



# **Consolidated Financial Statements**

**For period ended**

**30 June 2022**





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**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Directors' Report**

**For the period ended 30 June 2022**

The Directors present their report, together with the financial statements of the Group being Redland Investment Corporation Pty Ltd (RIC) and its controlled entities, Redland Developments Pty Ltd (Redland Developments), Cleveland Plaza Pty Ltd (Cleveland Plaza) and RIC Toondah Pty Ltd (RIC Toondah) for the financial period ended 30 June 2022.

**Directors**

The Directors of the Group during the 2021-22 financial year and up to the date of this report are as follows:

Mr Philip Hennessy	Chairperson of RIC and RIC Toondah Boards
Mr Greg Kempton	Director of RIC and RIC Toondah
Mr Mitch Nielsen	Director of RIC and RIC Toondah
Mr Peter Kelley	Director of Cleveland Plaza and Redland Developments
Mrs Anca Butcher	Director of Cleveland Plaza and Redland Developments Company Secretary of all companies

**Meeting of Directors**

The number of meetings of the Board of Directors held during the reporting period, and the number of meetings attended by each Director were as follows.

	RIC		RIC Toondah	
	Attended	Eligible	Attended	Eligible
Mr Philip Hennessy	6	6	6	6
Mr Greg Kempton	6	6	6	6
Mr Mitch Nielsen	4	6	4	6

There were no meetings held for Cleveland Plaza. There was one meeting held for Redland Developments during the year where both directors were in attendance.

In addition to the above, the Board also held three meetings during the year with the Councillors of Redland City Council (Council) which is the parent entity of the RIC Group.

**Principal Activities**

The principal activities of RIC during the financial year were to progress Council placemaking projects being the Capalaba Town Centre Revitalisation, Weinam Creek Priority Development Area (PDA) redevelopment and Toondah Harbour PDA redevelopment. RIC also conducted leasing activities for its investment property on Bloomfield Street.

**Directors' Report**

**For the period ended 30 June 2022**

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**Operating Results and Review of Operations for the Year**

The consolidated result for the Group for the period was a loss of \$20,379 (2021: \$228,244 loss).

RIC made considerable headway in Council placemaking projects again this year, with all projects reaching significant milestones.

RIC, Council and Economic Development Queensland entered into a development agreement for Weinam Creek PDA for the delivery of significant infrastructure within 2-5 years. The masterplan for the Weinam Creek PDA was also approved in December 2021. The detailed design of this final and main stage is nearly complete, with roadwork construction for the first phase due to commence in the 2022-23 financial year. RIC also transferred its property at Meissner Street to the Queensland Government who will commence its health precinct work at Redland Bay.

Additionally, a draft development agreement with the Shayher Group is being finalised for the Capalaba project and will be submitted to Council for approval.

Furthermore, Toondah Harbour project also reached a milestone of having lodged its Environmental Impact Statement for consideration by the Federal Government, which is currently in the 'adequacy review' stage.

The RIC Group completed the sale of the last remaining townhouses at its development at 521 Old Cleveland Road East, Birkdale (Edge 521) in July 2021.

**Significant Changes to State of Affairs**

The economic conditions resulting from the COVID-19 pandemic had a direct impact on the Group's operations, especially to the tenants of Cleveland Plaza investment property. Last year, the Group worked collaboratively with the local businesses affected through this challenging time to provide rent relief as relevant under the *COVID-19 Emergency Response Act 2020* issued by the State Government in response to the mandatory Code of conduct for commercial leasing released by the Federal Government and as further required by the tenants. While the provisions of that legislation have now expired, the RIC Group continues to negotiate the impact of COVID in terms of deferred rent and vacancies.

Additionally as noted last year, Council resolved on 16 June 2021 as follows in relation to the ongoing operations of RIC:

- RIC to progress the masterplans for the Toondah Harbour and Weinam Creek PDAs and facilitate various property projects.
- RIC to complete existing (but not start new) property development and other projects which are outside of the Toondah Harbour and Weinam Creek PDAs and Capalaba Town Centre project whilst the Transition Plan is in development.
- The RIC Board review its operating model with regard to the Transition Plan that also considers Council's equity position in the company.

Council is currently finalising the Transition Plan which will determine the future operating model of RIC. Until then, RIC's operations are limited to progressing the three Council projects and managing the Cleveland Plaza property and Colburn Avenue car park leasing activities. RIC is currently in discussions with Council regarding an appropriate funding model.

RIC Group expects to continue to operate on a going concern basis in the next 12 months.

**Dividends**

No dividends were declared or paid during the year by RIC to Council. Redland Developments paid a dividend of \$500,000 to RIC.

**Directors' Report**

**For the period ended 30 June 2022**

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**After Balance Date Events**

There are no after balance date events to report.

**Insurance of Directors and Officers**

During the period, insurance policies held by Council covered the Directors and officers of the Group for Directors and Officers Liability insurance.

No claims were made during the period.

**Environmental Regulation**

The Group's operations have not been impacted by any significant environmental regulations under the law of the Commonwealth or State or Territory during this period.

**Indemnifying of Directors and Officers**

The RIC Group agrees to the maximum extent permitted by law to indemnify and keep indemnified the Directors and officers against:

- a) All liabilities incurred by the Director as officers of the RIC Group; and
- b) All legal costs and other costs and expenses arising from proceedings or an investigation, incurred by the Directors as officers or as a consequence of having been officers of the Group.

**Proceedings on Behalf of Company**

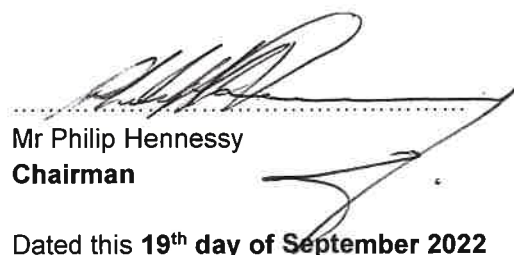
No person has applied for leave of Court to bring proceedings on behalf of the Group or intervene in any proceedings to which the Group is a party for the purpose of taking responsibility on behalf of the Group for all or any part of those proceedings.

