

Transmission Lessor Corporation

Financial report
for the year ended
30 June 2021



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To the Chair Transmission Lessor Corporation

Opinion

I have audited the financial report of the Transmission Lessor Corporation for the financial year ended 30 June 2021.

In my opinion, the accompanying financial report gives a true and fair view of the financial position of the Transmission Lessor Corporation as at 30 June 2021, 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*, the *Public Corporations Act 1993* and Australian Accounting Standards.

The financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2021
- a Statement of Financial Position as at 30 June 2021
- a Statement of Changes in Equity for the year ended 30 June 2021
- a Statement of Cash Flows for the year ended 30 June 2021
- notes, comprising significant accounting policies and other explanatory information
- a Certificate from the Chair.

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 Transmission Lessor Corporation. 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 Directors for the financial report

The directors are 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*, the *Public Corporations Act 1993* and the 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 is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the entity's ability to continue as a going concern, taking into account any policy or funding decisions the government has made which affect the continued existence of the entity. The directors are also responsible for 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.

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

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* and section 13(3) of the Schedule to the *Public Corporations Act 1993*, I have audited the financial report of the Transmission Lessor Corporation for the financial year ended 30 June 2021.

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.

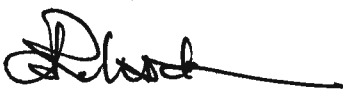
As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- 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 Transmission Lessor Corporation's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors
- conclude on the appropriateness of the director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If 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 Chair 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.



Andrew Richardson

Auditor-General

7 September 2021

Transmission Lessor Corporation

Financial Report

For the year ended 30 June 2021

Transmission Lessor Corporation

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Transmission Lessor Corporation

Directors' Report

The Directors present their report together with the financial report of Transmission Lessor Corporation (the Corporation) for the year ended 30 June 2021.

Directors

The following persons held office as directors of the Corporation at any time during or since the end of the financial year:

| Name and qualifications | Experience and special responsibilities |
|---|---|
| Terry Evans AM LLM, FAICD, FUNISA Chair Non-Executive Director | Mr Evans was a Special Counsel with Minter Ellison Lawyers. Appointed Deputy Chair 1 May 2003. Appointed Chair 1 October 2003. |
| Timothy Paul Burfield GradDipAppFin, BA(Acc.) JP FCA Deputy Chair Non-Executive Director | Mr Burfield is the Director Risk and Commercial Advisory, South Australian Government Financing Authority. Appointed Deputy Chair 22 August 2018. |
| Heather Elaine Watts B.Ec, PostGradDipAcctg Non-Executive Director | Ms Watts is the Project Director, Lot 14, Department of the Premier and Cabinet. Appointed 20 February 2020. |

Directors' meetings

| | Board Meetings | |
|----------------|----------------|---|
| Total meetings | 3 | |
| Director: | A | B |
| Mr T Evans | 3 | 3 |
| Mr T Burfield | 3 | 3 |
| Ms H Watts | 3 | 3 |

A Number of meetings held during the time the director held office during the year
B Number of meetings attended

Transmission Lessor Corporation

Incorporation

The Corporation was established as a body corporate pursuant to regulations made under the *Public Corporations Act 1993*.

The Corporation is a subsidiary of the Treasurer of South Australia.

Principal activity

The principal activity of the Corporation is as lessor of the prescribed electricity assets consisting of the State's electricity transmission network and the land on which it is located.

State of affairs

There were no significant changes in the state of affairs of the Corporation during the 2020-21 financial year.

Lease of prescribed electricity assets

The Corporation has leased the State's electricity transmission network and land under a 200 year finance lease to ElectraNet Pty Ltd. The leases are linked whereby default under one lease will result in a default in the other.

The leases expire on 31 October 2200.

Operating results

The Corporation made a profit after tax of \$26,000 for the 2020-21 financial year.

The Corporation received an appropriation of \$150,000 from the Treasurer of South Australia during the 2020-21 financial year.

An appropriation from the Treasurer of South Australia will be available during the 2021-22 financial year, to ensure that the Corporation will be able to meet its liabilities as and when they fall due.

Dividends

The Corporation did not declare a dividend for the 2020-21 financial year.

Events subsequent to balance date

There has not arisen in the interval between the end of the financial period and the date of this report any item, transaction or event of a material nature likely, in the opinion of the directors of the Corporation, to affect significantly the operations of the Corporation, the results of operations, or the state of affairs of the Corporation, in future financial years.

Insurance and indemnification

Pursuant to section 74 of the *Public Sector Act 2009*, a director of the Corporation incurs no civil liability for an act or omission in the exercise, or purported exercise of functions or duties as such a director. Any liability that would lie against a director lies instead against the Corporation.

