

Health Services Union NSW

ABN: 85 037 751 682

Financial Statements

For the Year Ended 30 June 2014

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For the Year Ended 30 June 2014

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Council's Certificate

We, M STERREY, G HAYES, and A LILLICRAP, being three members of the Union Council ('the Council') of Health Services Union NSW ('the Union'), do state on behalf of the Council, and in accordance with a resolution passed by the Council that:

(a) In the opinion of the Council, the attached financial report shows a true and fair view of the financial affairs of the Union as at 30 June 2014.

(b) In the opinion of the Council, meetings of the Council were held during the year ending 30 June 2014 in accordance with the rules of the Union.

(c) To the knowledge of any member of the Council, there have been no instances where records of the Union or other documents (not being documents containing information made available to a member of the Union under Sub-Section 512(2) of the Industrial Relations Act 1991, as applied by Sub-Section 282(3) of the Industrial Relations Act 1996) or copies of these records or documents, or copies of the rules of the Union, have not been furnished, or made available to the members in accordance with the requirements of the Industrial Relations Act 1991, the Regulations thereto, or the rules of the Union.

(d) The Union has complied with Sub-Sections 517(1) and (5) of the Industrial Relations Act 1991, in relation to the financial report in respect of year ended 30 June 2014, and the Auditors' Report thereon.

Dated

28/10/14



M STERREY (President)



G HAYES (Secretary)



A LILLICRAP (Assistant Secretary/Treasurer)

Accounting Officer's Report

I, A LILLICRAP, being the Officer responsible for keeping the accounting records of Health Services Union NSW, certify that as at 30 June 2014, the number of members of the Union was 31,355 (2013: 29,545).

In my opinion:

- (a) The attached financial report shows a true and fair view of the financial affairs of the Union as at 30 June 2014.
- (b) A record has been kept of all moneys paid by, or collected from, members and all moneys so paid or collected have been credited to the bank account to which those moneys are to be credited, in accordance with the rules of the Union.
- (c) Before any expenditure was incurred by the Union, approval of the incurring of expenditure was obtained in accordance with the rules of the Union.
- (d) With regard to funds of the Union raised by compulsory levies or voluntary contributions from members, or funds other than the General Fund operated in accordance with the rules, no payments were made out of any such fund for the purposes other than those for which the fund was operated.
- (e) No loans or other financial benefits were made to persons holding office in the Union.
- (f) The register of members of the Union was maintained in accordance with the Industrial Relations Act 1996.
- (g) gives the attached financial report a true and fair view of the financial position as at 30 June 2014 and of the performance for the year ended at 30 June 2014.


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Dated 28/10/14

Health Services Union NSW
ABN: 85 037 751 682

the next solution

Independent Audit Report to the members of Health Services Union NSW

Report on the Financial Report

We have audited the accompanying financial report of Health Services Union NSW, which comprises the statement of financial position as at 30 June 2014, the statement of profit or loss and other comprehensive income, statement of changes in accumulated funds and statement of cash flows for the year ended 30 June 2014, notes comprising a summary of significant accounting policies and other explanatory information, and Union Council's (the 'Council's') certificate and the Accounting Officer's certificate.

Council's, Secretary's and Assistant Secretary/Treasurer's Responsibility for the Financial Report

The Union Council, Secretary and Assistant Secretary/Treasurer of Health Services Union NSW are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the Industrial Relations Act 1996, and for such internal control as management determines is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, Secretary and Assistant Secretary/Treasurer, as well as evaluating the overall presentation of the financial report.

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

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements.

Sydney Office

Level 16, 1 Market Street, Sydney NSW 2000
PO Box H195, Australia Square NSW 1215
p +61 2 9251 4600, f +61 2 9251 7138
info@nxiacourt.com.au, www.nexia.com.au

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Health Services Union NSW

ABN: 85 037 751 682

Independent Audit Report to the members of Health Services Union NSW

Opinion

In our opinion,

- (i) There were kept by the Union, in respect of the year ended 30 June 2014 under review, satisfactory records detailing the sources and nature of income of the Union (including income from members) and the nature and purposes of expenditure, and
- (ii) The attached financial report, including the Certificates of the Council and the Accounting Officer are prepared in accordance with Section 510 of the Industrial Relations Act 1991 (NSW), as applied by Section 282 (3) of the Industrial Relations Act 1996. The report has been prepared from the accounting records of the Union and is properly drawn up so as to give a true and fair view of:
 - (a) the financial position of the Union as at 30 June 2014; and
 - (b) the financial performance of the Union for the year ended 30 June 2014;

and is in accordance with the Industrial Relations Act 1996 and Australian Accounting Standards.



Robert Mayberry
Partner

Registered Company Auditor 185903
Fellow of the Institute of Chartered Accountants in Australia 20369
Holder of a current Certificate of Public Practice



Nexia Court & Co
Chartered Accountants
Sydney

29 October 2014

Statement of Profit or Loss and Other Comprehensive Income
For the Year Ended 30 June 2014

		2014	1 October 2012 to 30 June 2013
	Note	\$	\$
Revenue	3	16,319,037	12,478,312
Other income	3	2,495,147	124,722
Interest revenue	3	35,883	143,900
Employee expenses	4	(7,499,907)	(3,095,146)
Depreciation and impairment expense	4	(1,254,599)	(884,966)
Administrator costs		-	(804,434)
Consulting and professional fees		(1,009,530)	(819,139)
Utilities and telephone expenses		(820,379)	(664,884)
Insurance expenses		(1,016,761)	(783,117)
Computer and IT expenses		(500,534)	(567,666)
Office administration expenses		(541,579)	(345,118)
Other expenses		(2,210,381)	(1,626,664)
Finance costs		(771,758)	(1,030,068)
Total surplus for the year		3,224,639	2,125,732
Other comprehensive income:			
Items that will not be reclassified to profit or loss			
Superannuation Actuarial Gain/(Loss)		704,448	2,420,475
Superannuation Actual Return on Fund Assets		(374,721)	291,492
Total comprehensive income for the year		3,554,366	4,837,699

Statement of Financial Position

As At 30 June 2014

		2014	2013*	1 October 2012*
	Note	\$	\$	\$
ASSETS				
CURRENT ASSETS				
Cash and cash equivalents	5	3,546,089	597,984	486,562
Trade and other receivables	6	228,040	742,502	2,937,572
Other assets	7	308,538	371,679	313,950
Other financial assets	8	-	1,915	141,859
Assets held for sale	9	1,154,909	1,671,617	-
TOTAL CURRENT ASSETS		5,237,576	3,385,697	3,879,943
NON-CURRENT ASSETS				
Property, plant and equipment	10	8,336,161	9,959,923	10,474,576
Investment property	11	10,181,047	11,125,044	13,126,106
TOTAL NON-CURRENT ASSETS		18,517,208	21,084,967	23,600,682
TOTAL ASSETS		23,754,784	24,470,664	27,480,625
LIABILITIES				
CURRENT LIABILITIES				
Trade and other payables	12	1,308,757	1,487,656	1,271,516
Borrowings	13	-	14,183,765	17,304,640
Short-term provisions	14	103,670	103,670	103,670
Employee benefits	15	1,753,260	1,792,921	2,893,708
Derivatives	16	192,326	313,959	415,177
TOTAL CURRENT LIABILITIES		3,358,013	17,881,971	21,988,711
NON-CURRENT LIABILITIES				
Borrowings	13	10,258,765	-	-
Employee benefits	15	2,131,185	2,136,238	5,877,158
TOTAL NON-CURRENT LIABILITIES		12,389,950	2,136,238	5,877,158
TOTAL LIABILITIES		15,747,963	20,018,209	27,865,869
NET ASSETS		8,006,821	4,452,455	(385,244)
EQUITY				
Accumulated Funds		8,006,821	4,452,455	(385,244)
TOTAL EQUITY		8,006,821	4,452,455	(385,244)

* Restated - refer Note 26

Statement of Changes in Accumulated Funds

For the Year Ended 30 June 2014

2014

	Accumulated Funds	Total Accumulated Funds
Note	\$	\$
Balance at 1 July 2013	4,885,513	4,885,513
Total comprehensive income for the period		
Surplus for the Period	3,224,639	3,224,639
Actuarial Gain/(Loss) and Return on Plan Assets	329,727	329,727
Impact of AASB 119 Employee Benefits	(433,058)	(433,058)
Transactions with owners in their capacity as owners		
Sub-total	3,121,308	3,121,308
Balance at 30 June 2014	8,006,821	8,006,821

2013

	Accumulated Funds	Total Accumulated Funds
Note	\$	\$
Balance at 1 October 2012	554,478	554,478
Total comprehensive income for the period		
Surplus for the Period	2,125,732	2,125,732
Actuarial Gain/(Loss) and Return on Plan Assets	2,711,967	2,711,967
Impact of AASB 119 Employee Benefits	(939,722)	(939,722)
Sub-total	3,897,977	3,897,977
Balance at 30 June 2013	4,452,455	4,452,455