At 30 June, the Group was not a party to any such proceedings.

**Auditor's Independence Declaration**

A copy of the auditor's independence declaration is required under section 307C of the *Corporations Act 2001* and is set out on the next page.

This report is made with the resolution of the Directors and made pursuant to section 298(2) of the *Corporations Act 2001*.



Mr Philip Hennessy  
**Chairman**

Dated this 19<sup>th</sup> day of September 2022

## AUDITOR'S INDEPENDENCE DECLARATION

To the Directors of Redland Investment Corporation Pty Ltd

This auditor's independence declaration has been provided pursuant to s.307C of the *Corporations Act 2001*.

### **Independence declaration**

As lead auditor for the audit of Redland Investment Corporation Pty Ltd for the financial year ended 30 June 2022, I declare that, to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit
- b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Redland Investment Corporation Pty Ltd and the entities it controlled during the period.



19 September 2022

Sri Narasimhan  
As delegate of the Auditor-General

Queensland Audit Office  
Brisbane

**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Consolidated Statement of Profit or Loss and Other Comprehensive Income**

**For the period ended 30 June 2022**

	Note	Consolidated		Parent	
		2022 \$	2021 \$	2022 \$	2021 \$
<b>Total revenue and other income</b>	2	<b>4,149,986</b>	4,400,526	<b>1,474,634</b>	946,739
Costs of goods sold		(2,722,996)	(3,013,843)	-	-
Employee benefits expense	3	(1,155,432)	(1,117,735)	(1,125,432)	(1,087,735)
Rental property administration costs		(147,300)	(164,304)	(14,715)	(12,718)
Admin & Corporate costs		(80,850)	(264,945)	(79,798)	(248,302)
Auditors' remuneration	16	(25,000)	(25,000)	(25,000)	(25,000)
Depreciation expense	9	(23,113)	(31,609)	(9,001)	(17,497)
Finance costs		(15,674)	(11,334)	(9,346)	(5,829)
<b>Total expenses</b>		<b>(4,170,365)</b>	(4,628,770)	<b>(1,263,292)</b>	(1,397,081)
<b>Profit/(Loss) before income tax</b>		<b>(20,379)</b>	(228,244)	<b>211,342</b>	(450,342)
Income tax (expense)/benefit	1d	-	-	-	-
<b>Profit/(Loss) after income tax</b>		<b>(20,379)</b>	(228,244)	<b>211,342</b>	(450,342)
Other comprehensive income		-	-	-	-
<b>Total comprehensive income for the period</b>		<b>(20,379)</b>	(228,244)	<b>211,342</b>	(450,342)

*The above statement should be read in conjunction with the accompanying notes and significant accounting policies.*

**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Consolidated Statement of Financial Position**

**As at 30 June 2022**

	Note	Consolidated		Parent	
		2022	2021	2022	2021
		\$	\$	\$	\$
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
Cash and cash equivalents	4	4,284,223	7,276,840	3,574,023	7,218,750
Trade and other receivables	5	3,736,517	576,735	3,901,443	2,194,266
Inventory	6	-	2,464,478	-	-
<b>Total Current Assets</b>		<b>8,020,740</b>	<b>10,318,053</b>	<b>7,475,466</b>	<b>9,413,016</b>
<b>NON-CURRENT ASSETS</b>					
Investment property	7	4,172,965	6,894,917	36,300	2,853,448
Investment in subsidiary	8	-	-	4,888,191	4,888,191
Property, plant and equipment	9	402,863	425,976	22,373	31,374
<b>Total Non-Current Assets</b>		<b>4,575,828</b>	<b>7,320,893</b>	<b>4,946,864</b>	<b>7,773,013</b>
<b>Total Assets</b>		<b>12,596,568</b>	<b>17,638,946</b>	<b>12,422,330</b>	<b>17,186,029</b>
<b>LIABILITIES</b>					
<b>CURRENT LIABILITIES</b>					
Trade and other payables	10	414,445	1,953,070	313,856	1,805,523
Borrowings	12	-	3,500,000	-	3,500,000
<b>Total Current Liabilities</b>		<b>414,445</b>	<b>5,453,070</b>	<b>313,856</b>	<b>5,305,523</b>
<b>NON-CURRENT LIABILITIES</b>					
Provisions	13	119,959	103,333	119,959	103,333
<b>Total Non-Current Liabilities</b>		<b>119,959</b>	<b>103,333</b>	<b>119,959</b>	<b>103,333</b>
<b>Total Liabilities</b>		<b>534,404</b>	<b>5,556,403</b>	<b>433,815</b>	<b>5,408,856</b>
<b>Net Assets</b>		<b>12,062,164</b>	<b>12,082,543</b>	<b>11,988,515</b>	<b>11,777,173</b>
<b>EQUITY</b>					
Issued Capital		12,656,998	12,656,998	12,656,998	12,656,998
Retained earnings		(594,834)	(574,455)	(668,483)	(879,825)
<b>Total Equity</b>		<b>12,062,164</b>	<b>12,082,543</b>	<b>11,988,515</b>	<b>11,777,173</b>

*The above statement should be read in conjunction with the accompanying notes and significant accounting policies.*



