

2022 ANNUAL 2023 REPORT

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ABOUT AIQS

The Australian Institute of Quantity Surveyors (AIQS) is the peak body for built environment cost professionals in Australia. AIQS provides a home for and supports quantity surveying professionals working across a range of fields including cost estimating, cost planning, contract administration, construction management and quantity surveying. Its principal mission is to establish and uphold professional standards, maintain uniformity in procedures, support industry education, and foster public faith in cost certainty and the quantity surveying profession overall.

Since 1971, our members have been dedicated to maintaining the highest standards of professional excellence and continuous development. AIQS has Chapters across Australia and an international chapter that is split into two regions — Asia and Middle East. AIQS is a company limited by guarantee and is an active member of the International Cost Engineering Council (ICEC) and Pacific Association of Quantity Surveyors (PAQS).

BOARD OF DIRECTORS



Stephen Warne FAIQS, CQS
President



Andrew Brady FAIQS, CQS
Vice President



Simon Squire FAIQS, CQS
Vice President



Mark Chappé FAIQS, CQS
Treasurer



Fiona Doherty FAIQS, CQS



Jane Northey MAIQS, CQS



Mike O'Shea FAIQS, CQS



Stuart Gillies MAIQS, CQS



Robin Wheelwright FAIQS, CQS



Chitra Weddikkara FAIQS, CQS



Paul Roberts FAIQS, CQS



Stanley Chang MAIQS, CQS



Andrew Baulch MAIQS, CQS



Mason Robb MAIQS, CQS

PRESIDENT'S MESSAGE

I am extremely proud and honoured to have served as the AIQS President over the past two years.

As you read our 2022–23 Annual Report, I encourage you to think about how you can deepen your engagement with AIQS and help to advance the quantity surveying profession and hence the construction industry.

During the 2022–23 financial year AIQS took the reins of complex industry challenges and showcased that the competence and experience our members hold are the solution, details of which can be found throughout this annual report. Considering there are 50+ job titles across quantity surveying firms, contractors, developers and other asset owners, that reside under the quantity surveying profession umbrella, we embarked on a membership structure review that deliver a more inclusive and diverse member base benefiting both employers and clients.

The building, infrastructure, utilities, and resources sectors globally continued to juggle volatile material and labour costs, supply chain issues, new and revised regulations, and the fast-moving adoption of embodied carbon reduction.

I am grateful for the continued support and dedication of AIQS members. You are all instrumental in ensuring that the reputation of AIQS remains positive and strong.

To my fellow AIQS Directors, Chapter Presidents and Councillors, all those members and non-members who sat on committees and working groups, I thank you for your valued input and time that you have selflessly provided.

AIQS CEO Grant Warner led head office staff to provide exceptional levels of advocacy, support, communications, education and events for members, potential members, key construction and property industry stakeholders. Thank you.

I would like to wish the incoming AIQS President, Andrew Brady FAIQS, CQS all the best and I look forward to continuing on the AIQS Board as Immediate Past President and Treasurer.

The 2023–24 financial year is shaping up to be a milestone year for AIQS as the initiatives that we commenced during 2022–23 will come to the fore and advance the quantity surveying profession.



Kind Regards

A handwritten signature in black ink, appearing to read 'Stephen Warne'. The signature is stylized and fluid.

Stephen Warne FAIQS, CQS
President

CEO'S MESSAGE

The 2022–23 year saw a range of challenges impacting the construction industry from supply chain difficulties, cost escalation, the measurement and quantification of embodied carbon in built environment assets, through to unprecedented demand for construction services.

2022–23 was the third year in the current five-year strategic planning cycle, with a number of initiatives either being completed, under development, or commencing during the year. All initiatives focussed on activities which support achieving our strategic goals.

In delivering exemplar built environment cost professionals by 30 June 2025, AIQS will be:

- recognised as the pre-eminent brand in the industry
- at the forefront of education for the profession
- seen as driving industry standards and technology innovation
- leading a profession which is diverse, equitable, and inclusive
- having a robust membership base reflecting the depth and breadth of the industry.

To achieve these, AIQS will require a governance structure which is both agile and supportive. To ensure governance remains strong two Directors are assigned to each strategic goal, and two board meetings and two board executive meetings are held each financial year.

Highlights over the year included the Institute's continued to engagement with stakeholders across the built environment highlighting the benefits of engaging a Certified Quantity Surveyor (CQS), participating on government and private sector industry committees highlighting the role the CQS has in measuring and quantifying embodied carbon, and assisting government agencies develop guides for assessing construction costs and the requirement for a CQS to undertake these tasks.

Following a review of existing membership grades, an enhanced membership structure will be implemented from January 2024 facilitating improved membership pathways for all professional working across the broader quantity surveying profession, at the same time as raising the bar for those wishing to achieve voting membership. This will be accompanied by increased information and assistance for applicants.

We have seen a significant increase in the profile of AIQS and the quantity surveying profession with government agencies engaging with AIQS to develop standards in relation to calculating the estimated development cost for construction projects and determining the capital reserve fund and maintenance reserve funds for retirement villages. Details of these and other initiatives can be found under each strategic goal within this annual report.

Thank you to RIB, WoodSolutions, Member Advantage, and Autodesk for supporting AIQS and members over the past 12 months as Corporate Partners as well as those companies who have utilised our communications, marketing and event platforms to advertise their products/services.

I would like to extend my gratitude to head office staff for their continued commitment and dedication in engaging with members and other stakeholders and driving initiatives to achieve the AIQS strategic goals. Our achievements would not be possible without the members and non-members who have contributed significant time and expertise over the past year to the AIQS Board, Chapter Councils, national committees and working groups. Going forward I encourage members to participate on Chapter Councils, committees, and working groups.



Kind Regards

A handwritten signature in black ink, appearing to read 'Grant Warner'.

Grant Warner
CEO

PRE-EMINENT BRAND

HEIGHTENED BRAND AWARENESS

AIQS communication initiatives, delivered throughout the financial year, have been instrumental in achieving the following outcomes:

- the number of CVs received from quantity surveying professionals seeking to become AIQS members has increased by 200%.
- 20,000 professionals are following the AIQS LinkedIn page (43% increase). LinkedIn is utilised to announce new members; members who have achieved the CQS designation; post AIQS media coverage; and promote AIQS events, membership, and publications.
- government agencies and project owners are increasingly realising the benefits associated with engaging Certified Quantity Surveyors to effectively manage risks associated with construction cost and procurement.
- AIQS being recognised as a pre-eminent brand, in the field of measuring and quantifying embodied carbon in construction projects, by National Australian Built Environment Rating System (NABERS); Green Building Council of Australia (GBCA); Infrastructure New South Wales; Materials and Embodied Carbon Leaders' Alliance (MECLA); Infrastructure Australia; and Department of Climate Change, Energy, the Environment and Water. This is a result of AIQS positioning the quantity surveyor as the professional with the requisite qualifications, skills, and experience in measurement and quantification.
- AIQS received quality external media coverage over the 2022–23 financial year. Topics covered included quantity surveying as an inclusive profession, embodied carbon, carbon budgets, bill of quantities, and residential and commercial cost escalation. External media coverage raises the profile of AIQS and its members, showcases the importance of engaging a Certified Quantity Surveyor, and position AIQS as the leading voice and influencer for the profession.

