND TORRES STRAIT ISLANDER ENGAGEMENT

The agency continued to mature relationships with Aboriginal and Torres Strait Islander (ATSI) peoples through cultural learning, leadership development and reconciliation initiatives.

Eight First Nations employees participated in tailored leadership and professional development opportunities, while 36 employees took part in On Country learning experiences to deepen their understanding of Noongar culture and connection to Country.

Landgate also supported an Aboriginal trainee through the Public Sector Commission's Solid Futures Program, with the participant successfully securing ongoing employment within Landgate.

Development commenced on the agency's second Innovate Reconciliation Action Plan, reinforcing its long-term commitment to reconciliation and creating greater opportunities for First Nations peoples.

Applecross, WA

SUPPORTING DIVERSITY AND BELONGING

Progress continued on the Disability Access and Inclusion Plan (DAIP), improving accessibility across employee systems, workplace processes and learning environments.

Enhancements to the annual engagement survey enabled employees to identify as having disability while maintaining anonymity, providing more meaningful insights into employee experiences and informing future actions.

Accessibility considerations were also further embedded into core people processes and systems such as the Learning Management System, enabling employees to identify accessibility needs and facilitating consistent implementation of adjustments in learning and development. Targeted workplace adjustments and tailored communication approaches were introduced to support a deafblind employee, improving workplace participation while increasing organisational awareness of inclusive practices.

Support for LGBTQIA+ employees continued through participation in PrideFEST, continued involvement in the WA Government Agency Ally Network, and activities led by the GLAM network. These initiatives promoted visibility, connection and allyship across the organisation.

Women in management by type[1]	Landgate representation (%)	
	2024-25	2025-26
Distribution (equity index)	90.5	91.6
Management Tier 1	100	100
Management Tier 2	25	25
Management Tier 3	61.1	65
Management Tier 2 and 3 combined	54.5	58.3

[1]The equity index is a measure of how evenly a group is dispersed through the salary profile.

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

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

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Workforce diversity by type	Landgate representation (%)		Equity Index	
	2024-25	2025-26	2024-25	2025-26
People from culturally diverse backgrounds	22.2	31.6	111.1	102.1
First Nations Australians	2.6	2.7	44.6	47.3
People With Disability	6.3	5.7	85.7	78.5
Youth (<25)	4.76	3.2	N/A	N/A
LGBTQIA+	5.0	11.5	54.3	71.0

[2] Sharing of responses (other than for youth) rely on voluntary self-nomination, it is likely the data under-represents these diversity groups. Additionally, sharing of LGBTQIA+ data only commenced in 2021 and completion rates for this field are still low (38.1%). Equity index is not included for youth as salary range corresponds closely to age and experience.

HEALTH, SAFETY AND WELLBEING

Maintaining a safe, healthy and respectful workplace remained a priority throughout 2025-26.

The agency retained its WorkSafe Plan Gold Certification and continued to develop workplace health and safety through initiatives focused on psychosocial wellbeing, injury management and domestic and family violence awareness.

While formal White Ribbon workplace accreditation concluded during the year, key initiatives were sustained to reinforce organisational capability and accountability.

This included leadership participation in targeted training and an internal education forum to mark White Ribbon Day, featuring a keynote speaker from White Ribbon Australia.

Landgate also continued implementing the National Strategic Plan for Asbestos Awareness and Management through ongoing monitoring and risk-based removal of asbestos containing survey mark hatch covers across WA.

The injury management system is compliant with the *Workers' Compensation and Injury Management Act 2023* and WorkCover WA guidelines.

Measures	Base year	Prior year	Current Year	Target	Comments
Number of fatalities	0	0	0	0	
Incidence of work-related injury or illness	4.2	12.4	6.2	12.1	
Incidence rate of serious claims with one or more weeks' lost time	2.1	8.2	2.07	7.9	Target met
Incidence rate of claims resulting in permanent impairment	0	0	0	0	
Incidence rate of work-related respiratory disease	0%	0%	0%	0%	
Managers and supervisors trained in:					
1. Work health and safety as relevant to the PCBU's risk profile	99%	96%	81%	≥80%	Target met
2. Injury management	99%	96%	81%	≥80%	
Percentage of workers returned to work on full duties and hours:					
i. Within 13 weeks	50%	50%	50%	N/A	
ii. Within 26 weeks	50%	75%	50%	70%	One injured staff member was unable to return within 26 weeks
Agency has a WHS management system that has been independently assessed in the last five years	Yes	Yes	Yes	Yes	Target met
Consultative systems: Number of Health and Safety Representatives					
1. In total	8	6	6		
2. Who have attended HSR training	8	6	6		
3. Shown as a percentage of workers	1.6	1.2	1.2		
4. Shown as a ratio of the number of workplaces occupied by the agency	2.6	2	2		
Name/s of health and safety committees and subcommittees			Landgate WHS Committee		

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Fremantle, WA

STRENGTHENING GOVERNANCE AND ASSURANCE

During the year, eight internal audits were completed across key operational areas and corporate functions including business continuity, leave management, staff offboarding, timely systems access, procurement and contract management, employee wellbeing and psychosocial safety, an operational audit of the Office of the Commissioner of Titles, and an assessment of a third-party provider's information security controls against recognised standards.

These audits resulted in 35 recommendations, while 27 internal audit recommendations (including recommendations opened in previous financial years) were completed and closed.

Key governance documents, including the Internal Audit Charter and Corporate Governance and Integrity Framework, were also reviewed and enhanced to reflect better practice and support continuous improvement.

The Office of the Auditor General again recognised Landgate as one of only five WA Government agencies to consistently meet Information Systems Audit capability benchmarks since 2021-22, reflecting the strength of Landgate's information security governance and controls.

ICT SUPPORTING CONTEMPORARY WORK PRACTICES

Contemporary enterprise platforms, resilient technology environments and strong information governance underpin the delivery of trusted land, property and location information.

Landgate continues to invest in technology, information management and cybersecurity to support its transformation into a modern digital and data agency.

A key focus throughout the year was preparing Landgate's internal technology environment required to support Spatial WA. As the lead agency, the team has established the foundational cloud environment and architecture to enable the technology delivery partners to commence development work. While Spatial WA will transform how government agencies access, share and use trusted land and location information, its successful delivery relies on robust Landgate technology, cyber security, integration capability and modern data platforms.

While investing in future capability, Landgate continued to maintain and enhance the critical technology platforms that underpin WA's land administration, valuation and location information systems. This included continued uplift of the Australian Signals Directorate's Essential Eight cybersecurity mitigation strategies, strengthening the organisation's resilience against evolving cyber threats and protecting the integrity of WA's land and property information.

An Artificial Intelligence (AI) Working Group was established to support the safe and responsible use of AI across the business. The AI Working Group ensures proposals are consistent with government policy and practice, and enhance service delivery and productivity, while maintaining public trust. This approach enables Landgate to responsibly explore how AI can enhance services and improve productivity while maintaining public trust.

One practical application developed within Titling Services was the 'Clio' Copilot Agent. With staff relying on more than 400 internal policy and procedure documents and over 180 external customer guides, locating accurate and often highly specialist information was time consuming and challenging using traditional search capabilities. The Copilot Agent was developed to improve knowledge discovery by securely surfacing relevant information from Landgate's approved knowledge base. Rather than replacing staff expertise, the solution helps employees quickly identify the most relevant policies, procedures and guidance needed to support consistent decision making and efficient customer service.

Lastly, 2025-26 saw Landgate prepare for the commencement of the *Privacy and Responsible Information Sharing Act 2024* (PRIS Act), which took effect on 1 July 2026. The PRIS Act establishes a consistent framework for how WA public sector agencies protect personal information while enabling responsible information sharing where there is a clear public benefit. For the community, this means greater transparency in how Landgate uses and shares the personal information provided (e.g. as part of land/property transactions).

The work undertaken during the year also establishes a strong foundation for future digital initiatives, ensuring information can be shared appropriately, securely and ethically to improve decision making, customer outcomes and whole of government service delivery.

LEGISLATIVE REFORM

The agency worked with the Department of Justice to progress legislative reforms that will enable the creation of electronic mortgage documents by financial institutions. This work resulted in the Property Law and Electronic Transactions Legislation Amendment (Electronic Mortgages) Bill 2025 (E-Mortgages Bill).

The E-Mortgages Bill was introduced to Parliament on 3 December 2025 and once passed, will enable mortgage documents to be generated, delivered, approved and signed electronically without the need for a witness.

The changes are expected to reduce banks processing times, replacing a paper-based process that can take at least 14 days in metropolitan areas and more than six weeks in regional locations. It also removes the need for regional customers to travel to the metropolitan area or larger regional centres to complete their mortgage documentation.

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Disclosures and Legal Compliance

POTENTIAL CONFLICTS OF INTEREST

ACT OF GRACE PAYMENTS

No act of grace payments were made in 2025-26.

PURCHASING CARD EXPENDITURE

Transaction Date	Amount	Advice Received	Recoup Received	Comments
11/6/25	$149.99	24/6/25	24/6/25	Accidentally used the wrong credit card
27/9/25	$45.81	7/10/25	10/10/25	Accidentally used the wrong credit card
16/12/25	$10.40	5/1/26	13/1/26	Accidentally used the wrong credit card
	$206.20			

BOARD AND COMMITTEE REMUNERATION AND MEETING ATTENDANCE

BOARD REMUNERATION

Total remuneration band	Type of remuneration	Number of Directors		Gross/actual remuneration	
		2024-25	2025-26	2024-25	2025-26
$0-$9,999	Annual	0	1	0	$5,000
$10,000-$19,999	Annual	0	1	0	$13,614.44
$20,000-$29,999	Annual	4	4	$28,313.00	$ 109,089.95
$30,000-$39,000	Annual	1	1	$38,081.52	$34,205.36
$40,000-$49,000	Annual	1	0	$48,842.35	0
$50,000-$59,000	Annual	0	1	0	$53,190.54

BOARD AND SUB-COMMITTEES MEETING ATTENDANCE

Board Member	Board meetings attended	PESC meetings attended	ARC meetings attended
Kylee Schoonens	9		1
Ian Callahan	5		1
Melissa Perry	9	6	
Danielle Davison	6		4
Simon te Brinke	9	5	
Rebecca Strom	8		4
Laura Fraser Hardy	3	3	
Travis McAuliffe			2

GEOGRAPHIC NAMES COMMITTEE REMUNERATION

Position	Name	Type of remuneration	Period of membership	Term of Appointment	Sitting fees	Gross/actual remuneration
Chairperson	Peter Birkett	Nil	01/07/2025 – 30/06/2026	N/A	N/A	
Member	Logan Howlett	Per meeting	01/07/2025 – 09/03/2026	3 years	$238	
Member	Amanda Shipton	Per meeting	01/07/2025 – 30/06/2026	3 years	$238	$476
Member	Quinton Tucker	Per meeting	01/07/2025 – 30/06/2026	3 years	$238	$0
Member	Greg Clements	Nil	01/07/2025 – 20/04/2026	3 years	N/A	
Member	Joanne Cammack	Nil	18/06/2025 – 30/06/2026	3 years	N/A	
Member	Linda Gray	Nil	01/07/2025 – 30/06/2026	3 years	N/A	
Member	Karen Wheatland	Nil	27/01/2026 – 30/06/2026	3 years	$238	$238
Member	Paul Fourie	Nil	28/11/2025 – 20/05/2026	3 years	N/A	
Member	Keana Williams	Nil	20/04/2026 – 30/06/2026	3 years	N/A	
Member	Anni Fordham	Nil	12/05/2026 – 30/06/2026	3 years	N/A	
Total						**$714**

Chair: $366 per meeting, up to 4 hours - $563 per meeting, over 4 hours.
Member: $238 per meeting, up to 4 hours - $366 per meeting, over 4 hours.

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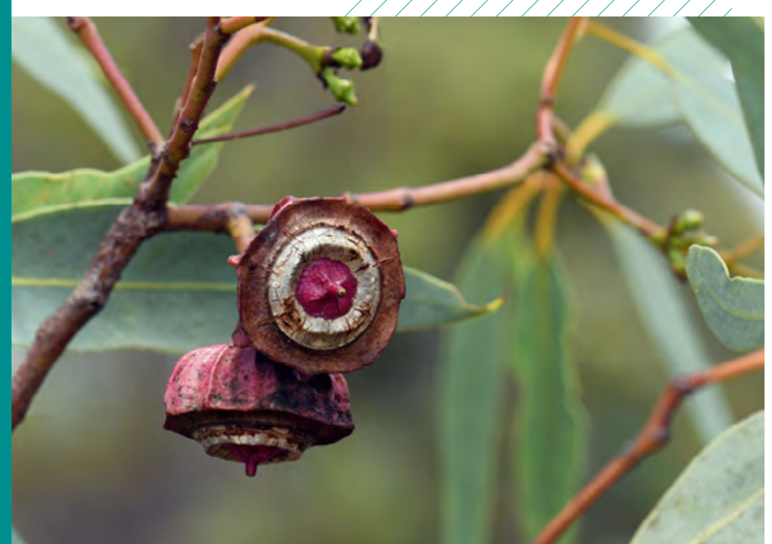
ADVERTISING, MARKET RESEARCH, POLLING AND DIRECT MAIL EXPENDITURE

Advertising	Spend in 2025-26
Seek Advertising	$11,681.82
Scott Print	$22,457.00
Nani Creative	$2,260.00
State Law Publisher	$625.07
Linkedin	$11,145.85
Telstra White Pages	$17,232.60
Market research	
My Media	$17,926.10
Metrix Consulting	$96,930.00
Media advertising providers	
Captive on Hold and Captivate Connect	$2,028.00
Initiative Media	$7,672.93
Total spend for 2025-26	**$189,959.37**



"We recognise the values of respect, together, adapt and own in each other every day"

CHARLOTTE | LAND TITLES OFFICER

RECORDKEEPING PLANS

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

REQUIREMENT: THE EFFICIENCY AND EFFECTIVENESS OF THE ORGANISATION'S RECORDKEEPING SYSTEMS IS EVALUATED NOT LESS THAN ONCE EVERY FIVE YEARS.

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

REQUIREMENT: THE ORGANISATION CONDUCTS A RECORDKEEPING TRAINING PROGRAM.

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

REQUIREMENT: THE EFFICIENCY AND EFFECTIVENESS OF THE RECORDKEEPING TRAINING PROGRAM IS REVIEWED ANNUALLY.

The agency's Recordkeeping Policy was reviewed and endorsed in November 2025. Employees are required to complete recordkeeping awareness training each year and maintain an appropriate level of knowledge and skill to ensure they are familiar with their duties and obligations under the *State Records Act 2000.*

REQUIREMENT: RECORDKEEPING INDUCTION PROGRAM

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

INFORMATION STATEMENT

In accordance with the *Freedom of Information Act 1992*, Landgate has completed its annual review of the Information Statement and published it on its website: **www.landgate.wa.gov.au.**

Between 1 July 2025 to 30 June 2026, 15 applications were received of which 15 have been finalised, and 0 applications are currently being processed. Statistics for 2025-26 reported for inclusion in the Information Commissioner's annual report have been provided to the Information Commissioner through the FOI Annual Statistical Return.

MINISTERIAL DIRECTIVES

Landgate received no Ministerial Directives under section 65(3) of the *Land Information Authority Act 2006* in 2025-26.

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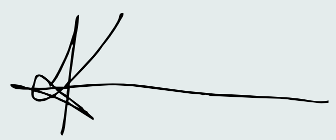
Certification of key performance indicators

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

- are based on proper records;
- are relevant and appropriate for assisting users to assess the Authority's performance; and
- fairly represent the performance of the Authority for the financial year ending 30 June 2026.

