MASTER BUILDERS ASSOCIATION OF THE ACT AND ITS CONTROLLED ENTITIES

ABN 52 853 376 568

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2021

CONTENTS

RSM Australia Pty Ltd

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Independent Audit Report to the Members of Master Builders Association of the ACT and its Controlled Entities

Report on the Audit of the Financial Report

Opinion

I have audited the financial report of Master Builders Association of the ACT and its Controlled Entities (the Group) which comprises the consolidated statement of financial position as at 30 June 2021, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year ended 30 June 2021, notes to the financial statements, including a summary of significant accounting policies; and the statement by members of the Council of Management, the subsection 255(2A) report and the officer declaration statement.

In my opinion, the accompanying financial report presents fairly, in all material aspects, the financial position of Master Builders Association as at 30 June 2021, and its financial performance and its cash flows for the year ended on that date in accordance with:

a) the Australian Accounting Standards; and

b) any other requirements imposed by the Reporting Guidelines or Part 3 of Chapter 8 of the *Fair Work (Registered Organisations) Act 2009* (the RO Act).

I declare that management's use of the going concern basis in the preparation of the financial statements of the reporting unit is appropriate.

Basis for Opinion

I conducted my audit in accordance with 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 Reporting Unit 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.

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

Information Other than the Financial Report and Auditor's Report Thereon

The Council of Management is responsible for the other information. The other information obtained at the date of this auditor's report is in the Operating Report accompanying the financial report.

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 or my knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of Council of Management for the Financial Report

The Council of Management of the reporting unit is responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the RO Act, and for such internal control as the Council of Management determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Council of Management is responsible for assessing the Reporting Unit's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council of Management either intend to liquidate the Reporting Unit or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

My objective is 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 Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial 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 the purpose of expressing an opinion on the effectiveness of the Reporting Unit's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the committee of management.

- Conclude on the appropriateness of the council of management'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 Reporting Unit'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. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Reporting Unit 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 Reporting Unit to express an opinion on the financial report. I am responsible for the direction, supervision and performance of the Reporting Unit audit. I remain solely responsible for my audit opinion.

I communicate with the Council of management 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.

I declare that I am an auditor registered under the RO Act.

RSM

RSM Australia Pty Ltd

Rodney Miller
Director

Canberra, Australia Capital Territory
Dated: 18 October 2021

Registration number (as registered by the RO Commissioner under the RO Act): AA2017/144

Report required under subsection 255(2A)

For the year ended 30 June 2021

The committee of management presents the expenditure report as required under subsection 255(2A) on the Master Builders Association of the ACT (the "Parent") and its controlled entities (collectively the "Association") for the year ended 30 June 2021.

	2021 $	2020 $
Categories of expenditures		
Remuneration and other employment-related costs and expenses - employee	5,512,397	6,036,727
Advertising	81,635	48,866
Operating costs	1,993,009	1,385,581
Donations to political parties	-	-
Legal costs	5,278	25,465

Signature of designated officer: ....

Name and title of designated officer: Graciete Ferreira- President

Dated: 18/10/21

Signature of designated officer: ....

Name and title of designated officer: ......Matthew Rayment - Board Member.........................

Dated: ....18/10/2021..

Operating report
For the year ended 30 June 2021

The Council of Management present their report on the Master Builders Association of the ACT (the "Parent") and its controlled entities (collectively the "Association") for the financial year ended 30 June 2021.

Results of principal activities
The Association has engaged with members this year through additional member events, safety campaigns, advocated for improved conditions for construction businesses, and expanded the range of short course training offered to industry.

Significant changes in nature of principal activities - s254(2)(a)
There were no significant changes in the nature of the Association's principal activities during the financial year.

Significant changes in the state of financial affairs - s254(2)(b)
Apart from the changes listed in the review of operations, no significant changes in the Association's state of financial affairs occurred during the financial year.

Rights of members to resign -s245(2)(c)
As required to be disclosed by the *Fair Work (Registered Organisations) Act 2009,* and in accordance with Rule 8 of the Association's rule a member may resign from the Association by written notice addressed and delivered to a person designated for the purpose in the rules of Association.

Officers or members who are superannuation fund trustee(s) (include position details) or director of a company that is a superannuation fund trustee where being a member or officer of a registered organisation is a criterion for them holding such position - S254(2)(d)

No officer, or member of the reporting unit, to the best of our knowledge, holds a position as a trustee or director of a superannuation entity or exempt public sector superannuation scheme where the criterion for holding such position is that they are an officer or member of an organisation.

Number of members
The number of persons who, at the end of the financial year were recorded on the Register of Members was 1,067 (2020: 1,074).

Number of employees
The number of persons who were, at the end of the financial year employees of the Association was 22 (2020:19), measured on a full time equivalent basis.

Names of committee of management members and period positions held during the financial year
The names of the Members of the Council of Management during the year and to the date of this report are:

Ms Graciete Ferreira (President)	
Mr Frank Porreca (Treasurer)	
Ms Rosa Josifoski	Appointed as Chair of Subcontractors and Suppliers Sector on 17 May 2021, previously was Alternate Chair
Mr Bryan Leeming	Residential Chair until 24 June 2021 Professional Chair from 24 June 2021
Mr Matthew Rayment	
Ms Anisha Sachdeva Marar	
Mr John Nikolic	Resigned 24 June 2021
Mr Nick Zardo	
Mr Richard Corver	Resigned 31 March 2021
Mr Jason Tanchevski	Appointed 24 June 2021

Operating report (continued)
For the year ended 30 June 2021

Names of committee of management members and period positions held during the financial year (continued)

Members of the Council of Management have been in Council since the start of the financial year to the date of this report unless otherwise stated.

Review of operations
The consolidated profit of the Association amounted to $622,260 (2020: profit of $600,218). The profit of the parent entity amounted to $794,827 (2020: profit of $71,100).

A review of operations of the Association and its controlled entities during the financial year noted that the following were contributing factors to the financial performance:

- Higher than expected commission income received.
- Lower income from events and Group Training revenue due to COVID19 restrictions.
- Tightly controlled expenditure.
- Receipt of Government stimulus payments.

Principal activities - s254(2)(9a)
The principal activities of the Association are to promote, protect and advance the interest of its members engaged in any manner of the construction and building industry within the ACT and its surrounding region by being a representative body for the building and construction industry.

The Association provides professional services, information and advice including industrial relations advice, dispute resolution, training (including, but not limited to, business, apprentice and workplace health and safety), changes to Acts and legislation, changes to awards rates and work practices to members of the Association throughout Australian Capital Territory.

The Association also represents its members at all levels of Government and holds events and seminars throughout the year to engage and support its membership to connect and network.

The controlled entity of the Association, MBA Group Training Limited, engages in Registered Training Organisation (RTO) and Group Training Organisation (GTO) activities including hiring, placing and training of apprentices. The education and training of apprentices is essential in the continued growth, development and success of the construction and building industry in the ACT through educating the future trades people in the ACT and the surrounding region.

MBA Group Training Limited also undertakes short course training for the wider building industry to train and maintain skills for the broader community which engages with the construction and building industry in the ACT.

In October 2020, the Association established MBA Legal Pty Ltd, in order to be able to provide legal services as an additional support to its members.

Novel Coronavirus (COVID-19)

The COVID-19 outbreak in a number of countries is expected to have an impact on the financial performance and liquidity of the Association in 2020-21. As at the time of completion of the 2020-21 Financial Statements, there is no impact on membership dues. All member benefits continue to be provided and no membership was placed on suspension or membership term deferred due to COVID-19. There was no decrease in member renewals or hardship claims as a result of COVID-19.

The entity continues to monitor the financial and non-financial impacts and has measures in place to manage the position as the situation evolves.

Operating report
For the year ended 30 June 2021

Significant events after the reporting period
The Controlled Entity of the Association purchased the shares in Southern Training Organisation Pty Ltd in July 2021. This purchase will allow the Association and its Controlled Entities to provide additional training services and support to the building and construction industry in the ACT.

There were no other events that occurred after 30 June 2021, and/or prior to the signing of the financial statements, that would affect the ongoing structure and financial activities of the Association.

Likely developments and expected results of operations
The Association expects to maintain the present status and level of operations. Likely developments in the operations of the Association and the expected results of those operations in future financial years have not been included in this report as the inclusion of such information is likely to result in unreasonable prejudice to the Association.

Environmental regulation
The Association's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a state or territory.

Signed in accordance with a resolution of the Members of the Council of Management.

Signature of designated officer: ....

Name and title of designated officer: Graciete Ferreira-President

Dated: 18/10/21

Signature of designated officer: ....

Name and title of designated officer: ...Matthew Rayment - Board Member.............................

Dated: ....18/10/2021..

