

# The Mill at Moreton Bay

Millovate Pty Ltd  
Annual Report  
30 June 2022

# Acknowledgement

Millovate Pty Ltd acknowledges Aboriginal and Torres Strait Islander Peoples as the first inhabitants of the nation where we work and live today. We wish to acknowledge also the Traditional Custodians of the land which The Mill at Moreton Bay is located on – the Kabi Kabi and Turrbal People, and pay respect to their elders, past and present. Millovate and Moreton Bay Regional Council are committed to engaging meaningfully with the Traditional Custodians of this land for activities taking place at The Mill at Moreton Bay.



# The Mill

at Moreton Bay

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# Letter from the Chairman



**Nigel Chamier**  
Chairman, Millovate Board

**On behalf of the Directors of Millovate, I am pleased to present our Annual Report for 2021-22.**

This is our first complete financial year of operation since the company was formed by Moreton Bay Regional Council as a beneficial enterprise. Our Charter is to plan, deliver and activate 200 hectares of Council-owned land (65 hectares of developable land) within The Mill at Moreton Bay Priority Development Area (PDA) (460 hectares) declared by the Queensland Government in 2016.

In September 2020 the Millovate Board was formed and Stuart Pickering, our inaugural CEO, was appointed in November 2020. The Millovate executive leadership and support team were appointed and operational by February 2021.

Concurrent with the establishment of the company's operational functions, Millovate prioritised and produced its Business Plan 2021-2022 aligning Council's vision and deliverables for The Mill at Moreton Bay, as well as Millovate's strategies and tactics to deliver the staged master planned development. These comprise –

- Community Wellbeing – deliver social infrastructure to support health and wellbeing; facilitate access to lifelong learning; foster a proud, prosperous and inclusive community
- Sustainable Urban Investment – attract capital to ensure financial sustainability
- Economic Development – enable enterprise growth and innovation
- Environmental Sustainability – create a sustainable urban development

Millovate's Business Plan 2021-2022 achieved key deliverables including the –

- Establishment of the operational functions of Millovate as an operating entity on its own accord;
- Progression of The Mill at Moreton Bay's Master Plan, Development Plan and Development Roadmap, including the Investment Attraction Strategy, and supporting marketing, communications and stakeholder engagement strategies and tactics, to guide the development for the next 20 to 25 years;
- Progression of an Interim Development Strategy to support the advancement of development activity across Mill Central (35 hectares) and Mill Innovation (30 hectares) whilst progressing the Master Plan and Development Plan. This involved the formulation and execution of effective investment campaigns, transaction programs and delivery programs, as follows –
  - Digital telecommunications (data centre)
  - Advanced manufacturing
  - Healthcare (private hospital and potential integrated healthcare components)
  - Education – UniSC Moreton Bay (Stage Two (three new buildings)), as well as other potential integrated education components

In July 2021 the International Olympic Committee's announcement that South East Queensland will host the Brisbane 2032 Olympic and Paralympic Games was significant for the Moreton Bay region, as well as Australia. Several new Olympic venues are being developed to host competition events, including a state-of-the-art Moreton Bay indoor sports centre being planned and delivered at The Mill at Moreton Bay.

This major infrastructure investment will support and highlight the Moreton Bay region as an attractive investment proposition, as well as support economic and social legacy benefits for the region's community and more broadly South East Queensland.

Millovate continues to work collaboratively and coherently with Moreton Bay Regional Council, as well as the many stakeholders that contribute to plan, deliver and activate the vision and deliverables for The Mill at Moreton Bay. Millovate are grateful to Mayor Peter Flannery, the region's Councillors, and the Moreton Bay Regional Council team for their support.

Millovate and Moreton Bay Regional Council are committed to meaningful engagement with the Traditional Custodians of the land for activities taking place at The Mill at Moreton Bay. We respectfully honour the cultural

heritage of Traditional Owners of the project site, the Kabi Kabi People, who have registered native title claim over land located north of North Pine River in the Moreton Bay region.

The Mill at Moreton Bay supports Council's bigger, bolder and brighter vision for the Moreton Bay region and is being developed as a landmark destination for the entire Moreton Bay region to enhance its economic and social prosperity. Millovate continues to be inspired by the stakeholders' optimistic and encouraging responses to the project, both from community and industry, which will contribute integrally to the ultimate success of the development.

I wish to thank my fellow Board Directors, as well as Millovate's CEO, executive leadership and support team for their enduring dedication towards the planning, delivery and activation of The Mill at Moreton Bay.



Image credit: UniSC Moreton Bay and Kirk Architecture

# Letter from the Chief Executive Officer



**Stuart Pickering**  
Chief Executive Officer, Millovote

## I am pleased to endorse Millovote's Annual Report 2021-22.

Millovote was established by Moreton Bay Regional Council to plan, deliver and activate The Mill at Moreton Bay, transforming the project site into a landmark destination for the Moreton Bay region, as well as South East Queensland.

Millovote is focused on The Mill at Moreton Bay –

- Becoming a significant landmark destination in the heart of the Moreton Bay region
- Building capabilities in healthcare and wellbeing
- Delivering and supporting lifelong learning, innovation and research
- Providing world-class educational opportunities
- Delivering and supporting high-value employment opportunities, as well as talent creation, attraction and retention, that supports the region's continued economic development
- Elevating and delivering community aspirations and expectations

During FY 2021-22 Millovote executed investment campaigns and transaction programs which succeeded in securing a conditional Contract for Sale for development of a data centre and ancillary office tower, commencing negotiations on a preferred proponent basis with a national institutional investment group to develop a 300+bed full-service private hospital, and progressing to a Request for Proposal phase with two proponents seeking to develop advanced manufacturing facilities, with an estimated, combined value of over \$250 million.