Transmission Lessor Corporation

Rounding of amounts

Amounts in the financial report and directors' report have been rounded off to the nearest thousand dollars, unless otherwise stated.

Signed in accordance with a resolution of the Board of Directors.



Terry Evans
CHAIR

Dated at Adelaide this 3rd day of September 2021.

Transmission Lessor Corporation

Statement of Comprehensive Income for the year ended 30 June 2021

| | Note | 2021 \$'000 | 2020 \$'000 |
|-----------------------------------|------|----------------|----------------|
| Income | | | |
| Revenues from SA Government | 2 | 150 | 150 |
| Interest | 3 | 3 | 17 |
| Total income | | 153 | 167 |
| Expenses | | | |
| Supplies and services | 4 | 115 | 114 |
| Other expenses | 5 | 12 | 12 |
| Total expenses | | 127 | 126 |
| Net result | | 26 | 41 |
| Total comprehensive result | | 26 | 41 |

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

Transmission Lessor Corporation

Statement of Financial Position as at 30 June 2021

| | Note | 2021 \$'000 | 2020 \$'000 |
|----------------------------------|------|----------------|----------------|
| Current assets | | | |
| Cash and cash equivalents | 6 | 1,754 | 1,727 |
| Receivables | 7 | 5 | 6 |
| Total current assets | | <u>1,759</u> | <u>1,733</u> |
| Total assets | | <u>1,759</u> | <u>1,733</u> |
| Current liabilities | | | |
| Payables | 8 | 11 | 11 |
| Total current liabilities | | <u>11</u> | <u>11</u> |
| Total liabilities | | <u>11</u> | <u>11</u> |
| Net assets | | <u>1,748</u> | <u>1,722</u> |
| Equity | | | |
| Retained earnings | | 1,748 | 1,722 |
| Total equity | | <u>1,748</u> | <u>1,722</u> |
| Contingent asset | 11 | | |
| Contingent liability | 12 | | |

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

Transmission Lessor Corporation

Statement Of Changes In Equity for the year ended 30 June 2021

| | Retained Earnings \$'000 | Total \$'000 |
|---|--------------------------------|-----------------|
| Balance at 01 July 2019 | 1,681 | 1,681 |
| Net result for 2019-20 | 41 | 41 |
| Total comprehensive result for 2019-20 | 41 | 41 |
| Balance at 30 June 2020 | 1,722 | 1,722 |
| Net result for 2020-21 | 26 | 26 |
| Total comprehensive result for 2020-21 | 26 | 26 |
| Balance at 30 June 2021 | 1,748 | 1,748 |

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

Transmission Lessor Corporation

Statement of Cash Flows for the year ended 30 June 2021

| | 2021 | 2020 |
|--|------------------------|------------------------|
| | Inflows/ (Outflows) | Inflows/ (Outflows) |
| Note | \$'000 | \$'000 |
| Cash flows from operating activities | | |
| Cash Outflows | | |
| Payments for supplies and services | (138) | (138) |
| Cash used in operations | <u>(138)</u> | <u>(138)</u> |
| Cash Inflows | | |
| Revenues from SA Government | 150 | 150 |
| Interest received | 3 | 18 |
| GST recovered from the ATO | 12 | 12 |
| Cash generated from operations | <u>165</u> | <u>180</u> |
| Net cash provided by operating activities | <u>27</u> | <u>42</u> |
| Net increase in cash | 27 | 42 |
| Cash at the beginning of the period | 1,727 | 1,685 |
| Cash at the end of the period | <u>1,754</u> | <u>1,727</u> |

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The accompanying notes form part of these financial statements.

Transmission Lessor Corporation

Notes to and forming part of the Financial Statements For the year ended 30 June 2021

1 Basis of Financial Statements

Reporting Entity

Transmission Lessor Corporation (Corporation) was established on 1 July 1995 as a subsidiary of the then ETSA Corporation under Regulations made pursuant to the *Public Corporations Act 1993*.

Pursuant to Ministerial Transfer Orders dated 31 October 2000 prescribed, electricity assets consisting of the transmission network and transmission network land were transferred to the Corporation at book value.

On 1 July 2010, *The Public Corporations (Transmission Lessor Corporation) Regulations 2010* came into operation to replace the expiring *Public Corporations (Transmission Lessor Corporation) Regulations 1995*.

The principal activity of the Corporation is as lessor of the prescribed electricity assets consisting of the transmission network and the land on which it is located.

Statement of Compliance

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 [Tier 2 only: with reduced disclosure requirements].

Basis of Preparation

The financial statements are prepared based on a 12 month reporting period and presented in Australian currency. The historical cost convention is used unless a different measurement basis is specifically disclosed in the note associated with the item measured.