- the amount of monthly visitors to the AIQS website increased by up to 63%
- YQS (Young Quantity Surveyors) was rebranded to QSEP (Quantity Surveying Emerging Professionals) and a logo was designed that incorporates the AIQS logo.

ELEVATING THE PROFESSION

AIQS has published press releases on behalf of the profession, including:

- Achieving Residential Cost Certainty in Uncertain Times
- Commercial Construction 2023 Forecast
- Integrating Carbon Budgets
- AIQS Calls for Return of Bill of Quantities.

The Built Environment Economist — Australia and New Zealand quarterly publication continues to provide a range of leading-edge topics and diverse perspectives from quantity surveying professionals and industry advisers around the world. Thank you to the expert contributors who provide compelling and innovative commentary that inspires and educates readers.

AIQS is set to elevate the voice and profile of the quantity surveying profession with the launch of an exciting awards program in early 2024 culminating in a Gala Dinner in May 2025. This initiative aims to spotlight excellence in the building and infrastructure sectors by celebrating outstanding achievements and innovations in these domains, for both quantity surveying and its advocates across the broader industry.

FOREFRONT OF EDUCATION

PROFESSIONAL DEVELOPMENT

The AIQS Academy continues to attract large numbers of participants, with a 24% increase in sales compared to the previous 2021–2022 year.

AIQS delivered 71 hours of CPD across all Chapters and Regions. Most of this CPD was delivered online with a handful of face-to-face events returning after the COVID pandemic.

PROMOTING THE PROFESSION

AIQS continued to promote the quantity surveying profession through having stands at Career Expos and Career Advisors Forums in Melbourne, Brisbane and Sydney, as well as a small number of local schools. These events were attended by over 50,000 students and enable AIQS to promote the profession to high school students and career advisers as a rewarding career option.

Information regarding AIQS and its Scholarships was promoted via the Careers Advisors Association.

SCHOLARSHIPS

AIQS received three applications for the AIQS Donald Napier Scholarship in the 2022–2023 year, two of these were awarded by the Board, the final one changed to a non-accredited course and therefore became ineligible for the Scholarship.

ENGAGEMENT WITH UNIVERSITIES

AIQS continued to sponsor university awards across accredited universities in order to reward students who have excelled in quantity surveying topics.

AIQS Head Office and QSEP have also actively engaged with accredited universities to promote the quantity surveying profession by providing information regarding the benefits of AIQS student membership, sessional lectures, and publications both digital and physical.

AIQS continued its accreditation of 21 courses and confirmed one new accreditation of a Masters course at Swinburne University of Technology.

AIQS members continue to contribute to industry advisory boards that directly influence the course content of AIQS Accredited Universities across Australia.

STANDARDS AND TECHNOLOGY

INDUSTRY ENGAGEMENT

EMBODIED CARBON

The AIQS Embodied Carbon Committee engaged deeply with the National Australian Built Environment Rating System (NABERS), Green Building Council of Australia (GBCA), Materials and Embodied Carbon Leaders' Alliance (MECLA), and other industry stakeholders to ensure that the measurement and quantification standards for quantity surveying professionals in Australia, currently in development by AIQS, are aligned to the requirements of industry.

In February 2023, AIQS responded to the NABERS Embodied Emissions Public Consultation Paper that contained 10 foundational proposals for feedback. These proposals outline how the NABERS Embodied Emissions rating tool would measure, verify and compare embodied emissions in new buildings and major refurbishments. AIQS provided recommendations from a quantity surveying perspective.

RETIREMENT VILLAGES

A revision to the Queensland Retirement Villages Act 1999 was released on 5 April 2023 and, due to the efforts of AIQS, retirement scheme operators are now required to use a quantity surveyor, who is a Member or Fellow of AIQS, to determine the Capital Reserve Fund and Maintenance Reserve Fund.

CALCULATING ESTIMATED DEVELOPMENT COST

AIQS commenced its work with the New South Wales (NSW) Department of Planning and Environment to develop standards for calculating the estimated cost of development for NSW state significant developments.

RISK ALLOCATION

AIQS worked with the Australian Construction Industry Forum (ACIF) and the Australasian Procurement and Construction Council (APCC) to develop three risk related papers: Risk Allocation of Sub-Surface Conditions; Risk Allocation and Limitation of Liability Clauses; and Risk Allocation Relating to Utilities.

RECONSTRUCTION READINESS

AIQS took part in the NSW Government Reconstruction Authority (RA) "Reconstruction Readiness Forum" established to ensure that construction industry professionals are available to help communities recover from natural disasters faster.

INFRASTRUCTURE

AIQS engaged quarterly with the South Australia Department for Infrastructure and Transport Commercial Construction Industry Forum to discuss topics including contracts, tendering/procurement strategies, and payment options.

INFORMATION PAPERS AND GUIDANCE NOTES

AIQS continued to develop and update information papers and guidance notes for members and their clients covering both the building and infrastructure sectors. Topics included:

- replacement cost assessments (update)
- residential tax depreciation (new — official launch August 2023)
- quantity surveyor's role as a expert witness (new — official launch July 2023)
- contract administration representing the client and the contractor (new — official launch March and May 2024 respectively)
- infrastructure (transport) cost planning, measurement, procurement, provisional & PC sums, services (new — official launch early 2024)
- calculating the estimated development cost in NSW (new — official launch during 2024)
- preliminaries (new — official launch during 2024)
- establishing retirement village capital replacement fund and maintenance reserve funds in Queensland (new — official launch during 2024)
- construction financing reports (4th edition of guidance note).

STANDARDS AND TECHNOLOGY

AUSTRALIAN COST MANAGEMENT MANUAL (ACMM)

The ACMM was significantly updated and compiled into two volumes and includes new sections on procurement, contingency allowances, pricing risk. Mapping AIQS elemental codes to the International Cost Management Standard (ICMS) codes have also been added.

AUSTRALIAN AND NEW ZEALAND STANDARD METHOD OF MEASUREMENT (ANZSMM)

The ANZSMM was updated to include new sections on signage and pest control.

BUILDING COST INDEX (BCI)

The AIQS Building Cost Index is under redevelopment based on research done by Deakin University. A panel of experts will be established in each capital city to develop a base cost for each building type, and provide data and commentary. Commentary that is output from the panel of experts will be used as a basis for media releases and reports. The anticipated launch for the new BCI is September 2024.

EXPERT WITNESS PANEL

AIQS commenced the development of standards required of quantity surveyors to be included in the AIQS Expert Witness Register. A declaration statement is being developed and will be referenced in the AIQS Code of Conduct. Three levels of expert witness have been identified (aspiring expert, non-testifying independent expert, and testifying expert) each with differing requirements.

