



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 of Comprehensive Income for the year ended 30 June 2020, the Statement of Financial Position as at 30 June 2020, the Statement of Changes in Equity and the Statement of Cash Flows, for the year then ended, notes comprising a Statement of Significant Accounting Policies and other explanatory information.

In my opinion, the financial statements:

- give a true and fair view of the financial position of the Hospital as at 30 June 2020, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- are in accordance with section 45E of the *Public Finance and Audit Act 1983* (PF&A Act) and the Public Finance and Audit Regulation 2015.

My opinion should be read in conjunction with the rest of this report.

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).

I have fulfilled my other ethical responsibilities in accordance with 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 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 and the PF&A Act, and for 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
A/Director, Financial Audit Services

Delegate of the Auditor-General for New South Wales

30 September 2020
SYDNEY

Albury Base Hospital

Certification of the Financial Statements

for the year ended 30 June 2020



We state, pursuant to section 45F of the Public Finance and Audit Act 1983:

1. The financial statements of Albury Base Hospital for the year ended 30 June 2020 have been prepared in accordance with:
 - a. Australian Accounting Standards (AAS) (which include Australian Accounting Interpretations);
 - b. the requirements of the *Public Finance and Audit Act 1983* (the Act), the *Public Finance and Audit Regulation 2015*; and
 - c. NSW Treasurer's Directions issued under the Act.
2. The financial statements exhibit a true and fair view of the financial position and the financial performance of Albury Base Hospital; 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 "EKoff".

Elizabeth Koff
Secretary, NSW Health

29 September 2020

A handwritten signature in black ink, appearing to read "D. Hunter".

Daniel Hunter
**Deputy Secretary, Finance and Asset
Management and Chief Financial Officer,
NSW Health**

29 September 2020

Albury Base Hospital

Statement of Comprehensive Income for the year ended 30 June 2020

	Notes	Actual 2020 \$000	Actual 2019 \$000
Continuing operations			
Expenses excluding losses			
Depreciation	2	3,200	2,941
Total expenses excluding losses		3,200	2,941
Revenue			
Total revenue		-	-
Operating result		(3,200)	(2,941)
Net result from continuing operations		(3,200)	(2,941)
Net result from discontinued operations		-	-
Net result		(3,200)	(2,941)
Other comprehensive income			
<i>Items that will not be reclassified to net result in subsequent periods</i>			
Changes in revaluation surplus of property, plant and equipment	3	-	11,735
Total other comprehensive income		-	11,735
TOTAL COMPREHENSIVE INCOME		(3,200)	8,794

The accompanying notes form part of these financial statements.

Albury Base Hospital

Statement of Financial Position as at 30 June 2020

	Notes	Actual 2020 \$000	Actual 2019 \$000
ASSETS			
Non-current assets			
Property, plant & equipment	3		
- Land and buildings		68,121	71,281
- Infrastructure systems		660	700
Total property, plant & equipment		68,781	71,981
Total non-current assets		68,781	71,981
Total assets		68,781	71,981
LIABILITIES			
Total liabilities		-	-
Net assets		68,781	71,981
EQUITY			
Reserves		20,546	20,546
Accumulated funds		48,235	51,435
Total Equity		68,781	71,981

The accompanying notes form part of these financial statements.

Albury Base Hospital

Statement of Changes in Equity for the year ended 30 June 2020

	Notes	Accumulated Funds \$000	Asset Revaluation \$000	Total \$000
Balance at 1 July 2019		51,435	20,546	71,981
Net result for the year		(3,200)	-	(3,200)
Other comprehensive income:				
Total other comprehensive income		-	-	-
Total comprehensive income for the year		(3,200)	-	(3,200)
Balance at 30 June 2020		48,235	20,546	68,781

	Notes	Accumulated Funds \$000	Asset Revaluation \$000	Total \$000
Balance at 1 July 2018		54,376	8,811	63,187
Net result for the year		(2,941)	-	(2,941)
Other comprehensive income:				
Net change in revaluation surplus of property, plant and equipment	3	-	11,735	11,735
Total other comprehensive income		-	11,735	11,735
Total Comprehensive Income for the Year		(2,941)	11,735	8,794
Balance at 30 June 2019		51,435	20,546	71,981

The accompanying notes form part of these financial statements.