KYLEE SCHOONENS
BOARD CHAIRPERSON



BOARD

WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY

9 SEPTEMBER 2026

TRISH SCULLY
CHIEF EXECUTIVE OFFICER

MEMBER, BOARD

WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY

9 SEPTEMBER 2026

Performance management framework

Landgate's performance is measured based on pre-agreed outcomes, measures and targets all aligned to the following government goal and articulated in Landgate's approved Outcome Based Management Structure reflected in Landgate's 2025-26 Budget papers and Statement of Corporate Intent 2025-26.

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

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

- **Outcome 1 - Land Tenure Management:** Western Australia's administrative, commercial and social systems are well supported by land tenure information, which gives certainty of ownership and recognition of other interests in land. Landgate achieves this by offering:
  - Land Titling Services, which maintain the State's land tenure information, certainty of ownership and other interests in land.
- **Outcome 2 - Land Valuations:** The Western Australian Government's collection of rates and taxes, and management of property assets is supported by independent valuations. Landgate achieves this by offering:
  - Valuation Services, which provide impartial land and property valuations.
- **Outcomes 3 and 4 - Land and Location Information:** Management and development of the State is supported by land and location information and services. Landgate achieves this by offering:
  - Land Information and Services, which capture, maintain and provide land information and services.
  - Access to Location Information, which enable State agencies to share their location information.

Landgate tracks 10 key performance indicators explained in detail over the next section. The agency manages and measures performance by assessing its effectiveness in achieving these outcomes and its efficiency in delivering these services.

LAND TENURE MANAGEMENT - EFFECTIVENESS

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Timeliness: Simple and correct documents are registered within two working days of lodgement.	89.45%	92.33%	**88.0%**	**94.08%**
Accuracy: The number of adjusted Certificates of Title arising from identified errors as a percentage of the total Certificates of Title on the land titles register.	0.11%	0.10%	**≤0.25%**	**0.08%**

WHY ARE THESE KEY INDICATORS OF OUR PERFORMANCE?

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

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

HOW WERE THESE INDICATORS DERIVED?

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

Timeliness

a) Simple and correct documents represent any combination of the following forms that have been submitted with the correct information required, and are not subject to any dealings:

» Discharges of mortgage
» Transfers
» Mortgages
» Caveats
» Withdrawal of caveats

b) Registration of a document is a formal change to the Register, with relevant adjustments made to a Certificate of Title.

Accuracy

a) Identified errors[1] include errors that are reported and/or discovered during an investigation process that may require a change to a Certificate of Title.

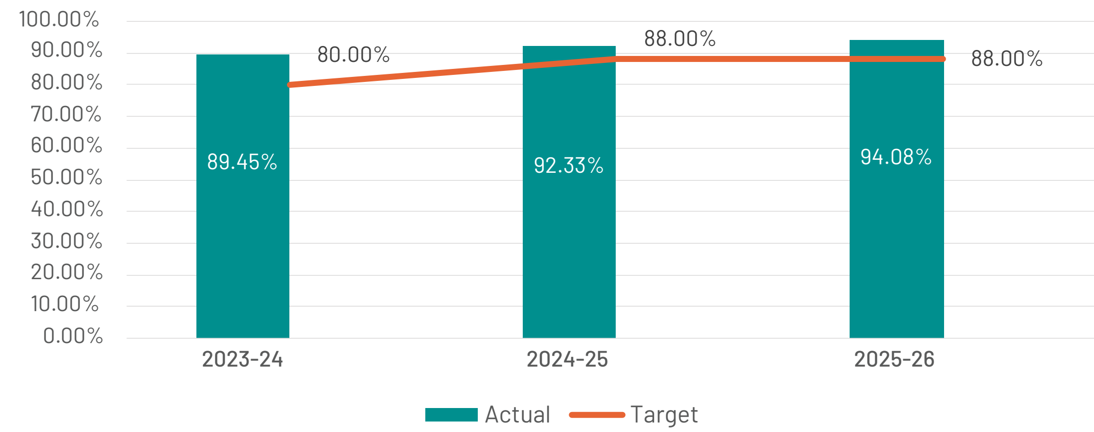
b) Service performance is monitored by tracking the number of Certificates of Title adjusted due to identified errors. This provides Landgate with an overall view of the customers impacted by the changes applied to the Register.

c) As the Register is a live system, the total number of Certificates of Title is extracted as nearest to close of business, 30 June annually.

[1] Errors within the WA Land Titles Register are intended as an indication only. What is viewed as an error can be subjective.

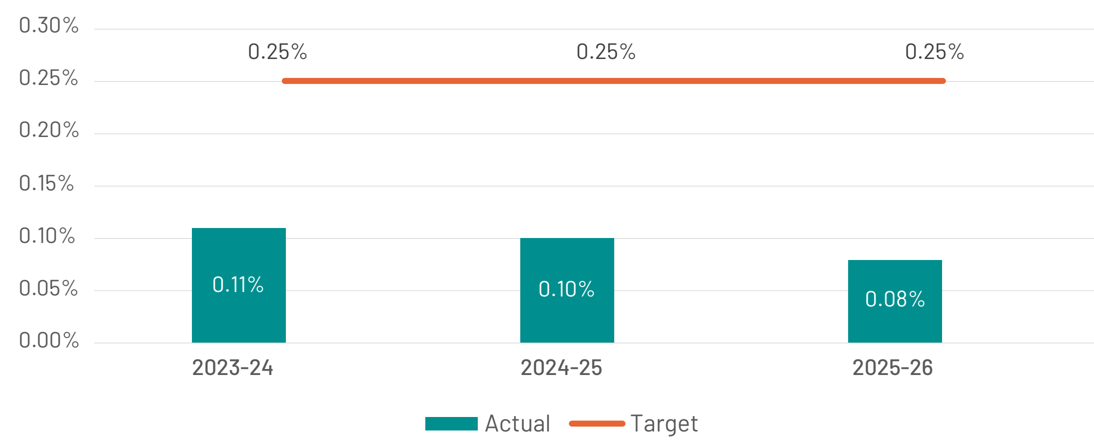
WHAT DO THE INDICATORS SHOW?

Timeliness: Simple and correct documents registered within 2 working days of lodgement (2023-24 to 2025-26)



Landgate has exceeded the 2025-26 KPI target of 88% of simple and correct documents registered within two business days, with an actual of 94.08%. This is an improvement on the 2024-25 result (92.33%) and is primarily due to increased customer uptake of electronic document lodgement and our system's automatic examination and registration capabilities. Landgate has also implemented process and workforce improvements to strengthen service delivery.

Accuracy: Adjusted Certificates of Title arising from identified errors (2023-24 to 2025-26)



As at 30 June 2026, there were 1,568,114 Certificates of Title held in the Register. Of those, 1,253 were adjusted due to our internal audit function identifying errors before document registration. Despite the significant increase in transactions, increased staff training and system capabilities are seeing the number of required Certificate of Title adjustments consistently reducing.

LAND TENURE MANAGEMENT – EFFICIENCY

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Average cost of maintaining land tenure information, certainty of ownership and other interests in land, per Certificate of Title.	$19.47	$21.67	**$21.95**	**$24.49**

WHY IS THIS A KEY INDICATOR OF OUR PERFORMANCE?

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

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

HOW WAS THE INDICATOR DERIVED?

The average cost refers to the total cost of the land titling service per Certificate of Title. The number of Certificates of Title is derived from a live Register that records Crown and Freehold land titles for the State of Western Australia. As the Register is live, the total number of Certificates of Title is extracted as nearest to close of business, 30 June annually. The cost of the land titling services includes all direct costs and an appropriate share of indirect and overhead recurrent costs.

WHAT DOES THE INDICATOR SHOW?

Average cost of maintaining land tenure information, certainty of ownership and other interests in Land, per Certificate of Title (2023-24 to 2025-26)

In 2025-26, the actual average cost per Certificate of Title of maintaining land tenure information, certainty of ownership and other interests in land, was $24.49. This is higher than the $21.95 target due to an internal structural change which saw the Customer Service branch in Corporate Services transferred into the Titling Services (TS) business unit in September 2025, in recognition that the vast majority of customer queries involve the Register managed by TS. This resulted in an increased share of overhead costs for TS, due to the additional direct FTE costs. It should be noted that the impacts of this structural change have again been considered when the 2026-27 efficiency target ($29.30) was determined in consultation with the Department of Treasury and Finance as part of the 2026-27 budget process.

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LAND VALUATIONS – EFFECTIVENESS

ACCURACY

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Benchmark against international standards for accuracy using Median Ratio Test:				
Gross Rental Value	91.78%	91.40%	**>92.5%**	**91.31%**
Unimproved Value	91.43%	87.81%	**>92.5%**	**91.46%**
Coefficient of Dispersion to check uniformity of values:				
Gross Rental Value	4.34%	4.05%	**<7%**	**4.21%**
Unimproved Value	7.37%	8.53%	**<15%**	**8.12%**

WHY IS THIS A KEY INDICATOR OF OUR PERFORMANCE?

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

HOW WAS THE INDICATOR DERIVED?

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

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

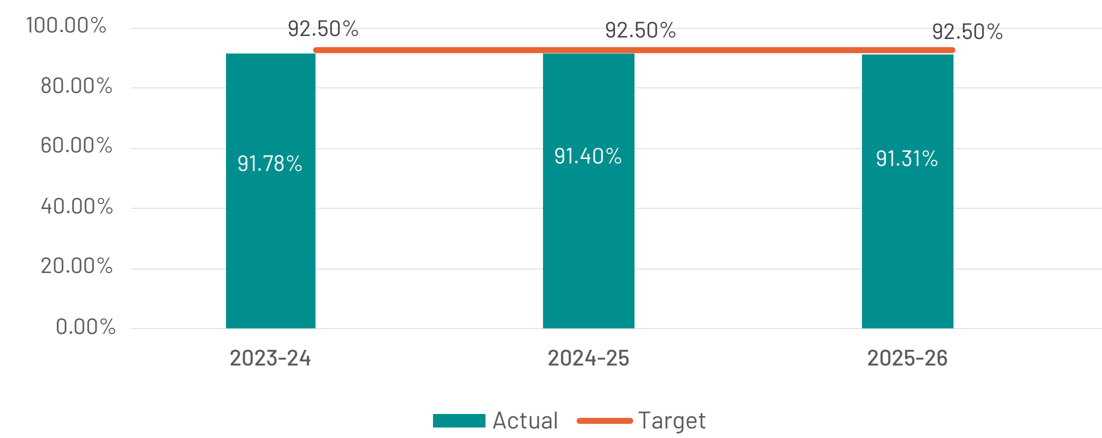
For UV, the Valuer General of Western Australia has set an MPR standard of >92.5% and a COD of <15.0%.

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

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

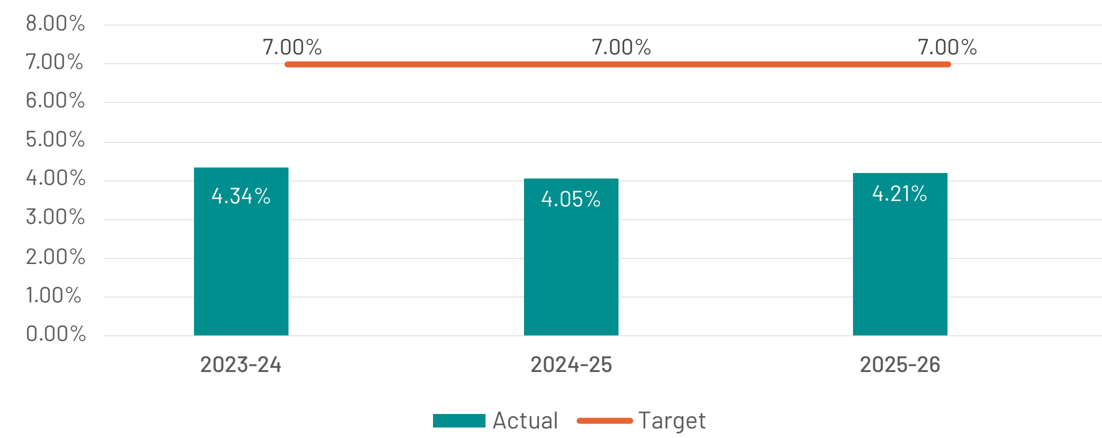
WHAT DO THE INDICATORS SHOW?

Median Ratio Test – Gross Rental Values (2023-24 to 2025-26)



The MPR for GRV shows 91.31% against a target of >92.5% measured from a sample size of 14,077 key rents. This result is slightly under the target of >92.5%, however still sits within the international levels of acceptable range of 90 - 110%.

Coefficient of Dispersion – Gross Rental Values (2023-24 to 2025-26)



The COD for GRV at 4.21% meets the requirement of <7% as a measure of valuation uniformity and is consistent with results achieved in the last few years.

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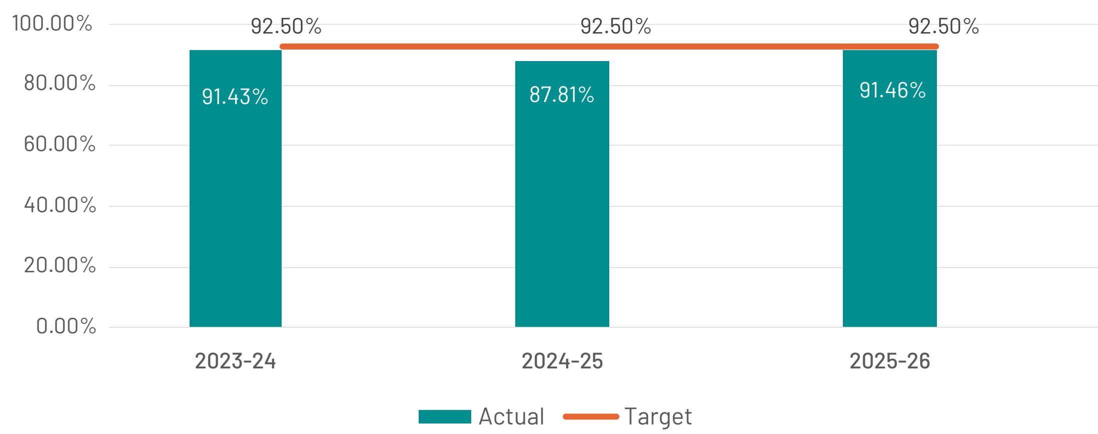
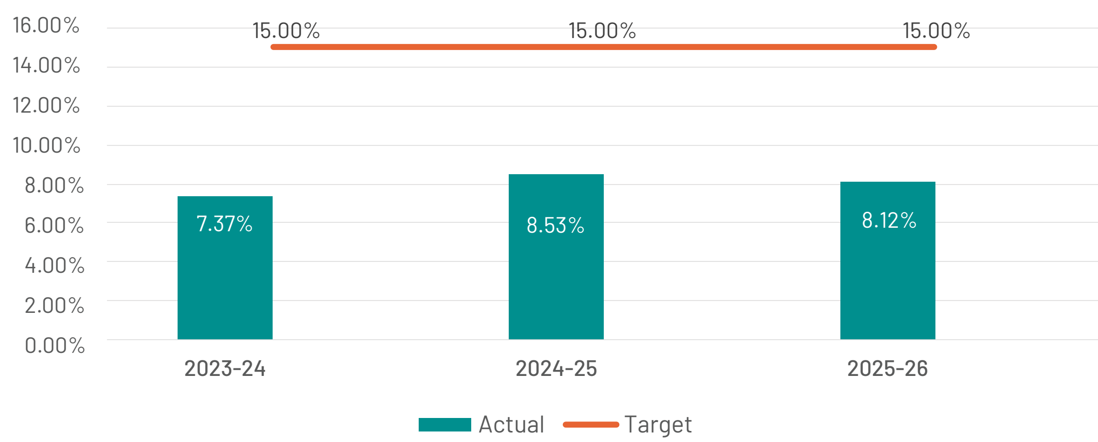
Median Ratio Test – Unimproved Values (2023-24 to 2025-26)



The 2025-26 MPR actual for UV shows 91.46% against the target of >92.5%, measured from a sample size of 3,474 non-rejected valid sales. Although slightly under target, it is an improvement on 2024-25 and still within the international levels of acceptable range of 90 - 110%.

