

Tenants Queensland Ltd

ACN: 633 949 283

Financial Report

For the year ended 30 June 2024

Tenants Queensland Ltd

ACN 633 949 283

Table of contents

Directors' Report	2
Auditor's Independence Declaration	8
Statement of Profit or Loss and Other Comprehensive Income	9
Statement of Financial Position	10
Statement of Changes in Equity	11
Statement of Cash Flows	12
Notes to the Financial Statements	13
Directors' Declaration	28
Independent Auditor's Report	29

Tenants Queensland Ltd

ACN 633 949 283

Directors' Report

30 June 2024

The Directors of the Company are pleased to present this report on the Company for the year ended 30 June 2024. In order to comply with the provisions of the *Australian Charities and Not-for-Profits Commission Act 2012* ("the Act"), the directors report as follows:

Directors

The names of each person who has been a Director of Tenants Queensland Ltd during the year and to date of the report are:

- Damian Eckersley, Chair & Company Secretary
- Seleneah More, Director
- David Melloy, Director
- Sally Watson, Director (Special Skills)
- Patrick Morgan, Director (Special Skills)
- Penny Gillespie, Director (resigned 28 July 2023)
- Sinead Canning, Director (resigned 22 August 2023)
- James Schmidli, Director (resigned 12 April 2024)

Principal activities

Tenants Queensland Ltd seeks to represent the interests of all Queenslanders who rent their homes, including those in more marginal tenures such as caravan parks and boarding houses.

Our vision is a society where renting is a secure and respected housing tenure.

We provide a range of tenant advisory services to support renters understand and exercise their rights and responsibilities under tenancy law. Our services include a statewide telephone advice service, which refers the more vulnerable renters and those needing additional support to one of our local service outlets across the state. We provide targeted tenancy publications, a tenancy law training program and undertake tenancy law research and policy development.

Informed by our daily and direct services for renting households, we aim to improve the conditions for all residential renters by advocating their interests to the community.

Review of operations

During the year, the Company continued to engage in its principal activity, the results of which are disclosed in the attached financial statements. The net surplus of the Company for the financial year ended 30 June 2024 amounted to \$193,944.

Tenants Queensland Ltd

ACN 633 949 283

Directors' Report

30 June 2024

Objectives

The objectives of the Company are to:

- improve private, public and community residential tenants' conditions;
- provide legal advice, advocacy and information to tenants, particularly those from disadvantaged socio-economic backgrounds in relation to their rights as residential tenants;
- enhance and protect residential tenants' rights, including those in private, public and marginal tenures;
- research common issues affecting residential tenants;
- coordinate and organise law reform activities affecting tenants' rights;
- educate the community about residential tenancy law and tenants' rights;
- educate residential tenants about residential tenancy law and procedures;
- advocate for safe, secure and affordable housing for all tenants; and
- support advice and advocacy services for tenants.

Strategy for achieving the objectives

The Strategic Plan for 2024-2026, available via the Tenants Queensland Ltd website, identifies the strategies the company employs to meet the objectives

Goal 1 Quality Service Delivery

We deliver expert services in a targeted and professional way to meet the diverse needs of our clients.

Goal 2 Engaged and Capable People

Our people are engaged and empowered to deliver quality work and contribute to social change.

Goal 3 Operational Excellence

We continuously improve our systems, processes and technologies to increase our effectiveness and efficiency.

Goal 4 Successful Influence & Trusted Expert

We leverage our credible and high profile peak body reputation to successfully influence stakeholders, impact law reform and build partnerships.

Goal 5 Robust Financial & Resource Management

We prudently manage resources to maximise our capacity, grow our reach and achieve reliable and diversified income.

Tenants Queensland Ltd

ACN 633 949 283

Directors' Report

30 June 2024

Information about the Directors

Damian Eckersley (Director and Company Secretary)

Damian joined the Tenants Queensland Ltd Board (then Steering Committee) in 2002 to be involved in an organisation which furthers the rights of people who rent their home.

He held the position of Convenor from 2003 to 2013 during a period of great growth in both the private rental market and in the services that Tenants Queensland Ltd provides.

Damian is an architect working in the private sector. Damian has a Bachelor of Architecture and is a Registered Architect.

Seleneah More (Director)

Seleneah has served on the Tenants Queensland Ltd Board since 2018. A proud Torres Strait Islander, she holds a Bachelor of Social Science from Queensland University of Technology and a Graduate Diploma in Urban and Regional Planning from the University of Queensland.