Albury Base Hospital

Statement of Cash Flows for the year ended 30 June 2020

	Notes	Actual 2020 \$000	Actual 2019 \$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		-	-

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 2020

1. Statement of Significant Accounting Policies

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 NSW 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 2020 have been authorised for issue by the Secretary, NSW Health on 29 September 2020.

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), the requirements of the Health Services Act 1997 and its regulations (including observation of the Accounts and Audit Determination for Public Health Organisations), the Public Finance and Audit Act 1983 (the Act) and the Public Finance and Audit Regulation 2015, and the NSW Treasurer's Directions issued under the Act. The financial statements comply with the NSW Treasury mandates circular for NSW General Government Sector Entities.

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 2019-20

The accounting policies applied in 2019-20 are consistent with those of the previous financial year except as a result of new or revised Australian Accounting Standards that have been applied for the first time. These standards have no material impact on the financial statements.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2020

1. Statement of Significant Accounting Policies

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, unless Treasury determines otherwise. ABH has assessed the potential impact of new standards and interpretations issued but not yet effective and they are unlikely to have a material impact on the financial statements of ABH.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2020

2. Depreciation

	Actual 2020 \$000	Actual 2019 \$000
Depreciation - buildings	3,160	2,903
Depreciation - infrastructure systems	40	38
	3,200	2,941

Refer to Note 3 Property, plant and equipment for recognition and measurement policies on depreciation.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2020

3. Property, plant and equipment

(a) Total property, plant and equipment

	Land and Buildings \$000	Infrastructure Systems \$000	Total \$000
As at 30 June 2020			
Gross carrying amount	131,870	1,600	133,470
Less: accumulated depreciation and impairment	63,749	940	64,689
Net carrying amount	68,121	660	68,781

	Land and Buildings \$000	Infrastructure Systems \$000	Total \$000
As at 30 June 2019			
Gross carrying amount	131,870	1,600	133,470
Less: accumulated depreciation and impairment	60,589	900	61,489
Net carrying amount	71,281	700	71,981

(a) 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 2020			
Net carrying amount at beginning of year	71,281	700	71,981
Depreciation expense	(3,160)	(40)	(3,200)
Net carrying amount at end of year	68,121	660	68,781

Further details regarding the fair value measurement of property, plant and equipment are disclosed in Note 4.

	Land and Buildings \$000	Infrastructure Systems \$000	Total \$000
Year ended 30 June 2019			
Net carrying amount at beginning of year	62,534	653	63,187
Net revaluation increments less revaluation decrements	11,650	85	11,735
Depreciation expense	(2,903)	(38)	(2,941)
Net carrying amount at end of year	71,281	700	71,981

Further details regarding the fair value measurement of property, plant and equipment are disclosed in Note 4.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2020

3. Property, plant and equipment (continued)

(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.

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. Cost is the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire the asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the requirements of other Australian Accounting Standards.

Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at measurement date.

Where payment for an asset is deferred beyond normal credit terms, its cost is the cash price equivalent, i.e. the deferred payment amount is effectively discounted over the period of credit.

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	40 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 14-01). This policy adopts fair value in accordance with AASB 13 Fair Value Measurement, AASB 116 Property, Plant and Equipment and AASB 140 Investment Property.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2020

3. Property, plant and equipment (continued)

Revaluation of property, plant and equipment (continued)

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.

Fair value of property, plant and equipment is based on a market participants' perspective, using valuation techniques (market approach, cost approach, income approach) that maximise relevant observable inputs and minimise unobservable inputs. Also refer to Note 4 for further information regarding fair value.

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 such revaluations.

The last comprehensive revaluation was completed on 31 December 2018 and was based on an independent assessment.

Interim revaluations are conducted between comprehensive revaluations where cumulative changes to indicators suggest fair value may differ materially from carrying value.

An interim management revaluation was completed on 31 December 2019 as a result of a cumulative increase in indicators of 8% for land and buildings and 4% for infrastructure. ABH used an external professionally qualified valuer to conduct the interim revaluation. Indicators provided by Opteon Property Group were not applied as they were deemed immaterial.