Statement by Members of the Council of Management

On the 18 October 2021, the Members of the Council of Management of the Master Builders Association of the ACT passed the following resolution in relation to the General Purpose Financial Report (GPFR) for the year ended 30 June 2021:

We, G Ferreira and M Rayment being two members of the Council of Management of the Master Builders Association of the ACT, do state on behalf of the Council that in the opinion of the Council:

1) The financial statements and notes comply with the Australian Accounting Standards,

2) The financial statements and notes comply with any other requirements imposed by the Reporting Guidelines or Part 3 of Chapter 8 of the Fair Work (Registered Organisations) Act 2009 (the RO Act);

3) The financial statements and notes give a true and fair value of the financial performance, financial position and cash flows of the Association and its controlled entities for the financial year to which they relate;

4) There are reasonable grounds to believe that the Association will be able to pay its debts as and when they become due and payable; and

5) During the financial year to which the financial report relates and since the end of that year:

    (i) meetings of the Council were held in accordance with rules of the organisation including the rules of the branch concerned; and

    (ii) the financial affairs of the Association have been managed in accordance with rules of the organisation including the rules of the branch concerned; and

    (iii) the financial records of the Association have been kept and maintained in accordance with the RO Act; and

    (iv) where the organisation consists of two or more reporting units, the financial records of the reporting unit have been kept, as far as practicable, in a consistent manner with each of the other reporting units of the organisation; and

    (v) where information has been sought in any request by a member of the reporting unit or Commissioner duly made under section 272 of the RO Act has been provided to the member or the Commissioner; and

    (vi) where any order for inspection of financial records has been made by the Fair Work Commission under section 273 of the RO Act, there has been compliance.

This declaration is made in accordance with a resolution of the Members of the Council of Management.

Signature of designated officer: ....

Name and title of designated officer: Graciete Ferreira - President.............................

Dated: 18/10/21..

Signature of designated officer: ....

Name and title of designated officer: Matthew Rayment - Board Member..............................

Dated: 18/10/2021

MASTER BUILDERS ASSOCIATION OF THE ACT AND ITS CONTROLLED ENTITY
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2021

		Consolidation		Parent	
		2021	**2020**	**2021**	**2020**
	Note	**$**	**$**	**$**	**$**
Revenue from contracts with customers					
Membership subscription		1,158,884	1,169,958	1,158,884	1,169,958
Capitation fees and other revenue from another reporting unit		-	-	-	-
Levies		-	-	-	-
Total revenue from contracts with customers		**1,158,884**	**1,169,958**	**1,158,884**	**1,169,958**
Income for furthering objectives					
Grants and/or donations	**3D**	244,699	555,902	-	-
Total income for furthering objectives		**244,699**	**555,902**	**-**	**-**
Other income					
Investment income	**3A**	79,802	50,186	71,444	25,607
Rental revenue	**3B**	54,129	51,845	289,125	286,841
Other revenue	**3C**	8,853,235	8,107,834	2,901,244	2,172,795
Net gains from sale of assets	**3E**	463	41,638	463	1,547
Revenue from recovery of wages activity		-	-	-	-
Total other income		**8,987,629**	**8,251,503**	**3,262,276**	**2,486,790**
Total income		**10,391,212**	**9,977,363**	**4,421,160**	**3,656,748**
Expenses					
Employee expense	**4A**	(5,512,397)	(6,036,727)	(2,127,407)	(2,332,771)
Capitation fees and other expenses to another reporting unit		-	-	-	-
Affiliation fees		-	-	-	-
Administration expenses	**4B**	(1,695,813)	(1,411,746)	(315,977)	(315,114)
Grants or donations	**4C**	(1,184)	(23,374)	(1,184)	(13,374)
Depreciation and amortisation	**4D**	(417,756)	(342,425)	(356,933)	(290,206)
Finance costs	**4E**	(18,263)	(19,001)	(7,095)	(6,031)
Legal costs	**4F**	(5,278)	(25,465)	(5,278)	(25,465)
Audit fees		(43,617)	(41,890)	(24,200)	(23,320)
Other expenses	**4G**	(2,074,644)	(1,476,517)	(788,259)	(579,367)
Surplus (deficit) for the year		**622,260**	**600,218**	**794,827**	**71,100**
Other comprehensive income					
Gain/(loss) on revaluation of land and buildings		-	(412,200)	-	(412,200)
Total comprehensive income for the year		**622,260**	**188,018**	**794,827**	**(341,100)**

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

MASTER BUILDERS ASSOCIATION OF THE ACT AND ITS CONTROLLED ENTITY
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2021

		Consolidation		Parent	
		2021	**2020**	**2021**	**2020**
	Note	**$**	**$**	**$**	**$**
Assets					
Current assets					
Cash and cash equivalents	**5A**	4,641,365	4,438,799	2,061,875	1,719,057
Trade and other receivables	**5B**	498,020	889,478	192,503	204,371
Inventories		2,342	3,625	2,342	3,625
Prepayments		245,308	208,470	200,779	168,240
Total current assets		**5,387,035**	**5,540,372**	**2,457,499**	**2,095,293**
Non-current assets					
Property, plant and equipment	**6A**	10,858,767	10,123,069	10,782,156	10,015,764
Intangibles assets	**6B**	192,727	186,170	189,161	178,356
Other financial assets	**6C**	120,000	120,000	120,000	120,000
Right-of-use asset	**6D**	83,457	106,690	28,360	46,083
Total non-current assets		**11,254,951**	**10,535,929**	**11,119,677**	**10,360,203**
Total assets		**16,641,986**	**16,076,301**	**13,577,176**	**12,455,496**
Liabilities					
Current liabilities					
Trade payables	**7A**	398,375	280,012	236,005	105,639
Other payables	**7B**	1,546,141	1,794,660	1,395,486	1,233,569
Employee provisions	**8A**	491,216	409,407	211,439	159,110
Lease liabilities	**6D**	22,245	26,570	10,326	12,431
Total current liabilities		**2,457,977**	**2,510,649**	**1,853,256**	**1,510,749**
Non- current liabilities					
Employee provisions	**8A**	67,833	57,176	43,108	44,690
Lease liabilities	**6D**	67,022	81,582	20,184	34,256
Total non-current liabilities		**134,855**	**138,758**	**63,292**	**78,946**
Total liabilities		**2,592,832**	**2,649,407**	**1,916,548**	**1,589,695**
Net assets		**14,049,154**	**13,426,894**	**11,660,628**	**10,865,801**
Equity					
Retained earnings		12,927,559	12,305,299	10,539,033	9,744,206
Asset revaluation reserve		1,121,595	1,121,595	1,121,595	1,121,595
Total equity		**14,049,154**	**13,426,894**	**11,660,628**	**10,865,801**

The above statement of financial position should be read in conjunction with the accompanying notes

MASTER BUILDERS ASSOCIATION OF THE ACT AND ITS CONTROLLED ENTITY
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2021

	Asset revaluation reserve $	Retained earnings $	Total equity $
Consolidated			
Balance as at 1 July 2019	**1,533,795**	**11,705,081**	**13,238,876**
Surplus / (deficit)	(412,200)	600,218	188,018
Balance as at 30 June 2020	**1,121,595**	**12,305,299**	**13,426,894**
Surplus / (deficit)	-	622,260	622,260
Balance as at 30 June 2021	**1,121,595**	**12,927,559**	**14,049,154**
Parent			
Balance as at 1 July 2019	**1,533,795**	**9,673,106**	**11,206,901**
Surplus / (deficit)	(412,200)	71,100	(341,100)
Balance as at 30 June 2020	**1,121,595**	**9,744,206**	**10,865,801**
Surplus / (deficit)	-	794,827	794,827
Balance as at 30 June 2021	**1,121,595**	**10,539,033**	**11,660,628**

The above statement of changes in equity should be read in conjunction with the accompanying notes.

MASTER BUILDERS ASSOCIATION OF THE ACT AND ITS CONTROLLED ENTITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2021

		Consolidation		Parent	
		2021	2020	2021	2020
	Note	$	$	$	$
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers		11,698,454	10,990,814	4,764,837	3,815,016
Payments to suppliers and employees		(10,408,349)	(9,134,285)	(3,351,978)	(2,870,146)
Interest paid on lease liability		(3,839)	(4,167)	(1,525)	(1,712)
Interest received		9,802	50,186	1,444	25,607
Net cash from/(used by) operating activities	**10**	**1,296,068**	**1,902,548**	**1,412,778**	**968,765**
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchase of property, plant and equipment		(1,092,298)	(1,532,935)	(1,078,746)	(1,471,924)
Proceeds from sale of property, plant and equipment		-	43,409	-	3,316
Purchase of intangible assets		(52,011)	(137,065)	(52,011)	(137,065)
Dividend Income		70,000	-	70,000	-
Net cash from/(used by) investing activities		**(1,074,309)**	**(1,626,591)**	**(1,060,757)**	**(1,605,673)**
CASH FLOWS FROM FINANCING ACTIVITIES					
Repayment of lease liabilities		(19,193)	(22,836)	(9,666)	(10,361)
Net cash from/(used by) financing activities		**(19,193)**	**(22,836)**	**(9,666)**	**(10,361)**
Net increase/(decrease) in cash held		202,566	253,121	342,355	(647,269)
Cash at the beginning of the financial year		4,438,799	4,185,678	1,719,057	2,366,326
Cash at the end of the financial year	**5A**	**4,641,365**	**4,438,799**	**2,061,412**	**1,719,057**

The above statement of cash flows should be read in conjunction with the accompanying notes.

Index to the notes of the financial statements

General information

The consolidated financial statements cover the Master Builders Association of the ACT (the "parent") and its Controlled Entities (MBA Group Training Limited, and MBA Legal Pty Ltd), collectively the "Association", and the separate financial statements cover the Master Builders Association of the ACT as an individual parent entity.

The nature of the operations and principal activities of the Association are described in the operating report.