With over 20 years in community development and more than a decade in urban planning, Seleneah is committed to harnessing local expertise to drive positive change. Her extensive experience includes directorships in local not-for-profit organisations, reflecting her dedication to social justice and sustainable community improvement.

David Melloy (Director)

David joined the Tenants Queensland Ltd Board in August 2023 and holds Bachelor of Arts (Photography) and Graduate Diploma of Communication.

David is a growth and engagement specialist with experience driving cultural change to transform not-for-profits into attractive and contemporary results-focused enterprises. David has led significant projects across peak bodies, charities, commercial business and local government in Queensland and the UK. David has held a number of Director and Non-Executive Director positions in the Brisbane community sector. David was previously employed as Communications Advisor with Tenants Queensland.

Tenants Queensland Ltd

ACN 633 949 283

Directors' Report

30 June 2024

Sally Watson (Director)

Sally joined the Tenants Queensland Ltd Board in 2021. Sally was previously a member of the Tenants Queensland Inc. Steering Committee between 2016 — 2019. Sally also worked as Coordinator for Tenants Union Queensland office during the 2000's. Sally manages a large homelessness service in Cairns — Shelter Housing Action Cairns (SHAC). She has previously worked for James Cook University, Homelessness Australia and the National Youth Coalition for Housing. Sally is a current Director of the Residential Tenancies Authority (RTA) and has been since 2015. Sally is also an ordinary board member of Youth Empowered Towards Independence (YETI) a large youth service in Cairns.

Sally has a Bachelor of Social Work (UQ), Bachelor of Laws (JCU) and a Master of Public Policy (ANU).

Patrick Morgan (Special Skills Director)

Pat joined the Tenants Queensland Ltd Board in June 2022 and was recently appointed to the board of the Residential Tenancies Authority. He is a CPA (B.Comm & Dip Project Mgmt).

Pat is the co-founder of Business Science Australia (BSA). BSA provides expert advice and services based on his experiences from a long and successful professional career in government and in various private sectors. Pat's experience includes leading and managing corporate functions in the Queensland Government, organisational restructuring and realignment initiatives, major contract negotiations and management, and being a Chief Finance Officer in several government Departments in Queensland. Pat was previously employed as Business Manager with Tenants Queensland.

Penelope Gillespie (Director)

Penny joined Tenants Queensland Ltd Board in 2019. She is a member of the Australian and New Zealand School of Government Executive Fellows and holds a Technical and Further Education Teachers Instructional Skills Certificate and a Bachelor of Arts (Honours) in Three-Dimensional Design from the University of Sussex, United Kingdom.

Penny has held Senior leadership roles in not-for-profit and government and Director of sole trader consulting business and has extensive professional experience in project and program management, review and evaluation; stakeholder engagement, organisational and service model design (community services and housing services), submission, report and tender development and writing and strategy development.

Penny has held previous Board directorships. Her field of expertise is in community services and housing and homelessness.

Tenants Queensland Ltd

ACN 633 949 283

Directors' Report

30 June 2024

Sinead Canning (Director)

Sinead joined the Tenants Queensland Ltd Board in October 2022 and holds a Bachelor of Arts (Political Science and International Relations).

Sinead is experienced in policy analysis, stakeholder and public engagement, media relations and communications to achieve major legislative and public policy reform. This has involved working at Queensland Council of Social Service, Women's Electoral Lobby, Children by Choice and Queensland Greens.

James Schmidli (Director)

James joined the Tenants Queensland Board in December 2023 and resigned in April 2024.

James has over a decade of executive leadership experience and brings a wealth of expertise in financial management, governance and strategic decision-making. James is committed to positive change, which is evident in roles navigating complex stakeholder dynamics and implementing successful organisational change.

James is currently Treasurer for the Queensland Military Historical Society Inc, Treasurer for Liberty Community Connect and Board Member for Diamond Hill Estates and Schmidli Pty Ltd.

John Livesey (Independent Expert, Finance and Risk Committee)

John joined the Tenants Queensland Ltd Finance and Risk Committee in October 2023. John is an experienced finance professional with strategic focus specialising in non-profit organisations. He is an accounting professional with a MBA focused in Entrepreneurial Management.

John is Director of Finance (CFO) and Business Operations Manager at Wesley Mission Queensland and Board Member with Volunteering Queensland.

