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## To the Acting Commissioner for Consumer Affairs Consumer and Business Services, Attorney-General's Department

### Opinion

I have audited the financial report of the Residential Tenancies Fund for the financial year ended 30 June 2024.

In my opinion, the accompanying financial report gives a true and fair view of the financial position of the Residential Tenancies Fund as at 30 June 2024, its financial performance and its cash flows for the year then ended in accordance with relevant Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards.

The financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2024
- a Statement of Financial Position as at 30 June 2024
- a Statement of Changes in Equity for the year ended 30 June 2024
- a Statement of Cash Flows for the year ended 30 June 2024
- notes, comprising material accounting policy information and other explanatory information
- a Certificate from the Acting Commissioner for Consumer Affairs, the Executive Director, Finance, People and Performance and the Manager, Finance and Governance.

### Basis for opinion

I conducted the audit in accordance with the *Public Finance and Audit Act 1987* and 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 Residential Tenancies Fund. The *Public Finance and Audit Act 1987* establishes the independence of the Auditor-General. In conducting the audit, the relevant ethical requirements of APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* have been met.

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

## **Responsibilities of the Acting Commissioner for Consumer Affairs for the financial report**

The Acting Commissioner for Consumer Affairs is responsible for the preparation of the financial report that gives a true and fair view in accordance with relevant Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of the financial report that gives a true and fair view and that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Acting Commissioner for Consumer Affairs is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the assessment indicates that it is not appropriate.

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

As required by section 31(1)(b) of the *Public Finance and Audit Act 1987*, I have audited the financial report of the Residential Tenancies Fund for the financial year ended 30 June 2024.

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 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 Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Residential Tenancies Fund's internal control

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Acting Commissioner for Consumer Affairs
- conclude on the appropriateness of the Acting Commissioner for Consumer Affairs 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 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 the opinion. My conclusion is based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause an entity 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.

My report refers only to the financial report described above and does not provide assurance over the integrity of electronic publication by the entity on any website nor does it provide an opinion on other information which may have been hyperlinked to/from the report.

I communicate with the Acting Commissioner for Consumer Affairs about, 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 the audit.



Daniel O'Donohue  
**Assistant Auditor-General (Financial Audit)**

27 November 2024

OFFICIAL

# **Residential Tenancies Fund**

## **Financial Statements**

For the year ended 30 June 2024

**Residential Tenancies Fund**  
**Certification of the Financial Statements**  
*for the year ended 30 June 2024*

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We certify that the:

- financial statements of the Residential Tenancies Fund:
  - are in accordance with the accounts and records of the fund;
  - comply with relevant Treasurer's Instructions;
  - comply with relevant accounting standards; and
  - present a true and fair view of the financial position of the fund at the end of the financial year and the result of its operation and cash flows for the financial year.
  
- internal controls employed by the Residential Tenancies Fund for the financial year over its financial reporting and its preparation of financial statements have been effective.



Andrew Swanson  
Executive Director  
Finance, People & Performance  
Attorney-General's Department  
22 November 2024



Steph Halliday  
A/Commissioner for Consumer Affairs  
Consumer and Business Services  
22 November 2024



Arjun Shirole  
Manager, Finance and Governance  
Consumer and Business Services  
22 November 2024

**Residential Tenancies Fund**  
**Statement of Comprehensive Income**  
*for the year ended 30 June 2024*

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|                                        | Note | 2024<br>\$'000 | 2023<br>\$'000 |
|----------------------------------------|------|----------------|----------------|
| <b>Income</b>                          |      |                |                |
| Interest and investment revenue        | 2.1  | 14 129         | 8 546          |
| Net gain on revaluation of investments | 2.3  | 2 500          | -              |
| Other income                           | 2.2  | 1 061          | 940            |
| <b>Total income</b>                    |      | <b>17 690</b>  | <b>9 486</b>   |
| <b>Expenses</b>                        |      |                |                |
| Compliance and administration          | 4.1  | 7 349          | 5 727          |
| Amortisation                           | 5.1  | 67             | 73             |
| Net loss on revaluation of investments | 2.3  | -              | 4 236          |
| Other expenses                         | 4.4  | 43             | 34             |
| <b>Total expenses</b>                  |      | <b>7 459</b>   | <b>10 070</b>  |
| <b>Net result</b>                      |      | <b>10 231</b>  | <b>(584)</b>   |
| <b>Total comprehensive result</b>      |      | <b>10 231</b>  | <b>(584)</b>   |

The accompanying notes form part of these financial statements. The net result and total comprehensive result are attributable to the SA Government as owner.