Note 1. Summary of significant accounting policies

1.1 Basis of preparation of the financial statements

The financial statements are general purpose financial statements and have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that apply for the reporting period, and the *Fair Work (Register Organisation) Act 2009* (RO Act). For the purpose of preparing the general purpose financial statements, the Association is a not-for-profit entity.

The financial statements, except the cash flow information, have been prepared on an accrual basis and in accordance with the historical cost, except for certain assets and liabilities measured at fair value, as explained in the accounting policies below. Historical cost is generally based on the fair values of the consideration given in exchange for assets. Except where stated, no allowance is made for the effect of changing prices on the results or the financial position. The financial statements are presented in Australian dollars.

1.2 Comparative amounts

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

The prior year comparatives have been adjusted to conform to the changes in presentation for the current financial year.

1.3 Significant accounting judgements and estimates

The following accounting assumptions or estimates have been identified that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

Provision for expected credit losses
The provision for expected credit losses assessment requires a degree of estimation and judgement. The level of provision is assessed by taking into account the recent sales experience, the ageing of receivables, historical collection rates and specific knowledge of the individual debtor's financial position.

Fair value measurement hierarchy
The Association is required to classify all assets and liabilities, measured at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being: Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Association can access at the measurement date; Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and Level 3: Unobservable inputs for the asset or liability. Considerable judgement is required to determine what is significant to fair value and therefore which category the asset or liability is placed in can be subjective.

The fair value of assets and liabilities classified as level 3 is determined by the use of valuation models. These include discounted cash flow analysis or the use of observable inputs that require significant adjustments based on unobservable inputs.

Note 1. Summary of significant accounting policies (continued)

1.3 Significant accounting judgements and estimates (continued)

Estimation of useful lives of assets
The Association determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation and amortisation charge will increase where the useful lives are less than previously estimated lives, or technically obsolete or non-strategic assets that have been abandoned or sold will be written off or written down.

Employee benefits provision
As discussed in note 1, the liability for employee benefits expected to be settled more than 12 months from the reporting date are recognised and measured at the present value of the estimated future cash flows to be made in respect of all employees at the reporting date. In determining the present value of the liability, estimates of attrition rates and pay increases through promotion and inflation have been taken into account

1.4 New Australian Accounting Standards

Adoption of New Australian Accounting Standards and amendments

The accounting policies adopted are consistent with those of the previous financial year except for the following accounting standards and amendments, which have been adopted for the first time this financial year: No accounting standard has been adopted earlier than the application date stated in the standard.

Impact on adoption of AASB 2018-7 *Amendments to Australian Accounting Standards – Definition of Material*

The amendments provide a new definition of material that states, “information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity.” The amendments clarify that materiality will depend on the nature or magnitude of information, either individually or in combination with other information, in the context of the financial statements. A misstatement of information is material if it could reasonably be expected to influence decisions made by the primary users.

These amendments had no impact on the financial statements of, nor is there expected to be any future impact to the Association.

Future Australian Accounting Standards

New standards, amendments to standards or interpretations that were issued prior to the sign-off date and are applicable to future reporting periods that are expected to have a future financial impact on Association include:

AASB 2020-1 *Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current*

This Standard amends AASB 101 *Presentation of Financial Statements* to clarify requirements for the presentation of liabilities in the statement of financial position as current or non-current. For example, the amendments clarify that a liability is classified as non-current if an entity has the right at the end of the reporting period to defer settlement of the liability for at least 12 months after the reporting period. This Standard applies to annual reporting periods beginning on or after 1 January 2023. Earlier application is permitted. The reporting unit does not expect the adoption of this amendment to have an impact on its financial statements.

Note 1. Summary of significant accounting policies (continued)

1.4 New Australian Accounting Standards (continued)

AASB 2020-1 – Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current

This Standard amends AASB 101 to clarify requirements for the presentation of liabilities in the statement of financial position as current or non-current. For example, the amendments clarify that a liability is classified as non-current if an entity has the right at the end of the reporting period to defer settlement of the liability for at least 12 months after the reporting period. This Standard applies to annual reporting periods beginning on or after 1 January 2022. Earlier application is permitted.

1.5 Investment in joint ventures

An associate is an entity over which Master Builders Association of the ACT has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

A joint operation is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the individual assets and obligations for the liabilities of the joint operation.

The results and assets and liabilities of its joint ventures are incorporated in these financial statements using the equity method of accounting, except when the investment is classified as held for sale, in which case it is accounted for in accordance with *AASB 5 Non-current Asset Held for Sale and Discontinued Operations*. Under the equity method, an investment in an associate or joint venture is initially recognised in the statement of financial position at cost and adjusted thereafter to recognise the share of the profit or loss and other comprehensive income of the associate. When the share of losses of an associate or joint venture exceeds the interest in that associate, the Association discontinues recognising its share of further losses. Additional losses are recognised only to the extent that it has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

Any excess of the cost of acquisition over the share of the net fair value of the identifiable assets, liabilities and contingent liabilities of the associate recognised at the date of acquisition is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in profit or loss.

Note 1. Summary of significant accounting policies (continued)

1.6 Principles of consolidation

The consolidated financial statements incorporate the assets and liabilities of all subsidiaries of the Association as at 30 June 2021 and the results of a subsidiary for the year then ended.

Subsidiaries are all those entities over which the Association has control. The Association controls an entity when the Association is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Association. They are de-consolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between entities in the Association are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Association.

Where the Association loses control over a subsidiary, it derecognises the assets including goodwill, liabilities and non-controlling interest in the subsidiary together with any cumulative translation differences recognised in equity. The Association recognises the fair value of the consideration received and the fair value of any investment retained together with any gain or loss in profit or loss.

1.7 Current versus non-current classification

The Association presents assets and liabilities in the statement of financial position based on current/non-current classification.

An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Association classifies all other liabilities as non-current.

1.8 Revenue

The Association enters into various arrangements where it receives consideration from another party. These arrangements include consideration in the form of membership subscriptions, capitation fees, levies, grants, and donations.

The timing of recognition of these amounts as either revenue or income depends on the rights and obligations in those arrangements.

Note 1. Summary of significant accounting policies (continued)

1.8 Revenue

Revenue from contracts with customers

Where the Association has a contract with a customer, the Association recognises revenue when or as it transfers control of goods or services to the customer. The Association accounts for an arrangement as a contract with a customer if the following criteria are met:

- the arrangement is enforceable; and
- the arrangement contains promises (that are also known as performance obligations) to transfer goods or services to the customer (or to other parties on behalf of the customer) that are sufficiently specific so that it can be determined when the performance obligation has been satisfied.

Membership subscription

For membership subscription arrangements that meet the criteria to be contracts with customers, revenue is recognised when the promised goods or services transfer to the customer as a member of the association.

If there is only one distinct membership service promised in the arrangement, the association recognises revenue as the membership service is provided, which is typically based on the passage of time over the subscription period to reflect the association's promise to stand ready to provide assistance and support to the member as required.

If there is more than one distinct good or service promised in the membership subscription, the association allocates the transaction price to each performance obligation based on the relative standalone selling prices of each promised good or service. In performing this allocation, standalone selling prices are estimated if there is no observable evidence of the price that the association charges for that good or service in a standalone sale. When a performance obligation is satisfied, which is either when the customer obtains control of the good (for example, books or clothing) or as the service transfers to the customer (for example, member services or training course), the association recognises revenue at the amount of the transaction price that was allocated to that performance obligation.

For member subscriptions paid annually in advance, the association has elected to apply the practical expedient to not adjust the transaction price for the effects of a significant financing component because the period from when the customer pays and the good or services will transfer to the customer will be one year or less.

When a member subsequently purchases additional goods or services from the association at their standalone selling price, the association accounts for those sales as a separate contract with a customer.

Donation income

Donation income is recognised when it is received.

Interest income

Interest revenue is recognised on an accrual basis using the effective interest method.

Note 1. Summary of significant accounting policies (continued)

1.8 Revenue

Rental income

Leases in which the Association as a lessor, does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the relevant lease term. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

Gains from sale of assets

An item of property, plant and equipment is derecognised upon disposal (which is at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss when the asset is derecognised.

Capitation fees

Where the Association's arrangement with a branch or another reporting unit meets the criteria to be a contract with a customer, the Association recognises the capitation fees promised under that arrangement when or as it transfers the Association specify the goods or services that will transfer as part of its sufficiently specific promise to the branch/other Association.

In circumstances where the criteria for a contract with a customer are not met, the association will recognise capitation fees as income upon receipt.

Levies

Levies paid by a member (or other party) in an arrangement that meets the criteria to be a contract with a customer is recognised as revenue when or as the Association transfers the goods or services to the branch/other reporting unit.

In circumstances where the criteria for a contract with a customer are not met, the association will recognise levies as income upon receipt.

Income of the Association as a Not-for-Profit Entity

Consideration is received by the association to enable the entity to further its objectives. The Association recognises each of these amounts of consideration as income when the consideration is received (which is when the Association obtains control of the cash) because, based on the rights and obligations in each arrangement:

- the arrangements do not meet the criteria to be contracts with customers because either the arrangement is unenforceable or lacks sufficiently specific promises to transfer goods or services to the customer; and
- the association's recognition of the cash contribution does not give to any related liabilities.

During the year, the association received cash consideration from the following arrangements whereby that consideration will be recognised as income upon receipt:

- donations and voluntary contribution from members (including whip arounds); and
- government grants.