Statement of Cash Flows

For the Year Ended 30 June 2014

		1 October 2012 to 30 June 2013
	2014	
Note	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash receipts from customers	18,548,850	13,080,429
Payments to suppliers and employees	(15,256,189)	(11,866,627)
Interest received	54,833	42,682
Interest paid	(751,362)	(1,030,068)
Net cash provided by (used in) operating activities	25 2,596,132	226,416
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale of property, plant and equipment and investment property	4,658,563	67,392
Proceeds from sale of investments	-	139,944
Purchase of property, plant and equipment	(381,590)	(86,455)
Net cash used by investing activities	4,276,973	120,881
CASH FLOWS FROM FINANCING ACTIVITIES:		
Repayment of loans from related parties	-	2,885,000
Repayment of borrowings	(3,925,000)	(3,005,000)
Net cash used by financing activities	(3,925,000)	(120,000)
Net increase (decrease) in cash and cash equivalents held	2,948,105	227,297
Cash and cash equivalents at beginning of year	597,984	370,687
Cash and cash equivalents at end of financial year	5 3,546,089	597,984

Notes to the Financial Statements

For the Year Ended 30 June 2014

The financial report covers Health Services Union NSW ('the Union') as an individual not-for-profit entity, incorporated and domiciled in Australia. The Union is an organisation of employees registered under the New South Wales Industrial Relations Act 1996. In accordance with the Act the Union is a body corporate and has perpetual succession. By virtue of this method of incorporation, the Union is not subject to the Corporations Act 2001.

The financial report of the Health Service Union NSW for the period ended 30 June 2014 was authorised for issue in accordance with a resolution of the Union Council ('the Council') on 25 August 2014.

1 Summary of Significant Accounting Policies

(a) Basis of preparation

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards, Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and the New South Wales Industrial Relations Act 1996.

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

The financial statements have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

(b) Comparative figures

(i) Comparative figures

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

(ii) Retrospective accounting policy

When the Union applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements, a statement of financial position as at the beginning of the earliest comparative period will be presented.

(c) Property, plant and equipment

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and any impairment in value.

Notes to the Financial Statements

For the Year Ended 30 June 2014

1 Summary of Significant Accounting Policies (continued)

(c) Property, plant and equipment (continued)

Plant and equipment

Plant and equipment are measured on the cost basis. Cost includes expenditure that is directly attributable to the asset.

Depreciation

The depreciable amount of all fixed assets is depreciated on a straight-line basis over the asset's useful life to the Union commencing from the time the asset is held ready for use.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Rate
Buildings	2.5%
Motor Vehicles	22.5%
Office Furniture and Equipment	5% - 33.3%

The assets' residual values, depreciation methods and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gains and losses on disposals are calculated as the difference between the net disposal proceeds and the asset's carrying amount and are included in the Statement of Profit or Loss and Other Comprehensive Income in the year that the item is derecognised.

(d) Investment property

Investment property is held at cost which includes expenditure that is directly attributable to the acquisition of the investment property. The investment properties are depreciated on a straight line basis over 40 years.

(e) Investments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions to the instrument. For financial assets, this is the equivalent to the date that the Union commits itself to either the purchase or sale of the asset (i.e. trade date accounting is adopted).

All investments and other financial assets are initially measured at cost, being the fair value of consideration given plus acquisition costs. Purchases and sales of investments are recognised on trade date, which is the date on which the entity commits to purchase, or sell the asset. Accounting policies for each category of investments and other financial assets subsequent to initial recognition are set out below.

Classification and subsequent measurement

Financial instruments are subsequently measured at either fair value, amortised cost using the effective interest rate method, or cost. *Fair value* represents the amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties in an arm's length transaction. Where available, quoted prices in an active market are used to determine fair value. In other circumstances, valuation techniques are adopted.

Notes to the Financial Statements

For the Year Ended 30 June 2014

1 Summary of Significant Accounting Policies (continued)

(e) Investments (continued)

Amortised cost is calculated as:

- (a) the amount at which the financial asset or financial liability is measured at initial recognition;
- (b) less principal repayments;
- (c) plus or minus the cumulative amortisation of the difference, if any, between the amount initially recognised and the maturity amount calculated using the *effective interest method*; and
- (d) less any reduction for impairment.

The *effective interest method* is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying value with a consequential recognition of an income or expense in profit or loss.

The classification of financial instruments depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and at the end of each reporting period for held-to-maturity assets.

(i) Financial assets at fair value through profit or loss

Financial assets are classified at 'fair value through profit or loss' when they are held for trading for the purpose of short-term profit taking, derivatives not held for hedging purposes, or when they are designated as such to avoid an accounting mismatch or to enable performance evaluation where a group of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Such assets are subsequently measured at fair value with changes in carrying value being included in profit or loss.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost.

Loans and receivables are included in current assets, except for those which are not expected to mature within 12 months after the end of the reporting period.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets that have fixed maturities and fixed or determinable payments, and it is the Union's intention to hold these investments to maturity. They are subsequently measured at amortised cost.

Notes to the Financial Statements

For the Year Ended 30 June 2014

1 Summary of Significant Accounting Policies (continued)

(e) Investments (continued)

Held-to-maturity investments are included in non-current assets, except for those which are expected to be realised within 12 months after the end of the reporting period, which will be classified as current assets.

If during the period the Union sold or reclassified more than an insignificant amount of the held-to-maturity investments before maturity, the entire held-to-maturity investments category would be tainted and reclassified as available-for-sale.

The Union did not hold any held-to-maturity investments in the current or comparative financial year.

(iv) Available-for-sale financial assets

Investments, which are classified as available for sale, are measured at fair value. Unrealised gains or losses on these investments are recognised directly in other comprehensive income in the Available-for-sale Investment Reserve until the investment is sold or until the investment is determined to be impaired, at which time the cumulative gain or loss previously reported for that asset is included in the Statement of Profit or Loss and Other Comprehensive Income.

(v) Financial liabilities

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost. Fees payable on the establishment of loan facilities are recognised as transaction costs of the loan.

Borrowings are classified as current liabilities unless the Union has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

Fair value

Fair value is determined based on current bid prices for all quoted investments. Valuation techniques are applied to determine the fair value for all unlisted securities, including recent arm's length transactions, reference to similar instruments and option pricing models.

Impairment - financial assets

Objective evidence that a financial asset is impaired includes default by a debtor, evidence that the debtor is likely to enter bankruptcy or adverse economic conditions in the stock exchange. At the end of each reporting period, the Union assesses whether there is objective evidence that a financial asset has been impaired through the occurrence of a loss event. In the case of available-for-sale financial instruments, a significant or prolonged decline in the value of the instrument is considered to indicate that an impairment has arisen.

Where a subsequent event causes the amount of the impairment loss to decrease (e.g. payment received), the reduction in the allowance account (provision for impairment of receivables) is taken through profit and loss.

However, any reversal in the value of an impaired available for sale asset is taken through other comprehensive income rather than profit and loss.

Impairment losses are recognised through an allowance account for loans and receivables in the Statement of Profit or Loss and Other Comprehensive Income.

Notes to the Financial Statements

For the Year Ended 30 June 2014

1 Summary of Significant Accounting Policies (continued)

(e) Investments (continued)

Derecognition

Financial assets are derecognised where the contractual rights to receipt of cash flows expires or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised where the related obligations are either discharged, cancelled or expired. The difference between the carrying value of the financial liability extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

When available-for-sale investments are sold, the accumulated fair value adjustments recognised in other comprehensive income are reclassified to profit or loss.

(f) Impairment - non-financial assets

The carrying amounts of non current assets are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable. An impairment loss is recognised in the Statement of Profit or Loss and Other Comprehensive Income for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of the asset's fair value less costs to sell and value in use. For the purpose of assessing value in use of assets not held primarily to generate cash, this represents depreciated current replacement cost, as the Union is a not-for-profit organisation.

(i) Impairment loss

Assets that have an allocated impairment loss are reviewed for reversal indicators at the end of each reporting period. After recognition of an impairment loss, the amortisation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount on a systematic basis over its remaining useful life.

Impairment losses are recognised as an expense immediately, unless the relevant asset is property, plant and equipment held at fair value (other than investment property carried at a revalued amount) in which case the impairment loss is treated as a revaluation decrease as described in the accounting policy for property, plant and equipment.

(g) 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 which are convertible to a known amount of cash and subject to an insignificant risk of change in value, and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the statement of financial position.

(h) Employee benefits

Provision is made for the Union's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled plus related on costs.