ACTIVE COMMITTEES

EMBODIED CARBON

Chair - Simon Squire FAIQS, CQS (Lendlease)
Jane Northey MAIQS, CQS (John Holland)
Andrew Brady FAIQS, CQS (GRC Quantity Surveyors)
Robin Wheelwright FAIQS, CQS (RW Quantity Surveyors)
Tom Dean (Slattery)
Gary Boyd MAIQS (WT Partnership)

Arif Uzay FAIQS, CQS (RLB)
Richard Choy (Natspec)
Taryn Cornell (GBCA)
Katie Eyles (NABERS)
James Elks (NABERS)
Grant Warner (AIQS)
Anthony Lieberman (AIQS)

INFRASTRUCTURE

Chair - Mike O'Shea FAIQS, CQS (mbm)
Ralph Cook MAIQS (John Holland)
John Eaton MAIQS (John Eaton Consulting)
Kenneth Chiketa MAIQS, CQS (Transport for NSW)
Buddhika Jayatillake FAIQS, CQS (Transport for NSW)
Ali Hamka MAIQS (Sydney Metro)
Grant Warner (AIQS)
Anthony Lieberman (AIQS)

WORKING GROUPS

ACMM UPDATE

Gary McDonald LFAIQS (AECOM)
Mark Freestone FAIQS, CQS (DCWC)
Doug Fletcher FAIQS, CQS (GRC Quantity Surveyors)
Grant Warner (AIQS)

ANZSMM UPDATE

Gary McDonald LFAIQS (AECOM)
Jeremy Harris MNZIQS (WT)
Grant Warner (AIQS)

EXPERT WITNESS INFORMATION PAPER

Stephen Bolt MAIQS (WT)
Hamish Clark (HKA)
Ian McIntyre (Ian McIntyre & Associates)
David Madden MAIQS (mbm)
Lucas Shipway (Greenway Chambers)
Derrick Hand (Greenway Chambers)
Grant Warner (AIQS)

RESIDENTIAL TAX DEPRECIATION INFORMATION PAPER

Kaylene Arkcoll MAIQS (Leary & Partners)
Tracey Lunniss MAIQS (TSL)
Bradley Beer MAIQS (BMT)
Mark Kilroy MAIQS (Koste)
Ben Mules (Altus)
Mike Mortlock MAIQS (MCG)
Tyron Hyde FAIQS (Washington Brown)
Erik Abbenhuys MAIQS (Abbcon Associates)
Yenktesh Reddy MAIQS (Australian Tax Depreciation Services)

DIVERSITY, EQUITY, AND INCLUSION

At the May 2023 Board Meeting, AIQS Directors made a decision to ensure that equity sits alongside diversity and inclusion. Therefore, the AIQS Strategic Goal 4 is now “leading a profession which is diverse, equitable, and inclusive” and the associated Committee is now called the AIQS Diversity, Equity, and Inclusion (DE&I) Committee.

The DE&I Committee has provided valuable insights and input into the AIQS Awards criteria launching in 2024. AIQS continued to celebrate cultural events through the member newsletter and LinkedIn posts.

Females make up 19% of the AIQS member base which is higher than the construction industry as a whole being 13%. It is worth noting that 32% of AIQS members under the age of 30 are female.

The DE&I Committee is developing strategies that will come to the fore during the 2023/24 financial year including following the career progression of younger women in the member base/profession over the long term, the integration of DE&I questions into APC interviews, and a focus on indigenous heritage.

ROBUST MEMBERSHIP

Membership retention remained strong with 94% of our members renewing for the 2023–24 financial year.

Congratulations to Dr Adrian Bridge LFAIQS for receiving Life Fellowship. The elevation of Adrian is reward for his continued contribution to AIQS and the development of quantity surveying students since 1997. Adrian is well-regarded by his national and international peers and is often sought for advice and guidance with regards to quantity surveying education and industry-focused research. The latter currently having very significant international impact and likely national impact with regards to infrastructure investment and procurement over the coming decade.

During the year, AIQS Head Office together with a Board assigned taskforce reviewed the current membership structure, policy, and membership grades and a decision was made to restructure in order to provide the following outcomes:

- alignment of the Assessment of Professional Competence (APC) to job roles and responsibilities
- an increase in the number of Certified Quantity Surveyors servicing the industry
- a diverse membership base that contains client-side professional quantity surveyors (PQS) as well as professionals with specialist

quantity surveying skills such as a cost estimator or a contract administrator on the contractor side

- a membership structure and competencies enabling quantity surveying professionals who work on infrastructure projects to become a member of AIQS
- more streamlined membership entry requirements.

During the year, AIQS worked on the proposal, submitted in August 2023, as part of the comprehensive review of the Australian and New Zealand Standard Classification of Occupations (ANZSCO). AIQS will propose to move Quantity Surveyor from under the Civil Engineers major group to its own major group called quantity surveying professionals. This would enable us to introduce the job titles of Quantity Surveyor, Cost Manager, Cost Engineer, Cost Consultant, Commercial Manager, and Cost Planner which could be expanded on in the future. We received one complaint during the 2022–23 financial year which is currently being investigated.

YQS was restructured and renamed to QSEP to broaden its focus to emerging quantity surveying professionals and develop strategic initiatives that connect to the AIQS strategic goals.

CHAPTER COUNCILLORS

AUSTRALIAN CAPITAL TERRITORY

President: William Binks MAIQS
Vice President: Alex Feng FAIQS, CQS
Treasurer: Adre de Waal MAIQS, CQS
Secretary: Johann Badenhorst MAIQS, CQS
Director: Fiona Doherty FAIQS, CQS
Director: Mark Chappé FAIQS, CQS
Councillor: David Warren MAIQS, CQS
Councillor: Winnie Warnes MAIQS, CQS
Councillor, QSEP Chapter President:
Matthew Duncan MAIQS, CQS

NEW SOUTH WALES

President: Marty Sadlier FAIQS, CQS
Vice President: Benjamin Nicholson MAIQS, CQS
Treasurer: Cameron Beard MAIQS, CQS
Secretary: Terence Wu MAIQS, CQS
Director: Mike O'Shea FAIQS, CQS
Director: Simon Squire FAIQS, CQS
Councillor: Brad Marino MAIQS, CQS
QSEP Chapter President: Joshua Garside

QUEENSLAND

President: Tom Ford FAIQS, CQS
Vice President: Matthew Lee MAIQS, CQS
Treasurer: Simon Foley MAIQS, CQS
Secretary: Don Hyslop FAIQS, CQS
Director: Andrew Brady FAIQS, CQS
Director: Paul Roberts FAIQS, CQS
Councillor: Doug Fletcher FAIQS, CQS
Councillor: Mark Freestone FAIQS, CQS
Councillor: Gary Man FAIQS, CQS
Councillor: Mark Kilroy MAIQS
Councillor: Mark Hodgson MAIQS, CQS
Councillor: Stephen Bissek MAIQS, CQS
Councillor: Luke Anthony MAIQS, CQS
Councillor: Gary McDonald LFAIQS, CQS
Councillor: Neil Gall MAIQS, CQS
Councillor: Navarupan Nadarajah MAIQS, CQS
QSEP Chapter President: Jaime Toyer
Observer: Jason Gray FAIQS