**Residential Tenancies Fund**  
**Statement of Financial Position**  
*as at 30 June 2024*

|                                      | Note | 2024<br>\$'000 | 2023<br>\$'000 |
|--------------------------------------|------|----------------|----------------|
| <b>Current assets</b>                |      |                |                |
| Investments                          | 6.2  | 166 249        | 174 291        |
| Cash and cash equivalents            | 6.1  | 3 801          | 3 242          |
| Receivables                          | 6.3  | 4 995          | 3 281          |
| <b>Total current assets</b>          |      | <b>175 045</b> | <b>180 814</b> |
| <b>Non-current assets</b>            |      |                |                |
| Investments                          | 6.2  | 161 215        | 144 331        |
| Intangible assets                    | 5.1  | 61             | 128            |
| <b>Total non-current assets</b>      |      | <b>161 276</b> | <b>144 459</b> |
| <b>Total assets</b>                  |      | <b>336 321</b> | <b>325 273</b> |
| <b>Current liabilities</b>           |      |                |                |
| Security bonds lodged                | 7.1  | 108 544        | 102 884        |
| Payables                             | 7.2  | 2 338          | 310            |
| <b>Total current liabilities</b>     |      | <b>110 882</b> | <b>103 194</b> |
| <b>Non-current liabilities</b>       |      |                |                |
| Security bonds lodged                | 7.1  | 157 645        | 165 912        |
| Other liabilities                    | 7.3  | 17 111         | 15 715         |
| <b>Total non-current liabilities</b> |      | <b>174 756</b> | <b>181 627</b> |
| <b>Total liabilities</b>             |      | <b>285 638</b> | <b>284 821</b> |
| <b>Net assets</b>                    |      | <b>50 683</b>  | <b>40 452</b>  |
| <b>Equity</b>                        |      |                |                |
| Retained earnings                    |      | 50 683         | 40 452         |
| <b>Total equity</b>                  |      | <b>50 683</b>  | <b>40 452</b>  |

The accompanying notes form part of these financial statements. The total equity is attributable to the SA Government as owner.

**Residential Tenancies Fund**  
**Statement of Changes in Equity**  
*for the year ended 30 June 2024*

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|                                               | <b>Retained<br/>earnings<br/>\$'000</b> | <b>Total<br/>equity<br/>\$'000</b> |
|-----------------------------------------------|-----------------------------------------|------------------------------------|
| <b>Balance at 1 July 2022</b>                 | <b>41 036</b>                           | <b>41 036</b>                      |
| Net result for 2022-23                        | (584)                                   | (584)                              |
| <b>Total comprehensive result for 2022-23</b> | <b>(584)</b>                            | <b>(584)</b>                       |
| <b>Balance at 30 June 2023</b>                | <b>40 452</b>                           | <b>40 452</b>                      |
| Net result for 2023-24                        | 10 231                                  | 10 231                             |
| <b>Total comprehensive result for 2023-24</b> | <b>10 231</b>                           | <b>10 231</b>                      |
| <b>Balance at 30 June 2024</b>                | <b>50 683</b>                           | <b>50 683</b>                      |

The accompanying notes form part of these financial statements. All changes in equity are attributable to the SA Government as owner.