**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Consolidated Statement of Changes in Equity**

**For the period ended 30 June 2022**

<b>Consolidated</b>	<b>Contributed equity</b>	<b>Retained earnings</b>	<b>Total equity</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Balance at 1 July 2020</b>	13,101,100	(346,211)	12,754,889
Profit/(loss) for the year	-	(228,244)	(228,244)
Total comprehensive income for the year	-	(228,244)	(228,244)
<b>Transactions with owners</b>			
Return of land to Redland City Council	(444,102)	-	(444,102)
<b>Balance at 30 June 2021</b>	<b>12,656,998</b>	<b>(574,455)</b>	<b>12,082,543</b>
<b>Balance at 1 July 2021</b>	<b>12,656,998</b>	<b>(574,455)</b>	<b>12,082,543</b>
Profit/(loss) for the year	-	(20,379)	(20,379)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>(20,379)</b>	<b>(20,379)</b>
<b>Transactions with owners</b>			
Return of land to Redland City Council	-	-	-
<b>Balance at 30 June 2022</b>	<b>12,656,998</b>	<b>(594,834)</b>	<b>12,062,164</b>
<b>Parent</b>			
<b>Balance at 1 July 2020</b>	13,101,100	(429,483)	12,671,617
Profit for the year	-	(450,342)	(450,342)
Total comprehensive income for the year	-	(450,342)	(450,342)
<b>Transactions with owners</b>			
Return of land to Redland City Council	(444,102)	-	(444,102)
<b>Balance at 30 June 2021</b>	<b>12,656,998</b>	<b>(879,825)</b>	<b>11,777,173</b>
<b>Balance at 1 July 2021</b>	<b>12,656,998</b>	<b>(879,825)</b>	<b>11,777,173</b>
Profit/(loss) for the year	-	211,342	211,342
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>211,342</b>	<b>211,342</b>
<b>Transactions with owners</b>			
Return of land to Redland City Council	-	-	-
<b>Balance at 30 June 2022</b>	<b>12,656,998</b>	<b>(668,483)</b>	<b>11,988,515</b>

*The above statement should be read in conjunction with the accompanying notes and significant accounting policies.*

**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Consolidated Statement of Cash Flows**

**For the period ended 30 June 2022**

	Note	Consolidated		Parent	
		2022 \$	2021 \$	2022 \$	2021 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>					
Receipts from customers		3,896,871	3,862,065	696,081	309,410
Payments to suppliers and employees		(1,692,826)	(6,150,233)	(1,371,285)	(1,507,634)
Interest received		32,492	25,413	32,492	25,413
Finance costs		(15,608)	(11,334)	(9,316)	(5,829)
<b>Net cash generated by operating activities</b>		<b>2,220,929</b>	<b>(2,274,089)</b>	<b>(652,028)</b>	<b>(1,178,640)</b>
Payments for investment property		(1,700,291)	(673,912)	(1,605,095)	(586,932)
Proceeds/(payments) for property, plant and equipment		-	8,182	-	8,182
Proceeds from investments		-	809,091	-	809,091
<b>Net cash used in investing activities</b>		<b>(1,700,291)</b>	<b>143,361</b>	<b>(1,605,095)</b>	<b>230,341</b>
Proceeds from borrowings		-	3,410,000	-	-
Repayment of borrowings		(3,500,000)	-	-	-
Interest paid on borrowings		(13,255)	(42,428)	(30)	-
Dividends received		-	-	500,000	-
Deposits from subsidiary		-	-	(1,887,574)	2,262,729
<b>Net cash generated in financing activities</b>		<b>(3,513,255)</b>	<b>3,367,572</b>	<b>(1,387,604)</b>	<b>2,262,729</b>
<b>Net increase in cash and cash equivalents held</b>		<b>(2,992,617)</b>	<b>1,236,844</b>	<b>(3,644,727)</b>	<b>1,314,430</b>
Cash and cash equivalents at beginning of year		7,276,840	6,039,996	7,218,750	5,904,320
<b>CASH AND CASH EQUIVALENTS END OF YEAR</b>	4	<b>4,284,223</b>	<b>7,276,840</b>	<b>3,574,023</b>	<b>7,218,750</b>

*The above statement should be read in conjunction with the accompanying notes and significant accounting policies.*

Notes to the Financial Statements

For the period ended 30 June 2022

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## Notes to the Financial Statements

### Note 1 Summary of Significant Accounting Policies

The consolidated financial statements and notes represent those of Redland Investment Corporation Pty Ltd (RIC) as the parent entity, and RIC and subsidiaries as a Group. RIC is a proprietary company registered under the *Corporations Act 2001*, established and domiciled in Australia.

The financial statements were authorised for issue on 15<sup>th</sup> September 2022 by the Directors of the company.

#### Basis of Preparation and Compliance

The financial statements are general-purpose financial statements that have been prepared in accordance with Australian Accounting Standards - Simplified Disclosure requirements of the Australian Accounting Standards Board. RIC is a for-profit entity for financial reporting purposes under Australian Accounting Standards.

Material accounting policies adopted in the preparation of the financial statements are presented below and have been consistently applied unless stated otherwise.

The financial statements, except for the cash flow information, have been prepared on an accrual basis and are based on historical costs, modified, where applicable, by the measurement at fair value of certain assets. The amounts presented in the financial statements have been rounded to the nearest dollar.

#### a. New Accounting Standards Adopted by the Group

AASB 1060 *General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-For-Profit Entities* became effective from 1 July 2021. This standard has no material impact on the reported position, performance and cashflows in accordance with AASB 108.

#### b. New Accounting Standards for Application in Future Years

A number of new standards and interpretations are effective for annual reporting periods beginning on or after 1 July 2022 and earlier application is permitted; however, the Group has not early adopted the new or amended standards in preparing these financial statements. AASB 2020-1 *Changes to classification of current / non-current liability* and AASB 2021-6 *Amendments to Australian Accounting Standards – Disclosure of Accounting Policies: Tier 2 and Other Australian Accounting Standards* will particularly be considered, and where relevant changes will be made, mainly in relation to disclosures. However, these are unlikely to change the reported position, performance or cashflows.