Other employee benefits payable later than one year have been measured at the amounts expected to be paid when the liability is settled, plus related on-costs. In the case of Long Service Leave this results in an amount not materially different to that achieved by discounting future cash flows.

Employees of the Union are entitled to benefits from superannuation plans on retirement, disability or death.

Notes to the Financial Statements

For the Year Ended 30 June 2014

1 Summary of Significant Accounting Policies (continued)

(h) Employee benefits (continued)

Defined benefit superannuation schemes

In respect of defined benefit plans, the cost of providing the benefits is determined using the projected unit credit method. Actuarial valuations are conducted every three years, with interim valuations performed on an annual basis. Consideration is given to any event that could impact the funds up to the end of the reporting period where the interim valuation is performed at an earlier date.

A The superannuation schemes for Health Services Union NSW are:

- the State Authorities Superannuation Scheme (SASS);
- the State Authorities Non Contributory Superannuation Scheme (SANCS).

These schemes are all defined benefit schemes – at least a component of the final benefit is derived from a multiple of member salary and years of membership. Members receive lump sum or pension benefits on retirement, death, disablement and withdrawal. All the Schemes are closed to new members.

The schemes in the Pooled Fund are established and governed by the following NSW legislation: Superannuation Act 1916, State Authorities Superannuation Act 1987, Police Regulation (Superannuation) Act 1906, State Authorities Non-Contributory Superannuation Scheme Act 1987, and their associated regulations.

The schemes in the Pooled Fund are exempt public sector superannuation schemes under the Commonwealth Superannuation Industry (Supervision) Act 1993 (SIS). The SIS Legislation treats exempt public sector superannuation funds as complying funds for concessional taxation and superannuation guarantee purposes.

Under a Heads of Government agreement, the New South Wales Government undertakes to ensure that the Pooled Fund will conform with the principles of the Commonwealth's retirement incomes policy relating to preservation, vesting and reporting to members and that members' benefits are adequately protected.

The New South Wales Government prudentially monitors and audits the Pooled Fund and the Trustee Board activities in a manner consistent with the prudential controls of the SIS legislation. These provisions are in addition to other legislative obligations on the Trustee Board and internal processes that monitor the Trustee Board's adherence to the principles of the Commonwealth's retirement incomes policy.

An actuarial investigation of the Pooled Fund is performed every three years. The last actuarial investigation was performed as at 30 June 2012.

Other entities' responsibility for the governance of the fund

The Fund's Trustee is responsible for the governance of the Fund. The Trustee has a legal obligation to act solely in the best interests of fund beneficiaries. The Trustee has the following roles:

- Administration of the fund and payment to the beneficiaries from fund assets when required in accordance with the fund rules;
- Management and investment of the fund assets; and
- Compliance with other applicable regulations.

Notes to the Financial Statements

For the Year Ended 30 June 2014

1 Summary of Significant Accounting Policies (continued)

(h) Employee benefits (continued)

Defined benefit superannuation schemes (continued)

Risks

There are a number of risks to which the Fund exposes Health Services Union NSW. The more significant risks relating to the defined benefits are:

- **Investment risk** - The risk that investment returns will be lower than assumed and the Employer will need to increase contributions to offset this shortfall.
- **Longevity risk** - The risk that pensioners live longer than assumed, increasing future pensions.
- **Pension indexation risk** - The risk that pensions will increase at a rate greater than assumed, increasing future pensions.
- **Legislative risk** - The risk is that legislative changes could be made which increase the cost of providing the defined benefits.

The defined benefit fund assets are invested with independent fund managers and have a diversified asset mix. The Fund has no significant concentration of investment risk or liquidity risk.

Significant events

There were no fund amendments, curtailments or settlements during the year.

(i) Provisions

Provisions are recognised when the Union 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.

(j) Borrowings

Secured and unsecured loans have been obtained. These have not been discounted to present values. Carrying amounts therefore represent amount expected to be repaid at settlement. Unsecured loans are considered to be repayable at call and therefore presented as current liabilities.

(k) Trade and other payables

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

(l) Income tax

No provision for income tax is necessary as the Union is exempt from income tax under Section 50 - 15 of the *Income Tax Assessment Act 1997*.

Notes to the Financial Statements

For the Year Ended 30 June 2014

1 Summary of Significant Accounting Policies (continued)

(m) Leases

Lease payments for operating leases, where substantially all of the risks and benefits remain with the lessor, are charged as expenses on a straight-line basis over the life of the lease term.

Lease incentives under operating leases are recognised as a liability and amortised on a straight-line basis over the life of the lease term.

(n) Revenue and other income

Interest revenue

Interest revenue is recognised using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument.

Subscriptions

Revenue from the provision of membership subscriptions is recognised on a straight line basis over the financial year.

(o) Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the statement of financial position are shown inclusive of GST.

Cash flows are presented in the statement of cash flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(p) Functional and presentation currency

The functional currency of the Health Services Union NSW is measured using the currency of the primary economic environment in which that entity operates. The financial statements are presented in Australian dollars which is the entity's functional and presentation currency.

(q) Critical accounting estimates and judgments

Estimates and judgements are continually evaluated and are based on historical knowledge and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

The Union makes estimates and assumptions concerning the future. The resulting accounting estimates by definition seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities include the determination of employee entitlements for long service leave, the asset or liability in respect of the defined superannuation plans, depreciation of property, plant and equipment, the fair value of available for sale financial assets and the going concern basis.

Notes to the Financial Statements

For the Year Ended 30 June 2014

1 Summary of Significant Accounting Policies (continued)

(q) Critical accounting estimates and judgments (continued)

Critical judgments in applying the Union's accounting principles

The critical judgments that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are those described in Notes 1 (c), 1 (d), 1 (e), 1 (f), 1 (h) and 1 (s).

(r) First time application of the revised AASB 119 'Employee Benefits'

The amended AASB 119 "Employee Benefits" has changed the accounting for defined benefit superannuation scheme obligations. The revised standard requires superannuation expense to include net interest (interest cost less interest income) measured at and reported as defined benefit costs. Note 15 details the Net Benefit Defined Fund Assets and obligation and other disclosures provided by the Scheme actuary.

The amended accounting standard requires the amounts recorded in profit or loss to be limited to current and past service costs, gain or losses, settlements and net interest income (expense). All other changes in the net defined benefit asset (liability), including actuarial gains and losses, are recognised in other comprehensive income with no subsequent recycling to profit or loss. The expected return on plan assets is no longer recognised in profit or loss. Instead, interest income is now measured using the same discount rate used to measure the defined benefit obligation (market yields on 10 year Commonwealth government bonds).

The 10 year Commonwealth government bond yield is generally lower than expected rate of return on assets that was used to determine the expected return on assets in the previous standard. As a result the service cost for members has increased. The impact on the statement of profit or loss and other comprehensive income for the financial year is disclosed in Note 26.

(s) Assets held for sale

Assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell.

Assets classified as held for sale are not amortised or depreciated.

Assets classified as held for sale and any associated liabilities are presented separately in the statement of financial position.

(t) New accounting standards for application in future periods

The AASB has issued new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods. The Union has decided against early adoption of these Standards. The following table summarises those future requirements, and their impact on the Union:

Notes to the Financial Statements

For the Year Ended 30 June 2014

1 Summary of Significant Accounting Policies (continued)

(t) New accounting standards for application in future periods (continued)

Standard Name	Effective date for entity	Requirements	Impact
AASB 9 Financial Instruments and amending standards AASB 2010-7 / AASB 2012-6	30 June 2016	Changes to the classification and measurement requirements for financial assets and financial liabilities. New rules relating to derecognition of financial instruments.	The impact of AASB 9 has not yet been determined as the entire standard has not been released.
AASB 1055 - Budgetary Reporting AASB 2013-1 Amendments to AASB 1049 - Relocation of Budgetary Reporting Requirements	30 June 2015	This standard specifies the nature of budgetary disclosures and circumstances for inclusion in the financial statements.	No impact as the entity is not a public sector entity.
AASB 2012-3 Amendments to Australian Accounting Standards - Offsetting Financial Assets and Financial Liabilities [AASB 132]	30 June 2015	This standard adds application guidance to AASB 132 to assist with applying some of the offset criteria of the standard.	There will be no impact to the entity as there are no offsetting arrangements currently in place..
AASB 2013-3 Recoverable Amount Disclosures for Non-Financial Assets	30 June 2015	Amends the disclosure requirements in AASB 136 Impairment of Assets. The amendments include the requirement to disclose additional information about the fair value measurement when the recoverable amount of impaired assets is based on fair value less costs of disposal.	The impact of this standard is expected to be minimal.

(u) Related Party Disclosures

Related parties for the purpose of the disclosures made in Note 23 of this financial report include Officers and entities in which Officers have a significant interest in, and there transactions with the Union.