MEETINGS ATTENDED BY DIRECTORS

NAME	MEETINGS ELIGIBLE TO ATTEND	NUMBER ATTENDED
Damian Eckersley	6	6
Seleneah More	6	6
Sally Watson	6	3
Pat Morgan	6	6
David Melloy	5	3
James Schmidli	1	1

Tenants Queensland Ltd

ACN 633 949 283

Directors' Report

30 June 2024

FINANCE AND RISK SUBCOMMITTEE/COMMITTEE 2023/2024

NAME	MEETINGS ELIGIBLE TO ATTEND	NUMBER ATTENDED
Pat Morgan	5	5
Sally Watson	5	5
John Livesey	3	3

PEOPLE AND CULTURE SUBCOMMITTEE/COMMITTEE 2023/2024

NAME	MEETINGS ELIGIBLE TO ATTEND	NUMBER ATTENDED
Seleneah More	4	4
David Melloy	4	4

Contribution on Winding Up

If the Company is wound up, the constitution states that "a present or past Member is liable to contribute to the property of the company an amount no more than \$2.00 (the Guarantee). A past Member need not contribute if they were not a member during the year ending on the day of the commencement of the winding up." At 30 June 2024, the total amount that Members of the company are liable to contribute if the Company is wound up is \$430.

Independence declaration

The independence auditor's declaration is included on page 8 of the Financial Report.

The Directors' Report is signed in accordance with a resolution of Directors and is signed in accordance with Subsection 60.15(2) of *The Australian Charities and Not-for-Profits Commission Regulation 2022*.

Director


DAMIEN ECKERSLEY



**AUDITOR'S INDEPENDENCE DECLARATION
UNDER S 60-40 OF
THE AUSTRALIAN CHARITIES AND NOT-FOR-PROFITS COMMISSION ACT 2012
TO THE MEMBERS OF TENANTS QUEENSLAND LTD**

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2024, there have been no contraventions of:

- (a) the auditor independence requirements of the *Australian Charities and Not-for-profit Commission Act 2012* in relation to the audit; and
- (a) any applicable code of professional conduct in relation to the audit.

HLB Mann Judd

**HLB Mann Judd
Chartered Accountants**

Brisbane, Queensland
25 November 2024

hlb.com.au

HLB Mann Judd (SE Qld Partnership)

Level 15, 66 Eagle Street, Brisbane QLD 4000 | GPO Box 5225 Brisbane QLD 4001

T: +61 (0)7 3001 8800 F: +61 (0)7 3221 0812 E: infobne@hlbqld.com.au

Liability limited by a scheme approved under Professional Standards Legislation.

HLB Mann Judd (SE QLD Partnership) is a member of HLB International, the global advisory and accounting network.

Tenants Queensland Ltd

ACN 633 949 283

Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2024

	Note	2024 \$	2023 \$
Revenue	6	8,916,178	8,361,017
Other income	6	57,084	16,354
Total revenue		8,973,262	8,377,371
Employee benefits expense		(5,094,493)	(4,780,994)
QSTARS Partner payments	7	(2,385,324)	(2,439,960)
Depreciation and amortisation expense	7	(488,295)	(352,520)
Insurance expense		(20,453)	(18,540)
Motor vehicle and travel expenses		(13,636)	(25,964)
Property expenses		(50,760)	(66,687)
Staff training and development expenses		(18,291)	(26,288)
Audit, legal and consultancy fees		(90,659)	(146,904)
Client support services expense		(73,725)	(50,034)
Other operating costs		(543,682)	(398,452)
Total expenses		(8,779,318)	(8,306,343)
Surplus before income tax expense		193,944	71,028
Income tax expense	4.i	-	-
Surplus after income tax expense for the year		193,944	71,028
Other comprehensive income for the year		-	-
Total comprehensive income for the year		193,944	71,028

The accompanying notes form part of these financial statements.

Tenants Queensland Ltd

ACN 633 949 283

Statement of Financial Position

As at 30 June 2024

	Note	2024 \$	(Restated) 2023 \$
Assets			
Current assets			
Cash and cash equivalents	8	2,288,673	2,172,417
Investments	9	1,500,000	1,500,000
Debtors and prepayments	10	314,252	171,932
Deposits	11	49,983	18,675
Total current assets		4,152,908	3,863,024
Non-current assets			
Investments	9	52,332	-
Property, plant and equipment	12	223,467	127,652
Right-of-use assets	13	464,070	972,354
Total non-current assets		739,869	1,100,006
Total assets		4,892,777	4,963,030
Liabilities			
Current liabilities			
Creditors and accruals	15	375,413	290,813
Employee provisions	16	594,751	635,717
Contract liabilities	17	1,059,441	803,575
Lease liabilities	14	339,468	197,176
Total current liabilities		2,369,073	1,927,281
Non-current liabilities			
Employee provisions	16	13,136	49,361
Lease liabilities	14	144,530	797,214
Total non-current liabilities		157,666	846,575
Total liabilities		2,526,739	2,773,856
Net assets		2,366,038	2,189,174
Equity			
Retained surpluses		1,888,005	1,694,061
Redundancy reserves		478,033	495,113
Total equity		2,366,038	2,189,174