**Residential Tenancies Fund**  
**Statement of Cash Flows**  
*for the year ended 30 June 2024*

|                                                               | Note | 2024<br>\$'000   | 2023<br>\$'000   |
|---------------------------------------------------------------|------|------------------|------------------|
| <b>Cash flows from operating activities</b>                   |      |                  |                  |
| <b>Cash inflows</b>                                           |      |                  |                  |
| Bond lodgements                                               |      | 106 809          | 123 867          |
| Bond guarantee receipts                                       |      | 5 387            | 5 527            |
| Interest receipts                                             |      | 2 134            | 1 948            |
| Other receipts                                                |      | -                | 1                |
| <b>Cash generated from operations</b>                         |      | <b>114 330</b>   | <b>131 343</b>   |
| <b>Cash outflows</b>                                          |      |                  |                  |
| Bond refunds                                                  |      | (110 259)        | (103 155)        |
| Compliance and administration                                 |      | (5 323)          | (5 759)          |
| Bond guarantee payments                                       |      | (3 148)          | (3 688)          |
| Other payments                                                |      | (41)             | (40)             |
| <b>Cash used in operations</b>                                |      | <b>(118 771)</b> | <b>(112 642)</b> |
| <b>Net cash provided by / (used in) operating activities</b>  | 8.1  | <b>(4 441)</b>   | <b>18 701</b>    |
| <b>Cash flows from investing activities</b>                   |      |                  |                  |
| <b>Cash inflows</b>                                           |      |                  |                  |
| Withdrawal from investments                                   |      | 5 000            | -                |
| <b>Cash generated from investing activities</b>               |      | <b>5 000</b>     | <b>-</b>         |
| <b>Cash outflows</b>                                          |      |                  |                  |
| Purchases for investments                                     |      | -                | (28 000)         |
| <b>Cash used in investing activities</b>                      |      | <b>-</b>         | <b>(28 000)</b>  |
| <b>Net cash provided by / (used in) investing activities</b>  |      | <b>5 000</b>     | <b>(28 000)</b>  |
| <b>Net increase / (decrease) in cash and cash equivalents</b> |      | <b>559</b>       | <b>(9 299)</b>   |
| Cash and cash equivalents at the beginning of the period      |      | 3 242            | 12 541           |
| <b>Cash and cash equivalents at the end of the period</b>     | 6.1  | <b>3 801</b>     | <b>3 242</b>     |

The accompanying notes form part of these financial statements.

# Residential Tenancies Fund

## Notes to and forming part of the financial statements

### for the year ended 30 June 2024

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#### 1. About the Residential Tenancies Fund

The Residential Tenancies Fund (the RTF) is established under the *Residential Tenancies Act 1995* (the Act) and is a not-for-profit entity. The financial statements are required by section 102(1) of the Act and include income, expenses, assets and liabilities which the Commissioner for Consumer Affairs administers on behalf of the SA Government. The RTF does not control any other entity and has no interest in unconsolidated structured entities.

##### 1.1. Basis of preparation

The financial statements are general purpose financial statements prepared in compliance with:

- section 23 of the *Public Finance and Audit Act 1987*;
- Treasurer's Instructions and Accounting Policy Statements issued by the Treasurer under the *Public Finance and Audit Act 1987*; and
- relevant Australian Accounting Standards.

The financial statements are prepared based on a 12-month reporting period and presented in Australian currency. All amounts in the financial statements and accompanying notes have been rounded to the nearest thousand dollars (\$'000). The historical cost convention is used unless a different measurement basis is specifically disclosed in the note associated with the item measured.

The Commissioner for Consumer Affairs is liable for goods and services tax (GST). GST collections and payments are carried out by the Attorney-General's Department (AGD) on behalf of the RTF. GST in relation to the RTF is reported in the AGD Controlled Financial Statements.

Income, expenses, receivables, payables and assets are recognised net of the amount of GST.

Assets and liabilities that are sold, consumed or realised as part of the normal operating cycle have been classified as current assets or current liabilities. All other assets and liabilities are classified as non-current.

Where asset and liability line items combine amounts expected to be realised within 12 months and more than 12 months, the RTF has separately disclosed the amounts expected to be recovered or settled after more than 12 months.

Treasurer's Instructions (Accounting Policy Statements) sets out that a public authority must disclose in the notes the total expenditure for the financial year resulting from procurement undertaken in accordance with *Treasurer's Instructions 18 – Procurement* above \$55,000 per contract (GST inclusive) provided by South Australian businesses and non-South Australian businesses. Expenditure of the RTF has been assessed and no note disclosure is required.

##### 1.2. Objectives of the Residential Tenancies Fund

The RTF is kept and administered by the Commissioner for Consumer Affairs. The RTF consists of amounts received by the Commissioner by way of security bonds and other amounts paid into the RTF under the Act. The Commissioner will make repayments in respect of security bonds from the RTF. Income derived from investment of the RTF is applied towards the costs of administering the RTF and enforcing the Act, education of landlords and tenants about their statutory and contractual rights and obligations, and operations of the RTF.

The RTF's main source of income is from interest derived from the investment of RTF assets in accordance with section 100(4) of the Act. RTF assets mainly represent the investment of security bonds received in accordance with section 62 of the Act.

##### 1.3. Significant transactions with government related entities

There was no additional purchase of investments with the Public Trustee in 2024 (2023: \$28 million). Residential Tenancies Fund did not have any other significant transactions with government related entities this financial year.