Note 1. Summary of significant accounting policies (continued)

1.9 Employee benefits

A liability is recognised for benefits accruing to employees in respect of wages and salaries, annual leave, long service leave and termination benefits when it is probable that settlement will be required and they are capable of being measured reliably.

Liabilities for short-term employee benefits (as defined in AASB 119 *Employee Benefits*) and termination benefits which are expected to be settled within twelve months of the end of reporting period are measured at their nominal amounts.

The nominal amount is calculated with regard to the rates expected to be paid on settlement of the liability.

Other long-term employee benefits which are expected to be settled beyond twelve months are measured as the present value of the estimated future cash outflows to be made by the Association in respect of services provided by employees up to reporting date.

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

Provision is made for separation and redundancy benefit payments. The Association recognises a provision for termination as part of a broader restructuring when it has developed a detailed formal plan for the terminations and has informed those employees affected that it will carry out the terminations. A provision for voluntary termination is recognised when the employee has accepted the offer of termination.

1.10 Leases

The Association assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Association as a lessee

The association applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The association recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The association recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

Lease liabilities

At the commencement date of the lease, the association recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the association and payments of penalties for terminating the lease, if the lease term reflects the association exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

Note 1. Summary of significant accounting policies (continued)

1.10 Leases

Lease liabilities (continued)

In calculating the present value of lease payments, the association uses the **implicit interest rate** or **incremental borrowing rate** if the implicit lease rate is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Association's short-term leases are those that have a lease term of 12 months or less from the commencement. It also applies the lease of low-value assets recognition exemption to leases that are below $10,000. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

1.11 Borrowing costs

All borrowing costs are recognised in profit or loss in the period in which they are incurred.

1.12 Cash

Cash is recognised at its nominal amount. Cash and cash equivalents includes cash on hand, deposits held at call with bank, other short-term highly liquid investments with original maturity of 3 months or less that are readily convertible to known amounts of cash and subject to insignificant risk of changes in value and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the statement of financial position.

1.13 Financial Instruments

Financial assets and financial liabilities are recognised when the Association entity becomes a party to the contractual provisions of the instrument.

1.14 Financial assets

Contract assets and receivables
A contract asset is recognised when the Association's right to consideration in exchange goods or services that has transferred to the customer when that right is conditioned on the Association's future performance or some other condition.

A receivable is recognised if an amount of consideration that is unconditional is due from the customer (i.e. only the passage of time is required before payment of the consideration is due).

Contract assets and receivables are subject to impairment assessment. Refer to accounting policies on impairment of financial assets below.

Note 1. Summary of significant accounting policies (continued)

1.14 Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, and subsequently measured at amortised cost, fair value through other comprehensive income (OCI), or fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the association's business model for managing them. With the exception of trade receivables that do not contain a significant financing component, the association initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest' (SPPI) on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Association's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Association commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in five categories:

- (Other) financial assets at amortised cost
- (Other) financial assets at fair value through other comprehensive income
- Investments in equity instruments designated at fair value through other comprehensive income
- (Other) financial assets at fair value through profit or loss
- (Other) financial assets designated at fair value through profit or loss

Financial assets at amortised cost

The Association measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

The Association's financial assets at amortised cost includes trade receivables and loans to related parties.

Note 1. Summary of significant accounting policies (continued)

1.14 Financial assets

Financial assets at fair value through other comprehensive income

The Association measures debt instruments at fair value through other comprehensive income (**OCI**) if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For debt instruments at fair value through other comprehensive income, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in profit or loss and computed in the same manner as for financial assets measured at amortised cost.

The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value change recognised in OCI is recycled to profit or loss.

The Association's debt instruments at fair value through other comprehensive income includes investments in quoted debt instruments included under other non-current financial assets.

Financial assets at fair value through profit or loss (including designated)

Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at fair value through OCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in profit or loss.

Derecognition

A financial asset is derecognised when:

- The rights to receive cash flows from the asset have expired or
- The Association has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:

  a) the Association has transferred substantially all the risks and rewards of the asset, or

  b) the Association has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Association has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership.

Note 1. Summary of significant accounting policies (continued)

1.14 Financial assets

When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the association continues to recognise the transferred asset to the extent of its continuing involvement together with associated liability.

Offsetting

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

Impairment

Expected credit losses
Receivables for goods and services, which have 30-day terms, are recognised at the nominal amounts due less any loss allowance due to expected credit losses (**ECLs**) at each reporting date. A provision matrix that is based on historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment has been established.

(i) Trade receivables
For trade receivables that do not have a significant financing component, the association applies a simplified approach in calculating expected credit losses (ECLs) which requires lifetime expected credit losses to be recognised from initial recognition of the receivables.
Therefore, the Association does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The association has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

(ii) Debt instruments other than trade receivables
For all debt instruments other than trade receivables and debt instruments not held at fair value through profit or loss, the Association recognises an allowance for expected credit losses using the general approach. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Association expects to receive, discounted at an approximation of the original effective interest rate.

ECLs are recognised in two stages:

- Where there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses from possible default events within the next 12-months (a 12-month ECL).
- Where there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the debt, irrespective of the timing of the default (a lifetime ECL).

The Association considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Association may also consider a financial asset to be in default when internal or external information indicates that the Association is unlikely to receive the outstanding contractual amounts in full. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Note 1. Summary of significant accounting policies (continued)

1.15 Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, at amortised cost unless or at fair value through profit or loss.

All financial liabilities are recognised initially at fair value and, in the case of financial liabilities at amortised cost, net of directly attributable transaction costs.

The Association's financial liabilities include trade and other payables.

Subsequent measurement

Financial liabilities at amortised cost

After initial recognition, trade payables and interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in profit or loss.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in profit or loss.

1.16 Liabilities relating to contracts with customers

Contract liabilities
A contract liability is recognised if a payment is received or a payment is due (whichever is earlier) from a customer before the association transfers the related goods or services. Contract liabilities include deferred income. Contract liabilities are recognised as revenue when the association performs under the contract (i.e., transfers control of the related goods or services to the customer).

Refund liabilities
A refund liability is recognised for the obligation to refund some or all of the consideration received (or receivable) from a customer. The association's refund liabilities arise from customers' right of return. The liability is measured at the amount the association's ultimately expects it will have to return to the customer. The assoication updates its estimates of refund liabilities (and the corresponding change in the transaction price) at the end of each reporting period.

1.17 Contingent liabilities and contingent assets

Contingent liabilities and contingent assets are not recognised in the statement of financial position but are reported in the relevant notes. They may arise from uncertainty as to the existence of a liability or asset or represent an existing liability or asset in respect of which the amount cannot be reliably measured. Contingent assets are disclosed when settlement is probable but not virtually certain, and contingent liabilities are disclosed when settlement is greater than remote.

1.18 Land, buildings, plant and equipment

Asset Recognition Threshold

Purchases of land, buildings, plant and equipment are recognised initially at cost in the statement of financial position. The initial cost of an asset includes an estimate of the cost of dismantling and removing the item and restoring the site on which it is located.

Revaluations—Land and Buildings

Following initial recognition at cost, land and buildings are carried at fair value less subsequent accumulated depreciation and accumulated impairment losses. Revaluations are performed with sufficient frequency such that the carrying amount of assets do not differ materially from those that would be determined using fair values as at the reporting date.

Revaluation adjustments are made on a class basis. Any revaluation increment is credited to equity under the heading of asset revaluation reserve except to the extent that it reversed a previous revaluation decrement of the same asset class that was previously recognised in the surplus/deficit. Revaluation decrements for a class of assets are recognised directly in the profit or loss except to the extent that they reverse a previous revaluation increment for that class. Any accumulated depreciation as at the revaluation date is eliminated against the gross carrying amount of the asset and the asset is restated to the revalued amount.

Depreciation

Depreciable property, plant and equipment assets are written-off to their estimated residual values over their estimated useful life using, in all cases, the straight line method of depreciation. Depreciation rates (useful lives), residual values and methods are reviewed at each reporting date and necessary adjustments are recognised in the current, or current and future reporting periods, as appropriate.

Depreciation rates applying to each class of depreciable asset are based on the following useful lives:

Land and building	2.5%
Motor vehicles	22.5%
Plant and equipment	6.7% to 33%

Derecognition

An item of land, buildings, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the profit and loss.

1.19 Intangibles

Intangible assets with finite lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful life. The estimated useful lives and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses. The useful life of the Association's intangible assets is:

Software	10% to 33%

Derecognition

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset are recognised in profit and loss when the asset is derecognised.

Note 1. Summary of significant accounting policies (continued)

1.20 Impairment of non-financial assets

All assets are assessed for impairment at the end of each reporting period to the extent that there is an impairment trigger. Where indications of impairment exist, the asset's recoverable amount is estimated and an impairment adjustment made if the asset's recoverable amount is less than its carrying amount.

The recoverable amount of an asset is the higher of its fair value less costs of disposal and its value in use. Value in use is the present value of the future cash flows expected to be derived from the asset. Where the future economic benefit of an asset is not primarily dependent on the asset's ability to generate future cash flows, and the asset would be replaced if the Association were deprived of the asset, its value in use is taken to be its depreciated replacement cost.