#### c. Basis of Consolidation

The consolidated financial statements comprise the financial statements of RIC and its subsidiaries as at 30 June 2022.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-Group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Investment in a subsidiary is accounted for at cost in the financial statements of RIC. At 30 June 2022 RIC had three wholly owned controlled entities:

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

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c. Basis of Consolidation (continued)

*RIC Toondah Pty Ltd - ABN 51 609 517 348 (consolidated)*

RIC has 100% ownership of RIC Toondah Pty Ltd (RIC Toondah), which is limited by shares. RIC Toondah is a party to the Toondah Harbour Joint Venture along with the Minister for Economic Development Queensland (MEDQ) and Redland City Council. RIC Toondah also administers the day-to-day management of the joint venture for the Toondah Harbour Priority Development Area. The project is pending a transfer of State land to MEDQ as well as an environmental assessment; as such, nominal financial transactions have occurred in the entity during the current financial year.

The transactions in this entity, though nominal, have been consolidated with RIC's financial result.

*Redland Developments Pty Ltd - ABN 90 617 653 531 (consolidated)*

RIC has 100% ownership of Redland Developments Pty Ltd which is limited by shares. Redland Developments was formed to develop and manage the Group's land developments. Redland Developments completed the development of 521 Old Cleveland Road, Birkdale (Edge 521) last financial year. The last townhouses of Edge 521 settled in July 2021. This project was independent of Council and is now complete.

The transactions in this entity are considered material and have been consolidated with RIC's financial result.

*Cleveland Plaza Pty Ltd - ABN 67 620 724 558 (consolidated)*

RIC has 100% ownership of Cleveland Plaza Pty Ltd (Cleveland Plaza) which is limited by shares. Cleveland Plaza was formed to manage the investment property at 48 Bloomfield Street, Cleveland.

The transactions in this entity are considered material and have been consolidated with RIC's financial result.

d. Income Taxation

No provision for income tax has been raised as the Group is exempt from income tax per section 11-5 of the *Income Tax Assessment Act 1997*.

e. Fair Value

The Group measures certain assets at fair value on either a recurring or a non-recurring basis, depending on the requirements of the applicable Accounting Standards.

Fair value is the price the Group would receive to sell an asset in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

All assets for which fair value is measured or disclosed in the financial statements are categorised within the following fair value hierarchy, based on the data and assumption used in the most recent specific appraisals:

- Level 1 represents fair value measurements that reflect unadjusted quoted market prices in active markets for identical assets and liabilities;
- Level 2 represents fair value measurements that are substantially derived from inputs (other than quoted prices within level 1) that are observable, either directly or indirectly; and
- Level 3 represents fair value measurements that are substantially derived from unobservable inputs.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability.

Notes to the Financial Statements

For the period ended 30 June 2022

e. Fair Value (continued)

The fair value of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from the principal market for the asset (i.e. the market with the greatest volume and level of activity for the asset) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset, after considering transaction costs and transport costs).

For non-financial assets, the fair value measurement also considers a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use. The Group values its investment property under the fair value principles (refer Note 1i).

f. Inventories

Inventories are measured at the lower of cost and net realisable value. Costs that are directly associated with the acquisition, development and construction of a project (i.e. land being developed for sale) are capitalised as inventory.

g. Property, Plant and Equipment

Plant and equipment including buildings and computer hardware are measured on the cost basis and therefore carried at cost less accumulated depreciation. In the event the carrying amount of plant and equipment is greater than the estimated recoverable amount, the carrying amount is written down immediately to the estimated recoverable amount with the loss recognised in profit or loss. A formal assessment of recoverable amount is made when impairment indicators are present.

The cost of fixed assets constructed includes the cost of materials, direct labour, borrowing costs and an appropriate portion of fixed and variable overheads.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefit associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in profit or loss during the financial year in which they are incurred.

h. Depreciation

The depreciable amount of fixed assets is depreciated on a straight-line basis or diminishing value basis over the asset's useful life to the Group commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

Depreciation is recognised in profit or loss. The depreciation rates used for each class of depreciable assets are:

<b><i>Class of Fixed Asset</i></b>	<b><i>Depreciation Rate</i></b>	<b><i>Depreciation Method</i></b>
Plant and equipment	13% - 25%	Straight Line
Computer hardware	33% - 67%	Straight Line / Diminishing Value
Buildings	4%	Straight Line

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are recognised in profit or loss when the item is derecognised.

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

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**i. Investment Property**

Investment property is property held to earn rental income or for capital appreciation or for both, not for sale in the ordinary course of business, use in supply of goods or services or for administrative purposes. Investment properties are measured initially at cost including transaction costs.

Subsequent to initial recognition, investment properties are measured at fair value under the fair value model (refer Note 1e).

RIC group obtains independent valuations from qualified valuers with relevant experience in the location and category of the investment property being valued, at least every three years. The last independent valuation of investment property earning rental income was undertaken as at 30 June 2021 using the income capitalisation approach as the primary method. This was supported by concurrent sales comparisons of similar properties by the valuers, before arriving at a market value assessment. Subsequent measurement at the end of this period is based on a market value assessment undertaken by management based on indicative market factors at the end of the period, for example by applying an appropriate index to the fair value at the end of last year.

Other investment property (not earning rental income) acquired in prior years was also valued by an independent valuer as at 30 June 2021 using concurrent sales comparisons of similar properties. The most significant inputs employed in that valuation technique were price per square meter using contemporaneous sales in the same or similar geographical locations and actual binding sale contracts in place as at measurement date. The Meissner Street investment property (not earning rental income) was disposed of this year (see Note 7).

At the end of each reporting period, any gains or losses arising from the changes in fair values of investment property are recognised in the profit or loss for the year in which they arise.

Gains or losses arising from the retirement or disposal of investment property are recognised in profit or loss in the year of retirement or disposal. Transfers are made to, or from, investment property when, and only when, there is a change in use, evidenced by ending or commencement of owner-occupation, commencement of an operating lease to another party or commencement of development with a view to sale.

Please refer Note 17 for implications of COVID-19 on the valuation of investment property.

**j. Leases (the Group as lessee)**

At inception of a contract, the Group 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 are recognised by the Group where the Group is a lessee. However, all contracts that are classified as short-term leases (i.e. a lease with a 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. For the purposes of leasing, the low-value threshold is \$10,000.