2 Information to be Provided to Members or Registrar

In accordance with the requirements of the Industrial Relations Act, 1991 (NSW) the attention of members is drawn to the provisions of Sub-Sections (1) and (2) of Section 512 which read as follows:

(a) A member of an organisation, or the Industrial Registrar, may apply to the organisation for specified information prescribed by the regulations in relation to the organisation.

(b) An organisation must, on the making of such an application, make the specified information available to the member or the Industrial Registrar in the manner, and within the time, prescribed by the regulations.

Notes to the Financial Statements

For the Year Ended 30 June 2014

3 Revenue and Other Income

	2014	1 October 2012 to 30 June 2013
	\$	\$
Revenue		
Membership contributions	15,006,389	11,523,193
Service fees	162,810	93,669
Rental income	1,149,838	861,450
	16,319,037	12,478,312
Bank interest	35,883	42,683
Interest gain on swaps	-	101,217
	35,883	143,900
Other income	48,042	102,917
Profit on sale of property, plant and equipment	2,447,105	21,805
	2,495,147	124,722
Total Revenue	18,850,067	12,746,934

4 Result for the Year

Expenses

Depreciation and Amortisation		
Depreciation - buildings	549,787	511,491
Depreciation - motor vehicles	192,760	133,393
Depreciation - furniture and fixtures	313,780	239,665
Depreciation - plant and equipment	198,272	417
Total Depreciation and Amortisation	1,254,599	884,966
Interest expense	771,758	1,030,068
Employee expenses	7,499,907	3,095,146

Notes to the Financial Statements

For the Year Ended 30 June 2014

5 Cash and Cash Equivalents

	2014	2013
	\$	\$
CURRENT		
Cash at bank and in hand	<u>3,546,089</u>	<u>597,984</u>

6 Trade and Other Receivables

CURRENT		
Trade and other receivables	5,204	8,271
Rent receivable	6,746	9,548
Accrued income	<u>216,090</u>	<u>724,683</u>
	<u>228,040</u>	<u>742,502</u>

7 Other Assets

CURRENT		
Prepayments	282,047	324,792
Prepaid borrowing costs	<u>26,491</u>	<u>46,887</u>
	<u>308,538</u>	<u>371,679</u>

8 Other Financial Assets

CURRENT		
Available for sale financial assets	-	1,915
	<u>-</u>	<u>1,915</u>

9 Assets held for sale

CURRENT		
Property, plant and equipment - at cost	<u>1,154,909</u>	<u>1,671,617</u>

Notes to the Financial Statements

For the Year Ended 30 June 2014

10 Property, Plant and Equipment

	2014	2013
	\$	\$
NON-CURRENT		
Building		
At cost	6,131,986	7,260,607
Accumulated depreciation	(1,542,297)	(1,565,150)
Total buildings	<u>4,589,689</u>	<u>5,695,457</u>

Valuation of Properties

The following valuations of properties have been conducted:

Property	Certified Practising Valuer	Valuation Date	Fair Value \$
Unit 23/126-128 Auburn Street, Wollongong NSW	2	27 May 2013	430,000
Unit 5/2-6 Hunter Street, Parramatta NSW	3	29 May 2013	490,000
Level 2, 109 Pitt Street Sydney NSW	1	3 June 2013	4,340,000
Lot 34/SP70031 Level 8, 109 Pitt Street Sydney NSW	1	3 June 2013	370,000
Total Property			<u>5,630,000</u>
Investment Property			
Unit 13, 15 Meadow Way, Banksmeadow NSW	4	29 May 2013	650,000
Lot 50/SP52105, 370 Pitt Street Sydney NSW	1	3 June 2013	500,000
Lot 32/SP46628, 370 Pitt Street Sydney NSW	1	3 June 2013	70,000
Level 3, 109 Pitt Street Sydney NSW	1	3 June 2013	4,480,000
Level 9, 109 Pitt Street Sydney NSW	1	3 June 2013	3,165,000
Lot 55-60/SP71295 Level 10, 109 Pitt Street Sydney NSW	1	3 June 2013	2,125,000
Lot 87/SP72095 Level 15, 109 Pitt Street Sydney NSW	1	3 June 2013	675,000
Total Investment Property			<u>11,665,000</u>
Assets Held For Sale			
Level 3, 370 Pitt Street Sydney NSW	1	3 June 2013	3,700,000
Total Assets Held For Sale			<u>3,700,000</u>

1. James Burney, AAPI Certified Practising Valuer, Registered Valuer No. 6276, of Knight Frank Pty Ltd.
2. B. Carr, AAPI Certified Practising Valuer, Registered Valuer No. 2736, of Martin Morris & Jones Pty Ltd.
3. David Hayward, Certified Practising Valuer, Registered Valuer No 3146, of Macquarie Bell Pty Ltd.
4. Kris Cviker, FAPI Certified Practising Valuer, Registered Valuer No. 4041, of Egan National Valuers Pty Ltd.

Notes to the Financial Statements

For the Year Ended 30 June 2014

10 Property, Plant and Equipment (continued)

	2014	2013
	\$	\$
Plant and equipment		
At cost	1,072,087	1,047,756
Accumulated depreciation	(765,498)	(579,821)
Total plant and equipment	<u>306,589</u>	<u>467,935</u>
Furniture, fixture and fittings		
At cost	5,198,349	5,575,255
Accumulated depreciation	(2,322,705)	(2,242,362)
Total furniture, fixture and fittings	<u>2,875,644</u>	<u>3,332,893</u>
Motor vehicles		
At cost	958,077	771,267
Accumulated depreciation	(393,838)	(307,629)
Total motor vehicles	<u>564,239</u>	<u>463,638</u>
Total plant and equipment	<u>3,746,472</u>	<u>4,264,466</u>
 Total property, plant and equipment	 <u><u>8,336,161</u></u>	 <u><u>9,959,923</u></u>

Notes to the Financial Statements

For the Year Ended 30 June 2014

10 Property, Plant and Equipment (continued)

(a) Movements in Carrying Amounts

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

	Buildings \$	Plant and Equipment \$	Furniture, Fixtures and Fittings \$	Motor Vehicles \$	Total \$
Balance at 1 July 2013					
Balance at the beginning of period	5,695,457	467,935	3,332,893	463,638	9,959,923
Additions	-	41,341	14,341	325,908	381,590
Disposals	(353,222)	(4,415)	(157,810)	(32,547)	(547,994)
Transfers to investment property	(571,479)	-	-	-	(571,479)
Depreciation expense	(181,067)	(198,272)	(313,780)	(192,760)	(885,879)
Balance at 30 June 2014	4,589,689	306,589	2,875,644	564,239	8,336,161
Balance at 1 October 2012					
Balance at the beginning of period	7,207,117	-	2,670,812	596,647	10,474,576
Additions	35,100	-	-	51,355	86,455
Disposals - written down value	(97)	-	-	(50,494)	(50,591)
Transfers	(1,364,617)	468,352	1,372,500	(477)	475,758
Transfers to held for sale	-	-	(470,754)	-	(470,754)
Depreciation expense	(182,046)	(417)	(239,665)	(133,393)	(555,521)
Balance at 30 June 2013	5,695,457	467,935	3,332,893	463,638	9,959,923

Notes to the Financial Statements

For the Year Ended 30 June 2014

11 Investment Property

NON-CURRENT

	2014 \$	2013 \$
Balance at beginning of the period	11,125,044	13,126,106
Transfers (to) from property, plant and equipment	571,479	(470,754)
Transfers to held for sale	(1,154,909)	(1,200,863)
Depreciation	(360,567)	(329,445)
Balance at end of the period	10,181,047	11,125,044

The fair value of the investment property is \$ 11,665,000. The fair value of investment properties is included in Note 12 above.

12 Trade and Other Payables

CURRENT

Unsecured liabilities		
Trade payables	271,601	512,123
Rental bonds collected	69,439	57,469
GST payable	350,492	281,634
Other payables	617,225	636,430
	1,308,757	1,487,656

13 Borrowings

CURRENT

Secured liabilities:

Bank loans	-	14,183,765
	-	14,183,765

NON-CURRENT

Secured liabilities:

Bank loans	10,258,765	-
Total non-current borrowings	10,258,765	-

(a) Security Provided

The bank loans and Commercial Bank Bills are secured by mortgages over all the freehold properties of the Union except for Unit 5/2-6 Hunter Street, Parramatta NSW, Lot 50/SP52105, 370 Pitt Street, Sydney NSW, Lot 32/SP46628, 370 Pitt Street, Sydney NSW.

The carrying amount approximates fair value in respect to the Interest Bearing Liabilities.