**Residential Tenancies Fund**  
**Statement of Cash Flows**  
*for the year ended 30 June 2024*

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**2. Income**

**2.1. Interest and investment revenue**

|                                                      | <b>2024</b>   | <b>2023</b>   |
|------------------------------------------------------|---------------|---------------|
|                                                      | <b>\$'000</b> | <b>\$'000</b> |
| Interest from Public Trustee investments             | 6 101         | 3 034         |
| Distribution on Investments held with Public Trustee | 5 775         | 3 553         |
| Interest on bond guarantees with Housing SA          | 2 018         | 1 222         |
| Interest on deposits with the Treasurer              | 235           | 737           |
| <b>Total interest and investment revenues</b>        | <b>14 129</b> | <b>8 546</b>  |

Housing SA pays interest at an agreed market determined rate to the RTF based on the daily balance of bond guarantees held.

**2.2. Other income**

|                           | <b>2024</b>   | <b>2023</b>   |
|---------------------------|---------------|---------------|
|                           | <b>\$'000</b> | <b>\$'000</b> |
| Management fee recovery   | 1 061         | 939           |
| Sundry recoveries         | -             | 1             |
| <b>Total other income</b> | <b>1 061</b>  | <b>940</b>    |

**2.3. Net gain/ (loss) on revaluation of investments**

|                                                             | <b>2024</b>   | <b>2023</b>    |
|-------------------------------------------------------------|---------------|----------------|
|                                                             | <b>\$'000</b> | <b>\$'000</b>  |
| Net gain/ (loss) on revaluation of investments              | 2 500         | (4 236)        |
| <b>Total net gain/ (loss) on revaluation of investments</b> | <b>2 500</b>  | <b>(4 236)</b> |

**Residential Tenancies Fund**  
**Notes to and forming part of the financial statements**  
*for the year ended 30 June 2024*

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### 3. Board, committees and employees

#### 3.1. Key management personnel

Key management personnel of the RTF include the Minister and the Commissioner for Consumer Affairs. The compensation received by the Commissioner is included in the controlled financial statements of AGD.

The Minister's remuneration and allowances are set by the *Parliamentary Remuneration Act 1990* and the Remuneration Tribunal of SA respectively and are payable from the Consolidated Account (via the Department of Treasury and Finance) under section 6 of the *Parliamentary Remuneration Act 1990*.

#### Transactions with key management personnel and other related parties

The RTF did not enter into any transactions with key management personnel or their close family during the reporting period.

### 4. Expenses

#### 4.1. Compliance and administration

|                                                    | <b>2024</b>   | <b>2023</b>   |
|----------------------------------------------------|---------------|---------------|
|                                                    | <b>\$'000</b> | <b>\$'000</b> |
| South Australian Civil and Administrative Tribunal | 3 406         | 3 322         |
| Consumer and Business Services                     | 3 943         | 2 405         |
| <b>Total compliance and administration</b>         | <b>7 349</b>  | <b>5 727</b>  |

The South Australian Civil and Administrative Tribunal (SACAT) helps resolve residential tenancies tribunal matters relating to the landlord and tenant relationships. The RTF pays a portion of SACAT expenses which are disclosed above.

The RTF meets the costs incurred by Consumer and Business Services associated with managing residential tenancy bonds, including necessary ICT infrastructure, as well as costs related to providing tenancy advice to tenants and landlords.

#### 4.2. Other expenses

|                             | <b>2024</b>   | <b>2023</b>   |
|-----------------------------|---------------|---------------|
|                             | <b>\$'000</b> | <b>\$'000</b> |
| Audit fees                  | 42            | 34            |
| Other expenses              | 1             | -             |
| <b>Total other expenses</b> | <b>43</b>     | <b>34</b>     |

Audit fees paid/payable to the Audit Office of South Australia related to work performed under the *Public Finance and Audit Act 1987* were \$42 000 (2023: \$34 000). No other services were provided by the Audit Office of South Australia.

**Residential Tenancies Fund**  
**Notes to and forming part of the financial statements**  
*for the year ended 30 June 2024*

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**5. Non-financial assets**

**5.1. Intangible assets**

Intangible assets are initially measured at cost and are tested for indications of impairment at each reporting date. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses.

The acquisition of or internal development of software is capitalised only when the expenditure meets the definition and recognition criteria and when the amount of expenditure is greater than or equal to \$10 000.

The internally developed computer software relates to the RTF's Bonds Management System with a remaining useful life of 2 years 11 months.

**Amortisation**

All non-current assets not held for sale with a limited useful life are systematically amortised over their useful lives in a manner that reflects the consumption of their service potential.