Millovote also completed Phase One and Phase Two of its initial financial investigations which included demand analysis, feasibility business cases and investment strategies to support the preparation of the Sustainable Investment Plan. Millovote's other FY 2021-22 activities included developing an updated Master Plan and Development Plan, undertaking infrastructure planning and costings, traffic investigations, an environmental sustainability strategy, as well as destination marketing and communications, placemaking and stakeholder engagement.

The University of Sunshine Coast (UniSC) Moreton Bay is our key strategic partner and opened its Foundation Building in 2020. Due to student enrolment growth beyond expectations, construction of the second stage is underway with three new buildings, facilities and outdoor spaces, projected to open in 2023. Facilities will include teaching and learning spaces, research laboratories, industry hub / event space, student gym and sports hall, sports science facility, student hub / breakout spaces, outdoor spaces and amenities, and multilevel carparking. UniSC Moreton Bay delivers over 60 degrees to more than 3,000 students, with enrolments expected to grow to 10,000 students by 2030.

Moreton Bay Regional Council's \$12 million water park and play space located at The Mill at Moreton Bay continued to win awards during FY 2021-22, achieving the 2021 Institute of Public Works Australasia Queensland Excellence Award which recognises the success of infrastructure and engineering projects and the teams who deliver them across Queensland. The custom-designed facility, which has attracted significant patronage and positive community sentiment since opening, reflects the industrial nature of the historic site and delivers universal access zones, non-prescribed junior play, and multiple level adventure exploration, providing a unique opportunity for children to play.

As a significant region-building project for the Moreton Bay region, The Mill at Moreton Bay will ultimately deliver enduring economic, social and environmental benefits for the entire region, as well as for South East Queensland. Millovate continues to strategically focus on these transformational commercial and non-commercial benefits.

In February 2022 Millovate's Business Plan 2022-23 Strategy Day was held with the Board and key stakeholders including Council. Millovate's approved Business Plan 2022-23 focuses on the following –

- Exploring opportunities in education development, including public and private-sector primary, secondary, disability and VET services
- Investigating locations for the 2032 Brisbane Olympic and Paralympic Games' infrastructure being planned and delivered at The Mill at Moreton Bay, to optimise its legacy as an indoor sports centre and multi-purpose facility, and integration into the proposed Lakes Edge development
- Tourism and recreation, and the opportunity for The Mill at Moreton Bay to become an eco-tourism destination
- Proposed Lakes Edge and parklands planning and business case
- Marketing, communications and engagement to support the Master Plan, Development Plan and Development Roadmap
- Investment campaigns and transaction programs to attract investment in prioritised and targeted sectors
- Continuation of the Interim Development Strategy which includes UniSC Moreton Bay, education, digital telecommunications, advanced manufacturing, and an integrated healthcare village featuring the establishment of a major private hospital
- Trunk Infrastructure planning and design (roads and services)

I wish to thank the Millovate Board, as well as Millovate's executive leadership and support team for their commitment to ensure collaborative operational delivery of Millovate's Business Plan 2021-22, to develop The Mill at Moreton Bay as a significant landmark destination – a place to learn, grow, live, work and play.



Pine Rivers Chamber of Commerce's President Geri Davie, Moreton Bay Regional Council's Mayor Peter Flannery, Pine Rivers Chamber of Commerce's Treasurer Craig Pratt, Millovate's CEO Stuart Pickering, UniSC Moreton Bay's Head Karen Becker, Regional Development Australia (RDA) Moreton Bay's Director – Regional Development Julia Callaghan. Image credit: Moreton Daily

# About The Mill at Moreton Bay

The Mill at Moreton Bay is recognised as one of the five region-building projects in Moreton Bay Regional Council's Regional Economic Development Strategy (REDS) 2020–2041. REDS is a 20-year strategy to drive and deliver economic development and community outcomes that deliver a bigger, bolder and brighter future for the region, and contribute to the region's projected \$40 Billion economy.