Notes to the Financial Statements

For the Year Ended 30 June 2014

14 Provisions

	2014	2013
	\$	\$
CURRENT		
Building make good provision	103,670	103,670

15 Employee Benefits

CURRENT		
Long service leave	691,738	761,792
Provision for employee benefits	1,061,522	1,031,129
	1,753,260	1,792,921
NON-CURRENT		
Long service leave	38,965	93,169
Defined benefit obligations		
- Present value of obligations	2,092,220	2,043,069
	2,131,185	2,136,238

Defined Benefit Plan

Employees of The Union are entitled to benefits from superannuation plans on retirement, disability or death. The Union participated in twelve employer-sponsored superannuation plans. Two of these, State Authorities Superannuation Scheme (SASS) and State Authorities Non-contributory Superannuation Scheme (SANCS) are defined benefit plans. The following sets out details in respect of the defined benefit superannuation plans only.

(a) Reconciliation of the Net Defined Benefit Liability/(Asset)

	2014	2013
	\$	\$
The amounts included in the Statement of Financial Position as Net (Asset) / Liability Defined Benefits Superannuation Plans are as follows:		
Net Defined Benefit Liability/(Asset) at start of year	2,043,069	6,605,322
Current service cost	301,651	498,576
Net Interest on the net defined benefit liability/(asset)	114,649	198,098
Past service cost	-	-
(Gains)/losses arising from settlements	-	-
Actual return on Fund assets less Interest income	374,721	(291,493)
Actuarial (gains)/losses arising from changes in demographic assumptions	-	342,958
Actuarial (gains)/losses arising from changes in financial assumptions	393,665	(941,840)
Actuarial (gains)/losses arising from liability experience	(883,546)	(3,005,481)
Adjustment for effect of asset ceiling	-	-
Other movements	-	(1,100,000)
Employer contributions	(251,989)	(263,071)
	2,092,220	2,043,069

Notes to the Financial Statements

For the Year Ended 30 June 2014

15 Employee Benefits (continued)

Reconciliation of the Fair Value of Fund Assets

	2014	2013
	\$	\$
Fair value of fund assets is as follows:		
Beginning of the year	5,912,375	6,906,151
Interest income	253,990	199,852
Actual return on Fund assets less Interest income	(374,721)	291,493
Employer contributions	251,988	263,071
Contributions by participants	114,939	143,468
Benefits paid	(1,895,905)	(2,185,825)
Taxes, premiums & expenses paid	162,785	294,165
Transfers in	-	-
Contributions to accumulation section	-	-
Settlements	-	-
Exchange rate changes	-	-
	4,425,451	5,912,375

(b) Reconciliation of the Defined Benefit Obligation

	2014	2013
	\$	\$
Present value of defined benefit obligations at beginning of the year	9,055,444	13,511,473
Current service cost	301,651	498,576
Interest cost	368,639	397,950
Contributions by participants	114,939	143,468
Actuarial (gains)/losses arising from changes in demographic assumptions	-	342,958
Actuarial (gains)/losses arising from changes in financial assumptions	393,665	(941,840)
Actuarial (gains)/losses arising from liability experience	(1,983,547)	(3,005,481)
Benefits paid	(1,895,905)	(2,185,825)
Taxes, premiums & expenses paid	162,785	294,165
Transfers in	-	-
Contributions to accumulation section	-	-
Past service cost	-	-
Settlements	-	-
Exchange rate changes	-	-
Present value of defined benefit obligations at end of the year	6,517,671	9,055,444

Notes to the Financial Statements

For the Year Ended 30 June 2014

15 Employee Benefits (continued)

(c) Fair value of fund assets

All Pooled Fund assets are invested by STC at arm's length through independent fund managers, assets are not separately invested for each entity and it is not possible or appropriate to disaggregate and attribute fund assets to individual entities. **As such, the disclosures below relate to total assets of the Pooled Fund.**

As at 30 June 2014

Asset category	Total (A\$'000)	Quoted prices in active markets for identical assets	Significant observable inputs	Unobservable inputs Level 3
		Level 1 (A\$'000)	Level 2 (A\$'000)	(A\$'000)
Short Term Securities	2,452,755	1,572,615	880,140	-
Australian Fixed Interest	2,365,014	10,928	2,354,086	-
International Fixed Interest	880,529	-	880,529	-
Australian Equities	11,738,636	11,494,549	241,423	2,664
International Equities	10,953,329	8,172,677	2,780,531	121
Property	3,272,986	894,113	692,296	1,686,577
Alternatives	6,329,410	565,401	4,897,152	866,857
Total*	37,992,659	22,710,283	12,726,157	2,556,219

The percentage invested in each asset class at the balance sheet date:

	2014	2013
Australian equities	31 %	30 %
Overseas equities	29 %	26 %
Australian fixed-interest securities	6 %	7 %
Overseas fixed-interest securities	2 %	2 %
Property	9 %	9 %
Cash	6 %	13 %
Other	17 %	13 %
	100 %	100 %

*Additional to the assets disclosed above, at 30 June 2014 Pooled Fund has provisions for receivables/(payables) estimated to be around \$2.2 billion, giving an estimated assets totalling around \$40.2 billion.

Level 1 - quoted prices in active markets for identical assets or liabilities. The assets in this levels are listed shares; listed unit trusts.

Level 2 - inputs other than quoted prices observable for the asset or liability either directly or indirectly. The assets in this level are cash; notes; government, semi-government and corporate bonds; unlisted trusts containing where quoted prices are available in active markets for identical assets or liabilities.

Notes to the Financial Statements

For the Year Ended 30 June 2014

15 Employee Benefits (continued)

Level 3 - inputs for the asset or liability that are not based on observable market data. The assets in this level are unlisted property; unlisted shares; unlisted infrastructure; distressed debt; hedge funds.

Derivatives, including futures and options, can be used by investment managers. However, each manager's investment mandate clearly states that derivatives may only be used to facilitate efficient cashflow management or to hedge the portfolio against market movements and cannot be used for speculative purposes or gearing of the investment portfolio. As such managers make limited use of derivatives.

All Fund assets are invested by STC at arm's length through independent fund managers.

Fair value of entity's own financial instruments

The fair value of the Pooled Fund assets include as at 30 June 2014 of \$173.9 million in NSW government bonds.

(d) Significant Actuarial Assumptions at the Reporting Date

As at	30-Jun-14	30-Jun-13
Discount rate	3.57% pa	3.80% pa
Salary increase rate (excluding promotional increases)	2.27% pa to 30 June 2015, then 2.5% pa to 30 June 2018, 3.0% pa from 1 July 2018 to 30 June 2023, and 3.5% pa thereafter	2.25% for 2013/2014 (2.95% for PSS); 2.25% pa for 2014/2015; 2.00% pa for 2015/2016 to 2019/2020; 2.50% pa thereafter
Rate of CPI increase	2.5% pa	2.50% pa
Pensioner mortality	as per the 2012 Actuarial Investigation of the Pooled Fund	as per the 2012 Actuarial Investigation of the Pooled Fund

Sensitivity Analysis

The Union's total defined benefit obligation as at 30 June 2014 under several scenarios is presented below.

Scenarios A to F relate to sensitivity of the total defined benefit obligation to economic assumptions, and scenarios G and H relate to sensitivity to demographic assumptions.

Notes to the Financial Statements

For the Year Ended 30 June 2014

15 Employee Benefits (continued)

(d) Significant Actuarial Assumptions at the Reporting Date (continued)

	Base Case	Scenario A -1.0% discount rate	Scenario B +1.0% discount rate
Discount rate	3.57%	2.57%	4.57%
Rate of CPI increase	as above	as above	as above
Salary inflation rate	as above	as above	as above
Defined benefit obligation (A\$)	6,517,671	7,320,164	5,856,782

	Base Case	Scenario C +0.5% rate of CPI increase	Scenario D -0.5% rate of CPI increase
Discount rate	as above	as above	as above
Rate of CPI increase	2.5%	3.0%	2.0%
Salary inflation rate	as above	as above	as above
Defined benefit obligation (A\$)	6,517,671	6,694,025	6,356,449

	Base Case	Scenario E +0.5% salary increase rate	Scenario F -0.5% salary increase rate
Discount rate	as above	as above	as above
Rate of CPI increase	as above	as above	as above
Salary inflation rate	as above	above rates plus 0.5% pa	above rates less 0.5% pa
Defined benefit obligation (A\$)	6,517,671	6,715,714	6,331,035

	Base Case	Scenario G +5% pensioner mortality rates	Scenario H -5% pensioner mortality rates
Defined benefit obligation (A\$)	6,517,671	6,486,844	6,550,255

The defined benefit obligation has been recalculated by changing the assumptions as outlined above, whilst retaining all other assumptions.

Funding arrangements

Funding arrangements are reviewed at least every three years following the release of the triennial actuarial review and was last reviewed following completion of the triennial review as at 30 June 2012. Contribution rates are set after discussions between the employer, STC and NSW Treasury.