1.21 Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the non-current asset is available for immediate sale in its present condition. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Non-current assets classified as held for sale are measured at the lower of their previous carrying amount and fair value less costs of disposal.

1.22 Taxation

The Association is exempt from income tax under Section 50.1 of the Income Tax Assessment Act 1997, however still has obligation for Fringe Benefits Tax (FBT) and the Goods and Services Tax (GST).

Revenues, expenses and assets are recognised net of GST except:

- where the amount of GST incurred is not recoverable from the Australian Taxation Office; and
- for receivables and payables.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables.

Cash flows are included in the statement of cash flows on a gross basis. The GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the Australian Taxation Office is classified within operating cash flows.

1.23 Fair value measurement

The Association measures financial instruments, such as, financial assets as at fair value through the profit and loss, financial assets at fair value through other comprehensive income, and non-financial assets such as land and buildings and investment properties, at fair value at each balance sheet date. Also, fair values of financial instruments measured at amortised cost are disclosed in Note 16A.

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.

The principal or the most advantageous market must be accessible by the Association. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

Note 1. Summary of significant accounting policies (continued)

1.23 Fair value measurement

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Association uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1—Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2—Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3—Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Association determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period. External valuers are involved for valuation of significant assets, such as land and buildings and investment properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. For the purpose of fair value disclosures, the Association has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy.

1.24 Going concern

The Association is not reliant on the agreed financial support of another association to continue as a going concern basis.

The Association has not agreed to provide financial support to another association to ensure they can continue as a going concern basis.

Note 2. Events after the reporting period

The Controlled Entity of the Association purchased the shares in Southern Training Organisation Pty Ltd in July 2021. This purchase will allow the Association and its Controlled Entities to provide additional training services and support to the building and construction industry in the ACT.

Note 3 Revenue and income

Disaggregation of revenue from contracts with customers

A disaggregation of the Association's revenue by type of arrangement is provided on the face of the Statement of Comprehensive Income. The table below also sets out a disaggregation of revenue by type of customer:

	Consolidation		Parent	
	2021	**2020**	**2021**	**2020**
	$	**$**	**$**	**$**
Type of customer				
Members	1,158,884	1,169,958	1,158,884	1,169,958
Total revenue from contracts with customers	**1,158,884**	**1,169,958**	**1,158,884**	**1,169,958**

There has been no economic factors that have affected revenue from members.

Disaggregation of income for furthering activities

A disaggregation of the Association's income by type of arrangement is provided on the face of the Statement of Comprehensive Income. The table below also sets out a disaggregation of income by funding source:

Income funding sources				
Grants and/or donations	244,699	555,902	-	-
Total income for furthering activities	**244,699**	**555,902**	**-**	**-**

	Consolidation		Parent	
Note 3: Income	**2021**	**2020**	**2021**	**2020**
3A: Investment income				
Interest - Deposits	9,802	50,186	1,444	25,607
Dividend Income	70,000	-	70,000	-
Total investment income	**79,802**	**50,186**	**71,444**	**25,607**
3B: Rental revenue				
Properties	54,129	51,845	289,125	286,841
Total rental revenue	**54,129**	**51,845**	**289,125**	**286,841**
3C: Other revenue				
Annual dinner and social events	-	-	-	-
Building awards and other events	145,322	36,674	145,322	36,674
Commission and fees	1,226,434	787,854	1,193,386	787,854
Government subsidies	1,339,120	716,799	316,200	272,500
Employer reimbursements	2,320,567	3,016,937	-	-
Industry Training Fund funding	206,875	264,625	-	-
Advertising fees	195,278	146,217	195,278	146,217
Miscellaneous events	-	35,429	-	35,429
Publication sales	50,044	32,906	47,930	32,906
Service agreement fee	-	-	781,656	771,840
Sponsorships	208,530	63,399	208,530	63,399
Training fees and rebates	2,519,003	2,356,075	-	-
User choice training fees	548,871	594,374	-	-
Sundry income	25,246	40,989	12,942	25,976
Worker's compensation insurance reimbursement	67,945	15,556	-	-
Total other revenue	**8,853,235**	**8,107,834**	**2,901,244**	**2,172,795**
3D: Grants and/or donations				
Grants	244,699	238,402	-	-
Donations	-	317,500	-	-
Total grants and donations	**244,699**	**555,902**	**-**	**-**
3E: Net gains from sale of assets				
Plant and equipment	463	41,638	463	1,547
Total net gain from sale of assets	**463**	**41,638**	**463**	**1,547**

	Consolidation		Parent	
	2021	2020	2021	2020
Note 4: Expenses	$	$	$	$
4A: Employee expense				
Holders of office:	-	-	-	-
Wages and salaries	-	-	-	-
Superannuation	-	-	-	-
Leave and other entitlements	-	-	-	-
Separation and redundancies	-	-	-	-
Other employee expenses				
Subtotal employee expenses holders of office	-	-	-	-
Employees other than office holders:				
Wages and salaries	4,869,631	5,321,683	1,821,513	1,944,534
Superannuation	426,301	462,757	165,834	174,880
Leave and other entitlements	91,307	74,409	50,746	73,919
Separation and redundancies	-	-	-	-
Other employee expenses	125,158	177,878	89,314	139,438
Subtotal employee expenses employees other than office holders	5,512,397	6,036,727	2,127,407	2,332,771
Total employee expenses	**5,512,397**	**6,036,727**	**2,127,407**	**2,332,771**
4B: Administration expenses				
Total paid to employers for payroll deductions of membership subscriptions	-	-	-	-
Compulsory levies	-	-	-	-
Fees/allowances - meetings and conferences	-	-	-	-
Conference and meeting expenses	-	-	-	-
Consultants	1,411,893	1,100,751	131,009	114,855
Office expenses	45,896	42,251	22,631	18,670
Property expenses	213,309	241,474	139,516	156,783
Information communications technology	24,715	27,270	22,821	24,806
Total administrative expenses	**1,695,813**	**1,411,746**	**315,977**	**315,114**
4C: Grants or donations				
Grants:				
Total expensed that were $1,000 or less	-	-	-	-
Total expensed that exceed $1,000	-	-	-	-
Donations:				
Total expensed that were $1,000 or less	1,184	374	1,184	374
Total expensed that exceed $1,000	-	23,000	-	13,000
Total grants or donations	**1,184**	**23,374**	**1,184**	**13,374**

	Consolidation		Parent	
	2021	2020	2021	2020
Note 4: Expenses (continued)	$	$	$	$
4D: Depreciation and amortisation				
Depreciation:				
Land & buildings	205,521	203,842	205,521	203,842
Property, plant and equipment	143,240	100,433	98,994	65,758
Right of use asset	23,541	24,248	11,212	10,965
Total depreciation	**372,302**	**328,523**	**315,727**	**280,565**
Amortisation:				
Intangibles	45,454	13,902	41,206	9,641
Total amortisation	45,454	13,902	41,206	9,641
Total depreciation and amortisation	**417,756**	**342,425**	**356,933**	**290,206**
4E: Finance costs				
Bank charges	18,263	19,001	7,095	6,031
Total finance costs	**18,263**	**19,001**	**7,095**	**6,031**
4F: Legal costs				
Litigation	-	14,824	-	14,824
Other legal costs	5,278	10,641	5,278	10,641
Total legal costs	**5,278**	**25,465**	**5,278**	**25,465**
4G: Other expenses				
Penalties - via RO Act or the *Fair Work Act 2009*	-	-	-	-
Advertising expense	81,635	48,866	74,245	48,866
Catering	86,120	80,882	77,084	49,473
Compliance costs	36,909	46,985	-	-
Doubtful debts expense	(12,464)	78,946	3,500	3,000
Entertainment	25,344	16,431	25,344	16,431
Insurance	60,884	53,430	33,525	31,254
Material expenses	66,744	53,437	-	-
Meetings and seminars	10,942	18,297	8,569	13,233
Subscription expense	275,630	229,948	179,575	158,248
Motor vehicle expense	28,661	29,424	2,515	12,595
Printing, postage and stationary	81,837	112,529	46,782	54,732
Repairs and maintenance	134,776	161,451	102,171	133,400
Worker's compensation	218,057	236,575	15,971	16,802
Interest expense on lease liability	3,839	4,167	1,525	1,712
Discounts given	691,529	104,715	76,823	-
Other expenses	284,201	200,434	140,630	39,621
Total other expenses	**2,074,644**	**1,476,517**	**788,259**	**579,367**

Note 5: Current assets

	Consolidation 2021 $	Consolidation 2020 $	Parent 2021 $	Parent 2020 $
Note 5A: Cash and cash equivalents				
Cash at bank	2,990,515	2,537,949	1,361,425	1,518,607
Cash at bank - Industry Training Fund	0	0	-	-
Cash on hand	850	850	450	450
Short term deposits	1,650,000	1,900,000	700,000	200,000
Total cash and cash equivalent	**4,641,365**	**4,438,799**	**2,061,875**	**1,719,057**

	Consolidation 2021 $	Consolidation 2020 $	Parent 2021 $	Parent 2020 $
Note 5B: Trade and other receivables				
Receivables from other reporting unit[s]	-	-	-	-
Less allowance for expected credit losses	-	-	-	-
Receivable from other reporting unit[s] (net)	-	-	-	-
Trade receivables				
Accounts receivable	577,202	1,000,668	210,476	218,765
Less allowance for expected credit losses	(80,500)	(115,000)	(18,500)	(15,000)
Total trade receivables (net)	**496,702**	**885,668**	**191,976**	**203,765**
Other receivables				
Interest receivable	1,318	3,810	527	606
Total other receivables	**1,318**	**3,810**	**527**	**606**
Total trade and other receivables (net)	**498,020**	**889,478**	**192,503**	**204,371**

