



INDEPENDENT AUDITOR'S REPORT

Albury Base Hospital

To Members of the New South Wales Parliament

Opinion

I have audited the accompanying financial statements of Albury Base Hospital (the Hospital), which comprise the Statement by the Accountable Authority, the Statement of Comprehensive Income for the year ended 30 June 2024, the Statement of Financial Position as at 30 June 2024, the Statement of Changes in Equity and the Statement of Cash Flows, for the year then ended, and notes to the financial statements, including a Statement of Material Accounting Policy Information, and other explanatory information.

In my opinion, the financial statements:

- have been prepared in accordance with Australian Accounting Standards and the applicable financial reporting requirements of the *Government Sector Finance Act 2018* (GSF Act), the *Government Sector Finance Regulation 2024* (GSF Regulation) and the Treasurer's Directions
- present fairly the Hospital's financial position, financial performance and cash flows.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Hospital in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of public sector agencies
- precluding the Auditor-General from providing non-audit services.

I have fulfilled my other ethical responsibilities in accordance with APES 110.

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

The Secretary's Responsibilities for the Financial Statements

The Secretary is responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards, the GSF Act, GSF Regulation and Treasurer's Directions. The Secretary's responsibility also includes such internal control as the Secretary determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Secretary is responsible for assessing the Hospital's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

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

The scope of my audit does not include, nor provide assurance:

- that the Hospital carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Michael Kharzoo
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

10 October 2024
SYDNEY

Albury Base Hospital

Statement by the Accountable Authority
for the year ended 30 June 2024



We state, pursuant to section 7.6(4) of the *Government Sector Finance Act 2018* ('GSF Act'):

1. The financial statements of Albury Base Hospital for the year ended 30 June 2024 have been prepared in accordance with:
 - a. Australian Accounting Standards (AAS) (which include Australian Accounting Interpretations);
 - b. applicable requirements of the GSF Act, the *Government Sector Finance Regulation 2024*; and
 - c. Treasurer's Directions issued under the GSF Act.
2. The financial statements present fairly Albury Base Hospital's financial position as at 30 June 2024 and the financial performance and cash flows for the year then ended; and
3. We are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

A handwritten signature in black ink, appearing to read 'Susan Pearce'.

Susan Pearce AM
Secretary, NSW Health

10 October 2024

A handwritten signature in black ink, appearing to read 'Steve Carr'.

Steve Carr
**Acting Deputy Secretary, Financial Services
and Asset Management and Chief Financial
Officer, NSW Health**

10 October 2024

Albury Base Hospital

Statement of Comprehensive Income for the year ended 30 June 2024

	Notes	Actual 2024 \$000	Actual 2023 \$000
Continuing operations			
Expenses excluding losses			
Operating expenses	2	472	587
Depreciation	3	4,477	4,237
Total expenses excluding losses		4,949	4,824
Revenue			
NSW Ministry of Health capital allocations	4	6,984	1,623
Total revenue		6,984	1,623
Operating result		2,035	(3,201)
Net result from continuing operations		2,035	(3,201)
Net result from discontinued operations		-	-
Net result		2,035	(3,201)
Other comprehensive income			
Changes in revaluation surplus of property, plant and equipment	5	3,015	3,587
Total other comprehensive income		3,015	3,587
TOTAL COMPREHENSIVE INCOME		5,050	386

The accompanying notes form part of these financial statements.

Albury Base Hospital

Statement of Financial Position as at 30 June 2024

	Notes	Actual 2024 \$000	Actual 2023 \$000
ASSETS			
Non-current assets			
Property, plant and equipment	5		
- Land and buildings		83,124	78,046
- Infrastructure systems		656	684
Total property, plant and equipment		83,780	78,730
Total non-current assets		83,780	78,730
Total assets		83,780	78,730
LIABILITIES			
Total liabilities		-	-
Net assets		83,780	78,730
EQUITY			
Reserves		43,765	40,750
Accumulated funds		40,015	37,980
Total Equity		83,780	78,730

The accompanying notes form part of these financial statements.

