



Land Surveyors Licensing Board  
of Western Australia

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**Annual Report 2007**



Cover Image  
Dunsborough Townsite Original Plan  
"Dunsborough 33"  
Surveyors J S Brooking  
1879  
Mr Brooking was the second Chairman of the Board  
1887-1896  
Image courtesy of Landgate



**ANNUAL REPORT 2007**



The **LAND SURVEYORS  
LICENSING BOARD**  
of WESTERN AUSTRALIA



ABN: 69 642 478 499

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Hon. Brendon Grylls MLA  
**MINISTER FOR LANDS**  
Parliament House  
PERTH WA 6000

Herewith is the Annual Report of the Land Surveyors Licensing Board of Western Australia for the year ending 31 December 2007.

The report has been prepared and is presented to you in accordance with Section 25C of the *Licensed Surveyors Act 1909*.

A handwritten signature in black ink, appearing to read 'N E Browne'. The signature is written in a cursive style.

**N E Browne**  
**CHAIRMAN**

September 24<sup>th</sup> 2008



# CONTENTS

Introduction	1
The Board	1
Role of the Board	1
Membership	2
Administration	2
Finance	3
Board Activities	3
To promote the provision of sound education requirements for the Profession, coupled with continuing assessment	3
To maintain reciprocity between the States and Territories of Australia and certain other countries and provide a licensing or registration structure for those persons involved in authorised surveys	4
To provide a means of administering discipline in cases of breaches of the Act in accordance with relevant sections of the Act	5
To ensure sound liaison with Government	5
To ensure sound liaison with Industry	6
General	7
Trends	7
Statement by Members of the Board	11
APPENDIX A	
Financial Statement	12





## **ANNUAL REPORT 2007**

### **INTRODUCTION**

The Land Surveyors Licensing Board of Western Australia (the Board) is constituted under Section 4 of the *Licensed Surveyors Act 1909* (the Act). In accordance with Section 25C of the Act the Board has prepared the following report of its activities for the year ending 31 December 2007.

### **THE BOARD**

The Board consisted of six members comprising the Surveyor General ex officio, two members nominated by the Surveyor General, two members nominated by the WA Division of the Institution of Surveyors Australia and one member nominated by Curtin University as the approved tertiary education institution offering a relevant undergraduate course in surveying.

### **ROLE OF THE BOARD**

The Board's Charter is to provide for the registration, regulation and supervision of persons who undertake surveys and to assist the profession in the control of matters incidental thereto.

The Objectives of the Board are:

1. To promote the provision of sound education requirements for the profession, coupled with continuing assessment.
2. To maintain reciprocity between the States and Territories of Australia and certain other countries and provide a licensing or registration structure for those persons involved in authorised surveys.
3. To provide a means of administering discipline in cases of breaches of the Act in accordance with relevant sections of the Act.
4. To ensure sound liaison with Government.
5. To ensure sound liaison with Industry.

## **MEMBERSHIP**

Membership of the Board for 2007 was:

Mr N E Browne : Nominee of the Institution of Surveyors WA  
(Chairman)  
Mr G J Searle : Surveyor General  
Mrs C M Randolph : Nominee of the Minister  
Mr B G Cribb : Nominee of the Chief Executive, Landgate  
Mr J F Carter : Nominee of the Institution of Surveyors WA  
Mr A J Snow : Nominee of Curtin University of Technology

## **ADMINISTRATION**

During the year the position of Secretary of the Board was filled by Mr R Browne.

The mailing address of the Board is:

Land Surveyors Licensing Board  
PO Box 2222  
MIDLAND WA 6936

Phone: (08) 9273 7103  
Fax: (08) 9273 7676  
Email: [lslb@landgate.wa.gov.au](mailto:lslb@landgate.wa.gov.au)  
Website: <http://www.lslb.wa.gov.au>

The Board acknowledges with thanks the support of the Chief Executive Officer of Landgate and his professional officers in ensuring a high level of ongoing administrative support during the year.

## **MEETINGS**

During the year there were eleven ordinary meetings Board. Attendance by members was as follows:

Mr N E Browne	11
Mrs C M Randolph	8
Mr B G Cribb	11
Mr J F Carter	11
Mr Grahame Searle	9
Mr A J Snow	9

## **FINANCE**

A copy of the audited Financial Statement is included as Appendix A.