The movement in the allowance for expected credit losses of trade and other receivables is as follows:

	Consolidation 2021 $	Consolidation 2020 $	Parent 2021 $	Parent 2020 $
At 1 July 2020	115,000	54,500	15,000	12,000
Provision for expected credit losses	3,500	78,946	3,500	3,000
Write back of provision for expected credit losses	(15,964)	-	-	-
Write-off	(22,036)	(18,446)	-	-
At 30 June 2021	**80,500**	**115,000**	**18,500**	**15,000**

The Association has recognised the following assets and liabilities related to contracts with customers:

	Consolidation 2021 $	Consolidation 2020 $	Parent 2021 $	Parent 2020 $
Receivables	577,202	1,000,668	210,476	218,765
Receivables - current	577,202	1,000,668	210,476	218,765
Receivables – non-current	-	-	-	-
Contract assets	-	-	-	-
Contract assets - current	-	-	-	-
Contract assets – non-current	-	-	-	-
Other contract liabilities	-	-	-	-
Contract liabilities - current	-	-	-	-
Contract liabilities – non-current	-	-	-	-

Note 6: Non-current assets

	Consolidation		Parent	
	2021	**2020**	**2021**	**2020**
	$	**$**	**$**	**$**
Note 6A: Property, plant and equipment				
Land and buildings - at independent valuation	10,763,552	9,745,806	10,763,552	9,745,806
Less: accumulated depreciation	(205,521)	-	(205,521)	-
Total land and building	**10,558,031**	**9,745,806**	**10,558,031**	**9,745,806**
Motor vehicles - at cost	162,173	162,173	85,293	85,293
Less: accumulated depreciation	(90,047)	(51,745)	(53,749)	(34,609)
Total motor vehicles	**72,126**	**110,428**	**31,544**	**50,684**
Plant and equipment - at cost	754,663	688,412	537,181	484,482
Less: accumulated depreciation	(526,053)	(421,577)	(344,600)	(265,208)
Total plant and equipment	**228,610**	**266,835**	**192,581**	**219,274**
Total property, plant and equipment	**10,858,767**	**10,123,069**	**10,782,156**	**10,015,764**

Reconciliation of opening and closing balances of property, plant and equipment

	Consolidation 2021	Consolidation 2020	Parent 2021	Parent 2020
Land and buildings				
Balance at the beginning of the year	9,745,806	9,112,381	9,745,806	9,112,381
Additions	1,017,746	1,249,467	1,017,746	1,249,467
Revaluations	-	(412,200)	-	(412,200)
Disposals	-	-	-	-
Depreciation for the year	(205,521)	(203,842)	(205,521)	(203,842)
Balance at the end of the year	**10,558,031**	**9,745,806**	**10,558,031**	**9,745,806**
Motor vehicles				
Balance at the beginning of the year	110,428	69,750	50,684	34,709
Additions	-	68,941	-	30,579
Disposals	-	-	-	-
Depreciation for the year	(38,302)	(28,263)	(19,140)	(14,604)
Balance at the end of the year	**72,126**	**110,428**	**31,544**	**50,684**
Plant and equipment				
Balance at the beginning of the year	266,835	126,248	219,274	80,374
Additions	74,552	214,528	61,000	191,878
Disposals	(7,839)	(1,769)	(7,839)	(1,769)
Depreciation for the year	(104,938)	(72,172)	(79,854)	(51,209)
Balance at the end of the year	**228,610**	**266,835**	**192,581**	**219,274**
Total property, plant and equipment				
Balance at the beginning of the year	10,123,069	9,308,379	10,015,764	9,227,464
Additions	1,092,298	1,532,936	1,078,746	1,471,924
Revaluations	-	(412,200)	-	(412,200)
Disposals	(7,839)	(1,769)	(7,839)	(1,769)
Depreciation for the year	(348,761)	(304,277)	(304,515)	(269,655)
Balance at the end of the year	**10,858,767**	**10,123,069**	**10,782,156**	**10,015,764**

Note 6: Non-current assets (continued)

The revalued land and buildings consist of $1,600,000 of Land and $8,145,806 of Buildings. Management determined that these constitute one class of asset under AASB 13 Fair Value Measurement, based on the nature, characteristics and risks of the property.

Fair value of the properties was determined by using market comparable method. This means that valuations performed by the valuer are based on active market prices, significantly adjusted for the difference in the nature, location or condition of the specific property. As at the date of revaluation 30 June 2020, the properties' fair values are based on valuations performed by Knight Frank, an accredited independent valuer.

The market that the property was valued in is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation, the valuers consider that there is a Market Uncertainty resulting Significant Valuation Uncertainty.

	Consolidation		Parent	
	2021	**2020**	**2021**	**2020**
	$	**$**	**$**	**$**
Note 6B: Intangibles				
Website development costs - at cost				
Purchased	149,430	124,430	149,430	124,430
Less: accumulated depreciation	(103,672)	(97,430)	(103,672)	(97,430)
Total website development costs	**45,758**	**27,000**	**45,758**	**27,000**
Database development costs - at cost				
Purchased	269,975	242,964	257,190	230,179
Less: accumulated depreciation	(123,006)	(83,794)	(113,787)	(78,823)
Total database development costs	**146,969**	**159,170**	**143,403**	**151,356**
Total intangibles	**192,727**	**186,170**	**189,161**	**178,356**

Reconciliation of opening and closing balances of intangibles

Website development costs				
Balance at the beginning of the year	27,000	-	27,000	-
Additions	25,000	27,000	25,000	27,000
Amortisation for the year	(6,242)	-	(6,242)	-
Balance at the end of the year	**45,758**	**27,000**	**45,758**	**27,000**
Database development costs				
Balance at the beginning of the year	159,170	63,007	151,356	50,932
Additions	27,011	110,065	27,011	110,065
Amortisation for the year	(39,212)	(13,902)	(34,964)	(9,641)
Balance at the end of the year	**146,969**	**159,170**	**143,403**	**151,356**
Total intangibles				
Balance at the beginning of the year	186,170	63,007	178,356	50,932
Additions	52,011	137,065	52,011	137,065
Amortisation for the year	(45,454)	(13,902)	(41,206)	(9,641)
Balance at the end of the year	**192,727**	**186,170**	**189,161**	**178,356**

	Consolidation		Parent	
	2021	2020	2021	2020
	$	$	$	$
Note 6C: Other financial assets				
Financial assets at fair value through profit or loss				
Non-listed equity shares	120,000	120,000	120,000	120,000
Total other financial assets	**120,000**	**120,000**	**120,000**	**120,000**

Note 6D: Leases

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

Right of use asset				
Balance at the beginning of the year	106,690	-	46,083	-
Additions	84,288	130,988	24,182	57,048
Depreciation for the year	(23,541)	(24,298)	(11,212)	(10,965)
Disposal	(83,980)	-	(30,693)	-
Balance at the end of the year	**83,457**	**106,690**	**28,360**	**46,083**

Set out below are the carrying amounts of lease liabilities (included under interest-bearing loans and borrowings) and the movements during the period:

Lease liabilities				
Balance at the beginning of the year	108,152	-	46,687	-
Additions	84,288	130,988	24,182	57,048
Accretion of interest	3,839	4,167	1,525	1,712
Payments	(23,237)	(27,003)	(11,395)	(12,073)
Disposal	(83,775)	-	(30,489)	-
Balance at the end of the year	**89,267**	**108,152**	**30,510**	**46,687**
Current	22,245	26,570	10,326	12,431
Non Current	67,022	81,582	20,184	34,256

The maturity analysis of lease liabilities is disclosed in Note 14D

The following are the amounts recognised in profit or loss:

Depreciation expense of right-of-use assets	(23,541)	(24,298)	(11,212)	(10,965)
Interest expense on lease liabilities	(3,839)	(4,167)	(1,525)	(1,712)
Total amount recognised in profit or loss	**(27,380)**	**(28,465)**	**(12,737)**	**(12,677)**

Note 6D: Leases (continued)

	Fixed payments	Variable payments	Total
	$	**$**	**$**
2021			
Fixed rent	25,398	-	25,398
Variable rent with minimum payment	-	-	-
Variable rent only	-	-	-
	-	**-**	**-**
2020			
Fixed rent	27,003	-	27,003
Variable rent with minimum payment	-	-	-
Variable rent only	-	-	-
	27,003	**-**	**27,003**

Set out below are the undiscounted potential future rental payments relating to periods following the exercise date of extension and termination options that are not included in the lease term:

	Within five years	More than five years	Total
	$	**$**	**$**
2021			
Extension options expected not to be exercised	-	-	-
Termination options expected to be exercised	-	-	-
	-	**-**	**-**
2020			
Extension options expected not to be exercised	-	-	-
Termination options expected to be exercised	-	-	-
	-	**-**	**-**