SOUTH AUSTRALIA/NORTHERN TERRITORY

President: Deborah Marsh MAIQS
Director: Mason Robb MAIQS, CQS
Treasurer: Seth Coultas MAIQS, CQS
Director: Andrew Baulch MAIQS, CQS
Councillor: Paul Gurr MAIQS, CQS
Councillor: Travis Swigart MAIQS, CQS
Councillor: Robert Williamson MAIQS, CQS
QSEP Chapter President: Callum Rodgers MAIQS

VICTORIA/TASMANIA

President: Rod Anderson MAIQS
Vice President: Don Leelarathne FAIQS, CQS
Treasurer: Kim Luong MAIQS
Secretary: Kong Yap FAIQS
Director: Jane Northey MAIQS, CQS
Director: Stuart Gillies MAIQS, CQS
Councillor: Joanne Chan MAIQS, CQS
Councillor: Patrick Louey MAIQS
Councillor: David Gifford MAIQS
Councillor: Todd Marsden MAIQS
Councillor: Ruky Wang MAIQS, CQS
Councillor: Arnea Vargas MAIQS
Councillor: Rebecca Hearn MAIQS, CQS
Councillor: Sarfraz Ahmed MAIQS, CQS
Councillor: Gráinne O'Donnell MAIQS
QSEP Chapter President: Zari Subhlok

WESTERN AUSTRALIA

President: Sharon Yap MAIQS
Vice President/Treasurer: Chanaka Ratnasekara FAIQS, CQS
Director: Stephen Warne FAIQS, CQS
Director: Robin Wheelwright FAIQS, CQS
Secretary: Paul Shanley MAIQS, CQS
Councillor: Adam Robinson MAIQS, CQS
Councillor: Giuseppe Costanzo MAIQS, CQS
Councillor: SADMIR CERIC FAIQS, CQS
Councillor: John Stranger FAIQS
Councillor: Agnes Tan MAIQS
Councillor: Joseph Grima MAIQS, CQS
Councillor: Jeremy Wu MAIQS
Councillor: Daniel Thickbroom MAIQS, CQS
Councillor: Ian Bolton MAIQS, CQS
QSEP National and Chapter President: Stella Lee

INTERNATIONAL – REGION 1

President: Amanda Ng MAIQS, CQS
Vice President: Daniel Leung MAIQS
Treasurer: Alex Hung FAIQS, CQS
Secretary: Ambrose Shim FAIQS, CQS
Director: Stanley Chang MAIQS, CQS
Councillor: Leong Choong Peng FAIQS, CQS
Councillor: Daniel Malacchini MAIQS, CQS
Councillor: Dato Peter Tan FAIQS, CQS
Councillor: Peter Ng FAIQS, CQS
Councillor: Julie de la Cruz FAIQS, CQS

INTERNATIONAL – REGION 2

President: Ajantha Premarathna FAIQS, CQS
Vice-President: Lalantha Amarasekara FAIQS, CQS
Treasurer: Nimal Jayadeva MAIQS, CQS
Secretary: Pradeep Pathmaperuma MAIQS, CQS
Director: Chitra Weddikkara FAIQS, CQS
Councillor: Mohamed Anzar MAIQS
Councillor: Roshan de Silva MAIQS, CQS
Councillor: Hasan Alzabeel MAIQS
Councillor: Prassana Gode MAIQS

MEMBER RECOGNITION

25 YEAR MEMBERS

Richard Butt
Adam Chan MAIQS (Ret.)
Wai Choy
Sean Connolly
Michael Dakhoul FAIQS, CQS
John Drillis FAIQS, CQS
Paul Elphick MAIQS
Justin Fletcher AAIQS
David Gallagher MAIQS, CQS
Patrick Hanlon FAIQS, CQS
Andrew Hayim MAIQS
Kevin Henson FAIQS (Ret.)
Paul Huckin MAIQS (Ret.)
Eric Hung MAIQS
Safian Ibrahim MAIQS

Simon Ireland AAIQS
Trevor Jeffery MAIQS
Vidanalage Karavita MAIQS, CQS
Simon Kelava MAIQS
Sze Khoo FAIQS
Andrew Knowles FAIQS, CQS
Kar Lai MAIQS
Cheok Lam MAIQS
Johann Le Roux MAIQS
Kwok Lee MAIQS
Jason Meager MAIQS, CQS
Kerry O'Connor MAIQS, CQS
AT Ong MAIQS
Paul Palella MAIQS
Scott Parrott FAIQS

Devlyn Song FAIQS, CQS
Glenda Sorrell-Saunders MAIQS, CQS
Alan Spence
Michael Taranto FAIQS, CQS
Paul Tate MAIQS
Robert Toms MAIQS
Howard Townsend MAIQS
Mathis Tse MAIQS
Gary Uys MAIQS, CQS
Carl Villari FAIQS, CQS
Paul Whittaker MAIQS, CQS
Mark Wilson
James Winder MAIQS
Hoi Wong
Kenneth Yu

30 YEAR MEMBERS

Darryl Bird MAIQS, CQS
Stewart Bristow FAIQS, CQS
Keng Choo MAIQS, CQS
Sandy Foo MAIQS
Angus Hamilton MAIQS
Simon Hanau MAIQS, CQS
Siu Leung FAIQS
Jonathan Lipshut MAIQS
Peter Mackiewicz
Nadesu Nadana-Sabesan MAIQS
Christopher Pomirski MAIQS
Derek Sonter MAIQS
Wei Tan MAIQS, CQS
Kok Tay MAIQS
Andrew Wilson MAIQS
Bensiger Wilson FAIQS, CQS
Damian Wood MAIQS, CQS

40 YEAR MEMBERS

Stephen Ballesty FAIQS, CQS
Steven Batger FAIQS (Ret.)
Gavin Carrier MAIQS
Roger Cochrane MAIQS
Glenn Corke FAIQS
Nicholas Emmanuel FAIQS, CQS
John Deans FAIQS
James Goh AAIQS (Ret.)
James Harrington FAIQS
Geoffrey Hill FAIQS
David Hodson
Gim Kho MAIQS
Stephen Mee MAIQS, CQS
David Mitchell FAIQS
John Pincini AAIQS
Choo See MAIQS, CQS
Robin Teh MAIQS
Kevin Vedelago MAIQS

50 YEAR MEMBERS

Gregory Butterfield AAIQS (Ret.)
Ah Chong FAIQS (Ret.)
Peter Clarke FAIQS
Graydon Costin FAIQS (Ret.)
Christopher Gordon FAIQS (Ret.)
Sundarampillai Gnanasekaram FAIQS (Ret.)
Glen Harrington MAIQS
David Leary FAIQS
Desmond Lukey MAIQS (Ret.)
Trevor McNally MAIQS
George Ong AAIQS (Ret.)
Lalith Rajapakse FAIQS, CQS
Padma Weerakoon AAIQS (Ret.)
Christopher Williamson FAIQS (Ret.)
Robert Wood MAIQS

TREASURER'S MESSAGE

The past financial year ending in June 2023 has seen a normalisation of services provided by the AIQS after a very disruptive two-year period caused by COVID-19. A realistic budget was set at the commencement of the period but one that acknowledged that the AIQS had to play catch-up on services to be delivered to our members, particularly relating to face-to-face events.