Coefficient of Dispersion – Unimproved Values (2023-24 to 2025-26)



The 2025-26 COD actual of 8.12% has exceeded the standard of <15.0% and is fairly consistent with previous results. The COD is a measure of divergence between the assessed land values and selling prices. This result achieves the international standard set by the IAAO.

INDEPENDENCE

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Adjustments of rating and taxing values as a result of Objections and Appeals as a percentage of total values in force.[1]	0.008%	0.014%	**<0.1%**	**0.003%**

[1] Includes only rateable values in force for 2023-24 (GRV, UV & RUV).

WHY IS THIS A KEY INDICATOR OF OUR PERFORMANCE?

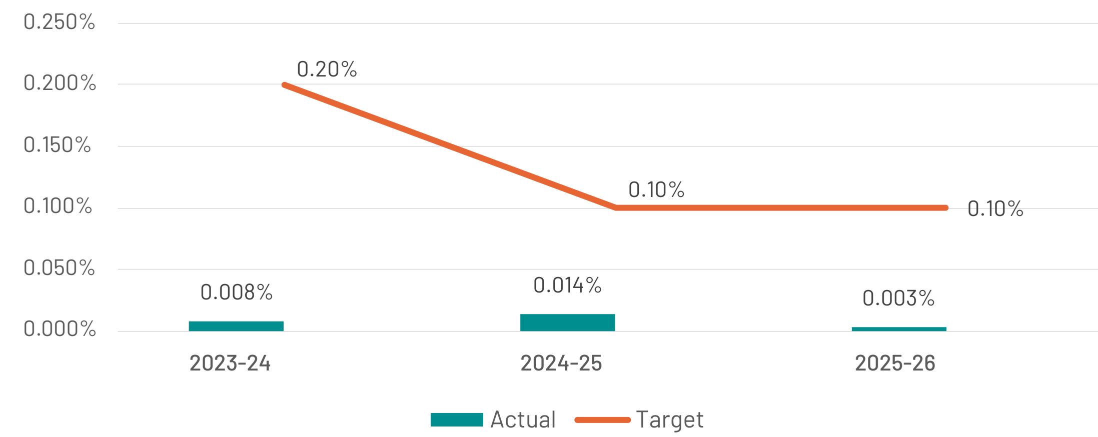
The percentage of values amended because of owners exercising their statutory ability under the *Valuation of Land Act 1978* to lodge an objection to their valuation. This is considered to be a reasonable measure of the integrity and fairness of the values contained in Valuation Rolls.

HOW WAS THIS INDICATOR DERIVED?

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

WHAT DOES THE INDICATOR SHOW?

Adjustments of Rating and Taxing from objections and appeals (2023-24 to 2025-26)



As at 30 June 2026, there were 2,373,998 rateable values in force in Western Australia. During 2025-26, 71 of these were amended as a result of either formal objections reviewed and upheld by the Valuer General or via appeal to the State Administrative Tribunal. The outcome of 0.003% remains well below the target of <0.1%. This metric evaluates the integrity and stability of the valuation roll following formal review. The methodology mirrors the key performance indicators employed across comparable national and international valuation authorities to benchmark mass appraisal model accuracy and tax base resilience.

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LAND VALUATIONS – EFFICIENCY

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Average cost per valuation.	$17.05	$19.78	**$20.55**	**$20.10**

WHY IS THIS A KEY INDICATOR OF OUR PERFORMANCE?

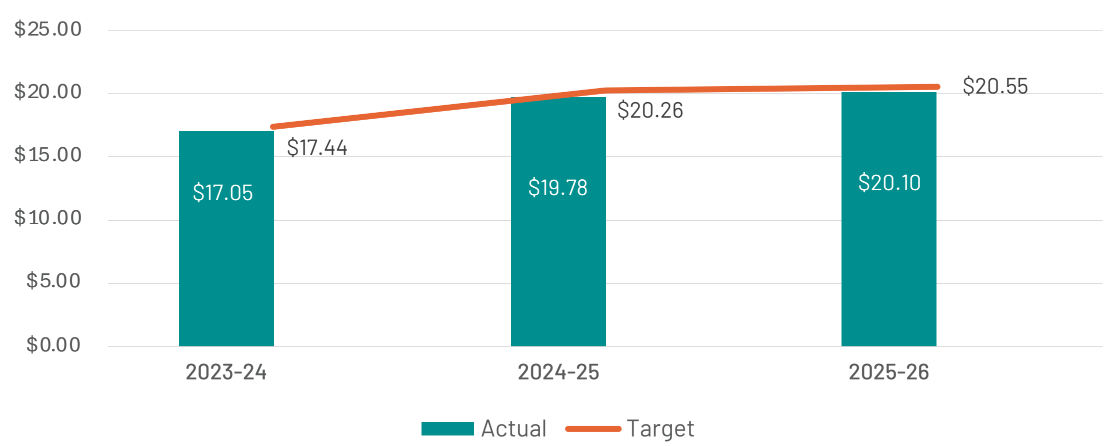
The average cost per valuation provides a reliable measure of overall performance against forecast targets and previous years' outcomes.

HOW WAS THIS INDICATOR DERIVED?

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

WHAT DOES THE INDICATOR SHOW?

Average Cost per Valuation (2023-2024 to 2025-26)



The average cost per valuation reflects operational efficiency and cost management within the Valuation Services business unit. The 2025-26 actual of $20.10 per valuation is below the $20.55 target. Despite increasing service demands, this result demonstrates effective financial management and alignment with budget expectations.

LAND AND LOCATION INFORMATION – EFFECTIVENESS

LAND INFORMATION AND SERVICES – NAMING AND ADDRESSING, PROPERTY BOUNDARIES

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Names and Addressing – Completion rate of names and addressing jobs delivered within 10 business days.	88.94%	89.18%	**85.0%**	**92.34%**
Property Boundaries – Completion rate of property boundary related jobs within the agreed benchmarks.	99.31%	99.1%	**95.3%**	**98.6%**

WHY ARE THESE KEY INDICATORS OF OUR PERFORMANCE?

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

HOW WERE THESE INDICATORS DERIVED?

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

NAMES AND ADDRESSING

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

Most address and names requests are of simple to medium complexity with a completion benchmark of ten business days. More complex naming requests require additional time and resources to complete; however, these are a minority of the requests received.

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PROPERTY BOUNDARIES

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

a) Updating of lodged layers is an automatic process that maintains currency of boundary data in the database. However, manual update lodgement may be required for systemic anomalies.

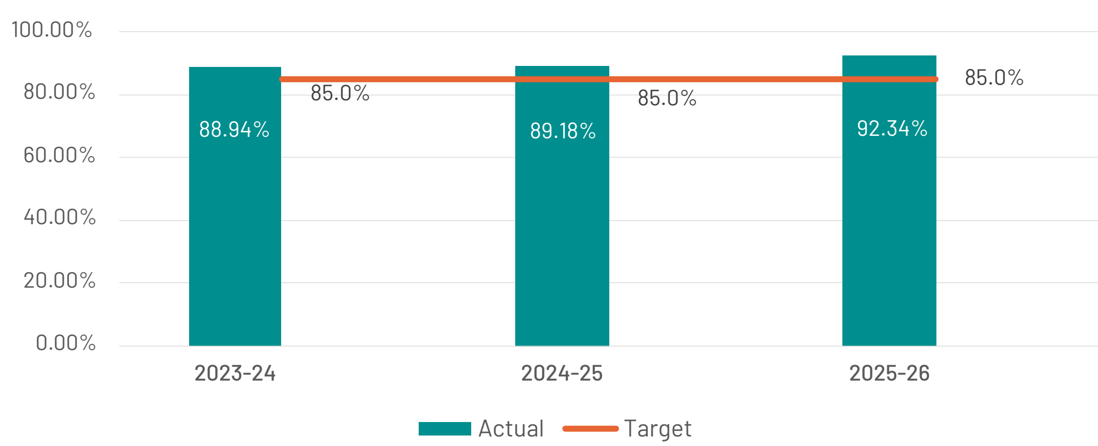
b) Integration of lodged layers from plans is also completed automatically, unless there are data conflicts or manually lodged layers, when manual integration is required to update the database.

c) Linking survey plan data to the control network in the database increases spatial accuracy.

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

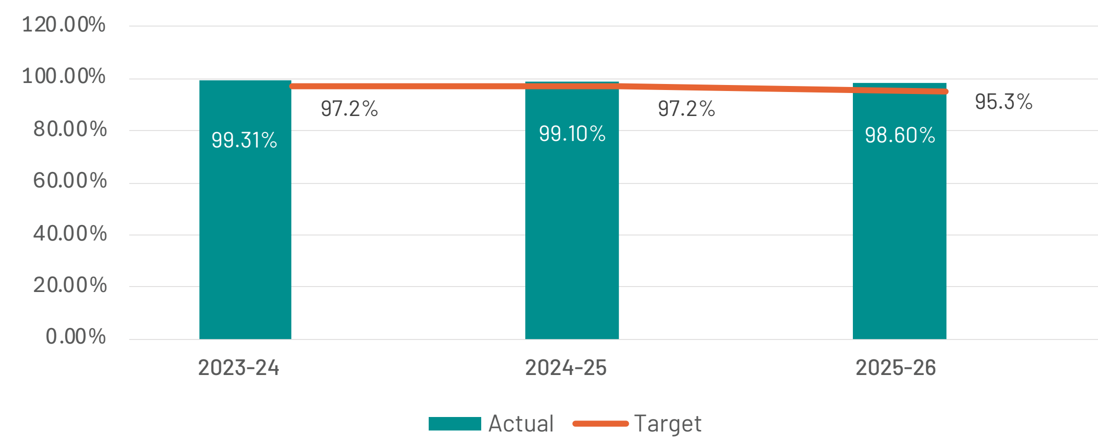
WHAT DO THE INDICATORS SHOW?

Names and Addressing: Completion Rate within 10 Business Days (2023-24 to 2025-26)



Names and Addressing achieved a combined annual performance result of 92.34%, exceeding the 85% target. During 2025-26, 568 naming approval requests were received, with 84.68% completed within ten business days. All 27,387 new and revised address requests were completed within the same timeframe. Naming application volumes remained stable throughout the year.

Property Boundaries: Completion rate within agreed benchmarks (2023-24 to 2025-26)



This combined measure reflects the 2025-26 actual of 98.6% against the target of 95.3%. Each of the three contributing functions (updating of lodged layers, integration of lodged layers and linking of surveys to the control network) exceeded their benchmarks:

a) Update lodged: The manual updates of lodged layers continued to track above the target of 98.0% with a YTD score of 99.1%. This function has the highest weighting (60%), as it is critical in supporting the land development process and enabling the creation of new titles.

b) Integration: The manual integration of lodged layers (30% weighting) also exceeded its target of 95.0% achieving a YTD score of 98.4%.

c) Control network: Linking surveys to the control network (10% weighting) has scored well above its target of 80.0%, with a YTD score of 96.6% of timely job completion.

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LAND INFORMATION AND SERVICES - IMAGERY SYSTEMS

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Imagery systems availability supporting the State's mapping, monitoring and predicting of bushfires.	99.99%	99.89%	**99.5%**	**99.77%**

WHY IS THIS A KEY INDICATOR OF OUR PERFORMANCE?

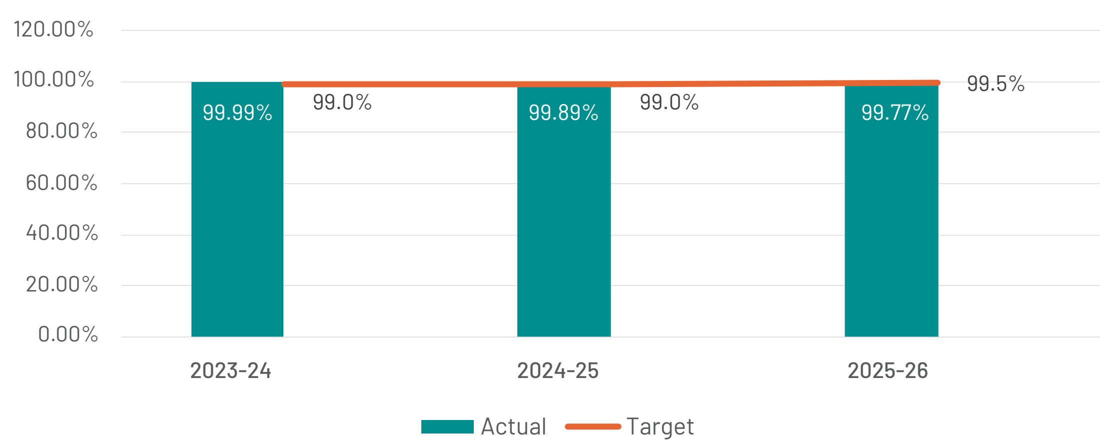
The provision of reliable imagery systems is to support the State's mapping, monitoring, and predicting of bushfires. This forms a key component of the services provided by Landgate to Government, industry, and the community of Western Australia. The core delivery systems (including websites and web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

HOW WAS THIS INDICATOR DERIVED?

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

WHAT DOES THE INDICATOR SHOW?

Imagery System Availability Supporting the State (2023-24 to 2025-26)



In 2025-26, the availability actual was 99.77%, above the 99.5% target. This means there were fewer disruptions to users of our four systems over the course of the financial year than was predicted.

ACCESS TO LOCATION INFORMATION

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Overall satisfaction with the capture of, discovery of and access to Government Location Information.	88.1%	91.3%	**88.0%**	**88.3%**

WHY IS THIS A KEY INDICATOR OF OUR PERFORMANCE?

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

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

"Senior leaders are taking the time to call out how we naturally live the values in all of our activities"

BRUCE | GENERAL MANAGER TITLING SERVICES

HOW WAS THIS INDICATOR DERIVED?

An independent online survey conducted by a third-party targeted users and contributors of Data WA and SLIP and participants in the Capture WA program. The survey was conducted from April to June 2026 to record satisfaction over the last 12 months. A list of users was generated and refined to a usable sample of 7,456. A final response sample of n=375 was achieved. This represents a response rate of 5% with sampling accuracy of +/-4.93% at 95% confidence level required. The sample size was achieved through a combination of email and telephone surveys.

The methodology used to derive the KPI score was:

» Take the average score of all satisfaction KPI ratings from the three user platforms (Data WA, SLIP, Capture WA).

» Average satisfaction ratings above 6/10 are then netted together to provide an Overall Satisfaction (6/10 – 10/10) KPI result.

» Note the data is not weighted, and as such scores are reflective of the proportional response by user group.

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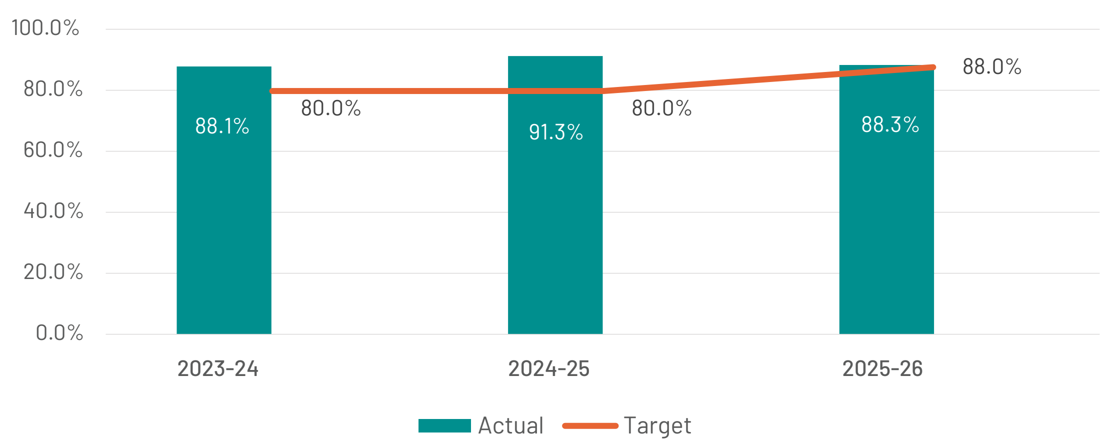
WHAT DOES THE INDICATOR SHOW?