Due to the COVID-19 pandemic in early 2020, ABH management performed an additional assessment to determine if the fair value of its property plant and equipment as at 30 June 2020 materially differed from the carrying value. Management concluded that there is no definitive or conclusive market evidence to support any material adjustments. No adjustments were applied as a result.

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.

Revaluation increments are recognised in other comprehensive income and credited to revaluation surplus in equity. However, to the extent that an increment reverses a revaluation decrement in respect of the same class of asset previously recognised as a loss in the net result, the increment is recognised immediately as a gain in the net result.

Revaluation decrements are recognised immediately as a loss in the net result, except to the extent that it offsets an existing revaluation surplus on the same class of assets, in which case, the decrement is debited directly to the revaluation surplus.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2020

3. Property, plant and equipment (continued)

Revaluation of property, plant and equipment (continued)

As a not-for-profit entity, revaluation increments and decrements are offset against one another within a class of non-current assets, but not otherwise.

When revaluing non-current assets using the cost approach, the gross amount and the related accumulated depreciation are separately restated. Where the income approach or market approach is used, accumulated depreciation is eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Where an asset that has previously been revalued is disposed of, any balance remaining in the revaluation surplus in respect of that asset is transferred to accumulated funds.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted if appropriate.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2020

4. Fair value measurement of non-financial assets

Fair value measurement and hierarchy

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability.

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 Value
2020	\$000	\$000	\$000	\$000
Property, plant and equipment (Note 3)				
- Land and buildings	-	-	68,121	68,121
- Infrastructure systems	-	-	660	660
	-	-	68,781	68,781

There were no transfers between level 1 and 2 during the year ended 30 June 2020.

	Level 1	Level 2	Level 3	Total Fair Value
2019	\$000	\$000	\$000	\$000
Property, plant and equipment (Note 3)				
- Land and buildings	-	-	71,281	71,281
- Infrastructure systems	-	-	700	700
	-	-	71,981	71,981

There were no transfers between level 1 and 2 during the year ended 30 June 2019.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2020

4. 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 2018-19 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 Note 3 reconciliation).

The non-current assets categorised in (a) above have been measured as either level 2 or 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.

The property market is being impacted by the significant uncertainty that the COVID-19 outbreak has caused. Sales evidence have been utilised across ABH to assess the land and non-specialised properties, in line with the valuation by the valuers made on a market approach.

(c) Reconciliation of recurring Level 3 fair value measurements

	Land and Buildings \$000	Infrastructure Systems \$000	Total Level 3 Recurring \$000
2020			
Fair value as at 1 July 2019	71,281	700	71,981
Depreciation expense	(3,160)	(40)	(3,200)
Fair value as at 30 June 2020	68,121	660	68,781

There were no transfers between level 1 or 2 during the year ended 30 June 2020.

	Land and Buildings \$000	Infrastructure Systems \$000	Total Level 3 Recurring \$000
2019			
Fair value as at 1 July 2018	62,534	653	63,187
Revaluation increments / (decrements) recognised in other comprehensive income – included in line item 'Changes in revaluation surplus of property, plant and equipment' (Note 3)	11,650	85	11,735
Depreciation expense	(2,903)	(38)	(2,941)
Fair value as at 30 June 2019	71,281	700	71,981

There were no transfers between level 1 or 2 during the year ended 30 June 2019.

Albury Base Hospital

Notes to and forming part of the Financial Statements

for the year ended 30 June 2020

5. Commitments, contingent assets and contingent liabilities

At reporting date, there are no known contingent liabilities, contingent assets or commitments.

6. Related party transactions

(a) Key management personnel compensation

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

Remuneration for the Secretary and Deputy Secretaries are paid by the NSW Ministry of Health and is not reimbursed by the health entities. Accordingly no such amounts are included in the key management personnel compensation disclosures above.

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

There were no transactions with key management personnel and their close family members (2019: \$Nil).

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

There were no individually or in the aggregate significant related party transactions during the year. There were no transactions with the ultimate parent during the year.

7. 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