Funding positions are reviewed annually and funding arrangements may be adjusted as required after each annual review.

Notes to the Financial Statements

For the Year Ended 30 June 2014

15 Employee Benefits (continued)

(e) Employer contributions

	2014 SASS \$	2014 SANCS \$
Expected employer contributions to be paid in the next reporting period	205,000	47,000

Funding Arrangements for Employer Contributions

(a) Surplus/deficit

The following is a summary of the 30 June 2014 financial position of the Fund calculated in accordance with AAS 25 "Financial Reporting by Superannuation Plans":

	2014 \$	2013 \$
Accrued Benefits	4,549,337	6,541,503
Net market value of Fund assets	(4,425,451)	(5,912,375)
Net (surplus) / deficit	123,886	629,128

(b) Contribution recommendations

Recommended contribution rates for the Union are:

SASS	SANCS
multiple of member contributions	% member salary
n/a	n/a

(c) Funding method

Contribution rates are set after discussions between the employer, STC and NSW Treasury.

(d) Economic assumptions

The economic assumptions adopted for the 2012 actuarial review of the Pooled Fund are:

Notes to the Financial Statements

For the Year Ended 30 June 2014

15 Employee Benefits (continued)

(e) Employer contributions (continued)

Weighted-Average Assumptions	30-Jun-14	30-Jun-13
Expected rate of return on Fund assets backing current pension liabilities	8.3% pa	8.3% pa
Expected rate of return on Fund assets backing other liabilities	7.3% pa	7.3% pa
	SASS, SANCS, SSS 2.7% pa (PSS 3.5% pa) to 30 June 2018, then 4.0% pa thereafter	SASS, SANCS, SSS 2.7% pa (PSS 3.5% pa) to 30 June 2018, then 4.0% pa thereafter
Expected salary increase rate (excluding promotional salary increases)		
Expected rate of CPI increase	2.5% pa	2.5% pa

Nature of Asset/Liability

If a surplus exists in the employer's interest in the Fund, the employer may be able to take advantage of it in the form of a reduction in the required contribution rate, depending on the advice of the Fund's actuary.

Where a deficiency exists, the employer is responsible for any difference between the employer's share of Fund assets and the defined benefit obligation.

(f) Maturity profile

The weighted average duration of the defined benefit obligation is 13 years (2013: 12 years).

16 Derivatives

	2014	2013
	\$	\$
CURRENT		
Interest rate swap	192,326	313,959

Health Services Union NSW entered into an interest rate swap agreement on 6 October 2010 with a sole purpose to hedge/fix the variable interest rate of the \$5,200,000 loan. The interest rate swap/hedge instrument has a face value of \$5,200,000. This represents an unrealised loss as at 30 June 2014.

Notes to the Financial Statements

For the Year Ended 30 June 2014

17 Capital and Leasing Commitments

Operating lease commitments

The following amounts are payable in respect of:

	2014	2013
	\$	\$
The lease of the Union's office equipment		
- no later than 1 year	53,780	80,144
- between 1 year and 5 years	71,848	39,921
- greater than 5 years	-	-
	125,628	120,065

Operating leases have been taken out for computer equipment.

18 Lessor Commitments

Operating lease commitments receivable - Union as lessor

Health Services Union NSW leases out its investment property (see note 11) under commercial leases. These non-cancellable leases have terms between 1 and 6 years. All leases include provisions for Health Services Union NSW to increase rent to CPI to 4% per annum with current market rental assessments performed regularly in accordance with the lease agreements.

The future minimum lease payments under non-cancellable leases are:

	2014	2013
	\$	\$
- no later than 1 year	1,150,644	983,662
- between 1 year and 5 years	1,338,800	1,182,088
Total minimum lease payments	2,489,444	2,165,750

19 Financial Risk Management

The main risks Health Services Union NSW is exposed to through its financial instruments are credit risk, liquidity risk and market risk consisting of interest rate risk and equity price risk.

The Union's financial instruments consist mainly of deposits with banks, short-term investments, accounts receivable and payable, bank loans and overdrafts, loans to and from related parties, bills, leases, preference shares, and derivatives.

Notes to the Financial Statements

For the Year Ended 30 June 2014

19 Financial Risk Management (continued)

The totals for each category of financial instruments, measured in accordance with AASB 139 as detailed in the accounting policies to these financial statements, are as follows:

	2014	2013
	\$	\$
Financial Assets		
Cash and cash equivalents	3,546,089	597,984
Available-for-sale financial assets:		
- at cost		
- listed investments	-	1,915
Total available-for-sale financial assets	-	1,915
Total financial assets	3,546,089	599,899
Financial Liabilities		
Financial liabilities at amortised cost		
- Trade and other payables	1,308,757	1,487,656
- Borrowings	10,258,765	14,183,765
Total financial liabilities	11,567,522	15,671,421

Financial risk management policies

The Union Council has overall responsibility for the establishment of Health Services Union NSW's financial risk management framework.

The day-to-day risk management is carried out by Health Services Union NSW's finance function under policies and procedures which have been adopted by the Health Services Union. The Chief Financial Officer has been delegated the authority for designing and implementing processes which follow the policies and procedures. This includes monitoring the levels of exposure to interest rate risk and assessment of market forecasts for interest rate movements.

Health Services Union NSW does not actively engage in the trading of financial assets for speculative purposes nor does it write options.

Mitigation strategies for specific risks faced are described below:

(a) Credit risk

Exposure to credit risk relating to financial assets arises from the potential non-performance by counterparties of contract obligations that could lead to a financial loss to Health Services Union NSW and arises principally from Health Services Union NSW's receivables.

The receivables of the Health Services Union NSW are with lessees and members. Bank guarantees are in place to secure the receivables from lessees and member fees are automatically deducted as part of their salary and wages.

Notes to the Financial Statements

For the Year Ended 30 June 2014

19 Financial Risk Management (continued)

(b) Liquidity risk

Liquidity risk arises from the possibility that the Health Services Union NSW might encounter difficulty in settling its debts or otherwise meeting its obligations related to financial liabilities. The Union manages this risk through the following mechanisms:

- preparing forward-looking cash flow analysis in relation to its operational, investing and financial activities which are monitored on a monthly basis;
- using interest rate swaps to manage interest payments;
- monitoring undrawn credit facilities;
- maintaining a reputable credit profile;
- managing credit risk related to financial assets;
- only investing surplus cash with major financial institutions; and
- comparing the maturity profile of financial liabilities with the realisation profile of financial assets.

Typically, Health Services Union NSW ensures that it has sufficient cash on demand to meet expected operational expenses for a period of 60 days.

(c) Liquidity Risk - Asset maturity analysis

The table/s below reflect maturity analysis for financial assets.

	Within 1 Year		1 to 5 Years		Total	
	2014	2013	2014	2013	2014	2013
	\$	\$	\$	\$	\$	\$
Financial assets - cash flows realisable						
Cash and cash equivalents	3,546,089	597,984	-	-	3,546,089	597,984
Trade, term and loans receivables	228,040	742,502	-	-	228,040	742,502
Other investments	-	1,915	-	-	-	1,915
Total anticipated inflows	<u>3,774,129</u>	<u>1,342,401</u>	<u>-</u>	<u>-</u>	<u>3,774,129</u>	<u>1,342,401</u>

The table/s below reflect an undiscounted contractual maturity analysis for financial liabilities.

The timing of cash flows presented in the table to settle financial liabilities reflects the earliest contractual settlement dates and does not reflect management's expectations that banking facilities will be rolled forward. The amounts disclosed in the table are the undiscounted contracted cash flows and therefore the balances in the table may not equal the balances in the statement of financial position due to the effect of discounting.

Notes to the Financial Statements

For the Year Ended 30 June 2014

19 Financial Risk Management (continued)

Financial liability maturity analysis

	Within 1 Year		1 to 5 Years		Total	
	2014	2013	2014	2013	2014	2013
	\$	\$	\$	\$	\$	\$
Financial liabilities due for payment						
Trade and other payables (excluding estimated annual leave)	1,398,757	1,487,656	-	-	1,398,757	1,487,656
Borrowings (excluding finance lease)	-	14,183,765	10,258,765	-	10,258,765	14,183,765
Interest rate swap	-	-	192,326	313,959	192,326	313,959
Total contractual outflows	1,398,757	15,671,421	10,451,091	313,959	11,849,848	15,985,380

The timing of expected outflows is not expected to be materially different from contracted cashflows, with the exception of the borrowings in the year ended 30 June 2013. They were classified as above due to the expiry date of the facilities and were renewed during the year ended 30 June 2014.

Assets pledged as collateral

Certain assets have been pledged as security for debt and their realisation into cash may be restricted subject to terms and conditions attached to the relevant debt contracts. Refer to Note 13(a) for further details.