Overall Satisfaction Government Location Information (2023-24 to 2025-26)



This indicator shows that in 2025-26, 88.3% of users and contributors of Data WA and SLIP and participants in the Capture WA program were satisfied with the effectiveness of the services.

LAND INFORMATION AND SERVICES – EFFICIENCY

COST PER SQUARE KILOMETRE

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Average cost of providing land information and services for the State (per square kilometre).	$13.17	$13.62	**$20.39**	**$14.62**

WHY IS THIS A KEY INDICATOR OF OUR PERFORMANCE?

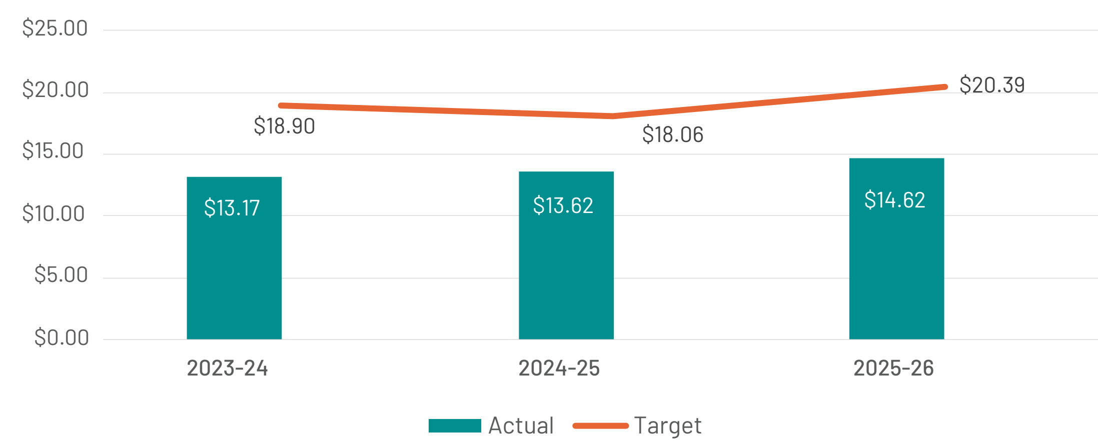
Providing land information and services for the whole State supports a range of government and industry functions in managing and developing the State. The measure provides the cost incurred to provide the capture, maintenance and delivery of land information and services.

HOW WAS THE INDICATOR DERIVED?

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

WHAT DOES THE INDICATOR SHOW?

Average cost of providing land information and services to the State (2023-24 to 2025-26)



The underspend is due to lower than budgeted corporate overheads and therefore lower total cost of service. A key aspect of this was the lower than anticipated spend on contracts with most of the ICT contract costs being directly allocated to Spatial WA.

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COST PER DATASET

Key effectiveness indicator	Actual	Actual	Target	Actual
	2023-24	2024-25	2025-26	2025-26
Average cost per dataset.	$969.10	$1,323.25	**$2,879.73**	**$1,983.99**

WHY IS THIS A KEY INDICATOR OF OUR PERFORMANCE?

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

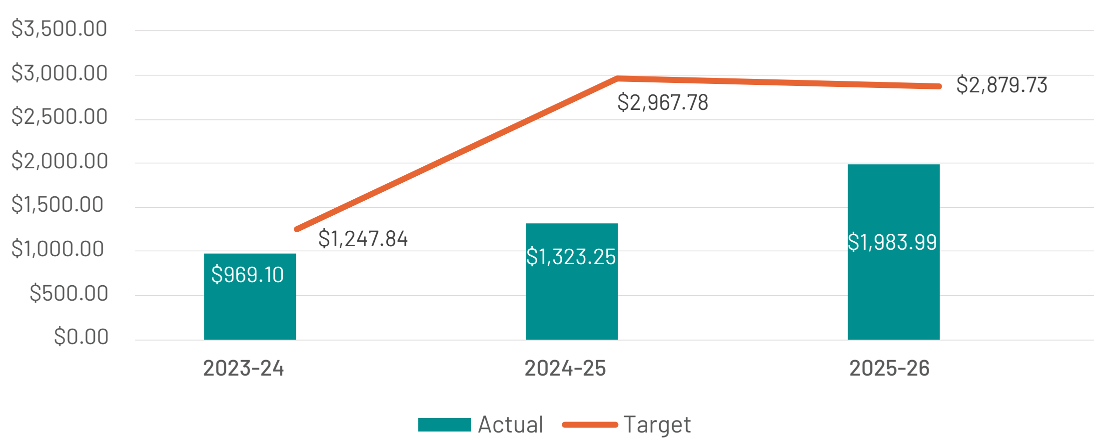
This indicator is the average cost per dataset of providing Data WA and SLIP data sharing services.

HOW WAS THE INDICATOR DERIVED?

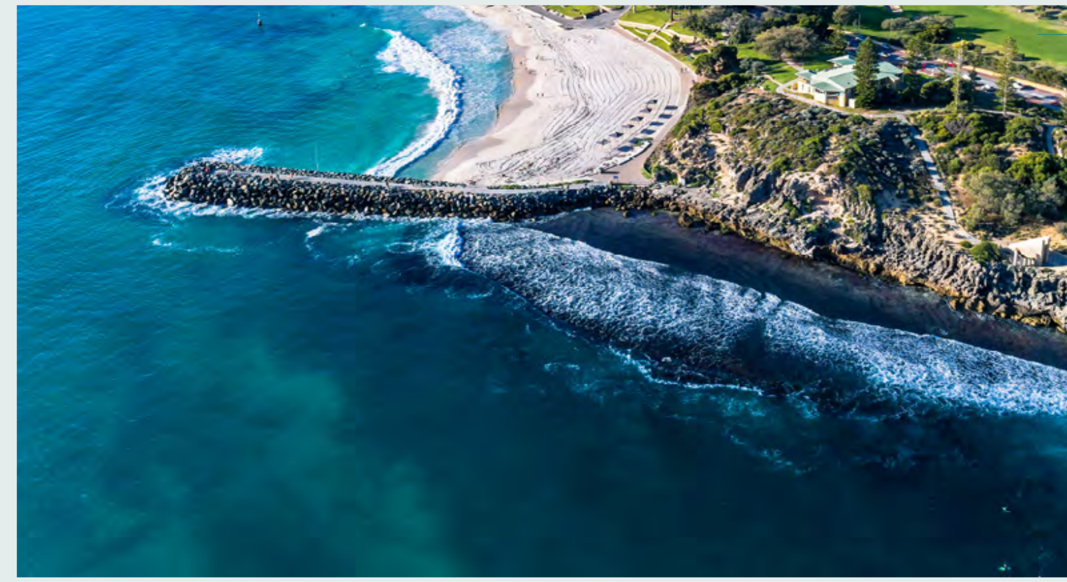
The average cost per dataset refers to the combined resource and infrastructure costs of coordinating and managing Data WA and SLIP, and support for those customers. The total cost includes all direct costs and an appropriate share of indirect and overhead recurrent costs. The average cost per dataset is the total cost divided by the number of datasets available through Data WA and SLIP as at 30 June 2026.

WHAT DOES THE INDICATOR SHOW?

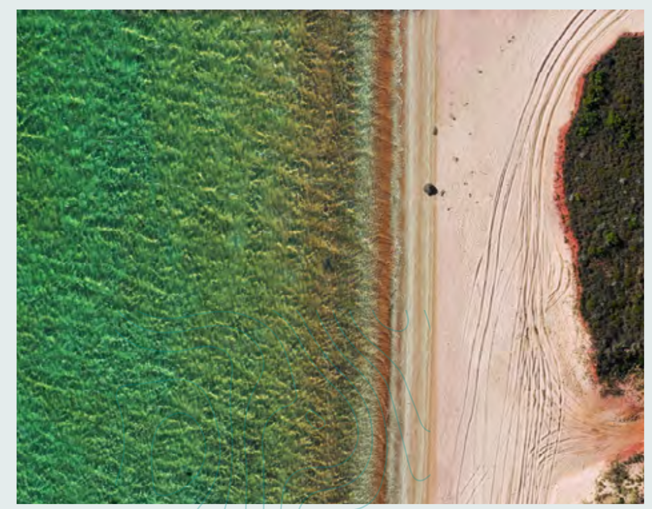
Average cost per dataset (2023-24 to 2025-26)

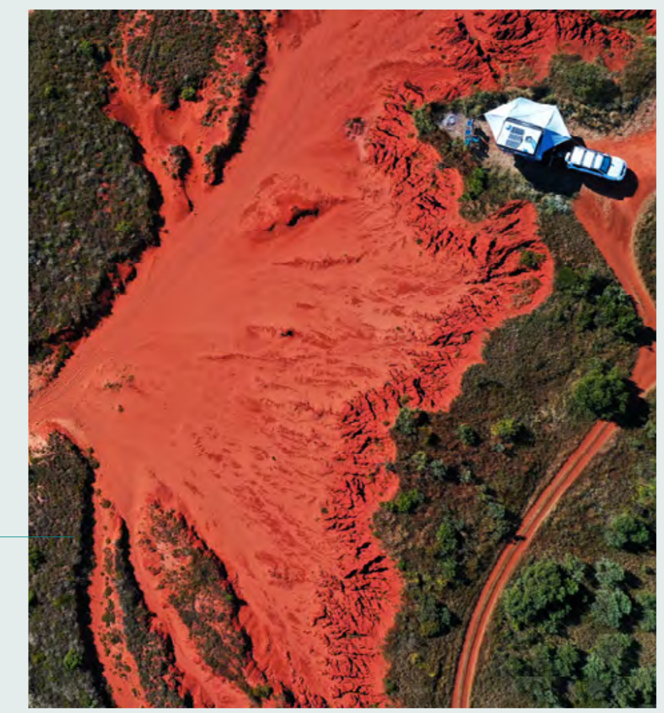


The 2025-26 average cost per dataset remains within target, primarily due to an increase in the availability of open datasets through our data sharing platforms and lower than anticipated expenditure on support contracts, reflecting a continued focus on Spatial WA initiatives. The addition of new datasets across key platforms, together with ongoing data acquisition activities, contributed to a higher dataset count than originally estimated.



Cottesloe, WA





Cape Leveque, WA

Certification of Financial Statements

FOR THE REPORTING PERIOD ENDED 30 JUNE 2026

The accompanying financial statements of the Western Australian Land Information Authority have been prepared in compliance with the provisions of the *Financial Management Act 2006*, from proper accounts and records to present fairly the financial transactions for the financial year ended 30 June 2026 and the financial position as at 30 June 2026.

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

KYLEE SCHOONENS
BOARD CHAIRPERSON

BOARD
WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY
9 SEPTEMBER 2026

TRISH SCULLY
CHIEF EXECUTIVE OFFICER

MEMBER, BOARD
WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY
9 SEPTEMBER 2026

GRAEME DEWAR
CHIEF FINANCE OFFICER

WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY
9 SEPTEMBER 2026

OFFICIAL

Auditor General

INDEPENDENT AUDITOR'S REPORT
2026
Western Australian Land Information Authority

To the Parliament of Western Australia

Report on the audit of the financial statements

Opinion

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

- the statement of financial position as at 30 June 2026, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial statements are:

- based on proper accounts and present fairly, in all material respects, the operating results and cash flows of the Authority for the year ended 30 June 2026 and the financial position as at the end of that period
- in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), the *Financial Management Act 2006* and the Treasurer's Instructions.

Basis for opinion

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

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

Responsibilities of the Board for the financial statements

The Board is responsible for:

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

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

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

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

Report on the audit of controls

Opinion

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

In my opinion, in all material respects, the controls exercised by the Authority are sufficiently adequate to provide reasonable assurance that the controls within the system were suitably designed to achieve the overall control objectives identified as at 30 June 2026, and the controls were implemented as designed as at 30 June 2026.

The Board's responsibilities

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

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Auditor General's responsibilities

As required by the *Auditor General Act 2006*, my responsibility as an assurance practitioner is to express an opinion on the suitability of the design of the controls to achieve the overall control objectives and the implementation of the controls as designed. I conducted my engagement in accordance with Standard on Assurance Engagements *ASAE 3150 Assurance Engagements on Controls* issued by the Australian Auditing and Assurance Standards Board. That standard requires that I comply with relevant ethical requirements and plan and perform my procedures to obtain reasonable assurance about whether, in all material respects, the controls are suitably designed to achieve the overall control objectives and were implemented as designed.

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

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

Limitations of controls

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

Report on the audit of the key performance indicators

Opinion

I have undertaken a reasonable assurance engagement on the key performance indicators of the Authority for the year ended 30 June 2026 reported in accordance with the *Financial Management Act 2006* and the Treasurer's Instructions (legislative requirements). The key performance indicators are the Under Treasurer-approved key effectiveness indicators and key efficiency indicators that provide performance information about achieving outcomes and delivering services.

In my opinion, in all material respects, the key performance indicators report of the Authority for the year ended 30 June 2026 is in accordance with the legislative requirements, and the key performance indicators are relevant and appropriate to assist users to assess the Authority's performance and fairly represent indicated performance for the year ended 30 June 2026.

The Board's responsibilities for the key performance indicators

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

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

Auditor General's responsibilities

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

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

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

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

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

Other information

Those charged with governance are responsible for the other information. The other information is the information in the entity's annual report for the year ended 30 June 2026, but not the financial statements, key performance indicators and my auditor's report.

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

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

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

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

This auditor's report relates to the financial statements and key performance indicators of the Authority for the year ended 30 June 2026 included in the annual report on the Authority's website. The Authority's management is responsible for the integrity of the Authority's website. This audit does not provide assurance on the integrity of the Authority's website. The auditor's report refers only to the financial statements, controls and key performance indicators described above. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial statements and key performance indicators are concerned with the inherent risks arising from publication on a website, they are advised to contact the Authority to confirm the information contained in the website version.