The Board's Auditor is Mr Dennis Yagmich of D B Yagmich & Co, 14 The Avenue, Midland WA 6056.

The Board notes that due to legislative changes involving the structure of the Board and the manner in which disciplinary matters are treated by the Board there has been a significant increase in expenses.

## **BOARD ACTIVITIES**

Activities undertaken by the Board to meet its five objectives were:

### ***1 TO PROMOTE THE PROVISION OF SOUND EDUCATION REQUIREMENTS FOR THE PROFESSION, COUPLED WITH CONTINUING ASSESSMENT***

#### ***Continuing Education***

The Board believes that licensed surveyors must undertake continuing education programs to ensure that their knowledge of land law and regulatory requirements of cadastral practice is current. Section 11B of the *Licensed Surveyors Act 1909* allows the Board to specify continuing education requirements to maintain and improve the knowledge and skills of licensed surveyors. An annual requirement has been specified for practising licensed surveyors wanting to renew their practising certificates.

The Board accredited 20 cadastral education seminars to enable licensed surveyors to meet these requirements (Table 1).

#### ***Application of Survey Law***

The Board scheduled examinations for the written subject Application of Survey Law in February and August 2007. Ten candidates applied to sit the examinations and nine were successful.

### ***Practical Examinations***

Examinations for the awarding of a Certificate of Competency were conducted in March and September.

The successful candidates were;

Brad Leigh Collard	Dion Kenneth McAliece
Luke Andrew Whitehurst	Neil Anthony Bartlett
Matthew Barry Dunn	Ben Cameron Morton Millar
William James Moran	Damian Neville Ryan

All being duly registered as Licensed Surveyors.

### ***Administration of Professional Training Agreements***

There were 28 Professional Training Agreements registered with the Board as at 31 December 2007.

The performance indicators for this objective are:

- o That the rate of serious requisitions on deposited plans does not exceed 3%.
- o That the requisition rate for newly licensed surveyors in the first year of registration does not exceed the industry average.

These performance indicators have been met.

## ***2 TO MAINTAIN RECIPROCITY BETWEEN THE STATES AND TERRITORIES OF AUSTRALIA AND CERTAIN OTHER COUNTRIES AND PROVIDE A LICENSING OR REGISTRATION STRUCTURE FOR THOSE PERSONS INVOLVED IN AUTHORISED SURVEYS.***

### ***Registrations***

Surveyors Registered at 1 January 2007	600
New Registrations per Certificate of Competency	8
New Registrations per Letter of Accreditation	0
Surveyors removed from the register	2
Surveyors Registered at 31 December 2007	606
Licensed surveyors with current Practising Certificates	237

476 of the surveyors registered are resident in Western Australia

### ***Letters of Accreditation***

The Board issues Letters of Accreditation to Western Australian licensed surveyors wishing to register with Surveyors Boards in other States. There were two applications for a letters of accreditation in 2007.

### ***Council of Reciprocating Surveyors Boards of Australia and New Zealand***

The Council of Reciprocating Surveyors Boards of Australia and New Zealand meet to resolve matters concerning the reciprocal acceptance of registration.

Major issues discussed included the future organisation of the reciprocating Boards, mutual recognition, competition policy reviews, continuing education, national competency based standards, training agreements and supervision, professional supply and demand and national surveying standards.

Chairman Neil Browne and Secretary Richard Browne attended the Council meeting in Brisbane in June 2007. The Chairman of the Western Australian Board was elected Chairman of the Council.

The performance indicators for this objective are:

- The Board actively supports the role of CRSBANZ to the extent that the Chairman or nominee attend each regular meeting of the recess committee and the Chairman and at least two other members attend each conference of the reciprocating boards.
- The Board allocates adequate policy development and administrative resources to support the objectives of the CRSBANZ.
- All applications for letters of accreditation and incoming registrations are dealt with at the first available board meeting.
- The register of Licensed Surveyors be available on the Board's website and be available for inspection at the Board office.
- Amendments to the register are made within three working days of Board authorisation.

All performance indicators have been met with the exception that due to personal availability, additional Board members were not available to attend the CRSBANZ meeting in Brisbane in June 2007. The Secretary attended with the Chairman.