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 Group uses the incremental borrowing rate.

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 Group anticipates exercising a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

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k. **Financial Instruments**

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

RIC Group financial instruments are classified as follows.

***Financial Assets***

Cash and cash equivalents (refer Notes 1n and 4)

Trade and other receivables (refer Notes 1p and 5)

Except for those trade receivables that do not contain a significant financing component and are measured at the transaction price in accordance with AASB 15, all financial assets are initially measured at fair value adjusted for transaction costs (where applicable). For the purpose of subsequent measurement, financial assets which include trade and other receivables and cash and short-term deposits are measured at amortised cost.

All income and expenses relating to financial assets that are recognised in profit or loss are presented within finance costs, finance income or other financial items, except for impairment of trade receivables which is presented within other expenses.

***Financial Liabilities***

Trade and other payables (refer Notes 1r and 10)

Borrowings (refer Notes 12 and 14)

Non-derivative financial liabilities other than financial guarantees are subsequently measured at amortised cost.

Amortised cost is calculated as the amount at which the financial asset or financial liability is measured at initial recognition less principal repayments and any reduction for impairment and adjusted for any cumulative amortisation of the difference between that initial amount and the maturity amount calculated using the effective interest method where relevant.

***Impairment***

AASB 9 impairment requirements use forward-looking information to recognise expected credit losses – the 'expected credit losses (ECL) model'.

The Group considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

In the case of financial assets carried at amortised cost, loss events may include: indications that the debtors or group of debtors are experiencing significant financial difficulty, default or delinquency in interest or principal payments; indications that they will enter bankruptcy or other financial reorganisation; and changes in arrears or economic conditions that correlate with defaults.

For financial assets carried at amortised cost (including loans and receivables), a separate allowance account is used to reduce the carrying amount of financial assets impaired by credit losses. After having taken all possible measures of recovery, if management establishes that the carrying amount cannot be recovered by any means, at that point the written-off amounts are charged to the allowance account or the carrying amount of impaired financial assets is reduced directly if no impairment amount was previously recognised in the allowance account.

Please refer Note 17 for implications of COVID-19 on the impairment of financial assets and liabilities.

Notes to the Financial Statements

For the period ended 30 June 2022

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l. Employee Benefits

**Short-term employee benefits**

Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the reporting year in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled. The Group's obligation for short-term employee benefits such as wages, salaries and sick leave are recognised as part of current trade and other payables in the statement of financial position.

**Other long-term employee benefits**

Provision is made for employees' long service leave entitlements not expected to be settled wholly within 12 months after the end of the reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees.

Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures, and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligation. Upon the re-measurement of obligations for other long-term employee benefits, the net change in the obligation is recognised in profit or loss as a part of employee benefits expense.

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

m. Provisions

Provisions are recognised when the Group 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.

n. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are within short-term borrowings in current liabilities in the statement of financial position.

o. Revenue and Other Income

Revenue is measured at the fair value of the consideration received or receivable after considering any trade discounts and volume rebates allowed. Any consideration deferred is treated as the provision of finance and is discounted at a rate of interest that is generally accepted in the market for similar arrangements. The difference between the amount initially recognised and the amount ultimately received is interest revenue. The Group recognises revenue to the extent that it is probable that the economic benefits will flow to the Group and the performance obligations are met regardless of when the payment is received.

Revenue from the sale of property is recognised at a point in time based on enforceability of a contract and the specificity of performance obligations. An enforceable right to payment arises once legal title has passed to the customer.

Revenue from consulting services is recognised over time based on the performance obligations of each contract. This is because the asset created does not have an alternative use for the Group and the contracts have an enforceable right to payment for the time and effort spent by the Group on progressing the performance obligation.



**Notes to the Financial Statements**

**For the period ended 30 June 2022**

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**o. Revenue and Other Income (continued)**

For partially completed contracts the Group recognises revenue based on stage of completion of the project, which is estimated by comparing the total costs incurred, including labour hours, relative to expected costs to complete the project.

This is considered a faithful depiction of the transfer of services as the contracts are initially priced on the basis of anticipated costs to complete the projects and therefore also represents the amount to which the Group would be entitled to, based on its performance to date. Where revenue is received in advance, it is shown as deferred revenue on the Statement of Financial Position.

Where consulting service contracts are based on an as needs basis, revenue is recognised based on labour hours expended each month to manage the requirements of the contract. Revenue is recognised once the deliverable of the specific customer request has been completed.

Rental income from operating leases over commercial investment property is recognised on a straight-line basis over the lease term. Rent not received at balance date is reflected in the balance sheet as a receivable, or if paid in advance as deferred revenue.

Interest revenue is recognised using the effective interest method applied to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

Dividend revenue is recognised when the right to receive a dividend has been established.

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

**p. Trade and Other Receivables**

Trade and other receivables include amounts due from customers for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Trade and other receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment. Refer to Note 1k for further discussions on determination of impairment losses. All known bad debts were written-off or provided for during the reporting period where relevant.

**q. Goods and Services Tax (GST)**

Revenue, expenses and assets are recognised net of the amount of GST, except where the amount of 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 with other receivables or payables in the statement of financial position.

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

**r. Trade and Other Payables**

Trade and other payables represent the liabilities for goods and services received by the Group that remain unpaid at the end of the reporting period. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

**s. Dividends Payable**

Dividends payable are recognised when the dividend is appropriately authorised and is no longer at the discretion of the company.

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

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**t. Critical Accounting Estimates and Judgements**

The preparation of the financial statements requires the determination and use of certain critical accounting estimates and management assumptions that have potential to cause a material adjustment to the carrying amount of assets and liabilities within the financial year. Such estimates, judgements and assumptions are reviewed on an ongoing basis.

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

Revisions to accounting estimates are recognised in the period in which the estimate is reviewed and in the future periods as relevant. Judgements, estimates and assumptions that have a potential significant effect are outlined in the following notes:

- Fair value of investment properties (refer Notes 1e, 1i and 17)
- Revenue and other income (refer Notes 1o, 2 and 17).