Note 7: Current liabilities

	Consolidation		Parent	
	2021	**2020**	**2021**	**2020**
	$	**$**	**$**	**$**
Note 7A: Trade payables				
Trade creditors and accrual	398,375	280,012	236,005	105,639
Subtotal trade creditors	**398,375**	**280,012**	**236,005**	**105,639**
Payables to other reporting unit[s]	-	-	-	-
Subtotal payables to other reporting unit[s]	**-**	**-**	**-**	**-**
Total trade payables	**398,375**	**280,012**	**236,005**	**105,639**

Note 7B: Other payables

Payable to employers for making payroll deductions of membership subscriptions	-	-	-	-
Legal costs - Litigation	-	-	-	-
GST payable	187,733	138,309	129,607	45,448
PAYG tax payable	83,154	95,811	36,790	50,627
Unearned revenue	1,270,608	1,242,186	1,222,944	1,115,828
Other payables	4,646	318,354	6,145	21,666
Total other payables	**1,546,141**	**1,794,660**	**1,395,486**	**1,233,569**

Total other payables are expected to be settled in:

No more than 12 months	1,546,141	1,794,660	1,395,486	1,233,569
More than 12 months	-	-	-	-
Total other payables	**1,546,141**	**1,794,660**	**1,395,486**	**1,233,569**

Note 8: Provisions

Note 8A: Employee provisions

Office holders:				
Annual leave	-	-	-	-
Long service leave	-	-	-	-
Separations and redundancies	-	-	-	-
Others	-	-	-	-
Subtotal employee benefits - office holders	**-**	**-**	**-**	**-**
Employees other than office holders:				
Annual leave	358,101	299,422	164,338	127,532
Long service leave	158,626	125,998	90,209	76,268
Separations and redundancies	-	-	-	-
Others	42,322	41,163	-	-
Subtotal employee benefits other than office holders	**559,049**	**466,583**	**254,547**	**203,800**
Total employee provisions	**559,049**	**466,583**	**254,547**	**203,800**

Note 8: Provisions (continued)

	Consolidation		Parent	
	2021	2020	2021	2020
	$	$	$	$
Note 8A: Employee provisions (continued)				
Current	491,216	409,407	211,439	159,110
Non-current	67,833	57,176	43,108	44,690
Total employee provisions	**559,049**	**466,583**	**254,547**	**203,800**

Note 9: Equity

Note 9A: Other Specific disclosures - funds

Compulsory levy/voluntary contribution fund - if invested in assets	-	-	-	-
Balance as at start of year	-	-	-	-
Transferred to reserve	-	-	-	-
Transferred out of reserve	-	-	-	-
Balance as at end of year	-	-	-	-

Note 10: Cash flow

Note 10A: Cash flow reconciliation

Reconciliation of cash and cash equivalent as per balance sheet to cash flow statement

Cash and cash equivalent as per:				
Cash flow statement	4,641,365	4,438,799	2,061,412	1,719,057
Balance sheet	4,641,365	4,438,799	2,061,875	1,719,057
Difference	-	-	**(463)**	-

Reconciliation of profit (deficit) to net cash from operating activities:				
Profit (deficit) for the year	622,260	600,218	794,827	71,100
Adjustments for non-cash items				
Depreciation/amortisation	417,756	342,425	356,933	290,206
(Gain)/Loss on disposal of assets	7,839	(41,638)	7,839	(1,547)
Investment income	(70,000)	-	(70,000)	-
Changes in assets and liabilities:				
(Increase)/decrease in net receivables	391,458	274,419	11,868	(31,341)
(Increase)/decrease in prepayments	(36,838)	(160,753)	(32,539)	(145,243)
(Increase)/decrease in inventories	1,283	(1,108)	1,283	(1,108)
Increase/(decrease) in supplier payables	118,363	(315,828)	130,366	(161,745)
Increase/(decrease) in other payables	(248,519)	1,126,340	161,917	874,523
Increase/(decrease) in employee provisions	92,466	78,474	50,747	73,919
Net cash flows (used in) from operating activities	**1,296,068**	**1,902,549**	**1,413,241**	**968,764**

Note 11: Contingent liabilities, assets and commitments

Note 11A: Commitments and contingencies
Operating lease commitments - as lessor
Master Builders ACT has a current rental and service agreement in place with Master Builders Fidelity Fund. There are no provisions for fixed increases although increases are agreed upon by both parties at approximately 3% per annum.

MBA ACT has a current agreement in place with MBA Insurance Services, (now branded as Master Builders Insurance Brokers), which includes licence to occupy office space with fees to be reviewed on an annual basis.

Risk management for rights retained in the underlying assets
The office space occupied by Master Builders Fidelity Fund and Master Builders Insurance Brokers is located at the same premises as Master Builders ACT and as such is subject to ongoing observation. Risks associated with any rights retained in underlying assets are mitigated given that MBA ACT reviews monthly financial reports and audited financials of both entities to assess their ability to service their agreements. Risk is also mitigated given the reciprocal nature of both entities with MBA ACT.

	Consolidation		Parent	
	2021	**2020**	**2021**	**2020**
	$	**$**	**$**	**$**
Within one year	54,129	51,845	289,125	286,841
After one year but not more than five years	-	-	-	-
	54,129	**51,845**	**289,125**	**286,841**

Note 12: Related party disclosures

Note 12A: Related party transactions for the reporting period

Revenue received from MBA Group Training Limited includes the following:				
Rent	-	-	234,996	234,996
Service fee	-	-	781,656	771,840
Revenue received from MBA Skills Centre Building Fund includes the following:				
Rent	-	117,500	-	-
Donation	-	200,000	-	-
Revenue received from Master Builders Fidelity Fund includes the following:				
Commission	1,073,761	787,854	1,073,761	787,854
Rent	54,129	51,845	54,129	51,845
Amounts owed by MBA Legal	-	-	41,684	-

Loans to/from related parties
One loan to an employee, worth $8,000 (2020: $0), was provided to an employee during the financial year due to financial hardship. The outstanding balance of this loan is $5,053 as at 30 June 2021, this is the only loan to any related parties.

Note 12: Related party disclosures (continued)

Terms and conditions of transactions with related parties

The sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances for sales and purchases at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. For the year ended 30 June 2021, the Association has not recorded any impairment of receivables relating to amounts owed by related parties and declared person or body (2020: $Nil). This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

No expected credit losses have been raised in relation to any outstanding balances, and no expense has been recognised in respect of expected credit losses due from loan to a related party.

	Consolidation		Parent	
	2021	2020	2021	2020
	$	$	$	$
Note 12B: Key management personnel remuneration for the reporting period				
Short-term employee benefits				
Salary (including annual leave taken)	758,341	705,157	716,941	705,157
Annual leave accrued	27,259	57,675	24,572	57,675
Reportable fringe benefit	120,000	119,964	120,000	119,964
	905,600	**882,796**	**861,513**	**882,796**
Post-employment benefits				
Superannuation	69,518	66,990	65,585	66,990
	69,518	**66,990**	**65,585**	**66,990**
Other long-term benefits				
Long service leave	17,330	30,489	17,001	30,489
	17,330	**30,489**	**17,001**	**30,489**
Termination benefits				
Redundancy	-	-	-	-
	-	-	-	-
	992,448	**980,275**	**944,099**	**980,275**

Note 12: Related party disclosures (continued)

		Consolidation		Parent	
		2021	2020	2021	2020
Note 12C: Transactions with key management personnel		$	$	$	$
Executive member	**Revenue received from**				
Gracie Ferreira	Pacific Formwork	2,562	3,531	2,227	1,391
Frank Porreca	Benchmark Projects	773	655	773	655
Matthew Rayment	PBS Building	19,832	13,668	10,827	9,424
Nick Zardo	Guideline ACT	16,065	7,694	6,455	4,889
Bryan Leeming	Connected Projects	1,033	1,063	1,033	1,063
John Nikolic	Meyer Vandenberg Lawyers	955	3,768	955	3,768
Anisha Sachdeva	Huon Contractors	11,526	7,163	7,136	5,543
Richard Corver	ABC Construction	1,091	941	1,091	941
Rosa Josifoski	MPR Scaffolding	877	634	727	634
Jason Tanchevski	Classic Constructions	1,455	-	1,455	-
Michelle Tifan	Manteena Pty Limited	16,823	38,829	10,914	7,314
Michelle Tifan	Kane Constructions	8,948	-	8,648	-
Michelle Tifan	Brooks Marchant	825	-	-	-
Ben McGeechan	Bal Building	55,924	160,245	773	675
Valdis Luks	Shaw Building Group	-	20,471	-	10,141
Karen Porter	Solace Creations	-	705	-	705
Stephen Wise	Wise Choice Projects	-	573	-	573
		138,688	**259,940**	**53,013**	**47,714**
Loans to/from key management personnel		-	-	-	-

Expenses paid to related parties
During the financial year expenses were paid to Attivo Consulting worth $12,790 (2020: $0). One of the key management personnel is a director of this company.

	Consolidation		Parent	
	2021	2020	2021	2020
	$	$	$	$
Note 13: Auditor's remuneration				
Audit of financial statements	34,100	33,100	18,700	18,150
Assistance with the compilation of financial statements	4,800	4,650	3,200	3,100
	38,900	**37,750**	**21,900**	**21,250**

No other services were provided by the auditors of the financial statements.