**Useful life**

Amortisation is calculated on a straight-line basis over the estimated useful life as follows:

| <b>Class of asset</b> | <b>Useful life (years)</b> |
|-----------------------|----------------------------|
| Intangible Assets     | 3-5                        |

**Review of accounting estimates**

Assets' residual values, useful lives and amortisation methods are reviewed and adjusted if appropriate, on an annual basis. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are accounted for prospectively by changing the time period or method, as appropriate.

**Residential Tenancies Fund**  
**Notes to and forming part of the financial statements**  
*for the year ended 30 June 2024*

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**5.1. Intangible assets (continued)**

**Reconciliation 2023-24**

|                                                       | <b>Internally<br/>developed<br/>computer<br/>software</b> | <b>Total</b>  |
|-------------------------------------------------------|-----------------------------------------------------------|---------------|
|                                                       | <b>\$'000</b>                                             | <b>\$'000</b> |
| <b>Carrying amount at the beginning of the period</b> | <b>128</b>                                                | <b>128</b>    |
| Amortisation                                          | (67)                                                      | (67)          |
| <b>Carrying amount at the end of the period</b>       | <b>61</b>                                                 | <b>61</b>     |
| <b>Gross carrying amount</b>                          |                                                           |               |
| Gross carrying amount                                 | 193                                                       | 193           |
| Accumulated amortisation                              | (132)                                                     | (132)         |
| <b>Carrying amount at the end of the period</b>       | <b>61</b>                                                 | <b>61</b>     |

**Reconciliation 2022-23**

|                                                       | <b>Internally<br/>developed<br/>computer<br/>software</b> | <b>Total</b>  |
|-------------------------------------------------------|-----------------------------------------------------------|---------------|
|                                                       | <b>\$'000</b>                                             | <b>\$'000</b> |
| <b>Carrying amount at the beginning of the period</b> | <b>201</b>                                                | <b>201</b>    |
| Amortisation                                          | (73)                                                      | (73)          |
| <b>Carrying amount at the end of the period</b>       | <b>128</b>                                                | <b>128</b>    |

**Residential Tenancies Fund**  
**Statement of Cash Flows**  
*for the year ended 30 June 2024*

**6. Financial assets**

**6.1. Cash and cash equivalents**

|                                                                               | <b>2024</b>   | <b>2023</b>   |
|-------------------------------------------------------------------------------|---------------|---------------|
|                                                                               | <b>\$'000</b> | <b>\$'000</b> |
| Deposits with the Treasurer                                                   | 3 801         | 3 242         |
| <b>Total cash and cash equivalents</b>                                        | <b>3 801</b>  | <b>3 242</b>  |
| <b>Total cash and cash equivalents in the Statement of Financial Position</b> | <b>3 801</b>  | <b>3 242</b>  |
| <b>Total cash and cash equivalents in the Statement of Cash Flows</b>         | <b>3 801</b>  | <b>3 242</b>  |

Cash is measured at nominal value. Deposits at call with the Treasurer earn a floating interest rate, based on daily bank deposit rates. The carrying amount of cash and cash equivalents represents fair value.

**6.2. Investments**

|                                                   | <b>2024</b>    | <b>2023</b>    |
|---------------------------------------------------|----------------|----------------|
|                                                   | <b>\$'000</b>  | <b>\$'000</b>  |
| <b>Current</b>                                    |                |                |
| Investments at Fair Value through Profit and Loss | 166 249        | 174 291        |
| <b>Total current investments</b>                  | <b>166 249</b> | <b>174 291</b> |
| <b>Non-current</b>                                |                |                |
| Investments at Fair Value through Profit and Loss | 161 215        | 144 331        |
| <b>Total non-current investments</b>              | <b>161 215</b> | <b>144 331</b> |
| <b>Total investments</b>                          | <b>327 464</b> | <b>318 622</b> |

Investments represent funds deposited with the Public Trustee. These investments have been classified as financial assets held at fair value through profit and loss as they are held with the intention to dispose of the asset if required to ensure sufficient cash flow to meet bond repayments. Investments are made by way of notional unit holdings in a selection of common funds managed by the Public Trustee. The proportion of unit holdings is dependent upon the investment strategy adopted.

As at 30 June 2024 the RTF held investments in common funds in the following:

|                |                 |
|----------------|-----------------|
| Capital Stable | 20% (2023: 18%) |
| Balanced       | 29% (2023: 27%) |
| Cash           | 51% (2023: 55%) |

Investments are measured at fair value in accordance with unit prices at balance date as advised by the Public Trustee.