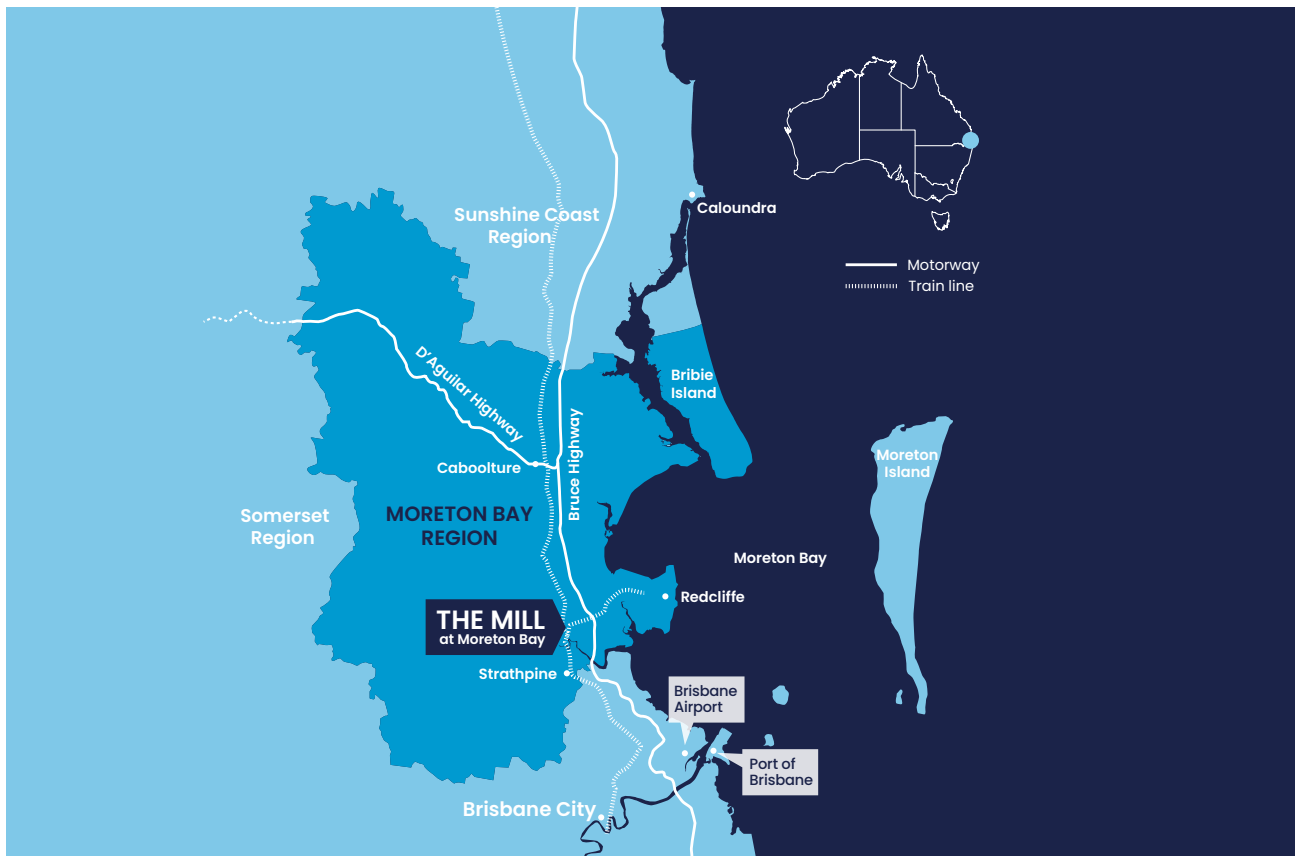
The Mill at Moreton Bay is planned for the community with a focus on –

- Building capabilities in health and wellbeing
- Lifelong learning, innovation and research
- Providing world-class educational opportunities and

- High value employment opportunities that support the region's continued economic development and community aspirations

Over the next 20 years, the project will elevate the Moreton Bay region and be a catalyst for economic, social and environmental benefits for the region, as well as South East Queensland.

The Mill at Moreton Bay is being planned, delivered and activated as a distinctive urban centre, delivering an innovative and productive new employment hub, and is projected to deliver benefits for the entire Moreton Bay region.





# The Mill at Moreton Bay PDA



# About Millovate

Moreton Bay Regional Council (MBRC) formed Millovate Pty Ltd as a beneficial enterprise to drive and manage the vision, planning and development of a 200-hectare site within the 460-hectare The Mill at Moreton Bay Priority Development Area (PDA) declared by the Queensland Government in 2016.

Millovate has an independent Board, as well as executive leadership and support team, with responsibility for leading the planning, delivery and activation of The Mill at Moreton Bay (65 hectares) on behalf of MBRC.

Millovate's focus is to attract and procure high-value investment that will establish and deliver sustainable economic

development and community benefits for the next 20 years and beyond. Millovate is working with the public and private sectors, industry and investors, to plan and deliver the future of the precinct and create a resilient, inclusive and low emissions development that will become a significant landmark destination and community centre within the Moreton Bay region, as well as South East Queensland.

## The Role of Millovate

**Millovate is responsible for the planning, delivery and activation of 65 hectares of Moreton Bay Regional Council-owned developable land within The Mill at Moreton Bay PDA.**

This includes Mill Central (35 hectares) and Mill Innovation (30 hectares). Millovate is also committed to supporting MBRC and their dedication to retain, rehabilitate and enhance the precinct's natural environment and Koala habitat, including 110 hectares of prime green space (Mill Green).

Millovate is focused on promoting economic development and investment opportunities that will mobilise and enable investors to capitalise on the unique propositions presented at The Mill at Moreton Bay.

Millovate's core activity and actions are to deliver and manage The Mill at Moreton Bay in accordance with MBRC's objectives, including delivering the following outcomes –

- Develop MBRC-owned land within The Mill at Moreton Bay PDA
- Attract and facilitate the delivery of appropriate investment and long-term employment opportunities for the Moreton Bay region
- Foster destination placemaking
- Deliver innovative and sustainable design outcomes, including integrated and well-executed land use and transport planning
- Create community infrastructure and enhance the conservation values of green spaces
- Achieve appropriate commercial and non-commercial targets

## Millovate's Vision

The Mill at Moreton Bay will be delivered as a landmark destination for the Moreton Bay region – a place to learn, grow, live, work and play.

## Millovate's Mission

Millovate's mission is to plan, deliver and activate a place that enables individuals, communities, businesses and industries, to thrive, grow and be sustainable.

## Millovate's Values

Millovate is committed to the following values –

- **Quality** – in the delivery of high quality and contemporary community infrastructure
- **Innovation** – in pursuing creative, inspirational and sustainable development
- **Integrity and honesty** – in its actions and relationships
- **Collaboration** – in its approach to project delivery and urban development integration
- **Sustainability** – through a commitment to supporting sustainable environmental outcomes.