Grant Robinson

Grant Robinson
Assistant Auditor General Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
9 September 2026

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WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY (LANDGATE)

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30 June 2026

	Note	2026 ($'000)	2025 ($'000)
INCOME			
Revenue			
Provision of services	2.1	58,771	48,136
Service concession income	2.3	39,977	39,282
Sale of land information, data and imagery	2.4	4,153	4,050
Interest revenue	2.5	2,714	2,850
Other revenue	2.5	470	335
TOTAL INCOME		**106,085**	**94,653**
EXPENSES			
Employee benefits	3.1 (a)	63,225	62,146
Supplies and services	3.2	59,133	45,149
Other expenses	3.2	8,266	6,578
Depreciation and amortisation	4.1, 4.2, 4.3 & 4.4	9,025	10,208
Finance costs	6.2	17	22
Accommodation	3.2	4,983	5,044
Net loss on disposal of property, equipment and intangibles	2.6	1	14
TOTAL EXPENSES		**144,650**	**129,161**
Loss before Income from State Government		**(38,565)**	**(34,508)**
INCOME FROM STATE GOVERNMENT			
Service appropriation	2.2	48,987	50,603
Income from other public sector entities	2.2	22,074	10,580
Resources received free of charge	2.2	794	345
TOTAL INCOME FROM STATE GOVERNMENT		**71,855**	**61,528**
Profit before income tax equivalent		**33,290**	**27,020**
Income tax equivalent expense	5.6	(10,575)	(10,575)
PROFIT FOR THE YEAR		**22,715**	**16,445**
OTHER COMPREHENSIVE INCOME			
Items not reclassified subsequently to profit or loss			
Changes in asset revaluation surplus	4.1 & 8.9	1,088	563
Items that will be reclassified subsequently to profit or loss			
Changes in fair value reserve	5.2 & 8.9	218	54
Income tax on items that will be reclassified	5.6 & 8.9	0	0
		218	**54**
TOTAL OTHER COMPREHENSIVE INCOME		**1,306**	**617**
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		**24,021**	**17,062**

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

WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY (LANDGATE)

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Note	2026 ($'000)	2025 ($'000)
ASSETS			
Current Assets			
Cash and cash equivalents	6.3	12,287	14,561
Restricted cash and cash equivalents	6.3	6,155	2,940
Receivables	5.1	34,391	17,659
Financial investments	5.3	61,996	61,997
Deferred tax assets	5.6 (c)	10,575	10,575
Amounts receivable for services	5.4	5,563	4,774
Other current assets	5.5	9,502	7,823
Total Current Assets		**140,469**	**120,329**
Non-Current Assets			
Restricted cash and cash equivalents	6.3	2,541	2,250
Receivables	5.1	2,285	0
Equity accounted investments	5.2	2,390	2,172
Amounts receivable for services	5.4	32,714	34,567
Property and equipment	4.1	9,209	7,655
Service concession intangible assets	4.3	16,941	17,279
Service delivery intangible assets	4.4	8,308	7,227
Right-of-use assets	4.2	177	250
Deferred tax assets	5.6 (c)	341,654	352,229
Other non-current assets	5.5	4,655	4,007
Total Non-Current Assets		**420,874**	**427,636**
TOTAL ASSETS		**561,343**	**547,965**
LIABILITIES			
Current Liabilities			
Payables	5.7	19,246	17,532
Lease liabilities	6.1	64	71
Employee related provisions	3.1 (b)	11,330	10,813
Service concession liabilities	5.9	39,923	39,460
Other current liabilities	5.8	3,076	3,182
Total Current Liabilities		**73,639**	**71,058**
Non-Current Liabilities			
Lease liabilities	6.1	130	195
Employee related provisions	3.1 (b)	4,800	5,574
Service concession liabilities	5.9	1,149,370	1,183,793
Total Non-Current Liabilities		**1,154,300**	**1,189,562**
TOTAL LIABILITIES		**1,227,939**	**1,260,620**
NET LIABILITIES		**(666,596)**	**(712,655)**
EQUITY	8.9		
Contributed equity		101,773	79,735
Reserves		9,507	8,201
Accumulated deficit		(777,876)	(800,591)
EQUITY DEFICIT		**(666,596)**	**(712,655)**

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

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WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY (LANDGATE)

STATEMENT OF CHANGES IN EQUITY

For the year ended 30 June 2026

	Note	2026 ($'000)	2025 ($'000)
BALANCE AT 1 JULY		**(712,655)**	**(737,755)**
Contributed equity	8.9		
Balance at start of the year		79,735	71,697
Transactions with owners in their capacity as owners:			
Capital appropriation		1,100	441
Digital Capability Fund		20,957	7,605
Other contributions by owners		0	0
Distributions to owners		(19)	(8)
Balance at end of the year		**101,773**	**79,735**
Reserves	8.9		
Balance at start of the year		8,201	7,584
Asset revaluation surplus movement		1,088	563
Fair value reserve movement		218	54
Balance at end of the year		**9,507**	**8,201**
Accumulated deficit	8.9		
Balance at start of the year		(800,591)	(817,036)
Profit for the year		22,715	16,445
Balance at end of the year		**(777,876)**	**(800,591)**
BALANCE AT 30 JUNE		**(666,596)**	**(712,655)**

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

WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY (LANDGATE)

STATEMENT OF CASH FLOWS

For the year ended 30 June 2026

		Note	2026 ($'000) Inflows (Outflows)	2025 ($'000) Inflows (Outflows)
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts				
Provision of services			53,094	47,698
Sale of land information, data and imagery			4,971	3,963
Interest received			2,635	3,339
GST receipts on sales			1,324	1,420
GST receipts from taxation authority			17,853	16,233
Other receipts			376	133
Payments				
Employee benefits			(63,021)	(61,020)
Supplies and services			(59,686)	(49,262)
Other payments			(8,528)	(6,883)
Accommodation			(4,930)	(4,802)
Finance costs			(17)	(22)
GST payments on purchases			(19,588)	(17,851)
Net cash used in operating activities			**(75,517)**	**(67,054)**
CASH FLOWS FROM INVESTING ACTIVITIES				
Receipts				
Sale of -	Property and equipment		0	0
Proceeds from -	Maturing financial investments		68,000	69,000
Payments				
Purchase of -	Property, equipment and intangible assets		(4,249)	(3,393)
	Financial investments		(68,000)	(68,000)
Net cash used in investing activities			**(4,249)**	**(2,393)**
CASH FLOWS FROM FINANCING ACTIVITIES				
Payments				
Principal elements of lease payments			(95)	(76)
Net cash used in financing activities			**(95)**	**(76)**
CASH FLOWS FROM STATE GOVERNMENT				
Receipts				
Service appropriation			46,879	47,764
Drawdowns from amounts receivable for services (Holding Account)			3,172	4,007
Capital appropriations			1,100	441
Digital Capability Fund			20,957	7,605
Funds from other public sector entities			8,985	11,010
Net cash provided by the State Government			**81,093**	**70,827**
Net change in cash and cash equivalents			1,232	1,304
Cash and cash equivalents at start of the year			19,751	18,447
CASH AND CASH EQUIVALENTS AT 30 JUNE		6.3	**20,983**	**19,751**

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

WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY (LANDGATE)

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

1. BASIS OF PREPARATION

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

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

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

These annual financial statements were authorised for issue by the Accountable Authority of the Agency on 9 September 2026.

STATEMENT OF COMPLIANCE

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

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

BASIS OF PREPARATION

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

Refer Note 8.9(iii) 'Equity' in relation to the Authority's negative equity position.

ACCOUNTING FOR GOODS AND SERVICES TAX (GST)

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

a) amount of GST incurred by the Authority as a purchaser that is not recoverable from the Australian Taxation Office (ATO), is recognised as part of an asset's cost of acquisition or as part of an item of expense; and

b) receivables and payables are stated with the amount of GST included.

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

CONTRIBUTED EQUITY

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

COMPARATIVE INFORMATION

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

» Property and Equipment reconciliations;

» Intangible Asset reconciliations; and

» Right-of-use Asset reconciliations.

JUDGEMENTS AND ESTIMATES

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

2. OUR FUNDING SOURCES

HOW WE OBTAIN OUR FUNDING

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

	Note	2026 ($'000)	2025 ($'000)
Provision of services	2.1	58,771	48,136
Income from State Government	2.2	71,855	61,528
Service concession income	2.3	39,977	39,282
Sale of land information, data and imagery	2.4	4,153	4,050
Interest and other revenue	2.5	3,184	3,185
Gains and (losses)	2.6	(1)	(14)

2.1 Provision of services

	Note	2026 ($'000)	2025 ($'000)
Land title management fees (i)			
Transfer		22,006	19,811
Mortgage		7,347	6,983
Discharge		7,346	7,167
Other (plan lodgements, caveats, applications, etc.)		4,261	3,980
Search		230	213
		41,190	**38,154**
Other services			
Valuation services fees		14,781	7,037
Electronic advice of sale fees		1,890	2,015
Property interest report		910	930
		17,581	**9,982**
Total provision of services		**58,771**	**48,136**

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

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

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

Valuation services under the Metropolitan Triennial Revaluation Program are provided every three years and this Program was completed in 2026. Revenue is recognised in the year in which the service is rendered.

2.2 Income from State Government

	Note	2026 ($'000)	2025 ($'000)
Appropriation received during the period:			
Service appropriation		48,987	50,603
Total service appropriation		**48,987**	**50,603**
Income received from other public sector entities during the period:			
Provision of services			
Land title management fees		9	261
Other services - Valuation service fees		20,347	8,291
- Other		10	14
Sale of land information, data and imagery		577	889
Interest revenue - Operating bank account		1,131	1,125
Total income from other public sector entities		**22,074**	**10,580**
Resources received free of charge from other public sector entities during the period:			
Department of Housing and Works (provision of accommodation)		451	74
State Solicitor's Office (provision of legal services)		341	269
Department of Primary Industries and Regional Development (provision of mapping/data services)		2	2
Total resources received free of charge		**794**	**345**
Total income from State Government		**71,855**	**61,528**

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

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

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

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Summary of Consolidated Account Appropriations
For the year ended 30 June 2026

	Note	2026 Budget Estimate ($'000)	2026 Additional Funding ($'000)	2026 Revised Budget ($'000)	2026 Actual ($'000)	2026 Variance ($'000)
Delivery of Services						
Item 92 Net amount appropriated to deliver services	1, 2	48,098	532	48,630	48,629	(1)
Amount Authorised by Other Statutes						
- Salaries and Allowances Act 1975		358	0	358	358	0
Total appropriations provided to deliver services		**48,456**	**532**	**48,988**	**48,987**	**(1)**
Capital						
Item 158 Capital appropriations	3	5,174	(4,074)	1,100	1,100	0
Total consolidated account appropriations		**53,630**	**(3,542)**	**50,088**	**50,087**	**(1)**

1. An increase of $0.532m in the Net amount appropriated to deliver services resulting from updated recurrent costs of:
   - $0.534m funding for an increase in expenditure for government office accommodation reflecting an adjustment for fit out maintenance and Landgate's portion of the shared space with other tenant agencies at 1 Midland Square.
   - $0.003m reduction in funding reflecting updated lease costs for Bunbury.
   - $0.001m increase in funding for unavoidable expenses for Riskcover Insurance Premiums in the 2026 year.
2. A $0.001m variance in the actual Net amount appropriated to deliver services funding received, when compared to the Revised Budget, which resulted from the approved increase in expenditure limit and funding for the additional Riskcover Insurance Premium in 2026, with the additional funding not being sought from Government as agreed in consultation with the Department of Treasury and Finance.
3. The $4.074m reduction in capital appropriations funding relates to a reassessment of capital expenditure requirements for the Asset Investment Program in 2026 due to delays in commencing or progressing some initiatives due to lengthy procurement processes, while ensuring good governance before going to market.

2.3 Service concession income

	Note	2026 ($'000)	2025 ($'000)
Revenue recognition - upfront proceeds (i)		35,250	35,250
Revenue recognition - enhancements (ii)		4,727	4,032
Total service concession income		**39,977**	**39,282**

(i) On 22 October 2019 LSWA made an upfront payment of $1.41 billion to the Authority as consideration for the Partial Commercialisation arrangement which has been accounted for as a Service concession liability under AASB 1059 *Service Concession Arrangements: Grantors*. This revenue will be recognised by the Authority evenly over the term of the arrangement. Refer Note 5.9 'Service concession liabilities.'

(ii) Expenditure incurred by LSWA on the upgrade and/or enhancement of Service concession intangible assets will also be accounted for as a Service concession liability under AASB 1059 *Service Concession Arrangements: Grantors*. This Service concession liability will be reduced and income recognised in a manner consistent with the amortisation of the expenditure incurred on the upgrades to the Service concession intangible assets. Refer Note 4.3 'Service concession intangible assets' and Note 5.9 'Service concession liabilities.'

2.4 Sale of land information, data and imagery

	Note	2026 ($'000)	2025 ($'000)
Property information		1,460	1,508
Land information		2,446	2,287
Imagery		247	255
Consultancy		0	0
Total sale of land information, data and imagery		**4,153**	**4,050**

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

2.5 Interest and other revenue

	Note	2026 ($'000)	2025 ($'000)
Interest revenue			
Financial investments		2,714	2,850
		2,714	**2,850**
Other revenue			
Recovery of costs		195	184
Service concession - royalties		198	119
Project revenue		51	0
Government Vehicle Scheme		25	26
Other miscellaneous revenue		1	6
		470	**335**
Total interest and other revenue		**3,184**	**3,185**

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

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

2.6 Gains and losses

	Note	2026 ($'000)	2025 ($'000)
Net gains/(losses) on disposal of property, equipment and intangibles			
Proceeds from sale of non-current assets		10	0
Non-current assets disposed:			
Cost		500	1,670
Less accumulated depreciation		(489)	(1,656)
Carrying amount of non-current assets disposed		11	14
Net loss on disposal of property, equipment and intangibles		**(1)**	**(14)**

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

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

3. USE OF OUR FUNDING

EXPENSES INCURRED IN THE DELIVERY OF SERVICES

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

	Note	2026 ($'000)	2025 ($'000)
Employee benefits expenses	3.1(a)	63,225	62,146
Employee related provisions	3.1(b)	16,130	16,387
Other expenditure	3.2	72,382	56,771

3.1 (a) Employee benefits expenses

	Note	2026 ($'000)	2025 ($'000)
Employee benefits		56,228	55,717
Termination benefits		261	118
Superannuation - defined contribution plans		6,736	6,311
Total employee benefits		**63,225**	**62,146**

EMPLOYEE BENEFITS

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

TERMINATION BENEFITS

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

SUPERANNUATION

The amount recognised in profit or loss of the Statement of Comprehensive Income comprising employer contributions paid to the Gold State Super (concurrent contributions), West State Super, GESB Super or other superannuation funds.

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

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

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

3.1 (b) Employee related provisions

	Note	2026 ($'000)	2025 ($'000)
Current			
Employee benefits provisions			
Annual leave [(a)]		5,738	5,819
Long service leave [(b)]		5,110	4,542
		10,848	10,361
Other provisions			
Employment on-costs [(c)]		482	452
Total current employee related provisions		**11,330**	**10,813**
Non-current			
Employee benefits provisions			
Long service leave [(b)]		4,620	5,371
Other provisions			
Employment on-costs [(c)]		180	203
Total non-current employee related provisions		**4,800**	**5,574**
Total employee related provisions		**16,130**	**16,387**

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

a) **Annual leave liabilities** are classified as current as there is no right at the end of the reporting period to defer settlement for at least 12 months after the reporting period.

The provision for annual leave is calculated at the present value of expected payments to be made in relation to services provided by employees up to the reporting date.

b) **Long service leave liabilities** are unconditional long service leave provisions and are classified as current liabilities as the Authority does not have the right at the end of the reporting period to defer settlement of the liability for at least 12 months after the reporting period.

Pre-conditional and conditional long service leave provisions are classified as non-current liabilities because the Authority has the right to defer the settlement of the liability until the employee has completed the requisite years of service.

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

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

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

	Note	2026 ($'000)	2025 ($'000)
Employment on-costs provision			
Carrying amount at start of the reporting period		655	752
Additional provisions recognised		409	675
Reductions as employees take leave		(402)	(772)
Carrying amount at end of the reporting period		**662**	**655**

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KEY SOURCES OF ESTIMATION UNCERTAINTY - LONG SERVICE LEAVE

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

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

» Expected future salary rates;

» Discount rates;

» Employee retention rates; and

» Expected future payments.