Albury Base Hospital

Statement of Changes in Equity for the year ended 30 June 2024

	Notes	Accumulated Funds \$000	Asset Revaluation Surplus \$000	Total \$000
Balance at 1 July 2023		37,980	40,750	78,730
Net result for the year		2,035	-	2,035
Other comprehensive income:				
Net change in revaluation surplus of property, plant and equipment	5	-	3,015	3,015
Total other comprehensive income		-	3,015	3,015
Total comprehensive income for the year		2,035	3,015	5,050
Balance at 30 June 2024		40,015	43,765	83,780

	Notes	Accumulated Funds \$000	Asset Revaluation Surplus \$000	Total \$000
Balance at 1 July 2022		41,181	37,163	78,344
Net result for the year		(3,201)	-	(3,201)
Other comprehensive income:				
Net change in revaluation surplus of property, plant and equipment	5	-	3,587	3,587
Total other comprehensive income		-	3,587	3,587
Total comprehensive income for the year		(3,201)	3,587	386
Balance at 30 June 2023		37,980	40,750	78,730

The accompanying notes form part of these financial statements.

Albury Base Hospital

Statement of Cash Flows for the year ended 30 June 2024

	Notes	Actual 2024 \$000	Actual 2023 \$000
NET CASH FLOWS FROM OPERATING ACTIVITIES		-	-
NET CASH FLOWS FROM INVESTING ACTIVITIES		-	-
NET CASH FLOWS FROM FINANCING ACTIVITIES		-	-
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS		-	-
Opening cash and cash equivalents		-	-
CLOSING CASH AND CASH EQUIVALENTS		-	-

Albury Base Hospital (ABH) does not have any bank accounts. During the financial year, ABH received capital allocation from the NSW Ministry of Health of \$6.984 million (2023: \$1.623 million) and had incurred expenditure for \$6.984 million (2023: \$1.623 million), as part of the ABH redevelopment project. All monies were received/paid by HealthShare NSW on behalf of Health Infrastructure. Health Infrastructure is a related health entity of the immediate parent, who is managing the ABH redevelopment project on behalf of the reporting entity. As a result, nil amounts are shown in the above Statement of Cash Flows.

The accompanying notes form part of these financial statements.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2024

1. Statement of Material Accounting Policy Information

a) Reporting entity

The Albury Base Hospital (ABH) is a reporting entity that is comprised solely of the property, plant and equipment of the hospital facility. The provision of services undertaken at the hospital is governed by a contractual arrangement between Albury Wodonga Health, a Victorian Government Entity and the Ministry of Health, ABH's immediate parent.

ABH is also controlled by the State of New South Wales (and is consolidated as part of the NSW Total State Sector Accounts), which is the ultimate parent.

ABH is a not for profit entity (as profit is not its principal objective).

These financial statements for the year ended 30 June 2024 have been authorised for issue by the Secretary, NSW Health on 10 October 2024.

b) Basis of preparation

ABH's financial statements are general purpose financial statements which have been prepared on an accrual basis and in accordance with:

- applicable Australian Accounting Standards (AAS) (which include Australian Accounting Interpretations);
- applicable requirements of the *Government Sector Finance Act 2018* ('GSF Act'), the *Government Sector Finance Regulation 2024*; and
- Treasurer's Directions issued under the GSF Act.

The financial statements of ABH have been prepared on a going concern basis.

Property, plant and equipment are measured at fair value. Other financial statement items are prepared in accordance with the historical cost convention except where specified otherwise.

Judgements, key assumptions and estimations management has made are disclosed in the relevant notes to the financial statements.

All amounts are rounded to the nearest one thousand dollars and are expressed in Australian currency, which is ABH's presentation and functional currency.

c) Statement of Compliance

The financial statements and notes comply with Australian Accounting Standards which include Australian Accounting Interpretations.

d) Comparative Information

Except when an Australian Accounting Standards permits or requires otherwise, comparative information is presented in respect of the previous period for all amounts reported in the financial statements.

e) Changes in accounting policy, including new or revised Australian Accounting Standards

(i) Effective for the first time in 2023-24

ABH applied AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates for the first time in 2023-24. The amendment requires reporting entities to disclose only 'material' accounting policies, rather than 'significant' accounting policies. This amendment has led to removal of several previously disclosed accounting policies that were not considered material.

Apart from the above noted change, the accounting policies applied in 2023-24 are consistent with those of the previous financial year.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2024

1 Statement of Material Accounting Policy Information (continued)

e) Changes in accounting policy, including new or revised Australian Accounting Standards (continued)

(ii) Issued but not yet effective

NSW public sector entities are not permitted to early adopt new Australian Accounting Standards (AAS), unless NSW Treasury determines otherwise.