Prior to commencement of the financial year the budget was approved by the AIQS Board with a cash surplus of approximately \$167K.

Revenue achieved over the financial year was marginally higher than budgeted despite drops in expected revenues from sponsorship and webinar sales due to the early inability to record live webinars from future sales. A further drop in revenue was in publication sales due to changing university policies in terms of usage of external prescribed texts. Fortunately, these income pressures were offset by increased revenue from skilled migration assessments as more international qualified construction cost professionals are choosing Australia as a place to live.

Expenditure has been well managed over the financial year with overall expenditure on budget. Notable variances were:

- Increased board meeting governance costs due to the very high cost of travel.
- Unforeseen HR and recruitment costs due to staff turnover and new positions being filled with additional costs offset by delays in new recruitment.
- Costs for Surveyors House in Canberra due to a protracted legal dispute over future right of use, which is now settled in the AIQS' favour (costs are expected to be recovered).
- National CPD role out slower than anticipated therefore deferring some costs.

The net effect of the profit and loss statement to the financial bottom line is that the final budget deficit for the financial year was an accounting loss of \$112,670 (after provisions and depreciations) and a cash surplus of \$137,282.

AIQS's Net Assets have decreased from \$2.4M at the end of 2021–22 to \$2.25M at the end of 2022–23, principally used for public relations and upgrades to IT hardware. This excludes the potential sale of the AIQS' share of Surveyors House in Canberra, which will see a notable improvement to the net asset position.

I would like to thank all members for their continued support over this past year as we push forward after a very disruptive period globally.



Kind Regards

A handwritten signature in black ink, appearing to read 'Mark Chappé', written over a horizontal line.

Mark Chappé
Treasurer

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Financial Statements

For the Year Ended 30 June 2023

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

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Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Directors' Report For the Year Ended 30 June 2023

The directors present their report on Australian Institute of Quantity Surveyors for the financial year ended 30 June 2023.

Directors

The names of the directors in office at any time during, or since the end of, the year are:

Names	Appointed/Resigned
Mark Chappe De Leonval	
Fiona Doherty	
Jane Northey	
Andrew Brady	
Michael O'Shea	
Simon Squire	
Deborah Marsh	Resigned 24/11/2022
Mason Robb	Appointed 24/11/2022
Andrew Baulch	
Stephen Warne	
Choong Peng Leong	Resigned 24/11/2022
Stanley Chang	Appointed 24/11/2022
Mark Freestone	Resigned 24/11/2022
Paul Roberts	Appointed 24/11/2022
Robin Wheelwright	
Chitra Weddikkara	
Stuart Gillies	

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated. The company secretaries at 30 June 2023 was Grant Warner.

Information on directors

Mark Chappe De Leonval	Quantity Surveyor, FAIQS, CQS
Experience	45 years' professional experience
AIQS Board	Immediate Past President
Fiona Doherty	Quantity Surveyor, FAIQS, CQS
Experience	34 years' professional experience
Jane Northey	Quantity Surveyor, FAIQS, CQS
Experience	23 years' professional experience
Andrew Brady	Quantity Surveyor, FAIQS, CQS
Experience	17 years' professional experience
AIQS Board	Vice President
Michael O'Shea	Quantity Surveyor, FAIQS, CQS
Experience	53 years' professional experience

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Directors' Report For the Year Ended 30 June 2023

Information on directors

Simon Squire Experience AIQS Board	Quantity Surveyor, FAIQS, CQS 35 years' professional experience Vice President
Deborah Marsh Experience	Quantity Surveyor, AAIQS, CQS 33 years' professional experience
Mason Robb Experience	Quantity Surveyor, MAIQS, CQS 25 years' professional experience
Andrew Baulch Experience	Quantity Surveyor / Project Manager, FAIQS, CQS 18 years' professional experience
Stephen Warne Experience AIQS Board	Quantity Surveyor, FAIQS, CQS 28 years' professional experience National President & Board Chair
Choong Peng Leong Experience	Consultant Quantity Surveyor, FAIQS, CQS 51 years' professional experience
Stanley Chang Experience	Quantity Surveyor, FAIQS, CQS 16 years' professional experience
Mark Freestone Experience	Quantity Surveyor, FAIQS, CQS 33 years' professional experience
Paul Roberts Experience	Quantity Surveyor, FAIQS, CQS 36 years' professional experience
Robin Wheelwright Experience	Quantity Surveyor, FAIQS, CQS 37 years' professional experience
Chitra Weddikara Experience	Quantity Surveyor, FAIQS, CQS 52 years' professional experience
Stuart Gillies Experience	Quantity Surveyor, FAIQS, CQS 25 years' professional experience

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

Strategic Goals

The Institute's goals for the period 1 July 2020 to 30 June 2025 are:

- Be recognised as the pre-eminent brand in the industry
- Be at the forefront of education for the profession.
- Drive industry standards and technology innovation.

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Directors' Report For the Year Ended 30 June 2023

Strategic Goals

- Lead a profession which is diverse and inclusive.
- Have a robust membership base reflecting the depth and breadth of the industry.

To achieve these, the Institute will require a governance structure which is both agile and supportive.

Principal measures

The principal activities and achievements of the AIQS can be measured by factors such as:

- 93% membership retention rate for 2022-23.
- 234 new members in 2022-23.
- Updates and additions to the *Australian Cost Management Manuals, the Australia & New Zealand Standard Method of Measurement*, and publication of the Information Paper *The Quantity Surveyor's Role as an Expert Witness*.
- Sponsorship of 12 University Awards across eight accredited universities.
- Participation on the independent committee developing guidelines for the measurement and quantification of embodied carbon in construction projects.
- Increased take up of the AIQS Academy with over 13,585 individual modules being purchased between January 2017 and end June 2023, including 1,989 during the 2022-23 year.
- Continued implementation of the Certified Quantity Surveyor (CQS) status, with some 806 members having taken up the designation.
- Delivery of over 70 hours of AIQS CPD events, including 33 face-to-face events

Members' guarantee

Australian Institute of Quantity Surveyors is a company limited by guarantee. In the event of, and for the purpose of winding up of the company, the amount capable of being called up from each member and any person who ceased to be a member in the year prior to the winding up, is limited to \$ 10, subject to the provisions of the company's constitution.

Operating results

The deficit of the Company after providing for income tax amounted to \$ (112,670) (2022: surplus of \$180,318).