### ***3 TO PROVIDE A MEANS OF ADMINISTERING DISCIPLINE IN CASES OF BREACHES OF THE ACT IN ACCORDANCE WITH RELEVANT SECTIONS OF THE ACT***

The role and functions of the Board have changed due to the introduction the State Administrative Tribunal Act 2004 (the SAT Act), and the subsequent amendments to the [Licensed Surveyors Act 1909](#) (the LSA).

The Board now has strengthened powers to initiate and carry out investigations in relation to licensing, compliance with the LSA, cause for disciplinary action and offences under the LSA.

The disciplinary powers of the Board have been reduced, such that where it considers there may be legitimate cause for disciplinary action it must now refer the matter to the Tribunal for adjudication.

There were two complaints against licensed surveyors first heard in 2006 and continuing into 2007. Both matters continued to full hearings of the [State Administrative Tribunal](#). In both cases the Board was partly, but significantly successful in its applications.

The findings of the applications are published on the State Administrative Tribunal website; the references are [\[2007\]WASAT 176](#), [\[2007\]WASAT 176\(s\)](#) and [\[2007\]WASAT 309](#).

There is further discussion of this item on page 7 of this report in the context of "Trends."

The performance indicators for this objective are:

- The Board will maintain a website providing information to the public on the process of lodging a complaint
- All cases are dealt with in accordance with the published policy.
- Each complaint is considered at the first possible Board meeting
- A decision for a reference to the State Administrative Tribunal is dealt with no later than 2 months after first referral to the Board

All performance indicators have been met.

### ***4 TO ENSURE SOUND LIAISON WITH GOVERNMENT***

The Board has a responsibility to advise the Minister on all matters pertaining to the training, licensing and continuing education of surveyors engaged in Western Australia.

To liaise with the Chief Executive Officer of Landgate and his senior officers in matters relating to the performance of surveys and the standards required for such surveys.

The performance indicators for this objective are:

- The annual report of the Board will specifically address issues and trends relating to training, licensing and specific education.
- The Board will invite the Chief executive of Landgate to report on matters of concern on regular basis, not exceeding quarterly.

All performance indicators have been met.

### ***5 TO ENSURE SOUND LIAISON WITH INDUSTRY***

The Board is an active participant in the Survey Industry Working Group convened by the Department of Land Information and having representation from all sectors of the surveying profession and industry.

Members of the Board regularly attend meetings of the Land Surveying Commission of the Spatial Sciences Institute in a consultative and information exchange role. Continuing professional development seminars are attended to inform attendees of Board issues and practice matters.

The Board maintains an up to date website at [www.lslb.wa.gov.au](http://www.lslb.wa.gov.au) for both the public and the practitioner. Statistics indicate that the site is used regularly with a noticeable increase around the time of examination registration.

#### ***Regional Meeting***

In accordance with its usual practice, the Board took the opportunity to hold one of its meetings in conjunction with a conference of regional surveyors. The November 2007 meeting was held in Geraldton in conjunction with the Mid West Surveyors regional seminar. The Board acknowledges the support of Landgate and the Spatial Sciences Institute.

#### ***Seminars***

A list of all seminars approved by the Board is shown in Table 1. Many of the seminars were filmed for dissemination to regionally based Licensed Surveyors.

LAND SURVEYORS LICENSING BOARD  
WESTERN AUSTRALIA

**TABLE 1**

<b>COURSE</b>	<b>DATE</b>	<b>PROVIDER</b>	<b>POINTS</b>
Landgate Practice Update	February 15	SSI-WA/Landgate	2 Cad
Landgate Practice Update(Bunbury)	March 8	SSI-WA/Landgate	2 Cad
DPI-Site Tour Fremantle	March 27	DPI	2 Gen
Web Services Seminar	April 3	Curtin/SSI-WA	2 Gen
Digital Data and Strata Plan Audits	May 3	SSI-WA	2 Cad
Selling the Spatial Industry	May 3	SSI-WA	2 Gen
Where is the Data?	May 30	Curtin/SSI-WA	2 Gen
SSI-WA Regional Conference	July 19-20	SSI-WA	4 Cad+ 8 Gen
Digital Data & Land Development	August 30	SSI-WA/LSLB	2 Cad
Beaconsfield Mine disaster + Electronic Mines Plans	October 8	SSI-WA/MSB	2 Gen
Cadastral Interest Group meetings	Monthly (10)	SSI-WA	1 Cad each

Abbreviations

SSI-WA: Spatial Sciences Institute WA

Curtin: Dept Spatial Sciences Curtin University

MSB: Mines Survey Board

DPI: Department for Planning and Infrastructure

Cad: Cadastral

Gen: General

The performance indicators for this objective are:

- The Board will assist the Minister in the nomination of a person to represent the interests of the consumers of surveyors' services.
- The Board will actively participate in the professional forum of the Spatial Sciences Institute.
- The Board will encourage and support a regional conference of Licensed Surveyors.
- A register of all relevant acts will be maintained by the Secretary.