All amounts in the financial statements and accompanying notes have been rounded to the nearest thousand dollars (\$'000).

Transmission Lessor Corporation

Notes to and forming part of the Financial Statements For the year ended 30 June 2021

Taxation

Income tax equivalent

The Treasurer of South Australia has issued a determination pursuant to the Schedule to the Public Corporations Act 1993 whereby the Corporation is not subject to Commonwealth income tax equivalents for the period since incorporation.

Goods and services tax

Income, expenses and assets are recognised net of the amount of GST except:

- when the GST incurred on a purchase of goods or services is not recoverable from the Australian Taxation Office, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item applicable; and
- receivables and payables, which are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the Australian Taxation Office is included as part of receivables or payables in the Statement of Financial Position.

Cash flows are included in the Statement of Cash Flows on a gross basis and the GST components of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the Australian Taxation Office is classified as part of operating cash flows.

Insurance

The Corporation has arranged, through the South Australian Government Financing Authority (SAFA), to insure all major risks of the Corporation. The excess payable under this arrangement varies depending on each class of insurance held.

Impact of COVID-19 pandemic on the Corporation

The COVID-19 pandemic has not impacted the operations of the Corporation in 2020-21 or 2019-20.

Transmission Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2021

| | 2021 | 2020 |
|--|--------|--------|
| | \$'000 | \$'000 |
| 2 Revenues from SA Government | | |
| - Administration | 150 | 150 |
| Total revenues from SA Government | 150 | 150 |

Total revenues from Government consists of \$150,000 for operational funding. For further details on the expenditure associated with the operational funding refer to notes 4 and 5.

| | | |
|--------------------------------|---|----|
| 3 Interest revenues | | |
| - Interest | 3 | 17 |
| Total interest revenues | 3 | 17 |

| | | |
|------------------------------------|-----|-----|
| 4 Supplies and services | | |
| - Insurance | 15 | 14 |
| - Management fees (SAFA) | 100 | 100 |
| Total supplies and services | 115 | 114 |

| | | |
|-----------------------------|----|----|
| 5 Other expenses | | |
| - Audit fees | 11 | 11 |
| - Other expenses | 1 | 1 |
| Total other expenses | 12 | 12 |

| | | |
|--|-------|-------|
| 6 Cash and cash equivalents | | |
| - Cash | 1 | 31 |
| - Short-term deposits with SAFA | 1,753 | 1,696 |
| Total cash and cash equivalents | 1,754 | 1,727 |

Cash is measured at nominal amounts. Short-term deposits are lodged with SAFA and are at-call.

| | | |
|----------------------------------|---|---|
| 7 Receivables | | |
| Current | | |
| - GST receivable | 5 | 5 |
| - Interest receivable | - | 1 |
| Total current receivables | 5 | 6 |

Transmission Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2021

| | 2021 | 2020 |
|-------------------------------|-----------|-----------|
| | \$'000 | \$'000 |
| 8 Payables | | |
| Current | | |
| - Accrued expenses | 11 | 11 |
| Total current payables | <u>11</u> | <u>11</u> |

9 Directors' remuneration

Members during the 2021 financial year were:

Terry Evans - Chairman

* Heather Elaine Watts - Non Executive Director

* Tim Burfield - Non Executive Director and Deputy Chair

The number of members whose remuneration received falls within the following bands:

| | 2021 | 2020 |
|--------------------------------|----------|----------|
| | Number | Number |
| \$1 - \$19,999 | 1 | 1 |
| Total number of members | <u>1</u> | <u>1</u> |

The total remuneration received by members was \$1,000. Remuneration of members includes sitting fees, superannuation contributions, salary sacrifice benefits, fringe benefits and related fringe benefits tax.

*In accordance with the Premier and Cabinet Circular no. 016, government employees did not receive any remuneration for director duties during the financial year.

Transmission Lessor Corporation

Notes to and forming part of the Financial Statements For the year ended 30 June 2021

10 Related party transactions

Related parties of the Corporation include all key management personnel and their close family members; all Cabinet Ministers and their close family members; and all public authorities that are controlled and consolidated into the whole of government financial statements and other interests of the Government.

Key Management Personnel

Key management personnel of the Corporation include the Minister and members of the Board who have responsibility for the strategic direction and management of the Corporation.

The compensation disclosed in this note excludes salaries and other benefits the Minister receives. 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 under section 6 the *Parliamentary Remuneration Act 1990*.

Remuneration of Key Management Personnel is all short term as disclosed in note 9.

Transactions of directors and director-related entities

There were no transactions between the Corporation and director-related entities.