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Directors' Report For the Year Ended 30 June 2023

Meetings of directors

During the financial year, 5 meetings of directors (including committees of directors) were held. Attendances by each director during the year were as follows:

	Directors' Meetings	
	Number eligible to attend	Number attended
Mark Chappe De Leonval	5	5
Fiona Doherty	2	2
Jane Northey	2	1
Andrew Brady	5	4
Michael O'Shea	2	2
Simon Squire	5	5
Deborah Marsh	-	-
Mason Robb	2	1
Andrew Baulch	2	1
Stephen Warne	5	5
Choong Peng Leong	-	-
Stanley Chang	2	2
Mark Freestone	-	-
Paul Roberts	2	2
Robin Wheelwright	2	2
Chitra Weddikkara	2	2
Stuart Gillies	2	1

Indemnification and insurance of officers and auditors

The Company has paid premiums in respect of a contract insuring all the Directors of the Company against a liability incurred in their role as a director of the company, except where:


- (i) the liability arises out of conduct involving a wilful breach of duty; or
- (ii) there has been a contravention of Section 232(5) or (6) of the *Corporations Act 2001*.


No Director of the Company received or became entitled to receive any remuneration for services rendered, except for insurance premiums paid by the Company on behalf of Directors.

Auditor's independence declaration

The lead auditor's independence declaration in accordance with section 307C of the *Corporations Act 2001*, for the year ended 30 June 2023 has been received and can be found on page 5 of the financial report.

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

Director:

Stephen Warne

Director:

Mark Chappe

Dated 24 October 2023



PKF(NS) Audit & Assurance Limited Partnership

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Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of Australian Institute of Quantity Surveyors

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2023, there have been:

- (i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.

PKF

PKF

A handwritten signature in black ink that reads 'STobutt' with a stylized flourish at the end.

SCOTT TOBUTT
PARTNER

24 OCTOBER 2023
SYDNEY, NSW

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Statement of Profit or Loss and Other Comprehensive Income For the Year Ended 30 June 2023

		2023	2022
	Note	\$	\$
Revenue	4	2,427,405	2,254,017
Chapter general expenses		(97,474)	(23,414)
Depreciation and amortisation expense		(195,360)	(210,505)
Employee benefits expense		(1,420,546)	(1,130,970)
Board & executive		(129,969)	(51,617)
Stakeholder engagement		(17,255)	(52,140)
Head office expenses		(129,709)	(121,415)
Bank & merchant fees		(46,298)	(49,292)
IT support costs		(65,189)	(70,066)
Insurance		(10,145)	(9,089)
International offices		(96,274)	(87,888)
Surveyors House, Canberra - costs		(54,434)	(32,642)
Membership		(27,524)	(37,184)
Education & event		(70,077)	(54,851)
Communications and Marketing		(142,766)	(72,699)
International		(30,892)	(51,775)
Standards		(2,258)	(10,613)
Conferences expenses		(3,905)	(7,539)
(Deficit)/surplus before income tax		(112,670)	180,318
Income tax expense	2(a)	-	-
(Deficit)/surplus for the year		(112,670)	180,318
Other comprehensive income for the year		-	-
Total comprehensive (loss)/income for the year		(112,670)	180,318

The accompanying notes form part of these financial statements.

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Statement of Financial Position

As At 30 June 2023

	Note	2023 \$	2022 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	5	1,954,937	1,915,378
Loans and receivables	6	17,944	13,571
Other financial assets	7	2,064,872	2,196,296
Other assets	8	69,916	57,290
TOTAL CURRENT ASSETS		<u>4,107,669</u>	<u>4,182,535</u>
NON-CURRENT ASSETS			
Property, plant and equipment	10	197,008	283,548
Investment property	11	369,278	369,278
Intangible assets	12	130,238	197,069
TOTAL NON-CURRENT ASSETS		<u>696,524</u>	<u>849,895</u>
TOTAL ASSETS		<u>4,804,193</u>	<u>5,032,430</u>
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	13	2,158,793	2,184,409
Lease liability	9	124,172	115,008
Short-term provisions	14	190,313	169,084
TOTAL CURRENT LIABILITIES		<u>2,473,278</u>	<u>2,468,501</u>
NON-CURRENT LIABILITIES			
Lease liability	9	54,092	178,264
Long-term provisions	14	24,758	20,930
TOTAL NON-CURRENT LIABILITIES		<u>78,850</u>	<u>199,194</u>
TOTAL LIABILITIES		<u>2,552,128</u>	<u>2,667,695</u>
NET ASSETS		<u>2,252,065</u>	<u>2,364,735</u>
EQUITY			
Retained surplus		<u>2,252,065</u>	<u>2,364,735</u>
TOTAL EQUITY		<u>2,252,065</u>	<u>2,364,735</u>

The accompanying notes form part of these financial statements.

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Statement of Changes in Equity For the Year Ended 30 June 2023

	Retained Surplus	Total
	\$	\$
Balance at 1 July 2022	2,364,735	2,364,735
Deficit for the year	(112,670)	(112,670)
Balance at 30 June 2023	2,252,065	2,252,065
Balance at 1 July 2021	2,184,417	2,184,417
Surplus for the year	180,318	180,318
Balance at 30 June 2022	2,364,735	2,364,735

The accompanying notes form part of these financial statements.

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Statement of Cash Flows For the Year Ended 30 June 2023

	2023	2022
Note	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from customers	2,659,648	2,486,960
Payments to suppliers and employees	(2,599,686)	(2,021,445)
Interest received	5,170	5,170
Net cash provided by operating activities	<u>65,132</u>	<u>470,685</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Payment for plant and equipment	(41,989)	(4,697)
Transfer to term deposits	131,424	(70,627)
Net cash provided by/(used in) investing activities	<u>89,435</u>	<u>(75,324)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Payment of finance lease liabilities	(115,008)	(106,356)
Net cash used in financing activities	<u>(115,008)</u>	<u>(106,356)</u>
Net increase in cash and cash equivalents held	39,559	289,005
Cash and cash equivalents at beginning of year	1,915,378	1,626,373
Cash and cash equivalents at end of financial year	5 <u>1,954,937</u>	<u>1,915,378</u>

The accompanying notes form part of these financial statements.

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Notes to the Financial Statements For the Year Ended 30 June 2023

The financial report covers Australian Institute of Quantity Surveyors as an individual entity. Australian Institute of Quantity Surveyors is a not-for-profit Company limited by guarantee, incorporated and domiciled in Australia.

The functional and presentation currency of Australian Institute of Quantity Surveyors is Australian dollars.

The financial report was authorised for issue by the Directors on 24 October 2023.

Comparatives are consistent with prior years, unless otherwise stated.

1 Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards - Simplified Disclosures and the *Corporations Act 2001*.

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.

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

2 Summary of Significant Accounting Policies

(a) Income Tax

The income tax expense (revenue) for the year comprises current income tax expense (income) and deferred tax expense (income).