The following new AAS has not been applied and is not yet effective:

- AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities

AASB 2022-10 amends AASB 13 Fair Value Measurement for fair value measurements of non-financial assets of not-for-profit public sector entities not held primarily for their ability to generate net cash inflows. For these assets, AASB 2022-10 clarifies when an entity is required to consider whether the asset's highest and best use differs from its current use, under what circumstances the asset's use is considered 'financially feasible', and when an entity should use its own assumptions as a starting point in developing unobservable inputs. AASB 2022-10 also provides guidance on how the cost approach is to be applied to measure the asset's fair value. The standard applies prospectively to annual periods beginning on or after 1 January 2024. The impact of the standard is yet to be determined by ABH.

Albury Base Hospital

Notes to and forming part of the Financial Statements
for the year ended 30 June 2024

2. Operating expenses

	Actual 2024 \$000	Actual 2023 \$000
Other*	472	587
	472	587

* Other expenses are made up of preliminary project costs incurred as part of the redevelopment of Albury Base Hospital that was not capitalised.

3. Depreciation

	Actual 2024 \$000	Actual 2023 \$000
Depreciation - buildings	4,422	4,185
Depreciation - infrastructure systems	55	52
	4,477	4,237

Refer to Note 5 Property, plant and equipment for recognition and measurement policies on depreciation.

4. NSW Ministry of Health allocations

Funding was provided by the immediate parent to ABH for the redevelopment of Albury Base Hospital. Payments were made directly from NSW Ministry of Health to another health entity, Health Infrastructure, who is delivering the project on behalf of Albury Base Hospital. The funding arrangement between the immediate parent and ABH does not contain sufficiently specific enforceable performance obligations as defined by AASB 15 and are therefore recognised in accordance with AASB 1058.

ABH recognised NSW Ministry of Health capital allocations of \$6.984 million (2023: \$1.623 million) to cover costs incurred in the ABH redevelopment capital project.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2024

5. Property, plant and equipment

(a) Total property, plant and equipment

	Land and Buildings \$000	Infrastructure Systems \$000	Total \$000
As at 30 June 2024			
Gross carrying amount	199,369	2,284	201,653
Less: accumulated depreciation and impairment	116,245	1,628	117,873
Net carrying amount	83,124	656	83,780

	Land and Buildings \$000	Infrastructure Systems \$000	Total \$000
As at 30 June 2023			
Gross carrying amount	185,139	2,191	187,330
Less: accumulated depreciation and impairment	107,093	1,507	108,600
Net carrying amount	78,046	684	78,730

Total property, plant and equipment - reconciliation

A reconciliation of the carrying amount for each class of property, plant and equipment is set out below:

	Land and Buildings \$000	Infrastructure Systems \$000	Total \$000
Year ended 30 June 2024			
Net carrying amount at beginning of year	78,046	684	78,730
Additions	6,512	-	6,512
Net revaluation increments less revaluation decrements	2,988	27	3,015
Depreciation expense	(4,422)	(55)	(4,477)
Net carrying amount at end of period	83,124	656	83,780

Further details regarding the fair value measurement of property, plant and equipment are disclosed in Note 6.

	Land and Buildings \$000	Infrastructure Systems \$000	Total \$000
Year ended 30 June 2023			
Net carrying amount at beginning of year	77,645	699	78,344
Additions	1,036	-	1,036
Net revaluation increments less revaluation decrements	3,550	37	3,587
Depreciation expense	(4,185)	(52)	(4,237)
Net carrying amount at end of year	78,046	684	78,730

Further details regarding the fair value measurement of property, plant and equipment are disclosed in Note 6.

(b) Property, plant and equipment held and used by ABH

ABH has no property, plant and equipment that are held and used by ABH. All property, plant and equipment balances are for items where ABH is the lessor under operating leases.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2024

5. Property, plant and equipment (continued)

Recognition and Measurement

Acquisition of property, plant and equipment

Property, plant and equipment acquired are initially recognised at cost and subsequently revalued at fair value less accumulated depreciation and impairment.

Capitalisation thresholds

Property, plant and equipment assets costing \$10,000 and above individually (or forming part of a network costing more than \$10,000) are capitalised.

Depreciation of property, plant and equipment

Depreciation is provided for on a straight-line basis for all depreciable assets so as to write off the depreciable amount of each asset as it is consumed over its useful life to ABH. Land is not a depreciable asset. All material identifiable components of assets are depreciated over their useful lives.