Other Related Entities

SAFA provides management and insurance services to the Corporation. Additionally, the Corporation has dealings with other Government instrumentalities.

Controlling entity

The Corporation is a subsidiary of the Treasurer of South Australia.

11 Contingent asset

On 31 October 2000 the Corporation leased its transmission network prescribed assets under a 200 year finance lease. The lease agreement makes a provision for the potential sale of these assets in the future, to the lessee, if the Corporation obtains lawful right to sell its right, title and interest in the assets. If this right is not obtained or the lessee's option to purchase is not exercised the prescribed network assets will be returned to the Corporation or its nominee at the end of the lease term.

In the event that the lessees default under their respective leases, they are obliged to return the asset to the Corporation. Although at that time an asset will be recognised, no amount has been recognised in the Statement of Financial Position as the likelihood of default eventuating is remote.

Under the terms of the Transmission Network Land Lease and Transmission Network Lease certain costs of the Corporation that are associated with the operation, or the Corporation's ownership, of the Transmission Network Land and Transmission Network are able to be reimbursed from the lessee or on charged directly to the lessee.

Transmission Lessor Corporation

Notes to and forming part of the Financial Statements For the year ended 30 June 2021

12 Contingent liability

As a result of the sale and lease of the business of the Corporation, all environmental obligations in respect of the former business operations were transferred to the purchaser/lessee.

In the unlikely event that the Corporation defaults under the transmission network lease or the transmission network land lease with respect to its legal entitlement to grant the leases, the Corporation is obliged to refund the net present value (as at the termination date) of so much of the post termination date rent obligations as were discharged by the prepaid rents.

No amount has been recognised as the likelihood of the Corporation defaulting is remote.

Under the terms of the transmission network leases, where the lessee effects a discrete improvement which is outside the ordinary course of maintenance, modification, alteration or renewal, do not form part of the transmission network under a clause of the lease and is not necessary for the lessee to comply with its obligations under the lease, then that improvement will be owned by the lessee and will not form part of the assets leased under the transmission network lease.

These improvements are known as non-transmission assets.

At the expiry of the lease, the Corporation may elect to own a non-transmission asset. If the Corporation elects to own a non-transmission asset, it will be transferred to the Corporation at its market value.

The lessee will be requested to provide the Corporation with a current list of non-transmission assets that it has made to the network since the commencement date of the lease.

13 Segment information

The Corporation operates as lessor of the electricity transmission assets in South Australia.

14 Economic dependency

The Corporation is an instrumentality of the Crown under the *Crown Proceedings Act 1992*. Accordingly where a final judgement is given against it, a Minister or agency of the Crown may be directed by the Governor to satisfy that judgement. Such a direction constitutes sufficient authority for the appropriation of the money necessary to satisfy the judgement from the General Revenue of the State of South Australia or from the funds of the Corporation. To this extent, the Corporation has the benefit of an implicit guarantee from the State.

15 Impact of standards not yet effective

The Corporation has assessed the impact of new and changed Australian Accounting Standards Board Standards and Interpretations not yet effective.

15.1 AASB 1059 Service Concession Arrangements: Grantors

AASB 1059 prescribes the accounting for certain arrangements in which an operator provides public services on behalf of a public sector grantor involving a service concession arrangement. This standard applies to reporting periods beginning on or after 1 January 2020. The Corporation has assessed its arrangements where operators provide services and has concluded that none of these are within the scope of AASB 1059.

Transmission Lessor Corporation

Notes to and forming part of the Financial Statements For the year ended 30 June 2021

15.1 AASB 1059 Service Concession Arrangements: Grantors

AASB 1059 prescribes the accounting for certain arrangements in which an operator provides public services on behalf of a public sector grantor involving a service concession arrangement. This standard applies to

reporting periods beginning on or after 1 January 2020. The Corporation has assessed its arrangements where operators provide services and has concluded that none of these are within the scope of AASB 1059.

16 Events after balance date

No event has arisen since 30 June 2021 that would be likely to materially affect the operations or the state of affairs of the Corporation.

Transmission Lessor Corporation

CERTIFICATION OF THE FINANCIAL REPORT

I certify that:

- the attached General Purpose Financial Report for Transmission Lessor Corporation:
 - is in accordance with the accounts and records of the Corporation;
 - complies with the relevant Treasurer's instructions;
 - complies with relevant accounting standards; and
 - presents a true and fair view of the financial position of the Corporation at the end of the financial year and the result of its operations and cash flows for the financial year.
- Internal controls employed by the Corporation over its financial reporting and its preparation of the financial report has been effective throughout the financial year.

Signed in accordance with a resolution of the Directors.



Terry Evans
CHAIR

Dated at Adelaide this 3rd day of September 2021.