All performance indicators have been met.

## **GENERAL**

### **TRENDS**

Section 25C (1a) of the *Licensed Surveyors Act 1909* directs the board to report any trends, special problems and forecasts that have emerged in the reporting year or the coming year.



In the experience of the members of the Board the work load on Licensed Surveyors has continued at a very high level. When assessed in the context of the similar very high demands for surveying services in the construction and mining sectors, it is evident that there is a continuing demand for Surveyors interested or able to become registered by the Board.

The academic member of the Board reports that this trend is nationwide. With the very high demand for graduates in all disciplines at both the University and TAFE sectors, all schools and departments of surveying are reporting record levels of place acceptance.

The Board has been monitoring the changes in the professional operating environment of Licensed Surveyors brought about by the evolving statutory requirements of Landgate, the Department for Planning and Infrastructure and the various utility agencies and local governments. It has been evident for some time that whereas the professional activities of a Licensed Surveyor could have once been considered largely field based, the converse is now clearly the case.

In recognition of Objective #1 of its charter (*TO PROMOTE THE PROVISION OF SOUND EDUCATION REQUIREMENTS FOR THE PROFESSION, COUPLED WITH CONTINUING ASSESSMENT*) the Board has been active in empowering Licensed Surveyors in meeting the increasing and changing complexity of their statutory obligations in meeting the community's need for:

- A viable, secure and transparent real property market
- Security of real property entitlement.
- Security of the base of most capital wealth.
- An efficient and sustainable built environment, particularly in increasingly intensely populated urban areas.

The Board is confident that both it and the Land Surveyors it registers are able to continue to meet this challenge of community expectation of attainment of its objective through the processes of:

- Recognising the changing nature of the professional (including technical) responsibility of Land Surveyors and how that responsibility will be codified, investigated, assessed and if necessary referred to the State Administrative Tribunal.
- Empowering Land Surveyors to exercise their professional judgement in meeting their statutory accountability for authorised surveys.
- Taking advantage of the representational links with Landgate to ensure mutuality of objectives in differing operational environments.

LAND SURVEYORS LICENSING BOARD  
WESTERN AUSTRALIA

- Taking advantage of the representational links with the academic sector to encourage the taking up of cadastral studies and progression to registration.
- Regularly reporting to the Minister as to trends, forecasts and potential regulatory and legislative action to be considered in meeting its objectives.

In meeting its obligations under objective #3 of its charter: *TO PROVIDE A MEANS OF ADMINISTERING DISCIPLINE IN CASES OF BREACHES OF THE ACT IN ACCORDANCE WITH RELEVANT SECTIONS OF THE ACT* the Board notes that inquiry costs have risen from nil in 2005 to \$73 300 in 2007. The bulk of these costs are legal counsel's fees incurred in the referral of three disciplinary matters to the State Administrative Tribunal. There has been a significant flow on to the administrative workload of the Board secretariat in the management of the public complaints and enquiries.

Two matters concluded in 2007, following full hearings before the Tribunal, leading to a recovery of \$17 750 in fines and costs payable to the Board.

The President of the State Administrative Tribunal, Justice Michael Barker convened a meeting with vocational regulatory board in December 2007. Arising from this meeting was the notion that all vocational regulatory boards should have some summary powers to deal effectively with minor complaints. *The Licensed Surveyors Act 1909* specifies that the Board can only proceed with complaints by way of an application to the State Administrative Tribunal. The Board has resolved to consult with the Minister with a view to establishing summary powers, particularly directed at mediation and arbitration. The Board has made a similar submission to the Legislation Committee of the Legislative Council inquiry into the Jurisdiction and Operation of the State Administrative Tribunal.