The accompanying notes form part of these financial statements.

Tenants Queensland Ltd

ACN 633 949 283

Statement of Changes in Equity

For the year ended 30 June 2024

Note	Retained surplus	Redundancy reserve	Total Equity
	\$	\$	\$
Balance at 1 July 2022	1,623,033	-	1,623,033
Revenue			
Surplus after income tax expense for the year	71,028	-	71,028
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year	71,028	-	71,028
Prior period restatement	-	495,113	495,113
Balance at 30 June 2023, restated	1,694,061	495,113	2,189,174
Balance at 1 July 2023	1,694,061	495,113	2,189,174
Revenue			
Surplus after income tax expense for the year	176,864	-	193,944
Other comprehensive income for the year	-	-	-
Transfer to retained surplus	17,080	-	17,080
Transfer from reserve	-	(17,080)	(17,080)
Total comprehensive income for the year	193,944	(17,080)	193,944
Balance at 30 June 2024	1,888,005	478,033	2,366,038

The accompanying notes form part of these financial statements.

Tenants Queensland Ltd

ACN 633 949 283

Statement of Cash Flows

For the year ended 30 June 2024

	Note	2024 \$	2023 \$
Cash flows from operating activities:			
Receipts from government Contracts		8,905,200	8,758,892
Interest received		83,546	41,836
Other income		5,421	16,354
QSTARS Partner payments		(2,385,324)	(2,439,960)
Payments to employees		(5,094,493)	(4,797,844)
Other expenses		(803,618)	(736,662)
Net cash flows from operating activities		710,732	842,616
Cash flows from investing activities:			
Payment for property, plant and equipment		(213,249)	(19,268)
Payments for financial assets		(52,332)	-
Cash used in investing activities		(265,581)	(19,268)
Cash flows from financing activities:			
Repayment of lease liabilities		(328,895)	(280,840)
Cash used in financing activities		(328,895)	(280,840)
Net increase in cash and cash equivalents held		116,256	542,508
Cash and cash equivalents at beginning of financial year		2,172,417	1,629,909
Cash and cash equivalents at end of financial year	8	2,288,673	2,172,417

The accompanying notes form part of these financial statements.

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

1. Introduction

The financial statements cover Tenants Queensland Ltd ("the Company") as an individual entity, incorporated and domiciled in Australia. Tenants Queensland Ltd is a Company Limited by Guarantee.

The financial statements were authorised for issue by the Board of Directors on the same date as the signing of the Director's Declaration.

2. New and amended accounting standards and interpretations adopted

The Company has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

3. Basis of preparation

The Directors have prepared the financial statements on the basis that the Company is a non-reporting Company because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the *Australian Charities and Not-for-profits Commission Act 2012*. The Company is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

The financial statements have been prepared in accordance with the mandatory Australian Accounting Standards applicable to entities reporting under the *Australian Charities and Not-for-profits Commission Act 2012*, the basis of accounting specified by all Australian Accounting Standards and Interpretations, and the disclosure requirements of Accounting Standards AASB 101 *Presentation of Financial Statements*, AASB 107 *Cash Flow Statements*, AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*, AASB 1048 *Interpretation of Standards* and AASB 1054 *Australian Additional Disclosures*, as appropriate for not-for-profit oriented entities.

The financial statements, except for the cash flow information, have been prepared on an accrual basis and are based on historical costs unless otherwise stated in the notes.

4. Summary of material accounting policy information

The principal accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

4. Summary of material accounting policy information (continued)

a. Revenue and other income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Operating Grants, Donations and Bequests

When the Company receives operating grant revenue, donations or bequests, it assesses whether the contract is enforceable and has sufficiently specific performance obligations in accordance to AASB 15.

When both these conditions are satisfied, the Company:

- identifies each performance obligation relating to the grant
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations.