Details of depreciation rates initially applied for major asset categories are as follows:

	Useful lives
Buildings	30-70 years
Infrastructure Systems	40 years

'Infrastructure Systems' comprises public facilities which provide essential services and enhance the productive capacity of the economy including roads, bridges, water infrastructure and distribution works, sewerage treatment plants, seawalls and water reticulation systems.

The estimated useful lives, residual values and depreciation methods are reviewed at the end of each reporting period and adjusted if appropriate.

Revaluation of property, plant and equipment

Physical non-current assets are valued in accordance with the 'Valuation of Physical Non-Current Assets at Fair Value' Policy and Guidelines Paper (TPP 21-09) and Treasurer's Direction, 'Valuation of Physical Non-Current Assets at Fair Value' (TD 21-05). TPP 21-09 and TD 21-05 adopt fair value in accordance with AASB 13 Fair Value Measurement and AASB 116 Property, Plant and Equipment.

Property, plant and equipment is measured at the highest and best use by market participant's that is physically possible, legally permissible and financially feasible. The highest and best use must be available at a period that is not remote and takes into account the characteristics of the asset being measured, including any socio-political restrictions imposed by government. In most cases, after taking into account these considerations, the highest and best use is the existing use. In limited circumstances, the highest and best use may be a feasible alternative use, where there are no restrictions on use or where there is a feasible higher restricted alternative use.

Revaluations are made with sufficient regularity to ensure the carrying amount of each asset in the class does not differ materially from its fair value at reporting date. ABH conducts a comprehensive revaluation at least every three years for its land and buildings and infrastructure. Interim desktop revaluations are conducted between comprehensive revaluations for those assets, where cumulative changes to indicators suggest fair value may differ materially from carrying value. ABH uses an independent professionally qualified valuer for market indices.

The last comprehensive revaluation was completed on 31 December 2021 and was based on an independent assessment.

Indices were subsequently obtained from external professionally qualified valuers since the last comprehensive revaluation. Indices obtained indicated a cumulative increase of 5.00% in market prices for land and material increases in construction and labour costs of 16.75% for buildings and 16.75% for infrastructure. Management has applied these indices to perform an interim revaluation and has recognised the resulting revaluation increment for land, buildings and infrastructure in 2023 and 2024.

Albury Base Hospital

Notes to and forming part of the Financial Statements
for the year ended 30 June 2024

5. Property, plant and equipment (continued)

Recognition and Measurement (continued)

Revaluation of property, plant and equipment (continued)

Non-specialised assets with short useful lives are measured at depreciated historical cost, as an approximation of fair value. ABH has assessed that any difference between fair value and depreciated historical cost is unlikely to be material.

For other assets valued using other valuation techniques, any balances of accumulated depreciation existing at the revaluation date in respect of those assets are credited to the asset accounts to which they relate. The net asset accounts are then increased or decreased by the revaluation increments or decrements.

6. Fair value measurement of non-financial assets

Fair value measurement and hierarchy

A number of ABH's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. When measuring fair value, the valuation technique used maximises the use of relevant observable inputs and minimises the use of unobservable inputs. Under AASB 13 Fair Value Measurement, ABH categorises, for disclosure purposes, the valuation techniques based on the inputs used in the valuation techniques as follows:

- Level 1 – quoted (unadjusted) prices in active markets for identical assets / liabilities that the entity can access at the measurement date.
- Level 2 – inputs other than quoted prices included within Level 1 that are observable, either directly or indirectly.
- Level 3 – inputs that are not based on observable market data (unobservable inputs).

ABH recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

(a) Fair value hierarchy

	Level 1	Level 2	Level 3	Total Fair
2024	\$000	\$000	\$000	Value \$000
Property, plant and equipment (Note 5)				
- Land and buildings	-	-	75,576	75,576
- Infrastructure systems	-	-	656	656
	-	-	76,232	76,232

There were no transfers between level 1 and 2 during the year ended 30 June 2024.

The above figures exclude work in progress and newly completed projects which are carried at cost, and as a result they will not agree to Note 5.

	Level 1	Level 2	Level 3	Total Fair
2023	\$000	\$000	\$000	Value \$000
Property, plant and equipment (Note 5)				
- Land and buildings	-	-	77,010	77,010
- Infrastructure systems	-	-	684	684
	-	-	77,694	77,694

There were no transfers between level 1 and 2 during the year ended 30 June 2023.