The Board and Landgate have continued with the memorandum of understanding by which Landgate provides a full time Secretary located in a separate office that is readily accessible to the public and is clearly seen as an independent body. The Board believes this arrangement continues to substantially enhance the effective administration of the act and thanks Mr Grahame Searle, the Chief Executive of Landgate, Surveyor General and Board member, for this commitment and the ongoing assistance of his professional officers.

**LAND SURVEYORS LICENSING BOARD**  
Western Australia

**Statement by Members of the Board**

The Board has determined that the association is not a reporting entity.


The Board has determined that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statement.

In the opinion of the Board the financial report:

1. Represents fairly the financial position of The Land Surveyors Licensing Board of Western Australia as at 31 December 2007 of its performance for the year ended on that date.
2. At the date of this statement, there are reasonable grounds to believe that The Land Surveyors Licensing Board of Western Australia will be able to pay its debts as and when they fall due.

This statement is made in accordance with a resolution of the Board and is signed on behalf of the Board by:

Chairman 

Secretary 

Dated this 3<sup>rd</sup> Day of June 2008

LAND SURVEYORS LICENSING BOARD  
WESTERN AUSTRALIA

To **LAND SURVEYORS LICENSING BOARD  
WESTERN AUSTRALIA**

**INDEPENDENT AUDIT REPORT TO THE MINISTER FOR LAND  
INFORMATION**

***Scope***

We have audited the attached statement of income and expenditure, being a special purpose report, of the Land Surveyors' Licensing Board Western Australia for the period ending 31 December 2007. The Board is responsible for the statement and has determined a statement of income and expenditure is appropriate to meet its requirements. We have conducted an independent audit of the statement of income and expenditure in order to express an opinion to the Minister for Lands on its preparation and presentation. No opinion is expressed as to whether the statement is appropriate to the needs of the Minister.

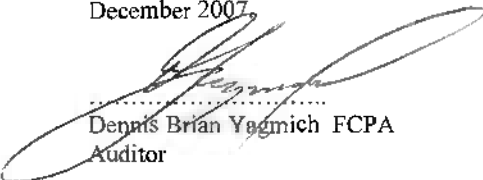
The statement of income and expenditure has been prepared for submission to the Minister of Lands for the purpose of fulfilling the financial reporting requirements of the Licensed Surveyors' Act. We disclaim any assumption of responsibility for any reliance on this report or on the statement of income and expenditure to which it relates to any person other than the Minister for Lands, or for any purpose other than that for which the report was prepared.

Our audit has been conducted in accordance with Australian Auditing Standards. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the statement of income and expenditure. These procedures have been undertaken to form an opinion as to whether, in all material respects, the statement of income and expenditure is presented fairly. As a special purpose report, the statement is not required to comply, with all Accounting Standards and other mandatory professional reporting requirements (Urgent Issues Group Consensus Views).

The audit opinion expressed in this report has been formed on the above basis.

***Audit Opinion***

In our opinion, the statement of income and expenditure, showing a deficit of expenditure over income of \$42,177, represents fairly the income and expenditure of the Land Surveyors' Licensing Board Western Australia, for the year ended 31 December 2007.

  
.....  
Dennis Brian Yagmich FCPA  
Auditor

Dated this 16 day of May 2008

LAND SURVEYORS LICENSING BOARD  
WESTERN AUSTRALIA

**LAND SURVEYORS LICENSING BOARD - Western Australia**  
**Detailed Profit and Loss Statement**  
**For the year ended 31 December 2007**

	2007 \$	2006 \$
<b>Income</b>		
Interest received	5,238	94
Registration of Training Agreements	604	288
Registration of Licensed Surveyor	266	134
Letters of Accreditation	90	0
Examination Entrance Fees	4,198	1,244
Enquiry Fines and Costs	1,750	2,000
Practising Certificates - Application	225	375
Practising Certificates - Renewal	25,740	30,547
Practising Certificates - Late payments	1,320	550
Grant	10,000	10,000
Litigation Recovery	16,000	0
<b>Total income</b>	<b>65,431</b>	<b>45,232</b>
<b>Expenses</b>		
Advertising and printing	2,602	2,370
Audit fees	5,050	1,906
Bank Fees And Charges	0	2
Conference/seminar costs	4,448	600
Enquiry Costs	45,505	23,953
Examiners Fees	13,020	4,027
Meeting Fees	27,100	15,060
Meeting Expenses	5,857	5,650
Postage and Stationery	0	105
Reciprocating Surveyors Board Meetings	3,031	4,159
Sundry expenses	995	9,486
<b>Total expenses</b>	<b>107,608</b>	<b>67,320</b>
<b>Profit (Loss) from Ordinary Activities before income tax</b>	<b>(42,177)</b>	<b>(22,088)</b>

The accompanying notes form part of these financial statements.