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

3.2 Other expenditure

	2026	2025
	($'000)	($'000)
Supplies and services		
Services and contracts - Information Technology	41,678	28,366
Services and contracts - other	12,266	12,755
Consultancy (including legal)	4,416	3,228
Communications	536	479
Travel	138	234
Consumables, other supplies and services	99	87
Total supplies and services expenses	**59,133**	**45,149**
Accommodation expenses (i)		
Office Rental	3,215	3,044
Outgoings	1,490	1,537
Minor works and alterations	158	454
Utility and statutory charges	120	9
Total accommodation expenses	**4,983**	**5,044**
(i) Includes payments of $4.703m (2025: $4.799m) to a government-related entity.		
Other expenses		
Employment on-costs (including payroll tax and workers' compensation insurance)	3,426	3,158
Other staffing costs (including staff training) (ii)	2,656	1,577
Insurance	456	279
Bank charges	274	265
Board and committee fees	196	252
Minor purchases	133	189
Postage	124	160
Books, magazines, Acts, and subscriptions	102	102
Revenue adjustment relating to prior year	99	0
Membership fees	82	76
Grants and subsidies	80	102
Minor incidental legal costs	41	33
Advertising	39	93
Data processing costs	35	32
Repairs and maintenance	22	20
Compensation (*Transfer of Land Act 1893* and Act of Grace & Ex Gratia payments)	0	18
Other minor expenses	501	222
Total other expenses	**8,266**	**6,578**
Total other expenditure	**72,382**	**56,771**
(ii) Includes payments of $1.180m (2025: $0.649m) to government-related entities.		

SUPPLIES AND SERVICES:

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

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ACCOMMODATION EXPENSES:

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

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

OTHER EXPENSES:

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

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

EXPECTED CREDIT LOSSES:

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

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

4. KEY ASSETS

ASSETS THE AUTHORITY UTILISES FOR ECONOMIC BENEFIT OR SERVICE POTENTIAL

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

		2026	2025
	Note	($'000)	($'000)
Property and equipment	4.1	9,209	7,655
Right-of-use assets	4.2	177	250
Service concession intangible assets	4.3	16,941	17,279
Service delivery intangible assets	4.4	8,308	7,227

4.1 Property and equipment

Year ended 30 June 2026	Land (i)	Furniture	Equipment	Computer Equipment	Leasehold Improvements	TOTAL
	($'000)	($'000)	($'000)	($'000)	($'000)	($'000)
1 July 2025						
Gross carrying amount	5,049	50	1,543	5,990	537	13,169
Accumulated depreciation		(50)	(1,049)	(3,906)	(509)	(5,514)
Carrying amount at start of period	**5,049**	**0**	**494**	**2,084**	**28**	**7,655**
Additions	0	0	149	1,245	49	1,443
Transfers	0	0	0	0	0	0
Disposals	(19)	0	(7)	(4)	0	(30)
Revaluation increments / (decrements)	1,088	0	0	0	0	1,088
Depreciation		0	(109)	(830)	(8)	(947)
Carrying amount at end of period	**6,118**	**0**	**527**	**2,495**	**69**	**9,209**
Gross carrying amount	6,118	50	1,565	6,861	586	15,180
Accumulated depreciation		(50)	(1,038)	(4,366)	(517)	(5,971)

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

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INITIAL RECOGNITION

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

SUBSEQUENT MEASUREMENT

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

Land is carried at fair value.

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

The land reserves are valued annually by the Valuer General (Valuation Services, Landgate). The effective date was at 1 July 2025, with valuations performed during the year ended 30 June 2026 and recognised at 30 June 2026. These valuations are undertaken annually to ensure that the carrying amount of the assets does not differ materially from their fair value at the end of the reporting period. The fair values of the land reserves have been determined by reference to recent market transactions.

Derecognition

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

Revaluation model:

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

Asset revaluation surplus

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

DEPRECIATION AND IMPAIRMENT

	Note	2026 ($'000)	2025 ($'000)
Depreciation			
Property and equipment		939	773
Leasehold Improvements		8	7
Total depreciation for the period		**947**	**780**

As at 30 June 2026, there were no indications of impairment to property and equipment or leasehold improvements.

FINITE USEFUL LIVES

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

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

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

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

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

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

IMPAIRMENT

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

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

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

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

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

4.2 Right-of-use assets

Year ended 30 June 2026	Vehicles	TOTAL
	($'000)	($'000)
1 July 2025		
Gross carrying amount	503	503
Accumulated depreciation	(253)	(253)
Carrying amount at start of period	**250**	**250**
Additions	15	15
Disposals	0	0
Depreciation	(88)	(88)
Carrying amount as at end of period	**177**	**177**
Gross carrying amount	508	508
Accumulated depreciation	(331)	(331)

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

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

INITIAL RECOGNITION

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

» the amount of the initial measurement of lease liability;

» any lease payments made at or before the commencement date less any lease incentives received;

» any initial direct costs; and

» restoration costs, including dismantling and removing the underlying asset.

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

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

SUBSEQUENT MEASUREMENT

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

DEPRECIATION AND IMPAIRMENT OF RIGHT-OF-USE ASSETS

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

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

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

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4.3 Service concession intangible assets

Year ended 30 June 2026	Service concession intangible assets	TOTAL
	($'000)	($'000)
1 July 2025		
Gross carrying amount	96,340	96,340
Accumulated amortisation	(79,061)	(79,061)
Carrying amount at start of period	**17,279**	**17,279**
Additions (i)	6,017	6,017
Transfers	0	0
Revaluation increments / (decrements)	0	0
Amortisation	(6,355)	(6,355)
Impairment loss	0	0
Adjustments	0	0
Carrying amount at end of period	**16,941**	**16,941**
Gross carrying amount	102,357	102,357
Accumulated amortisation	(85,416)	(85,416)

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

INITIAL RECOGNITION

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

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

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

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

SUBSEQUENT MEASUREMENT

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

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

AMORTISATION AND IMPAIRMENT

Charge for the period	2026
Amortisation	($'000)
Service concession intangible assets	6,355
Total amortisation for the period	**6,355**

As at 30 June 2026, there were no indications of impairment to Service concession intangible assets.

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

The expected useful lives are as follows:

– Service concession intangible assets 5 - 10 years

IMPAIRMENT SERVICE CONCESSION INTANGIBLE ASSETS

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

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

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

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

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4.4 Service delivery intangible assets

Year ended 30 June 2026	Service delivery intangible assets	Works in Progress Service delivery intangible assets	TOTAL
	($'000)	($'000)	($'000)
1 July 2025			
Gross carrying amount	101,908	2,797	104,705
Accumulated amortisation	(97,478)		(97,478)
Carrying amount at start of period	**4,430**	**2,797**	**7,227**
Additions	0	2,716	2,716
Transfers	2,817	(2,817)	0
Revaluation increments / (decrements)	0	0	0
Amortisation	(1,635)		(1,635)
Impairment loss	0	0	0
Adjustments	0	0	0
Carrying amount at end of period	**5,612**	**2,696**	**8,308**
Gross carrying amount	104,725	2,696	107,421
Accumulated amortisation	(99,113)		(99,113)

INITIAL RECOGNITION

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

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

The value of Service delivery intangible assets includes:

» major computer software packages acquired plus costs associated with preparing the software for its intended use; and

» major internally developed software plus the associated development costs.

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

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

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

a) the technical feasibility of completing the intangible asset so that it will be available for use or sale;

b) an intention to complete the intangible asset and use or sell it;

c) the ability to use or sell the intangible asset;

d) the intangible asset will generate probable future economic benefit;

e) the availability of adequate technical, financial and other resources to complete the development and to use or sell the intangible asset; and

f) the ability to measure reliably the expenditure attributable to the intangible asset during its development.

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

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

SUBSEQUENT MEASUREMENT

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

AMORTISATION AND IMPAIRMENT

Charge for the period		2026	2025
Amortisation	Note	($'000)	($'000)
Service delivery intangible assets		1,635	1,510
Total amortisation for the period		**1,635**	**1,510**

As at 30 June 2026, there were no indications of impairment to Service delivery intangible assets.

USEFUL LIVES

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

The expected useful lives are as follows:

- Service delivery intangible assets 2 - 12 years

IMPAIRMENT OF SERVICE DELIVERY INTANGIBLE ASSETS

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

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

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

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

5. OTHER ASSETS AND LIABILITIES

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

	Note	2026 ($'000)	2025 ($'000)
Receivables	5.1	36,676	17,659
Equity accounted investments	5.2	2,390	2,172
Financial investments	5.3	61,996	61,997
Amounts receivable for services (Holding Account)	5.4	38,277	39,341
Other assets	5.5	14,157	11,830
Taxation equivalent - taxation expense (including deferred tax assets)	5.6	10,575	10,575
Payables	5.7	19,246	17,532
Other liabilities	5.8	3,076	3,182
Service concession liabilities	5.9	1,189,293	1,223,253

5.1 Receivables

	Note	2026 ($'000)	2025 ($'000)
Current			
Trade receivables (i)		28,790	15,014
Allowance for impairment of trade receivables		(33)	(23)
Accrued revenue (ii)		2,437	0
Goods and services tax		3,197	2,668
Total current		**34,391**	**17,659**
Non-current			
Accrued revenue (ii)		2,285	0
Total non-current		**2,285**	**0**
Total receivables at end of the period		**36,676**	**17,659**

(i) Amounts owed by government-related entities of $12.532m (2025: $4.089m)

(ii) Amounts owed by government-related entities of $4.722m (2025: $0m)

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

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

The **Accrued revenue** receivable relates primarily to work completed by the Valuer General (Valuation Services, Landgate) at 30 June 2026 but not yet invoiced. No allowance for impairment is made for accrued revenue as the amounts are owed by government customers. In addition, no credit risk is calculated for government receivables as collection is imminent.

Movement of the allowance for impairment of trade receivables	Note	2026 ($'000)	2025 ($'000)
Reconciliation of changes in the allowance for impairment of trade receivables:			
Balance at start of period		23	8
Expected credit losses expense		28	17
Amounts written off during the year - trade receivables	8.8	(18)	(2)
Balance at end of period		**33**	**23**

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

5.2 Equity accounted investments

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

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

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

Name of Financial Instrument	Principal Place of Business	Principal Activity	Ownership Interest (%) 2026	Ownership Interest (%) 2025
PSMA Australia Limited	Australia	Building national data sets and licensing use of the data from those sets.	11%	11%

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

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

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

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5.2 Equity accounted investments – continued

	Note	2026 ($'000)	2025 ($'000)
Equity accounted investments - recognition of PSMA at fair value			
Investment held at start of period		2,172	2,118
Change in fair value (i)	8.9	218	54
Investment held at end of period		**2,390**	**2,172**

(i) The change in fair value represents the Authority's share in the movement in the value of PSMA's audited net assets from 2024 to 2025. (2025: movement in the audited net assets from 2023 to 2024)

	Note	2026 ($'000)	2025 ($'000)
The Authority received distributions (royalties) over the last two financial years of:			
Received in 2025 in respect of the 2023 and 2024 financial years		0	63
Received in 2026 in respect of the 2025 financial year		24	0
		24	**63**

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

5.3 Financial investments

Financial assets at amortised cost are:

	2026 ($'000)	2025 ($'000)
Current		
Term deposits	62,000	62,000
Less: Expected credit loss	4	3
Total current	**61,996**	**61,997**
Reconciliation of changes in the Expected credit loss for Financial investments:		
Balance at start of period	3	0
Expected credit losses (write-back)/expense	1	3
Balance at end of period	**4**	**3**

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

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

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

5.4 Amounts receivable for services (Holding account)

	Note	2026 ($'000)	2025 ($'000)
Current		5,563	4,774
Non-current		32,714	34,567
Total amounts receivable for services at end of period		**38,277**	**39,341**

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

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

5.5 Other assets

	Note	2026 ($'000)	2025 ($'000)
Current			
Prepayments			
Information and technology services		6,329	5,283
Software-as-a-Service - implementation costs		784	574
Other		874	498
		7,987	**6,355**
Accrued interest			
Interest on financial investments		1,261	1,182
Interest on operating bank account		254	286
		1,515	**1,468**
Total current		**9,502**	**7,823**
Non-current			
Prepayments			
Information and technology services		109	38
Software-as-a-Service - implementation costs		4,546	3,969
Total non-current		**4,655**	**4,007**
Total other assets at end of period		**14,157**	**11,830**

Other assets include accrued interest and prepayments.

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

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

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

ACCOUNTING POLICY - SOFTWARE-AS-A-SERVICE (SAAS) ARRANGEMENTS

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

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

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

KEY JUDGEMENTS IN APPLYING THE AUTHORITY'S ACCOUNTING POLICY - SOFTWARE-AS-A-SERVICE ARRANGEMENTS

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

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

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

During the financial year, the Authority recognised $1.391m (2025: $2.924m) as prepayments in respect of configuration and customisation activities undertaken in implementing SaaS arrangements which are considered not to be distinct from the access to the SaaS application software over the contract term.

5.6 Taxation equivalent

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

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

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

	2026	2025
	($'000)	($'000)
Major components of income tax expense as at 30 June 2026 and 30 June 2025 are:		
(a) Income tax expense		
Current income tax		
Current income tax charge	0	0
Deferred income tax		
Adjustments in respect of deferred tax balances derecognised	589	2,469
Relating to origination and reversal of temporary differences	9,986	8,106
Adjustments in respect of previous deferred income tax	0	0
Total income tax expense	**10,575**	**10,575**
(b) Numerical reconciliation of income tax expense to prima facie tax payable		
Reconciliations of income tax expense/(benefit) applicable to accounting profit before income tax equivalents (at the statutory income tax rate) to income tax expense at the effective income tax rate for the periods ended 30 June 2026 and 30 June 2025 are as follows:		
Profit before income tax equivalents	33,290	27,020
Tax at the statutory income tax rate of 30%	9,986	8,106
Non-deductible expenses	0	0
Deferred tax asset temporary differences not brought to account	857	2,469
Recoupment of prior - year tax losses not previously brought to account	(268)	0
Realisation of prior tax losses not previously recognised	0	0
Adjustments in respect of previous deferred income tax	0	0
Temporary differences not previously recognised	0	0
Income tax expense	**10,575**	**10,575**

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(c) Deferred income tax

The Authority's deferred income tax assets and liabilities are attributable to the following:

	Deferred Assets		Deferred Liabilities		Net	
	2026	2025	2026	2025	2026	2025
	($'000)	($'000)	($'000)	($'000)	($'000)	($'000)
Receivables	(10)	(7)	0	86	(10)	79
Financial investments	(1)	(1)	0	0	(1)	(1)
Equity accounted investments	(38)	(27)	0	0	(38)	(27)
Property & equipment	(842)	(1,352)	0	547	(842)	(805)
Right-of-use assets	0	(76)	53	151	53	75
Payables	(66)	(241)	0	0	(66)	(241)
Provisions	(4,839)	(5,803)	0	1,076	(4,839)	(4,727)
Lease liabilities	(58)	(80)	0	0	(58)	(80)
Service concession liability - up front payment	(352,229)	(362,804)	0	0	(352,229)	(362,804)
Service concession liability - service concession intangible assets	(4,559)	(4,172)	0	0	(4,559)	(4,172)
Other	(1,156)	(805)	0	0	(1,156)	(805)
Tax losses	(5,865)	(6,134)	0	0	(5,865)	(6,134)
Tax (assets) liabilities	(369,663)	(381,502)	53	1,860	(369,610)	(379,642)
Tax set off liabilities	53	1,860	(53)	(1,860)	0	0
Net deferred tax (assets) liabilities	**(369,610)**	**(379,642)**	**0**	**0**	**(369,610)**	**(379,642)**
Less: Net deferred tax (assets) liabilities not brought to account	17,381	16,838	0	0	17,381	16,838
Net deferred tax (assets) liabilities recognised	**(352,229)**	**(362,804)**	**0**	**0**	**(352,229)**	**(362,804)**

	Balance 30 June 2025	Recognised in income	Recognised in equity	Unrecognised	Balance 30 June 2026
Movement in temporary difference during the year	($'000)	($'000)	($'000)	($'000)	($'000)
Receivables	0	(10)	0	10	0
Financial investments	0	(1)	0	1	0
Equity accounted investments	0	0	(38)	38	0
Property & equipment	0	(842)	0	842	0
Right-of-use assets	0	53	0	(53)	0
Payables	0	(66)	0	66	0
Provisions	0	(4,839)	0	4,839	0
Lease liabilities	0	(58)	0	58	0
Service concession liability - up front payment	(362,804)	10,575	0	0	(352,229)
Service concession liability - service concession intangible assets	0	(4,559)	0	4,559	0
Other	0	(1,156)	0	1,156	0
Tax losses	0	(5,865)	0	5,865	0
Tax (assets) liabilities	**(362,804)**	**(6,768)**	**(38)**	**17,381**	**(352,229)**

	2026	2025
	($'000)	($'000)
Unrecognised deferred tax assets		
Deferred tax assets have not been recognised in respect of the following items:		
Other temporary differences including tax losses	17,381	16,838
	17,381	**16,838**

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

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

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

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

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

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

5.7 Payables

	Note	2026 ($'000)	2025 ($'000)
Current			
Accrued expenses (i)		10,617	9,784
Trade payables (ii)		6,802	6,311
Accrued salaries		1,827	1,437
Total payables at end of period		**19,246**	**17,532**

(i) Includes balances relating to government-related entities of $0.231m (2025: $0.426m).