Current income tax expense charged to the profit or loss is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting year. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

(b) Property, plant and equipment

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

The carrying amount of plant and equipment is reviewed at the end of the reporting period to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the assets' employment and subsequent disposal. The expected net cash flows have been discounted to their present values in determining recoverable amounts.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other costs (eg. repairs and maintenance) are charged to the statement of comprehensive income during the financial year in which they are incurred.

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of the reporting period.

Notes to the Financial Statements

For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies

(b) Property, plant and equipment

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the profit or loss. When revalued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

Depreciation

The depreciable amounts of all fixed assets including capitalised leased assets are depreciated on either a straight line or diminishing value basis over their estimated useful lives to the entity commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

The depreciation rates used for each class of depreciable asset are shown below:

Fixed asset class	Depreciation rate
Right of use - Buildings	20%
Furniture, Fixtures and Fittings	7.5% - 33%
IT Equipment	20%

(c) Investment property

Investment property is held to generate long-term rental yields and/or capital growth. All tenant leases are on an arm's length basis. Investment property is carried at fair value, determined annually by independent valuers or director valuation. Changes to fair value are recorded in the statement of profit or loss as other income/expenses.

When the use of a property changes such that it is reclassified as property, plant and equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

(d) Leases

At inception of a contract, the Company assesses whether a lease exists i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration.

This involves an assessment of whether:

- The contract involves the use of an identified asset this may be explicitly or implicitly identified within the agreement. If the supplier has a substantive substitution right then there is no identified asset.
- The Company has the right to obtain substantially all of the economic benefits from the use of the asset throughout the period of use.
- The Company has the right to direct the use of the asset i.e. decision making rights in relation to changing how and for what purpose the asset is used.

Lessee accounting

The non-lease components included in the lease agreement have been separated and are recognised as an expense as incurred.

Notes to the Financial Statements

For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies

(d) Leases

At the lease commencement, the Company recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where the Company believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises of the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration less any lease incentives received.

The right-of-use asset is depreciated over the lease term on a straight line basis and assessed for impairment in accordance with the impairment of assets accounting policy.

The lease liability is initially measured at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Company's incremental borrowing rate is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is remeasured whether there is a lease modification, change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI) or a change in the Company's assessment of lease term.

Where the lease liability is remeasured, the right-of-use asset is adjusted to reflect the remeasurement or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Exceptions to lease accounting

The Company has elected to apply the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. The Company recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

(e) Financial instruments

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, the Company classifies its financial assets into the following categories, those measured at:

- amortised cost

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets.

Notes to the Financial Statements

For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies

(e) Financial instruments

Financial assets

Amortised cost

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows are solely payments of principal and interest on the principal amount outstanding.

The Company's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the statement of financial position.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, foreign exchange gains or losses and impairment are recognised in profit or loss. Gain or loss on derecognition is recognised in profit or loss.

Financial assets through profit or loss

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at FVTPL.

Net gains or losses, including any interest or dividend income are recognised in profit or loss.

Impairment of financial assets

Impairment of financial assets is recognised on an expected credit loss (ECL) basis for the following assets:

- financial assets measured at amortised cost

When determining whether the credit risk of a financial assets has increased significant since initial recognition and when estimating ECL, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Company's historical experience and informed credit assessment and including forward looking information.

The Company uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Company uses the presumption that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Company in full, without recourse to the Company to actions such as realising security (if any is held); or
- the financial assets is more than 90 days past due.

Notes to the Financial Statements

For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies

(e) Financial instruments

Financial assets

Credit losses are measured as the present value of the difference between the cash flows due to the Company in accordance with the contract and the cash flows expected to be received. This is applied using a probability weighted approach.

Trade receivables

Impairment of trade receivables have been determined using the simplified approach in AASB 9 which uses an estimation of lifetime expected credit losses. The Company has determined the probability of non-payment of the receivable and multiplied this by the amount of the expected loss arising from default.

The amount of the impairment is recorded in a separate allowance account with the loss being recognised in finance expense. Once the receivable is determined to be uncollectable then the gross carrying amount is written off against the associated allowance.

Where the Company renegotiates the terms of trade receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Other financial assets measured at amortised cost

Impairment of other financial assets measured at amortised cost are determined using the expected credit loss model in AASB 9. On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

Financial liabilities

The Company measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Company comprise trade payables, bank and other loans and lease liabilities.

(f) Intangible assets

Expenditure incurred in the planning phase in developing the academy and website development (CRM database) or after the website is put into use is expensed when incurred. Development costs are capitalised only when it is probable that the website development will deliver future economic benefits and these benefits can be measured reliably.

Website development has a finite life and is carried at cost less any accumulated amortisation and impairment losses. The Academy is estimated to have a useful life of five years and is amortised on a straight line basis.

The website has an estimated useful life of five years and is amortised on a diminishing value basis.

All intangibles are assessed annually for impairment.

Notes to the Financial Statements

For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies

(g) Impairment of assets

At the end of each reporting period, the carrying values of tangible and intangible assets are reviewed to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the profit or loss.

Where it is not possible to estimate the recoverable amount of an individual asset, the recoverable amount of the cash generating unit (CGU) to which the asset belongs is estimated.

(h) Employee benefits

Provision is made for the Company's liability for employee benefits arising from services rendered by employees to balance date. The benefits expected to be settled within one year to employees for their entitlements have been measured at the amounts expected to be paid including on-costs and are disclosed as current liabilities. Employee benefits payable later than one year are measured at the present value of the estimated future cash outflows to be made in respect of those benefits. In calculating the present value of future cash flows in respect of long service leave, the probability of long service leave being taken is based upon historical data. Contributions are made by the Company to an employee superannuation fund and are charged as expenses when incurred.

(i) Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

(j) Revenue

Revenue from contracts with customers

The core principle of AASB 15 is that revenue is recognised on a basis that reflects the transfer of promised goods or services to customers at an amount that reflects the consideration the Company expects to receive in exchange for those goods or services. Revenue is recognised by applying a five-step model as follows:

1. Identify the contract with the customer
2. Identify the performance obligations
3. Determine the transaction price
4. Allocate the transaction price to the performance obligations
5. Recognise revenue as and when control of the performance obligations is transferred

Notes to the Financial Statements

For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies

(j) Revenue

Revenue from contracts with customers

Generally the timing of the payment for sale of goods and rendering of services corresponds closely to the timing of satisfaction of the performance obligations, however where there is a difference, it will result in the recognition of a receivable, contract asset or contract liability.

None of the revenue streams of the Company have any significant financing terms as there is less than 12 months between receipt of funds and satisfaction of performance obligations.

Specific revenue streams

The revenue recognition policies for the principal revenue streams of the Company are:

Sale of goods

Revenue from the sale of goods is recognised at the point in time when the customer obtains control of the goods, which is generally at the time of delivery.

Provision of services

Revenue from a contract to provide services is recognised over time as the services are rendered based on either a fixed price or an hourly rate.