# Strategic Objectives

Millovate's strategic objectives are as follows –

Sustainable economic development that provides a return commensurate with risk

A long-term, future-focused approach, with flexibility to adapt to opportunities

A clear value proposition that differentiates The Mill at Moreton Bay from other PDAs

Collaboration, connectivity and integration across each of The Mill at Moreton Bay's sectors

Demonstrated leadership in the delivery of sustainable development

Delivery of a highly-activated, internationally-recognised place

Inspiring a sense of community pride across the region and further afield

## Regional Forces Shaping Millovate's Approach

**Community** a rapidly growing population

**Education** increasing the below average higher education participation rates

**Economy** increasing the below average median incomes

**Leadership** strong support from all levels of Government

**Environment** climate change impacts on our local environment

# The Millovate Board

The Board is responsible for the management of Millovate in accordance with its Constitution and the Statement of Corporate Intent. Board decisions are executed in accordance with Millovate's Constitution.

The Millovate Board comprises six (6) talented and experienced members, with expertise encompassing precinct development, destination marketing and communications, investment attraction, tourism, finance, innovation and banking.

## 2021-22 Director's Biographies

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**Nigel Chamier AM**  
Chairman

**Nigel has specialist skills in property and major infrastructure projects, together with several decades' experience as a Chair and Company Director.**

Following two decades with world leader in real estate services, JLL, he has undertaken a wide range of roles including as Chair of the Gold Coast 2018 Commonwealth Games Corporation and Chair of the Commonwealth Games Infrastructure Authority. Nigel was a Director of Queensland Airports Limited for five years, a Director of South Bank Corporation and Chair of the highly acclaimed \$215 million restoration of the Brisbane City Hall. His current roles include Chair of Brisbane Sustainability Agency, the Menzies Health Institute of Queensland, and Deputy Chair of the ACT City Renewal Authority.



**John Aitken**  
Director

**John is non-executive board member and one of Australia's leaders in economic development and placemaking for cities.**

For 10 years (2008 - 2017), John was CEO of Brisbane's economic development board. Following his tenure at Brisbane Marketing, John went on to found Brisbane-based consultancy Inspiring Cities. In this current role, John has worked on city-building strategic plans and placemaking projects in Australia and New Zealand. John is currently on Tourism Transport Forum Advisory Board and Chair of leading recruitment firm OnTalent.



**Greg Chemello**  
Director

**Greg has 35 years' experience in property development, project delivery, economic development, stakeholder and community engagement, and governance.**

Greg has held senior professional, management and leadership roles with public and private sector property asset owners, and private sector development advisory / consulting businesses. Over the past 20 years, his leadership has focused on organisations experiencing substantial transformation including Ipswich City Council as Interim Administrator following a dissolution of Council. Greg is Chief Executive Officer of Moreton Bay Regional Council.



**Patrice Sherrie**  
Director Deputy Chair

Patrice has spent over three decades in chartered accounting and commerce including PWC, Queensland Ballet and CEO of Paridian Property Development Fund.

Her previous directorships include Sunwater Ltd, Bentleys Chartered Accountants, Premise Engineering Consultants, the UDIA and Women's College within the University of Queensland. Patrice's current directorships include Acumentis Ltd, City of Brisbane Investment Corporation, Tonkin Consulting and Andersens Floor Coverings.



**Toni Thornton**  
Director

Toni is a successful businesswoman who has worked in corporate finance agencies for more than 15 years.

Toni brings a strategic commercial focus having previously held senior positions with both JBWere and Goldman Sachs. Toni was previously a Board member of South Bank Corporation, Chair of the strategic advisory group to RSL Queensland and a Director of the Gallipoli Medical Research Foundation. Her current directorships include CS Energy, Devcorp, Habitat Early Learning and Triathlon Queensland.



**Jim Walker AM**  
Director

Jim is a senior executive with significant corporate leadership and management experience, both nationally and globally.

He has held senior executive positions with United Technologies, Rockwell Collins and Boeing, leading and building businesses across Australia and the Asia Pacific. He also has significant board and governance experience, both in Australia and Asia. He is a graduate of the Australian Institute of Company Directors and has director experience with listed company, joint venture, not-for-profit and advisory boards.

# Measures of Success

The planning, delivery and activation of The Mill at Moreton Bay is structured around four (4) themes, as documented in Millovate's Strategic Plan, that focuses on delivering a balance between commercial and non-commercial metrics.

Themes	Goals	Measures of success
<b>Community Wellbeing</b>	<p>Deliver social infrastructure to support health and wellbeing</p> <p>Facilitate access to lifelong learning</p> <p>Foster a proud, prosperous and inclusive community</p>	<ul style="list-style-type: none"> <li>• Enhanced standard of living</li> <li>• Community satisfaction and positive perceptions of liveability</li> <li>• Increased higher education participation</li> <li>• Increased employment in Moreton Bay region</li> <li>• Visitation and repeat visitation</li> </ul>
<b>Sustainable Investment</b>	<p>Attract capital to ensure financial sustainability</p>	<ul style="list-style-type: none"> <li>• Minimal financial burden on MBRC in the initial years</li> <li>• Positive financial return to MBRC in the longer term</li> <li>• Potentially ongoing revenue streams to MBRC to offset precinct management and maintenance costs</li> </ul>
<b>Economic Development</b>	<p>Enable enterprise growth and innovation</p>	<ul style="list-style-type: none"> <li>• Economic impact</li> <li>• Employment created, particularly higher value</li> <li>• Business export revenue generated</li> </ul>
<b>Environmental Sustainability</b>	<p>Create a sustainable urban development</p>	<ul style="list-style-type: none"> <li>• Environmental impact</li> <li>• Net local carbon emissions</li> </ul>

# Millovate's Achievements

Millovate's high-level achievements throughout FY 2021-22 were as follows –

**ESTABLISHMENT** of the operational functions of the Millovate business as an operating entity on its own accord

**PROGRESSION** of Millovate's Interim Development Strategy, investment campaigns and transaction programs, which succeeded in acquiring interest in developing over eight (8) hectares of Mill Central including –