(ii) Includes balances relating to government-related entities of $0.052m (2025: $0.010m).

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

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

5.8 Other liabilities

	Note	2026 ($'000)	2025 ($'000)
Current			
Unearned project revenue (i)		1,313	928
Electronic advice of sale - fees payable to other parties (ii)		1,402	1,663
Payroll tax		0	245
Service revenue received in advance		299	316
Other liabilities		62	30
Total other liabilities at end of period		**3,076**	**3,182**

(i) Includes balances relating to government-related entities of $0.158m (2025: $0.094m)

(ii) During 2026, government-related entities were paid $7.761m (2025: $5.760m) through this account. At 30 June 2026, $0.553m (2025: $0.743m) was owed to a government-related entity.

5.9 Service concession liabilities

	2026 ($'000)	2025 ($'000)
Current		
Service concession arrangement (GORTO) - upfront payment	35,250	35,250
- Service concession intangible assets (i)	4,673	4,210
Total current	**39,923**	**39,460**
Non-current		
Service concession arrangement (GORTO) - upfront payment	1,138,846	1,174,096
- Service concession intangible assets (i)	10,524	9,697
Total non-current	**1,149,370**	**1,183,793**
Total service concession liabilities at end of period	**1,189,293**	**1,223,253**

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

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

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

» Document

» Plan

» Search

» Commercial products; and

» Information Technology Services.

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

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

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

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

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

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

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

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

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

6. FINANCING

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

	Note	2026 ($'000)	2025 ($'000)
Lease liabilities	6.1	194	266
Finance costs	6.2	17	22
Cash and cash equivalents	6.3	20,983	19,751
Capital commitments	6.4	2,153	55

6.1 Lease liabilities

	Note	2026 ($'000)	2025 ($'000)
Not later than one year		64	71
Later than one year and not later than five years		130	195
Later than five years		0	0
Total lease liabilities at end of period		**194**	**266**
Current			
Vehicles		64	71
Total current		**64**	**71**
Non-current			
Vehicles		130	195
Total non-current		**130**	**195**
Balance at end of period		**194**	**266**

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

INITIAL MEASUREMENT

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

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

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

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

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

SUBSEQUENT MEASUREMENT

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

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

		2026	2025
	Note	($'000)	($'000)
Lease expenses recognised in the Statement of Comprehensive Income:			
Lease interest expense		17	22
Losses arising from sale and leaseback transactions - vehicles		0	0

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

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

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

6.2 Finance costs

		2026	2025
	Note	($'000)	($'000)
Interest expense on lease liabilities - vehicles		17	22
Finance costs expensed		**17**	**22**

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

6.3 Cash and cash equivalents

		2026	2025
	Note	($'000)	($'000)
Cash and cash equivalents			
Operating bank account		12,276	14,550
Cash on hand		11	11
Total cash and cash equivalents		**12,287**	**14,561**
Restricted cash and cash equivalents			
Current			
Paid Parental Leave (i)		4	7
Indian Ocean Territories (i)	8.12	0	81
Digital Capability Fund (i)	8.9	6,151	2,852
		6,155	2,940
Non-current			
Accrued salaries suspense (ii)		2,541	2,250
Total restricted cash and cash equivalents		**8,696**	**5,190**
Balance at end of period		**20,983**	**19,751**

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

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

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

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

6.4 Capital commitments

	2026	2025
	($'000)	($'000)
Capital expenditure		
Capital expenditure commitments, being contracted capital expenditure additional to the amounts reported in the financial statements, are payable as follows:		
Within 1 year	2,153	55
Total capital commitments	**2,153**	**55**

The capital commitments are GST inclusive.

7. FINANCIAL INSTRUMENTS AND CONTINGENCIES

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

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

7.1 Financial instruments

	2026	2025
	($'000)	($'000)
The carrying amounts of each of the categories of financial assets and financial liabilities at the end of the reporting period are:		
Financial assets		
Cash and cash equivalents	12,287	14,561
Restricted cash and cash equivalents	8,696	5,190
Financial investments	61,996	61,997
Amounts receivables for services	38,277	39,341
Receivables (i)	33,479	14,991
Total financial assets	**154,735**	**136,080**
Financial liabilities		
Payables	19,246	17,532
Lease liabilities	194	266
Other current liabilities	3,076	3,182
Total financial liabilities	**22,516**	**20,980**

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

7.2 Contingent assets and contingent liabilities

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

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

7.2.1 Contingent assets

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

(i) A judgement sum, inclusive of interest, plus costs, was awarded to the Registrar of Titles in the Supreme Court in relation to a counterclaim against a party who committed land title fraud. Under the *Transfer of Land Act 1893*, the Authority, on behalf of the State of Western Australia, paid compensation to the affected party and sought recompense from the perpetrator of the fraud. On appeal, the Supreme Court awarded an amount of $1.625m to the Registrar of Titles, and if the amount is recovered, it will be returned to the Consolidated Account by the Authority.

(ii) A contingent asset reported in 2025, is now reported as a contingent liability pursuant to Appeal Court Orders dated 4 July 2025 - refer note 7.2.2.

7.2.2 Contingent liabilities

COMPENSATION CLAIMS

In addition to the liabilities reported in the financial statements, there are potential claims of $5.26m arising from the administration of the Western Australian Land Titles Register. This includes a contingent liability pursuant to Appeal Court Orders previously reported as a contingent asset.

These potential claims have no impact on the Authority's financial position as potential liabilities are paid by the Authority and are then reimbursed to the Authority from the Consolidated Account.

No other potential compensation claims have been identified by the Authority.

CONTAMINATED SITES

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

The Authority has no known or suspected contaminated sites as at 30 June 2026.

7.3 Fair value measurements

Land reserves measured at fair value:

2026	Level 1	Level 2	Level 3	Fair value
	($'000)	($'000)	($'000)	($'000)
Opening balance at 1 July 2025	0	447	4,602	5,049
Reserves transferred to/(from) the Authority	0	(19)	0	(19)
Transfers from Level 2 to Level 3	0	0	0	0
Revaluation increments/(decrements) recognised in other comprehensive income	0	59	1,029	1,088
Closing balance at 30 June 2026	**0**	**487**	**5,631**	**6,118**

Land reserves measured at fair value:

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

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VALUATION PROCESS

There were no changes in valuation techniques during the period.

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

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

Level 2

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

Level 3

High Utility land values are measured by drawing comparison between the subject asset as a going concern and market pricing data of assets having similar utility and service capacity.

The assessed Highest & Best Use Value is based upon comparable utility transactions and is adjusted for valuation deferment recognition. Valuation deferment is the practice of delaying the recognition or calculation of an asset's value until a future date, primarily used to manage uncertainty, account for value over time, restrictions on ownership and current use considerations. The value of the land reflects differences between public and private sector market associated with title conversion, time deferments, and other factors including encumbrances, title status, management orders or lease conditions.

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

Location of Land Reserves	Fair Value 2026	Fair Value 2025
	($'000)	($'000)
Perth and Surrounds	4,781	3,889
Rest of State	850	713
	5,631	**4,602**

8. OTHER DISCLOSURES

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

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

8.1 Events occurring after the end of the reporting period

There have been no significant events occurring after 30 June 2026 that effect these financial statements.

8.2 Changes in accounting policy

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

8.3 Initial application of Australian Accounting Standards

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

8.4 Key Management Personnel

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

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

(a) For the accountable authority:

Compensation Band ($)	2026	2025
360,001 - 370,000	1	0
350,001 - 360,000	0	1
50,001 - 60,000	1	1
40,001 - 50,000	0	1
30,001 - 40,000	4	4
20,001 - 30,000	1	0
10,001 - 20,000	1	0
	8	**7**

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

Compensation Band ($)	2026	2025
350,001 - 360,000	0	1
260,001 - 270,000	1	0
250,001 - 260,000	2	1
240,001 - 250,000	2	1
230,001 - 240,000	1	1
220,001 - 230,000	1	0
190,001 - 200,000	1	1
170,001 - 180,000	0	2
150,001 - 160,000	0	1
130,001 - 140,000	0	3
	8	**11**

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

	2026	2025
	($'000)	($'000)
Total compensation of Key Management Personnel	**2,517**	**2,761**

The total compensation includes superannuation expense incurred by the Authority.

8.5 Related Party Transactions

(a) Related parties of the Authority

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

Related parties of the Authority include:

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

(b) Significant transactions with Government-related entities

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

Significant transactions with government-related entities for 2026 were:

- income received from other public sector entities (Note 2.2 'Income from State Government')
- superannuation payments to the Government Employees Superannuation Board (Note 3.1(a) 'Employee benefits expenses' - Superannuation)
- lease payments to the Department of Housing and Works for motor vehicle fleet leasing (Note 6.1 'Lease liabilities' and Note 6.2 'Finance costs')
- building maintenance, property rentals, and minor works payments to the Department of Housing and Works for office accommodation (Note 3.2 'Other expenditures' - Accommodation expenses)
- payments made to other public sector entities to fund services provided to progress the Spatial WA Program (Note 3.2 'Other expenditures' – Other staffing costs)
- service appropriation (Note 2.2 'Income from State Government') and amounts receivable for services (Note 5.4 'Amounts receivable for services')
- resources received free of charge (Note 2.2 'Income from State Government')
- trade debtors and accrued revenue (Note 5.1 'Receivables')

» accrued expenses (Note 5.7 'Payables'), and unearned project revenue and amounts owed under Electronic Advice of Sale (Note 5.8 'Other liabilities')

» contributions by owners and distributions to owners (Note 8.9 'Equity' - Contributed equity)

» amounts due to the Treasurer for income tax payable and dividends paid (Note 5.6 'Taxation equivalent' and Note 8.9 'Equity' - Accumulated deficit)

» resources provided free of charge to other government agencies (Note 8.10 'Resources provided free of charge')

» remuneration for services provided by the Auditor General (Note 8.7 'Remuneration of auditor')

(c) Transactions with related parties

The Authority had transactions with the following related parties:

(i) Public Sector Mapping Agency (PSMA) Australia Ltd.

Refer Note 5.2 "Equity accounted investments" for details.

(ii) National Electronic Conveyancing Data Standards (NECDS) Ltd.

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

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

NECDS Ltd.'s purpose is to –

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

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

No contributions were paid by the Authority to NECDS Ltd in 2026 (2025 - $0)

(d) Material transactions with other related parties

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

8.6 Affiliated body

	2026	2025
	($'000)	($'000)
Resources provided to the Land Surveyors' Licensing Board:		
Administrative support	188	200
Grant	80	80
Total	**268**	**280**

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

8.7 Remuneration of auditor

	2026	2025
	($'000)	($'000)
Remuneration paid or payable to the Auditor General in respect of the audit for the current reporting period is as follows:		
Auditing the accounts, financial statements, controls, and key performance indicators	**333**	**321**

8.8 Supplementary financial information

	2026	2025
	($'000)	($'000)
(a) Write offs by the Accountable Authority		
Bad debts		
- trade receivables	17	2
- employee benefit overpayments	1	0
	18	2
Public property	0	0
	18	**2**
(b) Losses through theft, defaults and other causes		
Losses of public money, other money and public and other property through theft or default	2	0
Amounts recovered	2	0
	0	**0**
(c) Gifts of public property by the Authority	**0**	**0**

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8.9 Equity

The Government holds the controlling equity interest in the Authority on behalf of the community. Equity represents the residual interest in the net assets of the Authority. The asset revaluation surplus represents that portion of equity resulting from the revaluation of non-current assets.

	Note	2026 ($'000)	2025 ($'000)
Contributed equity			
Balance at start of the year		79,735	71,697
Contributions by owners			
Capital appropriation		1,100	441
Digital Capability Fund (i)		20,957	7,605
Distributions to owners			
Land reserves including improvements transferred from the Authority to the Department of Planning, Lands and Heritage	4.1	(19)	(8)
Balance at end of the year		**101,773**	**79,735**
Reserves			
Balance at start of the year		8,201	7,584
Asset revaluation surplus			
- Land reserves	4.1	1,088	563
		1,088	563
Fair value reserve			
- Recognition of PSMA at fair value	5.2	218	54
- Deferred tax asset	5.6	0	0
		218	54
Balance at end of the year		**9,507**	**8,201**
Accumulated deficit			
Balance at start of the year		(800,591)	(817,036)
- Profit for year		22,715	16,445
- Distribution to owners - dividends (ii)		0	0
Balance at end of the year		**(777,876)**	**(800,591)**
Total equity at 30 June (iii)		**(666,596)**	**(712,655)**

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

The Authority has received these funds to progress the Spatial WA Program.

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

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

8.10 Resources provided free of charge

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

	2026 ($'000)	2025 ($'000)
(a) More than $10,000 per general government-related entity		
Department of Treasury and Finance	14,592	14,965
Department of Planning, Lands and Heritage	6,408	6,559
Department of Fire and Emergency Services	582	481
Department of Justice	315	313
Department of Biodiversity, Conservation and Attractions	265	432
Department of Housing and Works	242	265
Department of Mines, Petroleum and Exploration	202	411
Department of Health	126	199
Office of the Director of Public Prosecutions	101	94
Department of Education	98	107
Department of Water and Environmental Regulation	80	80
Main Roads Western Australia	34	375
Department of Primary Industries and Regional Development	31	1,441
Parliament of Western Australia	30	0
Western Australia Police Force	22	338
Department of Transport and Major Infrastructure	15	4
Public Transport Authority	0	291
	23,143	**26,355**
(b) More than $10,000 per non-general government entity		
Western Power	1,101	1,056
Horizon Power	380	640
Southern Ports Authority	0	29
	1,481	**1,725**
(c) Less than $10,000 per State Government agency	**23**	**73**
(d) Non-State government agencies	**1,209**	**952**
Total resources provided free of charge	**25,856**	**29,105**

8.11 Special purpose accounts

PAYROLL DEDUCTIONS

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

	2026 ($'000)	2025 ($'000)
Balance at start of period	0	0
Receipts	13,205	12,881
Payments	(13,205)	(12,881)

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	2026	2025
	($'000)	($'000)
Balance at end of period	**0**	**0**

8.12 Indian Ocean Territories

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

	2026	2025
	($'000)	($'000)
Balance at start of period	81	64
Receipts	0	59
Payments	(81)	(42)
Balance at end of period (i)	**0**	**81**

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

8.13 Explanatory statement

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

All variances between annual estimates (original budget) and actual results for 2026, and between the actual results for 2026 and 2025 are shown below.

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

1. Estimate and actual results for the current year:
   - Total Cost of Services of the annual estimates for the Statement of Comprehensive Income and Statement of Cash Flows (1% of $164.887m - $1.649m); and
   - Total Assets of the annual estimates for the Statement of Financial Position (1% of $520.446m - $5.204m).
2. Actual results for the current year and the previous year:
   - Total Cost of Services of the previous year for the Statements of Comprehensive Income and Statement of Cash Flows (1% of $129.161m - $1.292m); and
   - Total Assets of the previous year for the Statement of Financial Position (1% of $547.965m - $5.480m).