If a contract liability is recognised as a related amount above, the Company recognises income in profit or loss when or as it satisfies its obligations under the contract.

Capital Grants

When the Company receives a capital grant, it recognises a liability for the excess of the initial carrying amount of the financial asset received over any related amounts (being contributions by owners, lease liability, financial instruments, provisions, revenue or contract liability arising from a contract with a customer) recognised under other Australian Accounting Standards.

The Company recognises income in profit or loss when or as the Company satisfies its obligations under the terms of the grant.

All revenue is stated net of the amount of goods and services tax.

b. Property, plant and equipment

Freehold property

Freehold land and buildings are shown at their fair value based on periodic, but at least triennial, valuations by external independent valuers, less subsequent depreciation for buildings.

In periods when the freehold land and buildings are not subject to an independent valuation, the directors conduct directors' valuations to ensure the carrying amount for the land and buildings is not materially different to the fair value.

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

4. Summary of material accounting policy information (continued)

b. Property, plant and equipment (continued)

Increases in the carrying amount arising on revaluation of land and buildings are recognised in other comprehensive income and accumulated in the revaluation surplus in equity. Revaluation decreases that offset previous increases of the same class of assets shall be recognised in other comprehensive income under the heading of revaluation surplus. All other decreases are recognised in profit or loss.

Any accumulated depreciation at the date of the revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Freehold land and buildings that have been contributed at no cost, or for nominal cost, are initially recognised and measured at the fair value of the asset at the date it is acquired.

Depreciation is calculated and is brought to account over the estimated economic lives of all fixed assets commencing from the time the asset is held ready for use.

The depreciation rates used are as follows:

Class of Fixed Asset	Depreciation Rate
Plant and equipment	20% - 50%

c. Impairment of assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, to the asset's carrying amount. Any excess of the asset's carrying amount over to recoverable amount is recognized in the income and expenditure statement.

d. Provisions

Provisions are recognised when the Company has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions are measured at the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

4. Summary of material accounting policy information (continued)

e. Leases

The entity as lessee

At inception of a contract, the Company assesses if the contract contains or is a lease. If there is a lease present, a right-of-use asset and a corresponding lease liability is recognised by the Company where the Company is a lessee. However all contracts that are classified as short-term leases (lease with remaining lease term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Initially the lease liability is measured at the present value of the lease payments still to be paid at commencement date. The lease payments are discounted at the interest rate implicit in the lease. If this rate cannot be readily determined, the Company uses the incremental borrowing rate.

Lease payments included in the measurement of the lease liability are as follows:

- fixed lease payments less any lease incentives;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- the amount expected to be payable by the lessee under residual value guarantees;
- the exercise price of purchase options, if the lessee is reasonably certain to exercise the options;
- lease payments under extension options if lessee is reasonably certain to exercise the options; and
- payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The right-of-use assets comprise the initial measurement of the corresponding lease liability as mentioned above, any lease payments made at or before the commencement date as well as any initial direct costs. The subsequent measurement of the right-of-use assets is at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated over the lease term or useful life of the underlying asset whichever is the shortest. Where a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Company anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

4. Summary of material accounting policy information (continued)

f. Fair value measurement

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on 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; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

g. Goods and Services Tax ("GST")

Revenues, expenses and assets are recognised net of the amount of GST, unless the GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included in other receivables or other payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to the ATO, are presented as operating cash flows.

h. Comparative figures

Comparative figures, where necessary, have been reclassified in order to comply with the presentation adopted in the figures reported to the current financial year.

i. Income tax

No provision for income tax has been raised as the Company is exempt from income tax under Section 50.5 of the Income Tax Assessment Act 1997 (Cth).

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

4. Summary of material accounting policy information (continued)

j. Employee provisions

Short-term employee benefits

Short-term employee benefits are benefits, other than termination benefits, that are expected to be settled wholly within twelve (12) months after the end of the period in which the employees render the related service. Short-term employee benefits are measured at the undiscounted amounts expected to be paid when the liabilities are settled.

Other long-term employee benefits

The Company's liabilities for long service leave are included in other long-term benefits as they are not expected to be settled wholly within twelve (12) months after the end of the period in which the employees render the related service. They are measured at the present value of the expected future payments to be made to employees.

Any re-measurements arising from experience adjustments and changes in assumptions are recognised in profit or loss in the periods in which the changes occur.