- Digital telecommunications – a conditional Contract for Sale to develop a data centre and ancillary office tower
- Advanced manufacturing – progressing to a Request for Proposal phase with two proponents seeking to develop advanced manufacturing facilities, with an estimated combined value over \$250 million
- Healthcare – commencing negotiations on a preferred proponent basis with a national institutional investment group to develop a full-service private hospital and potential integrated healthcare components

**COMPLETION** of Phase One and Phase Two of Millovate's initial financial investigations, demand analysis, feasibility business cases and investment strategies to inform the preparation of the Sustainable Investment Plan and updated Master Plan

**PROGRESSION** of The Mill at Moreton Bay's updated Master Plan, Development Plan and Development Roadmap

**PRODUCTION AND EXECUTION** of destination marketing and placemaking, communications and stakeholder engagement strategies, as well as operational tactics, to promote and support the development for the next 20 to 25 years

**PROGRESSION** with essential infrastructure planning and cost analysis, traffic investigations, and environmental sustainability strategy

Millovate thank the Moreton Bay Regional Council executive and team for their support. Millovate's second Annual General Meeting (AGM) is programmed for 14 November 2022.



Disclaimer: The Mill at Moreton Bay image is owned by Millovote. It is indicative only and represents a Master Plan that is subject to change, design development and approvals.





# Financial Report

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# Directors' report

For the year ended 30 June 2022

## Directors' Report

The Directors present their report on the financial results and operations of Millovate Pty Ltd ('Millovate' or the 'Company') for the financial year ended 30 June 2022.

## Directors

The Directors of Millovate during the financial year and up to the date of this report are listed below (unless noted otherwise):

Name	Date appointed	Other responsibilities
Nigel Chamier AM	3 Sep 2020	Chair of the Millovate Board of Directors
John Aitken	3 Sep 2020	Chair of the Property Investment Attraction & Innovation Committee ('PIAIC')
Patrice Sherrie	3 Sep 2020	Chair of Audit & Risk Committee ('ARC'), Committee Member of PIAIC
Greg Chemello	6 Aug 2020	Chief Executive Officer of Moreton Bay Regional Council ('MBRC')
Jim Walker	3 Sep 2020	Committee Member of PIAIC
Toni Thornton	3 Sep 2020	Committee Member of ARC
Sarah Zeljko*	3 Sep 2020	Committee Member of PIAIC (71 days only*)

\* Ms Sarah Zeljko resigned as Director of Millovate on 9th September 2021.

## Officers of the Company

Stuart Pickering is Millovate Pty Ltd's Chief Executive Officer ('CEO') and Company Secretary. Stuart leads the strategic direction of Millovate and is tasked with attracting private investment and economic development opportunities and developing The Mill at Moreton Bay on behalf of the Board of Directors of Millovate and Moreton Bay Regional Council.

## Principal activities

Millovate was established to plan, deliver and activate The Mill at Moreton Bay as a landmark destination for the Moreton Bay region.

## Review of operations

- For the financial year ended 30 June 2022 Millovate acquitted \$4.1 million of funding appropriated by its parent entity (MBRC) in costs to progress the delivery of The Mill at Moreton Bay's 20-year vision by pursuing the objectives as outlined in its strategic plan. The balance of the total funding received from MBRC, \$1.77 million remains unspent and will be utilised in the financial year ended 30 June 2023.

## Significant changes in the state of affairs

There have been no significant changes in the state of affairs of the Company occurred for the year ended 30 June 2022.

## Matters subsequent to the end of the financial year

There have been no matters or circumstances that have arisen since 30 June 2022 that has significantly affected, or may significantly affect:

- a. the Company's operations in future financial years,
- b. the results of those operations in future financial years, or
- c. the Company's state of affairs in future financial years.

## Likely future developments

The Company will continue to execute its strategic and operational objectives in accordance with the Directors' strategic plan. Information on likely developments in the operations of the Company and the expected results of operations have not been included in this annual financial report because the Directors believe it would be likely to result in unreasonable prejudice to the Group.

## Dividends, options and unissued shares

No dividends were paid to MBRC during the year and since the end of the year no dividend has been declared or paid. The Company has no options on issue and there are no unissued ordinary shares.

## Operations subject to environmental regulations

At present the Company's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a state or territory.

## Indemnities and insurance premiums paid for Directors, Officers and Auditors

Millovate and its directors, officers and employees are named and included under the insurance policies of its parent entity, Moreton Bay Regional Council. There has been no indemnity or insurance premium paid for the Company's auditor.

## Proceedings on behalf of the Group

No person has applied to the Court under section 237 of the Corporations Act 2001 for leave to bring proceedings on behalf of the Company, or to intervene in any proceedings to which the Group is a party, for the purpose of taking responsibility on behalf of the Company for all or part of those proceedings.

No proceedings have been brought, or intervened in, on behalf of the Company with leave of the Court under section 237 of the Corporations Act 2001.

## Auditor

Queensland Audit Office ('QAO') are appointed as the Company's auditor in accordance with section 327 of the Corporations Act 2001. There have been no non-audit services provided by the auditor or related entities for the financial year ended 30 June 2022.

## Auditor's independence declaration

A copy of the auditors' independence declaration as required under section 307C of the Corporations Act 2001 is set out on page 3.

This report is made in accordance with a resolution of the directors.



**Nigel Chamier AM**  
**Chair**

Brisbane  
Dated this 27th October 2022

# Auditor's independence declaration

To the Directors of Millovate Pty Ltd

This auditor's independence declaration has been provided pursuant to s.307C of the *Corporations Act 2001*.