LAND SURVEYORS LICENSING BOARD  
WESTERN AUSTRALIA

**LAND SURVEYORS LICENSING BOARD - Western Australia**  
**Detailed Balance Sheet As At 31 December 2007**

	Note	2007 \$	2006 \$
<b>Current Assets</b>			
<b>Cash Assets</b>			
Cash at Bank		25,682	23,039
Term Deposit		44,400	93,947
		<u>70,082</u>	<u>116,986</u>
<b>Receivables</b>			
Other Debtors		16,000	0
		<u>16,000</u>	<u>0</u>
<b>Current Tax Assets</b>			
Input tax credit control account		917	2,301
		<u>917</u>	<u>2,301</u>
<b>Total Current Assets</b>		<u>86,999</u>	<u>119,286</u>
<b>Total Assets</b>		<u>86,999</u>	<u>119,286</u>
<b>Current Liabilities</b>			
<b>Payables</b>			
<b>Unsecured:</b>			
Creditors		1,900	1,700
		<u>1,900</u>	<u>1,700</u>
<b>Current Tax Liabilities</b>			
PAYG Withholding		2,507	547
		<u>2,507</u>	<u>547</u>
<b>Total Current Liabilities</b>		<u>4,407</u>	<u>2,247</u>
<b>Total Liabilities</b>		<u>4,407</u>	<u>2,247</u>
<b>Net Assets</b>		<u>82,591</u>	<u>117,039</u>

The accompanying notes form part of these financial statements.

LAND SURVEYORS LICENSING BOARD  
WESTERN AUSTRALIA

**LAND SURVEYORS LICENSING BOARD - Western Australia**  
**Detailed Balance Sheet As At 31 December 2007**

	Note	2007	2006
		\$	\$
<b>Equity</b>			
Retained profits / (accumulated losses)		<u>82,591</u>	<u>117,039</u>
<b>Total Equity</b>		<u><b>82,591</b></u>	<u><b>117,039</b></u>

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The accompanying notes form part of these financial statements.

**LAND SURVEYORS LICENSING BOARD - Western Australia**  
**Notes to the Financial Statements**  
**For the year ended 31 December 2007**

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**Note 1: Statement of Significant Accounting Policies**

This financial report is a special purpose financial report prepared for use by directors and members of the company. The directors have determined that the company is not a reporting entity.

The report has been prepared in accordance with the requirements of the following Australian Accounting Standards.

AASB 1031.     Materiality  
AASB 110.     Events after the Balance Sheet Date

No other Australian Accounting Standards, Urgent Issues Group Interpretations or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The financial report has been prepared on an accruals basis and is based on historic costs and does not take into account changing money values, or except where specifically stated, current valuations of non-current assets.

The following specific accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report:

**(a) Property, Plant and Equipment**

Property, plant and equipment are carried at cost, independent of directors' valuation. All assets, excluding freehold land and buildings, are depreciated over their useful lives to the company.

**(b) Inventories**

Inventories are measured at the lower of cost and net realisable value. Costs are assigned on a first-in first-out basis and include direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenses.



LAND SURVEYORS LICENSING BOARD  
WESTERN AUSTRALIA

LAND SURVEYORS LICENSING BOARD - Western Australia  
Notes to the Financial Statements  
For the year ended 31 December 2007

	2007	2006
<b>Note 2: Contingent Liabilities</b>		
Estimates of material amounts of contingent liabilities, not provided for in the accounts, arising from:		
	<u>0</u>	<u>0</u>

**Note 3: Events Subsequent to Reporting Date**

Since the end of the financial year, there are no financial effects that need to be brought to account in the accounts at 31 December 2007, other than the recovery of \$16,000 by court order received December 2007 for case WASAT 309/2007. Amount receivable in 2008 Financial Year.