Investments are classified as either current or non-current. The current investments are the Cash Investments Strategy and the non-current investments are the Balanced and Capital Stable Investments Strategy.

Revaluation increments and decrements are recognised at fair value through profit or loss. The fair value of assets traded in active markets are based on quoted market prices for identical assets at balance date.

For further information on risk management refer to note 10.2.

**Residential Tenancies Fund**  
**Statement of Cash Flows**  
*for the year ended 30 June 2024*

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**6.3. Receivables**

|                                    | <b>2024</b>   | <b>2023</b>   |
|------------------------------------|---------------|---------------|
|                                    | <b>\$'000</b> | <b>\$'000</b> |
| <b>Current</b>                     |               |               |
| Accrued interest and distributions | 4 825         | 3 281         |
| Other                              | 170           | -             |
| <b>Total current receivables</b>   | <b>4 995</b>  | <b>3 281</b>  |

Receivables and accrued revenues are non-interest bearing. Receivables are held with the objective of collecting the contractual cash flows and they are measured at amortised cost.

Refer to note 10.2 for further information on risk management.

**7. Liabilities**

**7.1. Security bonds lodged**

|                                                | <b>2024</b>    | <b>2023</b>    |
|------------------------------------------------|----------------|----------------|
|                                                | <b>\$'000</b>  | <b>\$'000</b>  |
| <b>Current</b>                                 |                |                |
| Bonds lodged                                   | 108 544        | 102 884        |
| <b>Total current security bonds lodged</b>     | <b>108 544</b> | <b>102 884</b> |
| <b>Non-current</b>                             |                |                |
| Bonds lodged                                   | 157 645        | 165 912        |
| <b>Total non-current security bonds lodged</b> | <b>157 645</b> | <b>165 912</b> |
| <b>Total security bonds lodged</b>             | <b>266 189</b> | <b>268 796</b> |

Security bonds are received to ensure a tenant on cessation of residential and parks leases comply with all statutory requirements under the Act. Bonds lodged are recognised as a liability on receipt.

**7.2. Payables**

|                               | <b>2024</b>   | <b>2023</b>   |
|-------------------------------|---------------|---------------|
|                               | <b>\$'000</b> | <b>\$'000</b> |
| <b>Current payables</b>       |               |               |
| Creditors                     | 2 303         | 276           |
| Accrued expenses              | 35            | 34            |
| <b>Total current payables</b> | <b>2 338</b>  | <b>310</b>    |

Payables and accruals are recognised for all amounts owing but unpaid. Sundry payables are normally settled within 30 days from the date the invoice is first received. All payables are non-interest bearing. The carrying amount of payables represents fair value due to their short-term nature.



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**7.3. Other liabilities**

|                                | <b>2024</b>   | <b>2023</b>   |
|--------------------------------|---------------|---------------|
|                                | <b>\$'000</b> | <b>\$'000</b> |
| Other liabilities              | 17 111        | 15 715        |
| <b>Total other liabilities</b> | <b>17 111</b> | <b>15 715</b> |

Other liabilities represent the balance of unclaimed monies related to security bond refunds that are more than 1 year old. The items remain in the Bonds Management System until a valid claim is lodged and the monies are refunded. Bonds are only considered unclaimed once there has been an unsuccessful attempt to refund the bond.

The unclaimed monies balance includes an adjustment down of \$1.87m in 2024 due to a cheque status issue. Prior to this adjustment, unclaimed monies were overstated by this amount.

**8. Other disclosures**

**8.1. Cash flow**

|                                                                                  | <b>2024</b>   | <b>2023</b>   |
|----------------------------------------------------------------------------------|---------------|---------------|
|                                                                                  | <b>\$'000</b> | <b>\$'000</b> |
| <b>Reconciliation of net cash provided by operating activities to net result</b> |               |               |
| Net cash provided by / (used in) operating activities                            | (4 441)       | 18 701        |
| <b>Add / (less) non-cash items</b>                                               |               |               |
| Gain/(loss) on revaluation of investments                                        | 2 500         | (4 236)       |
| Distributions from Public Trustee investments                                    | 5 775         | 3 553         |
| Interest from Public Trustee investments                                         | 6 101         | 3 034         |
| Management fee recovery                                                          | 1 061         | 939           |
| Depreciation and amortisation                                                    | (67)          | (73)          |
| <b>Movement in assets and liabilities</b>                                        |               |               |
| (Increase)/decrease in security bonds lodged                                     | 2 607         | (21 093)      |
| (Increase) in other liabilities                                                  | (1 396)       | (1 458)       |
| (Increase)/decrease in payables                                                  | (2 028)       | 38            |
| Increase/(decrease) in other receivables                                         | 119           | 11            |
| <b>Net result</b>                                                                | <b>10 231</b> | <b>(584)</b>  |