## Independence declaration

As lead auditor for the audit of Millovate Pty Ltd for the financial year ended 30 June 2022, I declare that, to the best of my knowledge and belief, there have been:

- a. no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit
- b. no contraventions of any applicable code of professional conduct in relation to the audit.



27 October 2022

**David Adams**  
as delegate of the Auditor-General

Queensland Audit Office  
Brisbane

# STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2022

	Note	2022	2021
		\$	\$
<b>Income</b>			
Revenue from parent	2.1	5,904,235	1,442,388
Interest revenue	2.2	5,952	-
<b>Total Income</b>		<u><b>5,910,187</b></u>	<u><b>1,442,388</b></u>
<b>Expenses</b>			
Operating expenses	3.1	(4,141,090)	(1,466,283)
<b>Total Expenses</b>		<u><b>(4,141,090)</b></u>	<u><b>(1,466,283)</b></u>
<b>Net surplus / (deficit) for the year</b>		<u><b>1,769,097</b></u>	<u><b>(23,895)</b></u>
<b>Total comprehensive surplus / (deficit) for the year</b>		<u><b>1,769,097</b></u>	<u><b>(23,895)</b></u>
Gain/(Loss) attributable to:			
Parent Entity		1,769,097	(23,895)

This statement should be read in conjunction with the notes to the financial statements.

# STATEMENT OF FINANCIAL POSITION

## AS AT 30 JUNE 2022

	Note	2022	2021
		\$	\$
<b>Assets</b>			
<b>Current Assets</b>			
Cash and cash equivalents	4	2,099,753	-
Trade and other receivables	5	220,843	213,330
<b>Total Current Assets</b>		<u>2,320,596</u>	<u>213,330</u>
<b>Non-Current Assets</b>			
<b>Total Non-Current Assets</b>		<u>-</u>	<u>-</u>
<b>Total Assets</b>		<u>2,320,596</u>	<u>213,330</u>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Trade and other payables	6	569,777	237,125
<b>Total Current Liabilities</b>		<u>569,777</u>	<u>237,125</u>
<b>Non-Current Liabilities</b>			
Employee benefit provisions	7	5,517	-
<b>Total Non-Current Liabilities</b>		<u>5,517</u>	<u>-</u>
<b>Total Liabilities</b>		<u>575,294</u>	<u>237,125</u>
<b>Net Assets</b>		<u>1,745,302</u>	<u>(23,795)</u>
<b>Equity</b>			
<b>Equity attributable to Parent Entity:</b>			
Share capital	8	100	100
Retained earnings		1,745,202	(23,895)
<b>Total Equity</b>		<u>1,745,302</u>	<u>(23,795)</u>

This statement should be read in conjunction with the notes to the financial statements.

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2022

	Share Capital \$	Retained Earnings \$	Total \$
<b>Balance as at 1 July 2021</b>	100	(23,895)	<b>(23,795)</b>
<b>Comprehensive income</b>			
Surplus / (deficit) for the year	-	1,769,097	<b>1,769,097</b>
<b>Total comprehensive surplus for the year</b>	<u>-</u>	<u>1,769,097</u>	<u><b>1,769,097</b></u>
<b>Transactions with owners, in their capacity as owners:</b>			
Contributions of equity	-	-	-
<b>Total transactions with owners</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Balance at 30 June 2022</b>	<u><u>100</u></u>	<u><u>1,745,202</u></u>	<u><u><b>1,745,302</b></u></u>
<b>Balance as at 1 July 2020</b>	-	-	-
<b>Comprehensive income</b>			
Surplus / (deficit) for the year	-	(23,895)	<b>(23,895)</b>
<b>Total comprehensive deficit for the year</b>	<u>-</u>	<u>(23,895)</u>	<u><b>(23,895)</b></u>
<b>Transactions with owners, in their capacity as owners:</b>			
Contributions of equity	100	-	<b>100</b>
<b>Total transactions with owners</b>	<u>100</u>	<u>-</u>	<u><b>100</b></u>
<b>Balance at 30 June 2021</b>	<u><u>100</u></u>	<u><u>(23,895)</u></u>	<u><u><b>(23,795)</b></u></u>

This statement should be read in conjunction with the notes to the financial statements.



## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2022

	Note	2022	2021
		\$	\$
<b>Cash flows from operating activities</b>			
Receipts from parent entity & customers		5,896,722	1,442,388
Payments to suppliers and employees		(3,802,921)	(1,442,388)
Interest received		5,952	-
Other revenue		-	-
Finance costs		-	-
<b>Net cash generated from operating activities</b>	<b>9</b>	<b>2,099,753</b>	<b>-</b>
Net increase/(decrease) in cash and cash equivalents		2,099,753	-
Cash and cash equivalents at 1 July 2021		-	-
<b>Cash and cash equivalents as at 30 June 2022</b>		<b>2,099,753</b>	<b>-</b>

This statement should be read in conjunction with the notes to the financial statements.

# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

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## 1 Information about these financial statements

### 1.A Basis of preparation

Millovate Proprietary Limited (the Company) is a private company limited by shares and was incorporated on 6 August 2020. The Company is domiciled in Australia and has been established to oversee the successful development and activation of The Mill at Moreton Bay as a landmark destination. The Company's parent entity is the Moreton Bay Regional Council. The Company is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

The financial report has been prepared in accordance with Australian Accounting Standards – Simplified Disclosures made by the Australian Accounting Standards Board and the Corporations Act 2001.