Note 14. Financial instruments

	Consolidation		Parent	
	2021	2020	2021	2020
	$	$	$	$
Note 14A: Categories of financial instruments				
Financial assets				
Non listed equity shares	120,000	120,000	120,000	120,000
Loans and receivables	498,020	889,478	192,503	204,371
Carrying amount of financial assets	**618,020**	**1,009,478**	**312,503**	**324,371**
Financial liabilities				
Other financial liabilities	1,944,516	2,074,672	1,631,491	1,339,208
Carrying amount of financial liabilities	**1,944,516**	**2,074,672**	**1,631,491**	**1,339,208**
Note 14B: Net income and expense from financial assets				
Held-to-maturity				
Interest revenue	9,802	50,186	1,444	25,607
Dividend income	70,000	-	70,000	-
Net gain/(loss) from financial assets	**79,802**	**50,186**	**71,444**	**25,607**

Note 14C: Credit risk

The Association is not exposed to any significant credit risk. Credit risk is managed through close management of all debtors. Historically, the Association has had very few issues with the collection of debts.

Consolidated 30 June 2021	**Trade and other receivables**					
			Days past due			
	Current	**<30 days**	**30-60 days**	**61-90 days**	**>91 days**	**Total**
	$	**$**	**$**	**$**	**$**	**$**
Expected credit loss rate	14%	-%	-%	-%	-%	
Estimate total gross carrying amount at default	577,202		-	-	-	-
Expected credit loss	80,500		-	-	-	-

Note 14. Financial instruments (continued)

Parent 30 June 2020	**Trade and other receivables**					
			Days past due			
	Current	**<30 days**	**30-60 days**	**61-90 days**	**>91 days**	**Total**
	$	**$**	**$**	**$**	**$**	**$**
Expected credit loss rate	8.8%	-%	-%	-%	-%	
Estimate total gross carrying amount at default	210,476		-	-	-	-
Expected credit loss	18,500		-	-	-	-

The association's maximum exposure to credit risk for the components of the statement of financial position at 30 June 2021 and 2020 (nil) is the carrying amounts as illustrated in Note 14C.

Note 14D: Liquidity risk

Vigilant liquidity risk management required the Association to maintain sufficient liquid assets (mainly cash and cash equivalents) to be able to pay debts as and when they become due and payable.

The Association manages liquidity risk by maintaining adequate cash reserves by continuously monitoring actual and forecast cash flows and matching maturity profiles of financial assets and liabilities.

Lease liability maturities for 2021 (Consolidated)

	On Demand	**< 1 year**	**1– 2 years**	**2– 5 years**	**>5 years**	**Total**
		$	**$**	**$**	**$**	**$**
Lease liabilities	-	22,245	20,611	46,411	-	89,267
Total	**-**	**22,245**	**20,611**	**46,411**	**-**	**89,267**

Lease liability maturities for 2021 (Parent)

	On Demand	**< 1 year**	**1– 2 years**	**2– 5 years**	**>5 years**	**Total**
		$	**$**	**$**	**$**	**$**
Lease liabilities	-	10,326	8,207	11,977	-	30,510
Total	**-**	**10,326**	**8,207**	**11,977**	**-**	**30,510**

Note 14E: Market risk
Foreign currency risk
The Association is not exposed to any foreign currency risk. The Association does not have any foreign currency dealings or transactions.

Price risk
The Association is not exposed to any significant price risk. The Association's revenue and expenses are not significantly impacted by market prices.

Interest rate risk
The Association is not exposed to any significant interest rate risk. The Association has very limited exposure to interest rate risk as there is no debt with interest component.

Note 14. Financial instruments (continued)

Sensitivity analysis of the risk that the entity is exposed to for 2021

	Risk variable	Change in risk variable %	Effect on Profit and loss $	Effect on Equity $
Interest rate risk	$9,802	+1%	98	98
Interest rate risk	$9,802	-1%	(98)	(98)

Sensitivity analysis of the risk that the entity is exposed to for 2020

	Risk variable	Change in risk variable %	Effect on Profit and loss $	Effect on Equity $
Interest rate risk	$50,186	+1%	502	502
Interest rate risk	$50,186	-1%	(502)	(502)

Note 15: Fair value measurement

Fair value hierarchy
The following tables detail the Association's asset and liabilities, measured or disclosed at fair value, using a three-level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:
Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date
Level 2: Inputs other than quoted prices include within Level 1 that are observable for the asset or liability, either directly or indirectly
Level 3: Unobservable inputs for the asset or liability

	Level 1 $	Level 2 $	Level 3 $	Total $
Consolidated - 2021				
Assets				
Land and buildings	-	-	10,558,031	10,558,031

There have been no transfers between levels during the year.

The Association's assets are stated at their revalued amounts, being the fair value at the date of revaluation, less any subsequent accumulated depreciation.

Further information is set out below.

Land (Level 3)
The land was last revalued on 30 June 2020. The fair value of the land was determined using the sales comparison approach. The key inputs under this approach are the price per square metre from sales of comparable land in the area. Professional judgment of the value is used to determine the comparability of sales overdue which is unbearable.

Buildings (Level 3)
The buildings were last revalued on 30 June 2020. The fair value of the buildings was determined using the depreciated replacement cost approach. The subject asset is considered to represent a specialised, purpose-built facility, for which there is no active market, or a very limited market. The key input under this approach is the estimated gross current replacement cost which is based on the expected useful lives and any adjustment for deterioration and obsolescence.

Note 15A. Financial assets and liabilities

Management of the Association assessed that [cash, trade receivables, trade payables, and other current liabilities] approximate their carrying amounts largely due to the short term maturities of these instruments.

The fair value of financial assets and liabilities is included at the amount which the instrument could be exchanged in a current transaction between willing parties. The following methods and assumptions were used to estimate the fair values:

- Fair values of the Association's interest-bearing borrowings and loans are determined by using a discounted cash flow method. The discount rate used reflects the issuer's borrowing rate as at the end of the reporting period. The own performance risk as at 30 June 2021 was assessed to be insignificant.
- Fair value of available-for-sale financial assets is derived from quoted market prices in active markets.
- Long-term fixed-rate and variable-rate receivables/borrowings are evaluated by the Association based on parameters such as interest rates and individual credit worthiness of the customer. Based on this evaluation, allowances are taken into account for the expected losses of these receivables. As at 30 June 2021 the carrying amounts of such receivables, net of allowances, were not materially different from their calculated fair values.

The following table contains the carrying amounts and related fair values for the Association's financial assets and liabilities:

	Carrying amount 2021 $	**Fair value 2021 $**	Carrying amount 2020 $	Fair value 2020 $
Financial assets				
Non-listed equity shares	120,000	120,000	120,000	120,000
Total	**120,000**	**120,000**	**120,000**	**120,000**
Financial liabilities				
Financial liabilities	**-**	**-**	-	-
Total	**-**	**-**	-	-

Note 15B: Financial and non-financial assets and liabilities fair value hierarchy
The following tables provide an analysis of financial and non-financial assets and liabilities that are measured at fair value, by fair value hierarchy.

Fair value hierarchy – 30 June 2021

	Level 1	**Level 2**	**Level 3**
Assets measured at fair value	**$**	**$**	**$**
Land and buildings	-	-	10,558,031
Non-listed equity shares	-	-	120,000
Total	**-**	**-**	**10,678,031**
Liabilities measured at fair value			
Liabilities measured at fair value	-	-	-
Total	**-**	**-**	**-**

Note 15B. Financial and non-financial assets and liabilities fair value hierarchy (continued)

Fair value hierarchy – 30 June 2020

	Level 1	Level 2	Level 3
Assets measured at fair value	**$**	**$**	**$**
Land and building	-	-	9,745,806
Non-listed equity shares	-	-	120,000
Total	**-**	**-**	**9,865,806**
Liabilities measured at fair value			
Liabilities measured at fair value	-	-	-
Total	**-**	**-**	**-**

Note 16: Section 272 Fair Work (Registered Organisations) ACT 2009

In accordance with the requirements of the *Fair Work (Registered Organisations) Act 2009*, the attention of members is drawn to the provisions of subsections (1) to (3) of section 272, which reads as follows:

Information to be provided to members or Commissioner:

(1) A member of a reporting unit, or the Commissioner, may apply to the reporting unit for specified prescribed information in relation to the reporting unit to be made available to the person making the application.

(2) The application must be in writing and must specify the period within which, and the manner in which, the information is to be made available. The period must not be less than 14 days after the application is given to the reporting unit.

(3) A reporting unit must comply with an application made under subsection (1).

Master Builders Association of the ACT and its Controlled Entities
OFFICER DECLARATION STATEMENT

I, Graciete Ferreira being the President of the **Master Builders Association of the ACT and its Controlled Entities**, declare that the following activities did not occur during the reporting period ending 30 June 2021.

The reporting unit did not:

- acquire an asset or liability due to an amalgamation under Part 2 of Chapter 3 of the RO Act, a restructure of the branches of an organisation, a determination or revocation by the Commissioner, Fair Work Commission
- incur expenses due to holding a meeting as required under the rules of the organisation
- have a payable in respect of legal costs relating to other legal matters
- have a fund or account for compulsory levies, voluntary contributions or required by the rules of the organisation or branch
- transfer to or withdraw from a fund (other than the general fund), account, asset or controlled entity
- have moneys from a fund or account been invested in assets
- have another entity administer the financial affairs of the reporting unit
- make a payment to a former related party of the reporting unit

Signed by the officer:

Dated: 18/10/21