The Company's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Company does not have an unconditional right to differ settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

k. Economic dependence

The Company is dependent on government service contracts to operate. As at the date of the report, the Board has no reason to believe the government will not continue to support the Company.

l. Significant management judgement in applying accounting policies

The Board evaluate estimates and judgements incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the Company

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

5. Critical accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities (refer to the respective notes) within the next financial year are discussed below.

Estimation of useful lives of assets

The Company 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.

Impairment of non-financial assets other than goodwill and other indefinite life intangible assets

The Company assesses impairment of non-financial assets other than goodwill and other indefinite life intangible assets at each year end date by evaluating conditions specific to the Company and to the particular asset that may lead to impairment. If an impairment trigger exists, the recoverable amount of the asset is determined. This involves fair value less costs of disposal or value-in-use calculations, which incorporate a number of key estimates and assumptions.

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

6. Revenue and other income

	2024	2023
	\$	\$
Revenue from contracts with customers		
Revenue from Recurring Government Contracts	8,136,351	7,853,198
Other revenue		
Non-recurrent funding	696,281	453,942
Interest received	83,546	53,877
Total revenue	<u>8,916,178</u>	<u>8,361,017</u>
Other income		
Donations	460	9,007
Memberships	862	1,261
Sundry income	4,100	6,086
Gain on modification of lease	51,662	-
Total other income	<u>57,084</u>	<u>16,354</u>
Total revenue and other income	<u><u>8,973,262</u></u>	<u><u>8,377,371</u></u>

7. Expenses

Surplus before income tax includes the following specific expenses:

	2024	2023
	\$	\$
QSTARS Partner payments	2,385,324	2,439,960
Depreciation		
Plant and equipment	109,846	77,496
Right-of-use asset	378,449	275,024
Total depreciation	<u>488,295</u>	<u>352,520</u>
Superannuation expense		
Defined contribution superannuation expense	<u>486,815</u>	<u>443,104</u>

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

8. Current assets - Cash and cash equivalents

	2024	2023
	\$	\$
TQ Ltd general account	1,175,169	1,136,249
TQ Ltd gift fund account	28,692	28,338
General account	17,838	13,859
ME bank online saver account	1,066,974	993,971
	<u>2,288,673</u>	<u>2,172,417</u>

9. Investments

	2024	2023
	\$	\$
Current		
ME bank term deposit 1	750,000	750,000
ME bank term deposit 2	750,000	750,000
	<u>1,500,000</u>	<u>1,500,000</u>
Non-current		
Security deposit *	52,332	-
Total investments	<u>1,552,332</u>	<u>1,500,000</u>

*This balance is a term deposit of \$52,332 (2023: nil) to secure for bank guarantees provided by National Australia Bank as at 30 June 2024.

10. Current assets - Debtors and prepayments

	2024	2023
	\$	\$
Debtors	9,400	-
Other debtors	108,278	85,753
Prepayments	77,379	56,995
GST Refundable	79,823	-
Accrued income	39,372	29,184
Total debtors and prepayments	<u>314,252</u>	<u>171,932</u>

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

11. Current assets - Deposits

	2024	2023
	\$	\$
Deposits	49,983	18,675
	<u>49,983</u>	<u>18,675</u>

12. Non-current assets - Property, plant and equipment

	2024	2023
	\$	\$
Office equipment - at cost	279,057	437,050
Less: accumulated depreciation	(155,629)	(343,714)
	<u>123,428</u>	<u>93,336</u>
Furniture & fittings - at cost	235,027	238,417
Less: accumulated depreciation	(134,988)	(204,101)
	<u>100,039</u>	<u>34,316</u>
Motor vehicles - at cost	71,823	71,823
Less: accumulated depreciation	(71,823)	(71,823)
	<u>-</u>	<u>-</u>
	<u>223,467</u>	<u>127,652</u>

Reconciliations

Reconciliations of the written down values at the beginning and end of the current and previous financial year are set out below:

	Office equipment	Furniture & fittings	Motor vehicles	Total
	\$	\$	\$	\$
Balance as at 1 July 2023	93,336	34,316	-	127,652
Addition at cost	125,620	87,629	-	213,249
Depreciation expense	(94,915)	(14,931)	-	(109,846)
Impairment expense	(613)	(6,975)	-	(7,588)
Balance as at 30 June 2024	<u>123,428</u>	<u>100,039</u>	<u>-</u>	<u>223,467</u>

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

13. Non-current assets - Right-of-use asset

The Company has one head office, and eight regional offices which are eligible for calculation of right-of-use asset. The lease terms are between two years and four years.