The financial report is the first general purpose financial statement prepared in accordance with Australian Accounting Standards – Simplified Disclosures. In the prior year the consolidated financial statements were general purpose financial statements prepared in accordance with Australian Accounting Standards. There was no impact on the recognition and measurement of amounts recognised in the statements of financial position, profit or loss and other comprehensive income, changes in equity and cash flows of the Company as a result of the change in the basis of preparation.

The financial report, except for the cash flow information, has been prepared on an accrual basis and is based on the historical cost basis, modified, where applicable, by the measurement at fair value.

### 1.B New and revised Accounting Standards adopted during the year

The Company adopted all standards which became mandatorily effective for annual reporting periods beginning on 1 July 2021. None of the standards had a material impact on reported position, performance and cash flows.

The Company generally applies standards and interpretations in accordance with their respective commencement dates. No Australian Accounting Standards have been early adopted for 2021/22.

### 1.C Estimates and judgements

The preparation of financial statements in conformity with Australian accounting standards requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

### 1.D Rounding and comparatives

The financial statements are in Australian dollars and have been rounded to the nearest \$1.

Comparative information is generally restated for reclassifications, errors and changes in accounting policies unless permitted otherwise by transition rules in a new Accounting Standard.

The comparative period for the profit and loss items is 6 August 2020 to 30 June 2021.

# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

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## **1 Information about these financial statements (continued)**

### **1.E Income tax**

The Company is exempt from income tax under section 24AM of the Income Tax Assessment Act 1936 (ITAA 1936) on the basis that the Company is a State/Territory Body (STB), by virtue of the fact that the Company's sole shareholder is the Moreton Bay Regional Council.

### **1.F Goods and services tax and fringe benefits tax**

The Company is subject to Goods and Services Tax (GST) and Fringe Benefits Tax (FBT).

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or part of the expense.

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the statement of financial position.

Cash flows are included in the statement of cash flows on a gross basis. 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.

# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

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## 2 Revenue

The Company's revenue for the reporting period consists of the following:

### 2.1 Revenue from parent

Income derived from the parent entity, in order to meet costs directly attributable to the company's delivery of the development of the Mill Priority Development Area on the behalf of the parent entity.

Income is recognised at fair value under AASB 1058 Income for not for profits ("AASB 1058"). Funds received are recorded as income when received.

	2022	2021
	\$	\$
Revenue from parent entity	5,904,235	1,442,388
	<u>5,904,235</u>	<u>1,442,388</u>

### 2.2 Interest revenue

Interest received comprises interest income on funds invested. Interest income is recognised as it accrues using the effective interest method.

	2022	2021
	\$	\$
Interest received from financial institutions	5,952	-
	<u>5,952</u>	<u>-</u>

# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

## 3 Expenses

The Company's expenses for the reporting period consist of the following:

### 3.1 Operating expenses

Staff costs are recorded when the service has been provided by the staff. Expenses are recorded on an accruals basis as the Company receives the goods or services.

	2022 \$	2021 \$
Staff costs	1,384,808	242,904
Board members costs	279,999	325,001
Contractors	60,000	383,085
Consultants*	2,035,220	-
Legal Costs	140,243	-
Labour hire services	140,138	496,570
Advertising	48,053	-
Subscriptions and Memberships	41,809	-
General costs	7,320	15,223
Audit of annual financial statements by the Auditor- General of Queensland	3,500	3,500
	<u>4,141,090</u>	<u>1,466,283</u>

\* Payments for the reporting period June 2022 represent:

	2022 \$	2021 \$
Investment Projects Consultants	1,866,187	-
Marketing Consultants	25,514	-
Corporate Consultants	143,519	-
	<u>2,035,220</u>	<u>-</u>

The costs above were incurred for the purpose of attracting private investment and economic development opportunities and developing The Mill at Moreton Bay on behalf of Moreton Bay Regional Council.

# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

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## 4 Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with the banks and other short-term highly liquid investments with original maturities of three months or less, and highly liquid investments that are readily convertible to known amounts of cash and which are subject to insignificant risk of changes in value.

	2022	2021
	\$	\$
Cash at bank	2,099,753	-
Cash and cash equivalents	<u>2,099,753</u>	<u>-</u>

## 5 Trade and other receivables

The GST receivables are accounted for in accordance with Note 1.F of these financial statements.

	2022	2021
	\$	\$
Receivable from parent	-	213,330
GST receivables	220,843	-
	<u>220,843</u>	<u>213,330</u>

# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

## 6 Trade and other payables

Trade creditors represent the liabilities for goods and services received by the Company that remain unpaid at the end of the reporting period. Amounts owing are unsecured and are generally settled on 30 days terms.

Liabilities are recognised for employee benefits such as annual leave in respect of services provided by the employees up to the reporting date. The liability is calculated using the present value of remuneration rates that will be paid when the liability is expected to be settled and includes related on-costs.

As the Company does not have an unconditional right to defer settlement of annual leave beyond twelve months after the reporting date, all annual leave is classified as current.

Trade and other payables recognised consist of the following:

	2022	2021
	\$	\$
Trade creditors and accruals	501,883	213,330
Annual leave	67,894	23,795
	<u>569,777</u>	<u>237,125</u>

## 7 Employee benefit provisions

### Long service leave

A liability for long service leave is measured as the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the reporting date. The value of the liability is calculated using current pay rates and projected future increases in those rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in the Company's employment or other associated employment which would result in the Company being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the result is discounted to present value using the Commonwealth Bond yield rates published on the Department of State Development, Infrastructure, Local Government and Planning website. Long service leave is treated as current where the Company does not have an unconditional right to defer settlement beyond twelve months. All other long service leave is treated as non-current.