(a) Statement of Comprehensive Income Variances

	Variance note	Estimate[1] 2026	Actual 2026	Actual 2025	Variance between Estimate and Actual 2026	Variance between Actual 2025 and Actual 2026
		($'000)	($'000)	($'000)	($'000)	
INCOME						
Revenue						
Provision of services	A	54,881	58,771	48,136	3,890	10,635
Service concession income		39,154	39,977	39,282	823	695
Sale of land information, data and imagery		4,373	4,153	4,050	(220)	103
Interest revenue		1,481	2,714	2,850	1,233	(136)
Other revenue		617	470	335	(147)	135
TOTAL INCOME		**100,506**	**106,085**	**94,653**	**5,579**	**11,432**
EXPENSES						
Employee benefits		69,409	63,225	62,146	(6,184)	1,079
Supplies and services	1,B	68,605	59,133	45,149	(9,472)	13,984
Other expenses	C	9,839	8,266	6,578	(1,573)	1,688
Depreciation and amortisation	2	10,704	9,025	10,208	(1,679)	(1,183)
Finance costs		22	17	22	(5)	(5)
Accommodation		6,308	4,983	5,044	(1,325)	(61)
Net loss on disposal of property, equipment and intangibles		0	1	14	1	(13)
TOTAL EXPENSES		**164,887**	**144,650**	**129,161**	**(20,237)**	**15,489**
Loss before Income from State Government		**(64,381)**	**(38,565)**	**(34,508)**	**25,816**	**(4,057)**
INCOME FROM STATE GOVERNMENT						
Service appropriation		48,456	48,987	50,603	531	(1,616)
Income from other public sector entities	D	20,854	22,074	10,580	1,220	11,494
Resources received free of charge		300	794	345	494	449
TOTAL INCOME FROM STATE GOVERNMENT		**69,610**	**71,855**	**61,528**	**2,245**	**10,327**
Profit before income tax equivalent		**5,229**	**33,290**	**27,020**	**28,061**	**6,270**
Income tax equivalent expense		(10,575)	(10,575)	(10,575)	0	0
PROFIT FOR THE YEAR	3,E	**(5,346)**	**22,715**	**16,445**	**28,061**	**6,270**
OTHER COMPREHENSIVE INCOME						
Items not reclassified subsequently to profit or loss						
Changes in asset revaluation surplus		**0**	**1,088**	**563**	**1,088**	**525**
Items that will be reclassified subsequently to profit or loss						
Changes in fair value reserve		0	218	54	218	164
Income tax on items that will be reclassified		0	0	0	0	0
		0	**218**	**54**	**218**	**164**
TOTAL OTHER COMPREHENSIVE INCOME		**0**	**1,306**	**617**	**1,306**	**689**
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		**(5,346)**	**24,021**	**17,062**	**29,367**	**6,959**

1. These estimates are published in the State Budget 2025-26, Budget Papers No. 2 'Budget Statements'.

MAJOR ESTIMATE AND ACTUAL (2026) VARIANCE NARRATIVES

1. Supplies and services expenses were lower than the 2026 estimate primarily due to the estimate recognising all Spatial WA Program expenditure as recurrent. Some actual expenditure is now being capitalised, reflecting the recognition of assets for the Spatial Digital Twin and Next Generation Spatial Cadastre technology platforms. In addition, some recurrent expenditure has also been deferred to future years, to align with revised project timelines, following a longer than expected procurement process for the Spatial WA Program, with this adjustment made after the budget for 2026 was set.
2. Depreciation and amortisation expenses were lower than the 2026 estimate due to capital expenditure being significantly lower than forecast, resulting in fewer assets being capitalised.
3. The Authority reported a profit after tax for 2026, compared with the estimated loss. This was mainly due to the capitalisation of some Spatial WA Program expenses originally budgeted as recurrent expenditure, and the deferral of expenditure to future years to reflect revised project timelines following an extended technology platform procurement process. These adjustments were made after the 2026 budget was finalised.

   Lower employee benefits expenditure, reflecting vacant positions during the year, also contributed to the profit after tax.

   Revenue from the provision of services was also higher than planned, supported by the continued strength of the Western Australian property market. Land titling paid document lodgement activity reached 421,276, which was 5.6% above the 2026 estimate of 399,000 lodgements.

MAJOR ACTUAL (2026) AND COMPARATIVE (2025) VARIANCE NARRATIVES

A. Revenue from the provision of services was higher in 2026 than in 2025 primarily due to Valuation services revenue from the metropolitan valuations program. 2026 is the final year of this three year program where all revenue was recognised in full in accordance with AASB15 Revenue from *Contracts with Customers.*

B. Supplies and services expenditure was higher in 2026 than 2025 primarily due to increased costs associated with the Spatial WA Program as activities ramped up following the awarding of contracts to deliver the technology platforms during 2026.

C. Other expenses in 2026 were higher than 2025 mainly due to higher contract staffing costs to fill vacant positions and higher employment on-costs and workers compensation insurance.

D. Income from other public sector entities was higher than 2025 as a result of more revenue from the metropolitan valuations program. The 2026 year was the third and final year of the three year program, where all revenue was recognised in accordance with AASB15 *Revenue from Contracts with Customers.*

E. The Authority reported a higher profit after tax for 2026, compared to 2025, mainly due to the higher revenue from the metropolitan valuations program, with all revenue for the three year program recognised in 2026 in accordance with AASB15 *Revenue from Contracts with Customers.*

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(b) Statement of Financial Position Variances

	Variance note	Estimate[1] 2026	Actual 2026	Actual 2025	Variance between Estimate and Actual 2026	Variance between Actual 2025 and Actual 2026
		($'000)	($'000)	($'000)	($'000)	($'000)
ASSETS						
Current Assets						
Cash and cash equivalents		22,895	12,287	14,561	(10,608)	(2,274)
Restricted cash and cash equivalents		241	6,155	2,940	5,914	3,215
Receivables	F	33,916	34,391	17,659	475	16,732
Financial investments	4	25,400	61,996	61,997	36,596	(1)
Deferred tax assets		10,575	10,575	10,575	0	0
Amounts receivable for services		5,966	5,563	4,774	(403)	789
Other current assets		8,972	9,502	7,823	530	1,679
Total Current Assets		**107,965**	**140,469**	**120,329**	**32,504**	**20,140**
Non-Current Assets						
Restricted cash and cash equivalents		2,338	2,541	2,250	203	291
Receivables		2,185	2,285	0	100	2,285
Equity accounted investments		2,118	2,390	2,172	272	218
Amounts receivable for services		30,709	32,714	34,567	2,005	(1,853)
Property and equipment		4,496	9,209	7,655	4,713	1,554
Service delivery intangible assets		13,326	8,308	7,227	(5,018)	1,081
Service concession intangible assets	5	11,575	16,941	17,279	5,366	(338)
Right-of-use assets		289	177	250	(112)	(73)
Deferred tax assets		341,654	341,654	352,229	0	(10,575)
Other non-current assets		3,791	4,655	4,007	864	648
Total Non-Current Assets		**412,481**	**420,874**	**427,636**	**8,393**	**(6,762)**
TOTAL ASSETS		**520,446**	**561,343**	**547,965**	**40,897**	**13,378**
LIABILITIES						
Current Liabilities						
Payables		18,614	19,246	17,532	632	1,714
Lease liabilities		100	64	71	(36)	(7)
Employee related provisions		10,087	11,330	10,813	1,243	517
Service concession liabilities		38,450	39,923	39,460	1,473	463
Other current liabilities		3,361	3,076	3,182	(285)	(106)
Total Current Liabilities		**70,612**	**73,639**	**71,058**	**3,027**	**2,581**
Non-Current Liabilities						
Lease liabilities		207	130	195	(77)	(65)
Employee related provisions		5,825	4,800	5,574	(1,025)	(774)
Service concession liabilities		1,144,736	1,149,370	1,183,793	4,634	(34,423)
Total Non-Current Liabilities		**1,150,768**	**1,154,300**	**1,189,562**	**3,532**	**(35,262)**
TOTAL LIABILITIES		**1,221,380**	**1,227,939**	**1,260,620**	**6,559**	**(32,681)**
NET LIABILITIES		**(700,934)**	**(666,596)**	**(712,655)**	**34,338**	**46,059**
EQUITY						
Contributed equity		112,261	101,773	79,735	(10,488)	22,038
Reserves		7,584	9,507	8,201	1,923	1,306
Accumulated deficit		(820,779)	(777,876)	(800,591)	42,903	22,715
EQUITY DEFICIT		**(700,934)**	**(666,596)**	**(712,655)**	**34,338**	**46,059**

1. These estimates are published in the State Budget 2025-26, Budget Papers No. 2 'Budget Statements'.

MAJOR ESTIMATE AND ACTUAL (2026) VARIANCE NARRATIVES

4. Financial investments managed by WA Treasury Corporation in 2026 were higher than the estimate due to greater levels of operating cash being available due to lower cash payments for operating and capital expenditure due to underspending and higher receipts.

5. Service concession intangible assets in 2026 were higher than the estimate due to more assets which Land Services WA is responsible for enhancing and maintaining being capitalised than planned.

MAJOR ACTUAL (2026) AND COMPARATIVE (2025) VARIANCE NARRATIVES

F. Receivables were higher than 2025 as a result of a higher level of debtors outstanding at June 2026 mainly within Valuation Services. The 2026 year was the third and final year of the three year metropolitan valuations program, where all revenue for the program was recognised in the Statement of Comprehensive Income in accordance with AASB 15 *Revenue from Contracts with Customers* and invoices were issued but cash is yet to be received.

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(c) Statement of Cash Flow Variances

	Variance note	Estimate[1] 2026	Actual 2026	Actual 2025	Variance between Estimate and Actual 2026	Variance between Actual 2025 and Actual 2026
		($'000)	($'000)	($'000)	($'000)	($'000)
		Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts						
Provision of services	6,G	47,852	53,094	47,698	5,242	5,396
Sale of land information, data and imagery		4,373	4,971	3,963	598	1,008
Interest received		1,481	2,635	3,339	1,154	(704)
GST receipts on sales		1,984	1,324	1,420	(660)	(96)
GST receipts from taxation authority		17,859	17,853	16,233	(6)	1,620
Other receipts		617	376	133	(241)	243
Payments						
Employee benefits		(69,259)	(63,021)	(61,020)	6,238	(2,001)
Supplies and services	7,H	(67,967)	(59,686)	(49,262)	8,281	(10,424)
Other payments	I	(9,437)	(8,528)	(6,883)	909	(1,645)
Accommodation	8	(6,308)	(4,930)	(4,802)	1,378	(128)
Finance costs		(22)	(17)	(22)	5	5
GST payments on purchases	J	(19,843)	(19,588)	(17,851)	255	(1,737)
Net cash used in operating activities		**(98,670)**	**(75,517)**	**(67,054)**	**23,153**	**(8,463)**
CASH FLOWS FROM INVESTING ACTIVITIES						
Receipts						
Proceeds from - Maturing financial investments	9	15,000	68,000	69,000	53,000	(1,000)
Payments						
Purchase of - Property, equipment and intangible assets	10	(11,062)	(4,249)	(3,393)	6,813	(856)
Financial investments	9	0	(68,000)	(68,000)	(68,000)	0
Net cash provided by/(used in) operating activities		**3,938**	**(4,249)**	**(2,393)**	**(8,187)**	**(1,856)**
CASH FLOWS FROM FINANCING ACTIVITIES						
Payments						
Principal elements of lease payments		(84)	(95)	(76)	(11)	(19)
Net cash used in financing activities		**(84)**	**(95)**	**(76)**	**(11)**	**(19)**
CASH FLOWS FROM STATE GOVERNMENT						
Receipts						
Service appropriation		46,348	46,879	47,764	531	(885)
Drawdowns from amounts receivable for services (Holding Account)		4,774	3,172	4,007	(1,602)	(835)
Capital appropriations	11	5,174	1,100	441	(4,074)	659
Digital Capability Fund	12,K	27,344	20,957	7,605	(6,387)	13,352
Funds from other public sector entities	L	9,101	8,985	11,010	(116)	(2,025)
Net cash provided by the State Government		**92,741**	**81,093**	**70,827**	**(11,648)**	**10,266**
Net change in cash and cash equivalents		(2,075)	1,232	1,304	3,307	(72)
Cash and cash equivalents at start of the year		27,549	19,751	18,447	(7,798)	1,304
CASH AND CASH EQUIVALENTS AT 30 JUNE		**25,474**	**20,983**	**19,751**	**(4,491)**	**1,232**

1. These estimates are published in the State Budget 2025-26, Budget Papers No. 2 'Budget Statements'.

MAJOR ESTIMATE AND ACTUAL (2026) VARIANCE NARRATIVES

6. The provision of services net receipts in 2026 were higher than the estimate mainly as a result of the continued strong performance in the Western Australian property market. Document lodgement activity of 421,276 was 5.6% higher than the original budget of 399,000.

7. Payments for supplies and services were lower than the 2026 estimate mainly because the estimate treated all Spatial WA Program costs as recurrent payments. Some actual payments now include capitalised costs associated with assets for the Spatial Digital Twin and Next Generation Spatial Cadastre technology platforms recognised as payments for the "purchase of property, equipment and intangible assets". Some recurrent payments have also been deferred to future years, to reflect the revised project timelines following a longer than expected procurement process for the Spatial WA Program, with the adjustment made after the 2026 budget was set.

8. Payments for accommodation were lower than the 2026 estimate mainly due to less payments than planned on minor works, maintenance and outgoings.

9. Receipts from maturing financial investments and payments for the purchase of financial investments were higher than estimated, reflecting the reinvestment of maturing investments rather than drawing them down into the operating bank account during 2026. Continued strong performance in the Western Australian property market, combined with lower than forecast payments, resulted in cash reserves being drawn down more slowly than expected.

10. Payments for the purchase of property, equipment and intangible assets were lower than estimated due to unexpected delays in commencing and/or progressing some asset investment program initiatives. As a result some planned payments for the purchase of property, equipment and intangible assets were carried forward to 2027 and future years after the 2026 budget was set.

11. Capital appropriation receipts were lower than estimated in 2026 due to delays in progressing some planned capital projects. As a result some funding was deferred to 2027 and future years to progress the delivery of priority projects.

12. Receipts from the Digital Capability Fund were lower than estimated due to a longer than expected procurement process for the Spatial WA Program technology platforms. As a result some payments and associated funding were deferred to 2027 and future years to reflect revised project timelines, with the adjustment made after the 2026 budget was set.

MAJOR ACTUAL (2026) AND COMPARATIVE (2025) VARIANCE NARRATIVES

G. The provision of services in 2026 were higher than 2025 as a result of more receipts from the three year metropolitan valuations program.

H. Payments for supplies and services were higher than 2025 mainly as a result of Spatial WA Program costs associated with increased activity following the awarding of contracts in 2026 to deliver the technology platforms.

I. Other payments in 2026 were higher than 2025 mainly due to higher contract staffing costs to fill vacant positions, higher employment on-costs and workers compensation insurance.

J. GST payments on purchases were higher than 2025 due to the payment of more GST as a result of higher contract expenses and higher service fees paid to LSWA under the terms of the CSA due to the continued strong performance in the Western Australian property market.

K. Funding from the Digital Capability Fund is received to fund the Spatial WA Program. Funding received in 2026 was higher than the prior year due to higher program payments following the awarding of contracts in 2026 to deliver the technology platforms.

L. Funds received from other public sector entities were lower in 2026 than in 2025 mainly due to the cyclical nature of the three year metropolitan valuations program. Revenue for the program was fully recognised in 2026, the final year of the program, however, the cash was not received during the year and is expected to be received mainly in the following financial year.