(d) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices.

i. Interest rate risk

Exposure to interest rate risk arises on financial assets and financial liabilities recognised at the end of the reporting period, whereby a future change in interest rates will affect future cash flows or the fair value of fixed rate financial instruments. The Union is also exposed to earnings volatility on floating rate instruments.

Interest rate risk is managed by maintaining a portion of borrowings at fixed interest rates through the use of an interest rate swap. At 30 June 2014, approximately 51% of Health Services Union NSW debt is fixed rate, which includes \$5,200,000 in debt that forms part of the interest rate swap facility.

Notes to the Financial Statements

For the Year Ended 30 June 2014

19 Financial Risk Management (continued)

The net effective variable interest rate borrowings (i.e. unhedged debt) exposes the Union to interest rate risk which will impact future cash flows and interest charges and is indicated by the following floating interest rate financial liabilities:

	2014	2013
	\$	\$
Floating rate instruments		
Borrowings	5,058,765	941,000

Interest rate swaps are measured at fair value with gains and losses recognised in the statement of profit or loss and other comprehensive income. This is because the interest rate swap has not been designated a part of a hedging relationship in accordance with Australian Accounting Standards.

Interest Rate Risk - Sensitivity Analysis

Sensitivity analysis

The following sensitivity analysis is based on the interest rate risk exposures in existence at the end of the reporting period.

An increase of 100 basis points or a decrease of 50 basis points would have increased equity and profit or loss by the amounts shown below. This analysis assumes that other variables are held constant.

	Profit		Equity	
	100 basis points increase	50 basis points decrease	100 basis points increase	50 basis points decrease
2014	(50,588)	25,294	(50,588)	25,294
2013	(9,410)	4,705	(9,410)	4,705

The movements in profit are due to lower interest costs from variable rate debt and cash balances.

Notes to the Financial Statements

For the Year Ended 30 June 2014

19 Financial Risk Management (continued) Interest Rate Risk

(i) Financial instrument composition and maturity analysis

The Union's exposure to interest rate risk, which is the risk that a financial instruments value will fluctuate as a result of changes in market interest rates and the effective weighted average interest rates on classes of financial assets and financial liabilities, is as follows:

	Weighted Average Effective Interest Rate		Floating Interest Rate		Maturing within 1 Year		Maturing 1 to 5 Years		Non-interest Bearing	
	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013
	%	%	\$	\$	\$	\$	\$	\$	\$	\$
Financial Assets:										
Cash and cash equivalents	-	-	-	-	-	-	-	-	3,546,089	597,984
Total Financial Assets			-	-	-	-	-	-	3,546,089	597,984
Financial Liabilities:										
Borrowings	2.75	2.85	5,058,765	6,141,000	-	8,042,765	5,200,000	-	-	-
Interest rate swaps	5.67	5.67	-	-	192,326	313,959	-	-	-	-
Total Financial Liabilities			5,058,765	6,141,000	192,326	8,356,724	5,200,000	-	-	-

Notes to the Financial Statements

For the Year Ended 30 June 2014

20 Interests of Key Management Personnel

The key management personnel of the Union are the Officers and other key management personnel. Their remuneration paid during the year is as follows:

	2014	2013
	\$	\$
Short-term benefits	1,136,023	522,020
Long-term benefits	11,128	13,209
Post-employment benefits	93,113	37,864
	<u>1,240,264</u>	<u>573,093</u>

Other key management personnel transactions

For details of other transactions with key management personnel, refer to Note 24: Related Party Transactions.

(a) Names of Officers

The following persons were Officers of Health Services Union NSW during the financial year:

(i) Names of Responsible Persons

Mark Sterrey - President
 Margaret Pike - Senior Vice President
 Leanne Burns - Junior Vice President
 Gerard Hayes - Secretary
 Andrew Lillicrap - Assistant Secretary-Treasurer
 Warren Boon - Ordinary Member of Union Committee
 Bruce Cornwell - Ordinary Member of Union Committee
 Amanda Dowsley - Ordinary Member of Union Committee
 Sharalyn Haynes - Ordinary Member of Union Committee and member of the Union Council
 Genevieve Partridge - Ordinary Member of Union Committee and member of the Union Council
 Steven Fraser - Member of Audit and Finance Committee and member of the Union Council
 Linden Martin - Member of Audit and Finance Committee and member of the Union Council
 Patricia Reid - Member of Audit and Finance Committee and member of the Union Council
 Alan Wilcock - Member of Audit and Finance Committee and member of the Union Council
 Leigh Bush - Member of the Union Council (appointed 25 March 2014)
 Claire Charles - Member of Union Council
 John Chester - Member of Union Council
 Raymond Dunn - Member of Union Council
 Suzanne Davis - Member of Union Council
 Barry Harris - Member of Union Council (resigned 11 February 2014)
 Ronald Henderson - Member of Union Council
 John Holgate - Member of Union Council
 Peter Iffland - Member of Union Council
 Sharon Joseph - Member of Union Council
 Colin Lee - Member of Union Council
 Wayne Lloyd - Member of Union Council

Notes to the Financial Statements

For the Year Ended 30 June 2014

20 Interests of Key Management Personnel (continued)

(a) Names of Officers (continued)

Peter Mitchell - Member of Union Council
Deborah Neumann - Member of Union Council
Shirley O'Riley - Member of Union Council
Gillian Reilly - Member of Union Council
Leanne Snow - Member of Union Council
Darriea Turley - Member of Union Council
Lindy Twyford - Member of Union Council

(b) Other key management personnel

The following persons also had authority and responsibility for planning, directing and controlling the activities of Health Services Union NSW during the financial year:

Dianne Campbell - Acting Administration Manager
Ben Chapman - Chief of Staff
Jodie Cowdrey - Divisional Manager Member Services
Adam Hall - Deputy Divisional Manager Public Sector
Phil Kessey - Deputy Divisional Manager Public Sector
Ayshe Lewis - Divisional Manager Industrial Services
Angela McDonald - Chief Financial Officer
David Perry - Divisional Manager Aged Care & Private Sector

All of the above persons were also key management persons during the year ended 30 June 2014.

21 Auditors' Remuneration

	2014	2013
	\$	\$
Remuneration of the auditor of the Union		
- auditing or reviewing the financial statements	45,000	40,000
- other services	7,500	10,000

Other services relate to assistance provided in the completion of the financial statements.

22 Fair Value Measurement

The Union measures the following assets and liabilities at fair value on a recurring basis:

- Financial liabilities - interest rate swap.
- All other financial assets and financial liabilities the fair value approximates the carrying amount.

Notes to the Financial Statements

For the Year Ended 30 June 2014

22 Fair Value Measurement (continued)

Fair value hierarchy

AASB 13 *Fair Value Measurement* requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

Level 1	Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.
Level 2	Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3	Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the :

		Level 1	Level 2	Level 3	Total
		\$	\$	\$	\$
30 June 2014					
Recurring fair value measurements					
Interest rate swap	16	-	192,326	-	192,326

		Level 1	Level 2	Level 3	Total
		\$	\$	\$	\$
30 June 2013					
Recurring fair value measurements					
Interest rate swap	16	-	313,959	-	313,959

Level 2 measurements

Interest rate swaps are valued using the market comparison technique. The fair values are based on broker quotes. Similar contracts are traded in an active market and the quotes reflect the actual transactions in similar instruments.

Highest and best use

The current use of each asset measured at fair value is considered to be its highest and best use.

Assets and liabilities not measured at fair value but for which fair value is disclosed

The table below shows the assigned level for each asset and liability not measured at fair value but for which fair value is disclosed in the financial statements.

		Level 1	Level 2	Level 3	Total
		\$	\$	\$	\$
30 June 2014					
Recurring fair value measurements					
Assets held for sale	9	-	-	3,700,000	3,700,000
Buildings	10	-	-	5,630,000	5,630,000
Investment Property	11	-	-	11,665,000	11,665,000

Notes to the Financial Statements

For the Year Ended 30 June 2014

22 Fair Value Measurement (continued)

		Level 1	Level 2	Level 3	Total
		\$	\$	\$	\$
30 June 2013					
Recurring fair value measurements					
Assets held for sale	9	-	-	3,700,000	3,700,000
Buildings	10	-	-	6,730,000	6,730,000
Investment Property	11	-	-	14,785,000	14,785,000

23 Contingent Liabilities and Contingent Assets

Contingent Liabilities

Health Services Union NSW had the following contingent liabilities at the end of the reporting period:

Michael Williamson, Peter Mylan and Kerry Seymour had made significant claims against the Union in relation to their employee entitlements upon being stood down as a result of the Federal Court decision to appoint an Administrator. The Union management is disputing the validity of the authorised pay increases from 2011. Provisions for the accrued annual and long service leave were included in the provision for executive termination at the higher salary rates. This also impacted the valuation of the defined benefit scheme, which again, was recognised using the higher salary rates. The Union entered into a deed of settlement with Michael Williamson on 24 September 2013 whereby his pay rate and leave periods were reduced to the correct amounts so that he was not entitled to any further employee entitlements and his defined benefit fund amount significantly reduced. The employee provisions and defined benefit fund liabilities were adjusted in the year ended 30 June 2013 to reflect this. The Union has also settled claims with Kerry Seymour during the year ended 30 June 2014.