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**9. Outlook**

**9.1. Contingent assets and liabilities**

Contingent assets and contingent liabilities are not recognised in the Statement of Financial Position, but are disclosed by way of a note and, if quantifiable, are measured at nominal value.

Under the Bond Guarantee Scheme a guarantee for the bond is given to the landlord by Housing SA. In the event of a claim by a landlord, a payment is made by the RTF. Housing SA then reimburses the RTF. The value of bond guarantees lodged at 30 June 2024 is \$46.7 million (2023: \$49.6 million).

Since 2014, around 1,943 SAHA bond guarantees totalling \$1.95 m were claimed by landlords or agents that were then not claimed back from SAHA. No debt was raised to SAHA as it was deemed uncollectable.

Under the *Residential Tenancies Act 1995*, bonds lodged prior to 9 May 2015 accrue interest which is paid to tenants when a bond is repaid to them. Interest is not paid when a bond is paid to landlords or third parties such as the SA Housing Trust. All bonds lodged after 9 May 2015 (inclusive) will not accrue interest. The interest payable to tenants has not been recorded as a liability as the RTF does not have a present obligation until the tenant lodges a claim for the repayment of the bond.

It is estimated that the contingent interest liability as at 30 June 2024 is \$81 363 (2023: \$84 400).

**9.2. Impact of standards not yet effective**

The RTF has assessed the impact of new and amended Australian Accounting Standards and Interpretations not yet effective and does not expect these to have a material impact on the RTF's statements.

**9.3. Events after the reporting period**

There are no known events after balance date that affect these financial statements.

**Residential Tenancies Fund**  
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**10. Measurement and risk**

**10.1. Fair value**

AASB 13 *Fair Value Measurement* defines fair value as the price that would be received to sell an asset or be paid to transfer a liability in an orderly transaction between market participants, in the principal or most advantageous market, at the measurement date.

**Fair value hierarchy**

The Commissioner classifies fair value measurement using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements, based on the data and assumptions used in the most recent revaluation.

- Level 1: traded in active markets and is based on unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at measurement date.
- Level 2: not traded in an active market and are derived from inputs (inputs other than quoted prices included within level 1) that are observable for the asset, either directly or indirectly.
- Level 3: not traded in an active market and are derived from unobservable inputs.

Investments are held at level 2. There were no reclassifications during the year.

**10.2. Financial instruments**

**Financial risk management**

RTF risk management policies are in accordance with the *Risk Management Policy Statement* issued by the Premier and Treasurer and the principles established in the Australian Standard *Risk Management Principles and Guidelines*.

The RTF's exposure to financial risk (liquidity risk, credit risk and market risk) is low due to the nature of the financial instruments held.

**Market and credit risk**

All cash balances are available at call. Investments held with the Public Trustee are classified as 'fair value through profit and loss' financial assets. Net gains or losses resulting from movements in the fair value of investments are recognised through profit or loss.

Investments represent funds held by the Public Trustee. The Public Trustee has invested in collective investment vehicles for the purpose of gaining exposure to Australian and international equities. The managers of such vehicles have invested in a variety of financial instruments which expose the RTF to investment risks, including market, credit, interest and currency risk. At reporting date funds totalling \$327 million (2023: \$319 million) were invested with the Public Trustee. Pooled investment funds are not rated for credit risk. The Public Trustee considers the credit risk of individual fund managers prior to investing funds and reviews these assessments quarterly.

Other than pooled investments, the RTF has no significant concentration of credit risk.

The RTF is exposed to price risk. Price risk represents the risk that the fair value of investments held with the Public Trustee will fluctuate due to changes in the market price for the underlying asset.

Cash is also subject to interest rate risk.

There have been no changes in risk exposure since the last reporting period.

**Impairment of financial assets**

The RTF considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties and therefore the expected credit loss is nil. The expected credit loss of government debtors is considered to be nil based on the external credit ratings and nature of the counterparties.