The Company has three motor vehicle leases for terms between twelve and sixty months.

	2024	2023
	\$	\$
Buildings.	836,819	1,115,445
Less: accumulated depreciation	(385,669)	(145,571)
	<u>451,150</u>	<u>969,874</u>
Motor vehicle	46,611	30,303
Less: accumulated depreciation	(33,691)	(27,823)
	<u>12,920</u>	<u>2,480</u>
	<u>464,070</u>	<u>972,354</u>

14. Lease liabilities

	2024	2023
	\$	\$
Current		
Buildings	325,913	194,545
Motor vehicles	13,555	2,631
	<u>339,468</u>	<u>197,176</u>
Non-current		
Buildings	144,530	797,214
	<u>144,530</u>	<u>797,214</u>
	<u>483,998</u>	<u>994,390</u>
Future lease payments - contractual undiscounted cash flows		
Within 1 year	346,613	235,640
Between 1 to 5 years	151,675	866,538
More than 5 years	-	-
	<u>498,288</u>	<u>1,102,178</u>

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

14. Lease liabilities (continued)

	2024	2023
	\$	\$
AASB 16 related amounts recognised in the Statement of Profit or Loss and Other Comprehensive Income:		
Depreciation charge related to right-of-use assets	378,449	275,024
Interest expense on lease liabilities	20,872	18,190

15. Current liabilities - Creditors and accruals

	2024	2023
	\$	\$
Trade payables	156,317	15,926
GST payable	-	5,461
Other payables	219,096	269,426
	<u>375,413</u>	<u>290,813</u>

16. Provisions

	2024	2023
	\$	\$
Current		
Employee benefits - Long service leave	243,358	278,812
Employee benefits - Annual leave	299,058	303,749
Employee benefits - Annual leave loading	52,335	53,156
	<u>594,751</u>	<u>535,717</u>
Non-current		
Employee benefits - Long service leave	13,136	49,361
	<u>13,136</u>	<u>49,361</u>
	<u>607,887</u>	<u>585,078</u>

17. Current liabilities - Contract liability

	2024	2023
	\$	\$
Grant received and unexpended	1,059,441	803,575

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

18. Cash flow information

	2024	2023
	\$	\$
Surplus after income tax expense for the year	193,944	71,028
Non-cash flows in surplus:		
- Depreciation	488,295	352,520
- Interest on right-of-use asset	20,872	18,190
- Impairment loss	7,588	-
- Gain on modification of lease	(51,662)	-
- Redundancy reserve movement	(17,080)	-
Changes in operating assets and liabilities:		
- Increase/(Decrease) in payables	4,776	18,736
- (Increase)/Decrease in other assets	(84,404)	-
- Increase/(Decrease) in provisions	(98,064)	(59,591)
- (Increase)/Decrease in deposits & debtors	(9,400)	60,953
- Increase/(Decrease) in contract liability	255,867	380,780
Net cash flow from operating activities	<u>710,732</u>	<u>842,616</u>

19. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by HLB Mann Judd, the auditor of the company:

	2024	2023
	\$	\$
Audit services		
Audit of the financial statements	<u>16,000</u>	<u>16,000</u>

20. Prior period restatement

Effective from the financial year ended 2019, the Company established a provision for redundancy. The provision was recorded on the basis that the service agreement between the Company and the Department of Housing, Local Government, Planning and Public Works (DPHW) for the Queensland Statewide Tenants' Advice and Referral Service (QSTARS) program, and the service agreement between the Company and the Statement of Queensland through Department of Justice and Attorney-General for the Community Legal Services Program (CLSP), and all related funding, could be terminated mid-stream. A termination of these agreements would prompt a significant redundancy payout by the Company to staff contracted to perform roles and duties specific to the agreements.

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

20. Prior period restatement (continued)

Such a provision continued to be accounted for by the Company up to the end of the 2023 financial year. However, the provision does not meet all the recognition requirements of AASB137 *Provisions, Contingent Liabilities and Contingent Assets*, and therefore, should not be accounted for as a provision in the statement of financial position by the Company.