The Union is still continuing with claims against Peter Mylan.

The Union may, however, have some contingent liabilities for the demerged Victorian branches, subject to indemnities from those branches.

There is a risk of a claim against the Union as a result of past agreements that were entered into and the Union is currently disputing them. No claims have currently been brought against the Union, however, there is a risk that a claim may be made.

Contingent Assets

The following legal claims are in favour of the Union:

The Union was pursuing Michael Williamson (and his family trust), however, on 24 September 2013 the Union entered into a deed of settlement as described below. The Union is still continuing to pursue Peter Mylan in relation to the dealings with the Union's former IT supplier, United Edge Pty Limited. The dispute is in relation to the services provided by the company and the fees charged.

On 24 September 2013, the Union entered into a deed of settlement with Michael Williamson and in accordance with the settlement he is ordered to pay the Union \$5,000,000 in compensation, which is inclusive of the reduction in the accrued employee benefits and defined benefit obligations of the Union. As a result, the Union retained approximately \$1,700,000 as part of the settlement as a result of the reduced employee entitlements and defined benefit plan entitlements. The Health Services Union received notice on the 15 October 2013, that Michael Williamson had filed for bankruptcy.

Notes to the Financial Statements

For the Year Ended 30 June 2014

24 Related Party Transactions

Related Parties

(a) Health Services Union NSW

The Health Services Union NSW charged interest on the \$Nil (2013: \$2,885,000) loan to HSU Victoria No 1 Branch of \$26,800 (2013: \$36,062). On 3 December 2012, HSU Victoria No 1 Branch entered into an arrangement with the Commonwealth Bank of Australia to transfer \$2,885,000 in bank debt from Health Services Union NSW to HSU Victoria No 1 Branch which formed part of the demerger deed. This transfer of bank debt cleared the receivable due to Health Services Union NSW from HSU Victoria No 1 Branch during the period ended 30 June 2013.

During the current period, HSU Victoria No 1 Branch and HSU Victoria No 3 Branch were charged \$Nil (2013: \$67,155) and \$13,376 (2013: \$24,834) for their share of apportioned expenses. There were no amounts outstanding as at 30 June 2014.

During the current period net service fees of \$152,500 (2013: \$85,000) were charged to the HSU NSW Branch.

Capitation fees and levies charged by HSU National to the HSU NSW Branch were \$649,992 (2013: \$344,700), of which \$639,618 (2013: \$337,165) related to the Health Services Union NSW during the year ended 30 June 2014. HSU NSW Branch billed the Health Services Union NSW for the reimbursement of those capitation fees and levies of \$639,618 (2013: \$337,165) for the period ended 30 June 2014.

During the period, HSU National charged Health Service Union NSW \$7,170 (2013: \$1,024) for National executive expenses.

During the period, the Health Services Union NSW reimbursed HSU Victoria No 1 Branch, HSU Victoria No 3 Branch, Health Services Union QLD Branch and Health Services Union NSW Branch for \$23,502 (2013: \$68,548), \$3,710 (2013: \$62,472), \$29,203 (2013: \$Nil) and \$3,196 (2013: \$Nil) respectively. This was due to membership contributions belonging to the respective branches being received by the Health Services Union NSW.

The Health Services Union NSW charged HSU Victoria No 1 Branch for the termination payments of Marco Bolano and Stuart Miller for \$Nil (2013: \$62,857) and \$Nil (2013: \$13,731) respectively.

The Health Services Union NSW charged HSU Victoria No 3 Branch for the termination payment of Kathy Jackson of \$Nil (2013: \$175,050).

(b) Officers of the Union

The aggregate amount of remuneration paid to Officers during the period is disclosed in Key Management Personnel Compensation.

There have been no other transactions between the Officers and the Union other than those relating to their membership of the Union and the reimbursement by the Union in respect of expenses incurred by them in the performance of their duties. For details of disclosures relating to key management personnel, refer to Note 20: Interests of Key Management Personnel.

Notes to the Financial Statements

For the Year Ended 30 June 2014

25 Cash Flow Information

(a) Reconciliation of result for the year to cashflows from operating activities

Reconciliation of net income to net cash provided by operating activities:

	2014	2013
	\$	\$
Surplus for the year	3,224,639	2,125,732
Cash flows excluded from surplus attributable to operating activities		
Non-cash flows in profit:		
- depreciation	1,254,599	884,966
- net gain on disposal of property, plant and equipment	(2,447,105)	(21,805)
- net (gain)/loss on write back of defined benefit fund	-	(1,100,000)
- write-down of held to maturity assets	1,915	-
Changes in assets and liabilities, net of the effects of purchase and disposal of subsidiaries:		
- (increase)/decrease in trade and other receivables	514,462	(689,930)
- (increase)/decrease in prepayments	63,141	(57,729)
- increase/(decrease) in trade and other payables	(178,899)	216,140
- increase/(decrease) in interest rate swap	(121,633)	(101,218)
- increase/(decrease) in employee benefits	285,013	(1,029,740)
Cashflow from operating activities	2,596,132	226,416

26 Change in Accounting Policy

Impact of new AASB 119 with respect to the financial years:

	Financial Year to 30 June 2014	
	Previous AASB 119	Current AASB 119*
	Total	Total
	A\$	A\$
Service cost	260,785	301,651
Net Interest (current AASB119 only)	n/a	114,649
Interest Expense (previous AASB119 only)	352,757	n/a
Expected return on assets (previous AASB119 only)	(576,119)	n/a
Superannuation expense/(income) in P&L	37,423	416,300
Actuarial (gains) losses on liabilities	(494,253)	(704,448)
Return on assets excluding amounts included in P&L^	692,459	374,721
Change in the effect of asset ceiling	0	0
Amount recognised in other comprehensive income (OCI)	(198,206)	(329,727)
Total recognised in P&L and OCI	(160,783)	86,573

^ This item is the actual return on assets in excess of expected return on assets under the previous AASB119 standard, and in excess of interest income under the current AASB119 standard.

Notes to the Financial Statements

For the Year Ended 30 June 2014

26 Change in Accounting Policy (continued)

	As at 30 June 2014	
	Previous AASB 119	Current AASB 119
	Total	Total
	A\$	A\$
Net Defined Benefit Liability	1,808,218	2,092,220

	Financial Year to 30 June 2013		
	Previously Reported	AASB 119	Restated
	A\$	A\$	A\$
Expenses			
Increase/(decrease) in NET interest expense	0	148,574	148,574
Increase/(decrease) in service cost	319,709	54,223	373,932
Increase/(decrease) in interest expense	277,222	(277,222)	0
Expected return on assets	(422,174)	422,174	0
Increase/(decrease) in Total Expenses	174,757	347,749	522,506
Actuarial (gains) losses	(1,857,554)	(562,921)	(2,420,475)
Return on plan assets excluding amounts included in net interest	0	(291,492)	(291,492)
Increase/(decrease) in Total Other Comprehensive Income	(1,857,554)	(854,413)	(2,711,967)

The aggregate effect of the change in accounting policy on the Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2014 is as follows:

	Previously stated	2014 Adjustments	Restated	Previously stated	2013 Adjustments	Restated
	\$	\$	\$	\$	\$	\$
Income Statement						
Employee expenses	7,121,030	378,877	7,499,907	2,747,397	347,749	3,095,146
Comprehensive Income						
Superannuation actuarial gain/(loss) and return on fund assets	(198,206)	527,933	329,727	1,857,554	854,413	2,711,967
Statement of Financial Position						
Non-current liabilities						
Employee benefits	1,847,183	284,002	2,131,185	1,703,180	433,058	2,136,238

Notes to the Financial Statements

For the Year Ended 30 June 2014

27 Events after the end of the Reporting Period

Subsequent to period end, the Union entered a contract for sale on 9 April 2014 and sold one of its properties, being Level 3, 370 Pitt Street Sydney NSW, for \$3,800,000, which was settled on 15 August 2014. The settlement of these funds were then utilised to reduce the debt obligations of the Union by the full amount received of \$3,800,000.

Except for the above, no other matters or circumstances have arisen since the end of the financial year which significantly affected or could significantly affect the operations of the Union, the results of those operations or the state of affairs of the Union in future financial years.

28 Union Details

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

Health Services Union NSW

Level 2

109 Pitt Street

SYDNEY NSW 2000