**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

**Note 2 Total Revenue and Other Income**

	Consolidated		Parent	
	2022	2021	2022	2021
	\$	\$	\$	\$
Sales revenue	2,815,328	3,324,675	-	-
Fair value adjustment	1,300	362,882	1,300	523,882
Project management fees	895,000	305,168	895,000	304,519
Commercial rent	328,415	290,963	-	1,500
Parking fees	79,198	75,646	79,198	75,646
Profit / (loss) from disposal of fixed assets	-	(2,941)	-	(2,941)
Profit / (loss) from disposal of investment property	(33,543)	3,810	(33,543)	3,810
Dividend from subsidiary	-	-	500,000	-
Interest revenue	32,607	22,765	32,607	22,765
Other recoveries	31,681	17,558	72	17,558
<b>Total revenue and other income</b>	<b>4,149,986</b>	<b>4,400,526</b>	<b>1,474,634</b>	<b>946,739</b>

For the year ended 30 June 2021 net disposal proceeds on investment property of \$809,091 were presented within 'Sales revenue', with the carrying amount of the disposed investment property and related selling costs of \$805,281 presented within 'Cost of goods sold'. These two amounts have now been offset and presented as the net profit / (loss) on disposal of investment property in line with AASB140 *Investment Property*.

COVID-19 economic implications affecting commercial rent revenue included extended vacancies and rent relief to tenants. Please also refer Note 17.

**Note 3 Employee Benefits Expense**

Staff wages and salaries	916,613	890,074	916,613	890,074
Superannuation	90,419	82,602	90,419	82,602
Directors fees	148,400	145,059	118,400	115,059
<b>Total employee benefits expense</b>	<b>1,155,432</b>	<b>1,117,735</b>	<b>1,125,432</b>	<b>1,087,735</b>

**Note 4 Cash and Cash Equivalents**

Cash at bank	866,135	233,143	155,935	175,053
QTC Cash Management Fund	3,418,088	7,043,697	3,418,088	7,043,697
<b>Total cash and cash equivalents</b>	<b>4,284,223</b>	<b>7,276,840</b>	<b>3,574,023</b>	<b>7,218,750</b>

**REDLAND INVESTMENT CORPORATION PTY LTD**  
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**Notes to the Financial Statements**

**For the period ended 30 June 2022**

**Note 5 Trade and Other Receivables**

	Consolidated		Parent	
	2022	2021	2022	2021
	\$	\$	\$	\$
<b>CURRENT</b>				
Trade receivables				
- Receivable from Redland City Council	840,598	429,324	840,598	317,529
- Commercial rent and car parking	9,838	45,059	-	-
- Receivable from subsidiary	-	-	196,974	1,809,400
- Receivable from other customers	2,874,071	40,121	2,850,000	-
- Less: provision for expected credit losses	(394)	(16,452)	-	-
- Net GST receivable	7,349	20,800	8,816	9,455
Bonds and deposits paid	-	46,331	-	46,331
Interest receivable	1,382	1,267	1,382	1,267
Other receivables	3,673	10,285	3,673	10,284
<b>Total trade and other receivables</b>	<b>3,736,517</b>	<b>576,735</b>	<b>3,901,443</b>	<b>2,194,266</b>

**Note 6 Inventory**

Opening balance as at 1 July	2,464,478	1,497,131	-	-
Acquisitions and related costs	174,314	4,325,719	-	-
Transfer to Redland City Council	-	(444,102)	-	-
Disposals	(2,638,792)	(2,914,270)	-	-
<b>Closing balance as at 30 June</b>	<b>-</b>	<b>2,464,478</b>	<b>-</b>	<b>-</b>

**Note 7 Investment property**

Opening balance as at 1 July	6,894,917	6,798,993	2,853,448	2,683,503
Acquisitions and subsequent expenditure on investment property	160,291	513,911	65,095	426,932
Net gain from fair value adjustments to investment property	1,300	362,882	1,300	523,882
Disposals	(2,883,543)	(780,869)	(2,883,543)	(780,869)
<b>Closing balance as at 30 June</b>	<b>4,172,965</b>	<b>6,894,917</b>	<b>36,300</b>	<b>2,853,448</b>

The measurement and recognition criteria for investment property under the fair value methodology have been discussed in Notes 1e and 1i. COVID-19 implications have also been considered in the fair value assessments; please also refer Note 17.

**Note 8 Investment in Subsidiary**

Investment in Cleveland Plaza Pty Ltd	-	-	4,408,240	4,408,240
Investment in Redland Developments Pty Ltd	-	-	479,951	479,951
<b>Total investment in subsidiary</b>	<b>-</b>	<b>-</b>	<b>4,888,191</b>	<b>4,888,191</b>

**REDLAND INVESTMENT CORPORATION PTY LTD**  
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**Notes to the Financial Statements**

**For the period ended 30 June 2022**

**Note 9 Property, Plant and Equipment**

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	2022	2022	2022	2022	2022	2021	2021	2021	2021	2021
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Consolidated</b>	<b>Plant and Equipment</b>	<b>Computer Hardware</b>	<b>Building</b>	<b>Land</b>	<b>Total</b>	<b>Plant and Equipment</b>	<b>Computer Hardware</b>	<b>Building</b>	<b>Land</b>	<b>Total</b>
Carrying amount as at 1 July	31,376	-	306,975	87,625	425,976	54,990	5,006	321,087	87,625	468,708
- Additions	-	-	-	-	-	-	2,853	-	-	2,853
- Disposals	-	-	-	-	-	(11,123)	-	-	-	(11,123)
- minor asset written off	-	-	-	-	-	-	(2,853)	-	-	(2,853)
- Depreciation	(9,003)	-	(14,110)	-	(23,113)	(12,491)	(5,006)	(14,112)	-	(31,609)
<b>Carrying amount as at 30 June</b>	<b>22,373</b>	<b>-</b>	<b>292,865</b>	<b>87,625</b>	<b>402,863</b>	<b>31,376</b>	<b>-</b>	<b>306,975</b>	<b>87,625</b>	<b>425,976</b>
<b>Parent</b>										
Carrying amount as at 1 July	31,374	-	-	-	31,374	54,989	5,006	-	-	59,995
- Additions	-	-	-	-	-	-	2,853	-	-	2,853
- Disposals	-	-	-	-	-	(11,124)	-	-	-	(11,124)
- minor asset written off	-	-	-	-	-	-	(2,853)	-	-	(2,853)
- Depreciation	(9,001)	-	-	-	(9,001)	(12,491)	(5,006)	-	-	(17,497)
<b>Carrying amount as at 30 June</b>	<b>22,373</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>22,373</b>	<b>31,374</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>31,374</b>