The Company will continue to maintain sufficient un-restricted cash reserves for any eventual scenario in which the service agreements are terminated however, these monies are to be reclassified from provisions to a reserve account under equity. In the event where a constructive obligation does arise, the Company can then account for redundancy monies as a provision in the statement of financial position

The restatement has resulted in the following changes reflected in the 2024 financial statements:

Statement of Financial Position (extracted)	2023	Restatement	2023
	(previously reported)		(restatement)
	\$	\$	\$
Employee provisions	1,130,830	(495,113)	635,717
Total current liabilities	2,422,394	(495,113)	1,927,281
Total liabilities	3,268,969	(495,113)	2,773,856
Net assets	1,694,061	495,113	2,189,174
Reserve for staff redundancy	-	(495,113)	(495,113)
Total equity	(1,694,061)	(495,113)	(2,189,174)

21. Contingent liabilities

Tenants Queensland Ltd has in place facility backed bank guarantees in relation in rental premises.

	2024	2023
	\$	\$
Bank Guarantees	52,332	33,674

22. Commitments

The Company had no commitments for expenditures as at 30 June 2024 and 30 June 2023.

23. Events after the reporting period

No matter or circumstances has arisen since 30 June 2024 that has significantly affected, or may significantly affect the Company's operations, the results of those operations, or the Company's state of affairs in future financial years.

Tenants Queensland Ltd

ACN 633 949 283

Notes to the Financial Statements

For the year ended 30 June 2024

24. Members' guarantee

The Company is limited by guarantee. If the Company is wound up, each member is required to contribute a maximum of two dollars towards meeting any outstanding obligations of the company.

25. Registered office and principal place of business

The registered office and principal place of business of the Company is:

Level 1

87 Wickham Terrace

Spring Hill QLD 4000

TENANTS QUEENSLAND LTD

ACN 633 949 283

DIRECTORS' DECLARATION


In the opinion of the Directors of Tenants Queensland Ltd:

- the financial statements and notes as set out on pages 8 to 27 comply with Australian Accounting Standards and give a true and fair view of the financial position of the company as at 30 June 2024 and of its performance for the year ended on that date, and
- there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors and is signed in accordance with subsection 60.15(2) of the *Australian Charities and Not-for-profits Commission Regulation 2022*.


DAMIAN ECKERSLEY

Director


SELENEAH MORE

Director

Dated:

25.11.24

Independent Auditor's Report to the Members of Tenants Queensland Ltd

REPORT ON THE AUDIT OF THE FINANCIAL REPORT

Opinion

We have audited the financial report of Tenants Queensland Ltd ("the Company"), which comprises the statement of financial position as at 30 June 2024, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information, and the directors' declaration.

In our opinion, the accompanying financial report of the Company has been prepared in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- (a) giving a true and fair view of the Company's financial position as at 30 June 2024 and of its financial performance for the year then ended; and
- (b) complying with Australian Accounting Standards to the extent described in Note 2 and Division 60 of the *Australian Charities and Not-for-profits Commission Regulations 2022*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Entity in accordance with the auditor independence requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* ("the Code") that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, has been given to the Directors.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Basis of Accounting and Restriction on Use

We draw attention to Note 2 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the financial reporting responsibilities under the *Australian Charities and Not-for-profits Commission Act*. As a result, the financial report may not be suitable for another purpose. Our report is intended solely for Tenants Queensland Ltd and its members and should not be used by parties other than Tenants Queensland Ltd and its members. Our opinion is not modified in respect of this matter.

Information Other than the Financial Report and Auditor's Report Thereon (if applicable, refer ASA 720)

The Directors are responsible for the other information. The other information comprises the information included in the Company's annual report for the year ended 30 June 2024, but does not include the financial report and our auditor's report thereon.

hlb.com.au

HLB Mann Judd (SE Qld Partnership)

Level 15, 66 Eagle Street, Brisbane QLD 4000 | GPO Box 5225 Brisbane QLD 4001

T: +61 (0)7 3001 8800 F: +61 (0)7 3221 0812 E: infobne@hlbqld.com.au

Liability limited by a scheme approved under Professional Standards Legislation.

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

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and of the Directors for the Financial Report

Management is responsible for the preparation of the special purpose financial report that gives a true and fair view and have determined that the basis of preparation described in Note 2 of the financial report is appropriate to meet the requirements of the *Australian Charities and Not-for-profits Commission Act 2012*. Management's responsibility also includes such internal control as management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the special purpose financial report, management is responsible for assessing the Company'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 management either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our 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 this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We 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 our 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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness 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 Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's

report. However, future events or conditions may cause the Company 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.

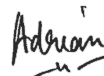
We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

HLB Mann Judd

HLB Mann Judd
Chartered Accountants

Brisbane, Queensland
25 November 2024



A B Narayanan
Partner