	2022	2021
	\$	\$
Long service leave	5,517	-
	<u>5,517</u>	<u>-</u>

# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

## 8 Share Capital

	2022	2021
	\$	\$
Ordinary Shares on issue as at commencement of reporting period	100	100
<b>On issue at 30 June 2022 - fully paid</b>	<b>100</b>	<b>100</b>

### Ordinary shares

The sole holder of these shares is entitled to dividends as declared from time to time and are entitled to one vote at general meetings of the Company.

### Issue of ordinary shares

In August 2020, the Company approved the issue of 100 \$1 ordinary shares to the Moreton Bay Regional Council.

## 9 Reconciliation of cash flow from operating activities

	2022	2021
	\$	\$
<b>Cash flows from operating activities</b>		
Net surplus / (deficit) for the year	1,769,097	(23,895)
Operating surplus before changes in working capital and provisions	<b>1,769,097</b>	<b>(23,895)</b>
Change in trade and other receivables	(7,513)	-
Change in trade and other payables	332,652	-
Change in provisions and employee benefits	5,517	-
<b>Net cash generated from operating activities</b>	<b>2,099,753</b>	<b>(23,895)</b>

## 10 Economic dependency and going concern

The financial statements have been prepared on a going concern basis which contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business. Currently, the ability of the Company to continue its operations at current levels is dependent upon future ongoing funding being provided by its parent entity the Moreton Bay Regional Council. The Statement of Corporate Intent signed between the Company and Moreton Bay Regional Council outlines that the Company will be funded to meet its objectives through the Council's annual budget. The Directors believe that necessary funding will be forthcoming, and that there are no current indications that the funding arrangements will change.



# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

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## 11 Related party transactions

### Related Parties

The Company's main related parties are as follows:

#### a Entities exercising control over the Company

The parent entity, which exercises control over the Company, is the Moreton Bay Regional Council. The Council and its controlled entities including this company form a group and Unitywater is an associate of the Council and is therefore also a related party.

#### b Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the company, directly or indirectly, including the CEO and any Director of the company is considered key management personnel. Key management personnel during the period have been identified in the Directors' Report.

### Details of compensation

Total compensation for key management personnel of the Company is set out below:

	2022	2021
	\$	\$
Short-term benefits	650,259	489,109
Post-employment benefits	56,459	40,132
Other long-term benefits	7,943	4,941
	<u>714,661</u>	<u>534,182</u>

The prior year represents amounts paid for the period 6 August 2020 to 30 June 2021

# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

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## 11 Related party transactions (continued)

### c Other related parties

Other related parties include close family members of key management personnel and entities controlled or jointly controlled by those key management personnel, individually or collectively with their close family members. No transactions with this type of entity has occurred in the period.

### d Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

The following transactions occurred with related parties:

	2022	2021
	\$	\$
Revenue		
Parent entity - Funding of operation	5,904,235	1,442,388

## 12 COVID-19 Pandemic

The COVID-19 pandemic did not have any material financial impact to the Company during the financial year.

# DIRECTORS' DECLARATION FOR THE YEAR ENDED 30 JUNE 2022

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In the opinion of the Directors of Millovate Pty Ltd (the Company):

- a. the financial statements and notes, set out on pages 4 to 16 are in accordance with the *Corporations Act 2001*, including:
  - i. complying with Australian Accounting Standards, Australian Accounting Interpretations and the *Corporations Regulation 2001*;
  - ii. giving a true and fair view of the Company's financial position as at 30 June 2022 and of its performance for the year ended on that date; and
- b. There are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors:



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**Nigel Chamier AM**  
Chair

Date: 27/10/2022

## INDEPENDENT AUDITOR'S REPORT

To the Members of Millovate Pty Ltd

### Report on the audit of the financial report

#### Opinion

I have audited the accompanying financial report of Millovate Pty Ltd ("the company").

In my opinion, the financial report:

- a) gives a true and fair view of the parent's and group's financial position as at 30 June 2022, and their financial performance and cash flows for the year then ended
- b) complies with the *Corporations Act 2001*, the Corporations Regulations 2001 and Australian Accounting Standards – Simplified Disclosures.

The financial report comprises the statements of financial position as at 30 June 2022, the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows for the year then ended, notes to the financial statements including summaries of significant accounting policies and other explanatory information, and the directors' declaration.

#### Basis for opinion

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

I am independent of the parent and group in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*. I am also independent of the parent and group in accordance with the auditor independence requirements of the *Corporations Act 2001*, and confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the company, would be in the same terms if given to the directors as at the time of this auditor's report.

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

#### Other information

Other information comprises the information included in the Millovate Pty Ltd directors' report for the year ended 30 June 2022 but does not include the financial report and my auditor's report thereon.

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

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and 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 information, I am required to report that fact. I have nothing to report in this regard.

### **Responsibilities of the company for the financial report**

The company's directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with the *Corporations Act 2001*, the Corporations Regulations 2001 and Australian Accounting Standards, and for such internal control as the company's directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The company's directors are also responsible for assessing the parent's and group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the parent or group or to cease operations, or has no realistic alternative but to do so.

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

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

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

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of the parent's and group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the group.

- Conclude on the appropriateness of the parent's and group's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the parent's or group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. I base my conclusions on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the parent or group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the financial report. I am responsible for the direction, supervision and performance of the audit of the group. I remain solely responsible for my audit opinion.

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



28 October 2022

David Adams  
as delegate of the Auditor-General

Queensland Audit Office  
Brisbane





# The Mill at Moreton Bay

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Disclaimer: The Mill at Moreton Bay image is owned by Millovate. It is indicative only and represents a Master Plan that is subject to change, design development and approvals.