The Group has one multi-function device under lease which is a low value asset and therefore does not give rise to a right-of-use asset.

**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

**Note 10 Trade and Other Payables**

	Consolidated		Parent	
	2022	2021	2022	2021
CURRENT	\$	\$	\$	\$
Trade payables				
- Payables to Redland City Council	-	1,561,036	-	1,561,036
- Payables to related parties	-	3,750	-	2,500
- Payables to external parties	366,036	332,875	265,447	186,578
Annual Leave	48,409	55,409	48,409	55,409
<b>Total trade and other payables</b>	<b>414,445</b>	<b>1,953,070</b>	<b>313,856</b>	<b>1,805,523</b>

**Note 11 Dividends**

Dividend from subsidiary	-	-	500,000	-
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Redland Developments paid a dividend to Redland Investment Corporation during the year.

**Note 12 Borrowings**

Loan provided by Redland City Council	-	3,500,000	-	3,500,000
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On 30 June 2019 Redland Developments entered into a loan facility agreement with Redland City Council via RIC for \$3.5 million. This loan was repaid by RIC upon settlement of the Edge 521 townhouse sales in July 2021. The borrowing rate was fixed at 4.39%.

RIC also holds a Line of Credit facility with CBA for \$2.1 million which is secured over Cleveland Plaza at 48 Bloomfield Street, Cleveland, as well as an unsecured overdraft limit of \$300,000 with ANZ. Neither of these facilities were drawn down at 30 June 2022. They are intended to be used by RIC in progressing the Council projects when ready cashflow may not be available.

**Note 13 Provisions**

<b>CURRENT</b>				
Leave - Long Service	-	-	-	-
<b>NON-CURRENT</b>				
Long service leave	119,959	103,333	119,959	103,333
<b>Total provisions</b>	<b>119,959</b>	<b>103,333</b>	<b>119,959</b>	<b>103,333</b>

The current portion of the long service leave provision is nil as no employees have completed the required period of service for the long service leave liability to have become vested.

The non-current portion for this provision includes amounts accrued for long service leave entitlements that have not yet vested due to employees having not yet completed the required vesting period of service. In calculating the present value of future cash flows in respect of long service leave, the probability of long service leave being taken is based upon historic data from Council's employment history. The measurement and recognition criteria for employee benefits have been discussed in Note 11.

**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

Note 13 Provisions (continued)

**Movements in provisions were as follows:**

	Consolidated		Parent	
	2022	2021	2022	2021
	\$	\$	\$	\$
<u>Long service leave</u>				
Opening balance at 1 July	103,333	74,147	103,333	74,147
Long service leave entitlement raised	16,626	29,186	16,626	29,186
<b>Closing balance at 30 June</b>	<b>119,959</b>	<b>103,333</b>	<b>119,959</b>	<b>103,333</b>

Note 14 Financial Risk Management

RIC's financial instruments consist mainly of deposits with a bank and Queensland Treasury Corporation (QTC), trade receivables, trade payables and borrowings. The QTC cash fund investment is capital guaranteed.

The carrying amounts for each category of financial instruments, measured in accordance with AASB 9 *Financial Instruments* as detailed in the accounting policies to these financial statements, are as follows.

	Note				
<b>Financial assets</b>					
Cash and cash equivalents	4	4,284,223	7,276,840	3,574,023	7,218,750
Trade and other receivables	5	3,736,517	576,735	3,901,443	2,194,266
<b>Total financial assets</b>		<b>8,020,740</b>	<b>7,853,575</b>	<b>7,475,466</b>	<b>9,413,016</b>
<b>Financial liabilities</b>					
Trade and other payables	10	414,445	1,953,070	313,856	1,805,523
Borrowings - measured at amortised cost	12	-	3,500,000	-	3,500,000
<b>Total financial liabilities</b>		<b>414,445</b>	<b>5,453,070</b>	<b>313,856</b>	<b>5,305,523</b>

Credit risk on cash and cash equivalents is managed by depositing funds in at-call deposit accounts that can be diversified easily depending on returns. Credit risk on receivables is managed by close monitoring of debt based on an ageing analysis.



**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

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**Note 15 Related Party Disclosures**

Entities exercising control over the Group

The ultimate parent entity which exercises control over Redland Investment Corporation Pty Ltd is Redland City Council.

Redland Investment Corporation Pty Ltd is a wholly owned subsidiary of Redland City Council.