**Residential Tenancies Fund**  
**Notes to and forming part of the financial statements**  
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**10.2. Financial instruments (continued)**

**Categorisation of financial instruments**

Details of the significant accounting policies and methods adopted including the criteria for recognition, the basis of measurement, and the basis on which income and expenses are recognised with respect to each class of financial asset and financial liability are disclosed in the respective financial asset/financial liability note.

**Maturity analysis of financial instruments**

| Category of financial asset and financial liability | Note | Carrying amount / fair value<br>\$'000 | 2024 Contractual maturities* |                     |
|-----------------------------------------------------|------|----------------------------------------|------------------------------|---------------------|
|                                                     |      |                                        | Less than 1 year<br>\$'000   | 1-5 years<br>\$'000 |
| <b>Financial assets</b>                             |      |                                        |                              |                     |
| <b>Cash and cash equivalents</b>                    |      |                                        |                              |                     |
| Cash and cash equivalents                           | 6.1  | 3 801                                  | 3 801                        | -                   |
| <b>Fair value through profit and loss</b>           |      |                                        |                              |                     |
| Investments                                         | 6.2  | 327 464                                | 166 249                      | 161 215             |
| <b>Financial assets at amortised cost</b>           |      |                                        |                              |                     |
| Receivables**                                       | 6.3  | 4 995                                  | 4 995                        | -                   |
| <b>Total financial assets</b>                       |      | <b>336 260</b>                         | <b>175 045</b>               | <b>161 215</b>      |
| <b>Financial liabilities</b>                        |      |                                        |                              |                     |
| <b>Financial liabilities at amortised cost</b>      |      |                                        |                              |                     |
| Security bonds lodged                               | 7.1  | 266 189                                | 108 544                      | 157 645             |
| Payables**                                          | 7.2  | 2 303                                  | 2 303                        | -                   |
| Other liabilities                                   | 7.3  | 17 111                                 | -                            | 17 111              |
| <b>Total financial liabilities</b>                  |      | <b>285 603</b>                         | <b>110 847</b>               | <b>174 756</b>      |

| Category of financial asset and financial liability | Note | Carrying amount / fair value<br>\$'000 | 2023 Contractual maturities* |                     |
|-----------------------------------------------------|------|----------------------------------------|------------------------------|---------------------|
|                                                     |      |                                        | Less than 1 year<br>\$'000   | 1-5 years<br>\$'000 |
| <b>Financial assets</b>                             |      |                                        |                              |                     |
| <b>Cash and cash equivalents</b>                    |      |                                        |                              |                     |
| Cash and cash equivalents                           | 6.1  | 3 242                                  | 3 242                        | -                   |
| <b>Fair value through profit and loss</b>           |      |                                        |                              |                     |
| Investments                                         | 6.2  | 318 622                                | 174 291                      | 144 331             |
| <b>Financial assets at amortised cost</b>           |      |                                        |                              |                     |
| Receivables**                                       | 6.3  | 3 281                                  | 3 281                        | -                   |
| <b>Total financial assets</b>                       |      | <b>325 145</b>                         | <b>180 814</b>               | <b>144 331</b>      |
| <b>Financial liabilities</b>                        |      |                                        |                              |                     |
| <b>Financial liabilities at amortised cost</b>      |      |                                        |                              |                     |
| Security bonds lodged                               | 7.1  | 268 796                                | 102 884                      | 165 912             |
| Payables**                                          | 7.2  | 276                                    | 276                          | -                   |
| Other liabilities                                   | 7.3  | 15 715                                 | -                            | 15 715              |
| <b>Total financial liabilities</b>                  |      | <b>284 787</b>                         | <b>103 160</b>               | <b>181 627</b>      |

**Residential Tenancies Fund**  
**Statement of Cash Flows**  
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**10.2. Financial instruments (continued)**

\*Maturities analysis is presented using the undiscounted cash flows and therefore may not total to equal the carrying amount/fair value of the financial instrument.

\*\* Total amounts disclosed here exclude statutory amounts.

**Statutory receivables and payables**

The receivable and payable amounts disclosed here exclude amounts relating to statutory receivables and payables. This includes Commonwealth, State and Local Government taxes and equivalents, fees and charges and Audit Office of South Australia audit fees. In government, certain rights to receive or pay cash may not be contractual but have their source in legislation and therefore, in these situations, the disclosure requirements of AASB 7 will not apply. The standard defines contract as enforceable by law. All amounts recorded are carried at cost.