Albury Base Hospital

Notes to and forming part of the Financial Statements
for the year ended 30 June 2024

6. Fair value measurement of non-financial assets (continued)

(b) Valuation techniques, inputs and processes

For land, buildings and infrastructure systems ABH obtains external valuations by independent valuers at least every three years. The last revaluation was performed by Opteon Property Group for the 2021-22 financial year. Opteon Property Group is an independent entity and is not an associated entity of ABH.

At the end of each reporting period a fair value assessment is made on any movements since the last revaluation, and a determination as to whether any adjustments need to be made. These adjustments are made by way of application of indices (refer to Note 5).

The non-current assets categorised in (a) above have been measured as level 3 based on the following valuation techniques and inputs:

- For land, the valuation by the valuer is made on a market approach, comparing similar assets (not identical) and observable inputs. The most significant input is price per square metre.
- All of the restricted land has been classified as level 3 as, although observable inputs have been used, a significant level of professional judgement is required to adjust inputs in determining the land valuations. Certain parcels of land have zoning restrictions, for example hospital grounds, and values are adjusted accordingly.
- For buildings and infrastructure, many assets are of a specialised nature or use, and thus the most appropriate valuation method is depreciated replacement cost. These assets are included as level 3 as these assets have a high level of unobservable inputs.

(c) Reconciliation of recurring Level 3 fair value measurements

	Land and Buildings \$000	Infrastructure Systems \$000	Total Level 3 Recurring \$000
2024			
Fair value as at 1 July 2023	77,010	684	77,694
Revaluation increments / (decrements) recognised in other comprehensive income – included in line item 'Changes in revaluation surplus of property, plant and equipment' (Note 5)	2,988	27	3,015
Depreciation expense	(4,422)	(55)	(4,477)
Fair value as at 30 June 2024	75,576	656	76,232

There were no transfers between level 1 or 2 during the year ended 30 June 2024.

	Land and Buildings \$000	Infrastructure Systems \$000	Total Level 3 Recurring \$000
2023			
Fair value as at 1 July 2022	77,645	699	78,344
Revaluation increments / (decrements) recognised in other comprehensive income – included in line item 'Changes in revaluation surplus of property, plant and equipment' (Note 5)	3,550	37	3,587
Depreciation expense	(4,185)	(52)	(4,237)
Fair value as at 30 June 2023	77,010	684	77,694

There were no transfers between level 1 or 2 during the year ended 30 June 2023.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2024

7. Commitments

(a) Capital commitments

Aggregate capital expenditure for the acquisition of land and buildings, plant and equipment and infrastructure systems, contracted for at balance date and not provided for:

	Actual 2024 \$000	Actual 2023 \$000
Within one year	5,032	8,527
Later than one year and not later than five years	703	-
Total (including GST)	5,735	8,527

(b) Contingent asset related to commitments for expenditure

The total 'Capital expenditure commitments' of \$5.73 million as at 30 June 2024 includes input tax credits of \$0.52 million that are expected to be recoverable from the Australian Taxation Office (2023: \$0.78 million).

8. Related party disclosures

(a) Key management personnel compensation

Compensation for the Minister for Health is paid by the Legislature and is not reimbursed by the Ministry of Health and its controlled entities. The compensation for the Minister for Health is disclosed in the financial statements of the ultimate parent.

Remuneration for the Secretary and Deputy Secretaries are paid by the Ministry of Health and is not reimbursed by the health entities.

(b) Transactions with key management personnel and their close family members

There were no transactions with key management personnel and their close family members (2023: \$Nil).

(c) Transactions with the ultimate parent

There were no transactions with the ultimate parent during the financial period (2023: \$Nil).

(d) Transactions ABH had with government related entities during the financial year

The following operating expenses were incurred with entities controlled by the ultimate parent:

- Capital project management services by Health Infrastructure, a division of Health Administration Corporation.

The following revenues were earned from entities controlled by the immediate parent:

- Revenue from capital allocations.

Assets and liabilities as follows:

- The majority of the construction of property, plant and equipment is managed and overseen by Health Infrastructure.
- The majority of capital commitments contracted but not provided for related to capital works overseen by the Health Infrastructure.

9. Events after the reporting period

No other matters have arisen subsequent to balance date that would require these financial statements to be amended.

END OF AUDITED FINANCIAL STATEMENTS