Key management personnel compensation

Key management personnel are defined as those persons having authority for planning, directing and controlling the activities of the RIC group, being members of the Boards and the Chief Executive Officer. The key management personnel during the year were as follows:

Mr Philip Hennessy	Chairperson of RIC and RIC Toondah Boards
Mr Greg Kempton	Director of RIC and RIC Toondah
Mr Mitch Nielsen	Director of RIC and RIC Toondah
Mr Peter Kelley	Director of Cleveland Plaza and Redland Developments Chief Executive Officer
Mrs Anca Butcher	Director of Cleveland Plaza and Redland Developments Company Secretary of all companies General Counsel

The total remuneration paid to key management personnel of the Group are as follows. This includes remuneration accrued or prepaid at period end:

	2022	2021
	\$	\$
Key management personnel compensation – short term benefits (Paid)	620,937	614,114
Key management personnel compensation – short term benefits (Prepaid)	(5,844)	(13,428)
Key management personnel superannuation (Paid)	58,914	54,115
Key management personnel superannuation (Prepaid)	(216)	(280)
Key management personnel long service leave (Accrued)	10,908	23,214



**REDLAND INVESTMENT CORPORATION PTY LTD**  
**ABN 68 603 164 503**

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

Related party transactions

- a. Transactions between Redland City Council and the Group are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

	2022	2021
	\$	\$
Purchase of goods and services from Council	<b>162,555</b>	412,297
Receipt / (Repayment) of loan to Council	<b>(3,500,000)</b>	3,410,000
Interest paid on loan from Council	<b>13,075</b>	42,428
Goods and services cost recovery from Council	<b>1,157,732</b>	918,414
Professional services provided to Council	<b>895,000</b>	304,519
Retransfer of land assets from RIC to Council	-	444,102

The loan from Council is on terms outlined in Note 12. The receivables and payables from Council are provided at Notes 5 and 10.

- b. Transactions between Redland Investment Corporation Pty Ltd with its subsidiaries are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

Dividend received from subsidiary	500,000	-
Decrease in investment in subsidiaries (transfer of land to Council)	-	(444,102)
Receivable from subsidiaries	<b>196,974</b>	1,809,400

**Note 16 Remuneration of Auditors**

*Auditor-General of Queensland*

Audit of financial statements	25,600	25,000
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**Note 17 COVID-19 implications on operations**

RIC Group operations for the period ended 30 June 2022 were impacted by the COVID-19 pandemic.

The main impact of the pandemic was in relation to the commercial rent revenue of Cleveland Plaza in the previous financial year. Rent relief was made available as required by the Federal and State Governments as follows in the last financial year:

Rent deferral	-	24,779
Rent waived	-	15,788

There were no further waivers or deferrals provided during this reporting period. However, \$7,888 of the deferrals from the prior year was outstanding at year end and is included in the receivables balance at Note 5.

Cleveland Plaza investment property fair value impairment last year was partly attributed to COVID-19 impact on commercial leasing.

Impairment of Cleveland Plaza	-	161,000
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Some projects suffered minor delays and some cost escalations due to delays in sourcing construction material. However, this was not significant.

**Notes to the Financial Statements**

**For the period ended 30 June 2022**

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**Note 18 Events after the Reporting Date**

There are no events after reporting date to disclose.

**Note 19 Capital and Leasing Commitments**

RIC has an ongoing lease in relation to one photocopier which is a low value asset and therefore is not recognised as a right-of-use asset under AASB 16 but is expensed instead.

**Note 20 Contingent Assets and Liabilities**

The Group had no contingent assets or contingent liabilities at 30 June 2022.

RIC and Council have entered into an agreement to exchange land with EDQ with respect to the Weinam Creek Development. RIC has already transferred the Meissner Street property to EDQ as part of this agreement. The exchange is expected to be completed in the next six months.

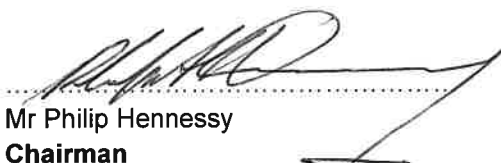
**Directors' Declaration**

**For the period ended 30 June 2022**

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In accordance with a resolution of the Directors of Redland Investment Corporation Pty Ltd, the Directors declare that:

- a. The financial statements and notes, as set out on pages 7 to 26:
  - i. comply with Australian Accounting Standards - Reduced Disclosure Requirements; and
  - ii. give a true and fair view of the financial position of the company and consolidated entity at 30 June 2022 and their financial performance for the year that ended on that date.
- b. In the Directors' opinion there are reasonable grounds to believe that Redland Investment Corporation Pty Ltd will be able to pay its debts as and when they become due and payable.



Mr Philip Hennessy  
**Chairman**

Dated this 19<sup>th</sup> day of September 2022

## INDEPENDENT AUDITOR'S REPORT

To the Members of Redland Investment Corporation Pty Ltd

### Report on the audit of the financial report

#### Opinion

I have audited the accompanying financial report of Redland Investment Corporation Pty Ltd (the parent) and its controlled entities (the group).

In my opinion, the financial report:

- a) gives a true and fair view of the parent's and group's financial position as at 30 June 2022, and their financial performance and cash flows for the year then ended
- b) complies with Australian Accounting Standards – Simplified Disclosure Standards

The financial report comprises the consolidated statement of financial position as at 30 June 2022, the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, notes to the financial statements including summaries of significant accounting policies and other explanatory information, and the directors' declaration.

#### Basis for opinion

I conducted my audit in accordance with the *Auditor-General of Queensland Auditing Standards*, which incorporate the 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 parent and the group 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 and the *Auditor-General of Queensland Auditing Standards*.

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

#### Other information

Other information comprises the information included in the Redland Investment Corporation Pty Ltd directors' report for the year ended 30 June 2022, but does not include the financial report and my auditor's report thereon.

The directors are responsible for the other information.

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 consistent 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 the company for the financial report**

The 'group's directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards, and for such internal control as the 'group's directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The group's directors are also responsible for assessing the parent's and the group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the parent or the group or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial report**

My 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 my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the 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 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, 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 expressing an opinion on the effectiveness of the parent's and the group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the parent and the group.
- Conclude on the appropriateness of the parent's and the group'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 parent's or the group'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. I base my conclusions on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the parent or the group 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 group to express an opinion on the financial report. I am responsible for the direction, supervision and performance of the audit of the group. I remain solely responsible for my audit opinion.

I communicate with the group's 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 I identify during my audit.



27 September 2022

Sri Narasimhan  
as delegate of the Auditor-General

Queensland Audit Office  
Brisbane