Interest revenue

Interest revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Rental income

Rent revenue from investment properties is recognised on a straight-line basis over the lease term. Lease incentives granted are recognised as part of the rental revenue. Contingent rentals are recognised as income in the period when earned.

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

(k) Goods and services tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payable are stated inclusive of GST.

Cash flows in the statement of cash flows are included on a gross basis and the GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

Notes to the Financial Statements

For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies

(I) Change in accounting policy

The Company has adopted all standards which became effective for the first time at 30 June 2023, the adoption of these standards has not caused any material adjustments to the reported financial position, performance or cash flow of the Company.

3 Critical Accounting Estimates and Judgments

The directors make estimates and judgements during the preparation of these financial statements regarding assumptions about current and future events affecting transactions and balances.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

The significant estimates and judgements made have been described below.

Key estimates - impairment of intangibles

The Company assesses impairment at the end of each reporting period by evaluating conditions specific to the Company that may be indicative of impairment triggers. Recoverable amounts of relevant assets are reassessed using value-in-use calculations which incorporate various key assumptions.

Key estimates - fair value of investment property

The investment property is carried at fair value. Changes to the fair value are presented in the profit or loss.

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Notes to the Financial Statements For the Year Ended 30 June 2023

4 Revenue

Revenue from continuing operations

	2023	2022
	\$	\$
Revenue		
- Subscriptions	1,582,743	1,514,803
- Services	430,639	333,303
Other operating revenue		
- Chapter general	127,581	51,948
- Marketing income	116,555	131,304
- Governance and administration	45,229	33,727
- Education and events	122,871	131,961
Other interest received	51,653	5,170
Rental income	-	29,160
EMDG grant income	1,701	22,641
Research Fund transfer	(51,567)	-
Total Revenue	2,427,405	2,254,017

5 Cash and Cash Equivalents

Cash at bank	<u>1,954,937</u>	<u>1,915,378</u>
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Included in cash at bank account is a bank account held in trust on behalf of the Benevolent Fund, of \$740,733, with a corresponding liability in note 13. In addition, a bank account with \$90,656 has been designated for research purposes only.

6 Trade and Other Receivables

	2023	2022
	\$	\$
CURRENT		
Trade receivables	<u>17,944</u>	<u>13,571</u>

7 Financial Assets

CURRENT		
Financial assets	<u>2,064,872</u>	<u>2,196,296</u>

Financial assets consist of term deposits with initial terms of maturity of less than one year.

8 Other assets

CURRENT		
Prepayments	<u>69,916</u>	<u>57,290</u>

Notes to the Financial Statements For the Year Ended 30 June 2023

9 Leases

Company as a lessee

The Company has leases over buildings.

Information relating to the leases in place and associated balances and transactions are provided below.

Terms and conditions of leases

The building lease is for the Company's Head Office premises and is for a period of 5 years. The rent for this lease is subject to a fixed increases of 3% each year.

Concessionary leases

Right-of-use assets

	Buildings \$	Total \$
Year ended 30 June 2023		
Balance at beginning of year	267,767	267,767
Depreciation charge	(110,800)	(110,800)
Balance at end of year	156,967	156,967

Lease liabilities

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

	< 1 year \$	1 - 5 years \$	> 5 years \$	Total undiscounted lease liabilities \$	Lease liabilities included in this Statement Of Financial Position \$
2023					
Lease liabilities	129,699	54,705	-	184,404	178,264
2022					
Lease liabilities	125,921	184,404	-	310,325	293,272

Statement of Profit or Loss and Other Comprehensive Income

The amounts recognised in the statement of profit or loss and other comprehensive income relating to interest expense on lease liabilities and short-term leases or leases of low value assets are shown below:

	2023 \$	2022 \$
Interest expense on lease liabilities	10,913	15,898

Australian Institute of Quantity Surveyors

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Notes to the Financial Statements For the Year Ended 30 June 2023

10 Property, plant and equipment

Right of use - Buildings - at cost	554,000	554,000
Accumulated depreciation	(397,033)	(286,233)
	156,967	267,767
Furniture, fittings and equipment at cost	10,466	10,466
Less accumulated depreciation	(8,128)	(7,119)
	2,338	3,347
IT equipment at cost	162,057	120,068
Less accumulated depreciation	(124,354)	(107,634)
	37,703	12,434
Total property, plant and equipment	197,008	283,548

(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:

	Right of use - Buildings	Furniture and Fittings	IT Equipment	Total
	\$	\$	\$	\$
Year ended 30 June 2023				
Balance at the beginning of year	267,767	3,347	12,434	283,548
Additions	-	-	41,989	41,989
Depreciation expense	(110,800)	(1,009)	(16,720)	(128,529)
Balance at the end of the year	156,967	2,338	37,703	197,008

11 Investment Properties

	2023	2022
	\$	\$
Investment property at fair value	369,278	369,278

The Directors have assessed the fair value of the investment property as at 30 June 2023 based on a signed Heads of Agreement less costs to sell, and are satisfied that no changes are required in the current year.

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Notes to the Financial Statements For the Year Ended 30 June 2023

12 Intangible Assets

CRM database - at cost	325,156	325,156
Accumulated amortisation	(194,918)	(129,887)
	130,238	195,269
AIQS academy set up - at cost	478,463	478,463
Accumulated amortisation	(478,463)	(476,663)
	-	1,800
	130,238	197,069

(a) Movements in carrying amounts of intangible assets

	CRM database \$	AIQS academy set up \$	Total \$
Year ended 30 June 2023			
Balance at the beginning of the year	195,269	1,800	197,069
Amortisation	(65,031)	(1,800)	(66,831)
Closing value at 30 June 2023	130,238	-	130,238

13 Trade and Other Payables

	2023 \$	2022 \$
CURRENT		
Trade payables	131,013	40,884
Subscriptions received in advance	1,024,436	1,183,020
Accrued expense	26,689	23,858
GST payable	79,027	77,757
Benevolent fund liabilities	740,733	750,543
Research fund liabilities	92,476	45,000
Other payables	64,419	63,347
	2,158,793	2,184,409

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Notes to the Financial Statements For the Year Ended 30 June 2023

14 Provisions

CURRENT

Other employee benefits	190,313	169,084
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NON-CURRENT

Other employee benefits	24,758	20,930
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15 Auditors' Remuneration

Remuneration of the auditor PKF, for:

- auditing or reviewing the financial statements	22,500	21,100
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16 Related Parties

(a) The Company's main related parties are as follows:

Key management personnel - refer to Note 19.

Other related parties include close family members of key management personnel and entities that are controlled or significantly influenced by those key management personnel or their close family members.

(b) Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

17 Contingencies

In the opinion of the Directors, the Company did not have any contingencies at 30 June 2023 (30 June 2022:None).

18 Financial Risk Management

The main financial risks to which the Company is exposed to through its financial instruments are credit risk, liquidity risk and market risk consisting of interest rate risk.

The Company's financial instruments consist mainly of deposits with banks, short-term investments, accounts receivable and payable.

The totals for each category of financial instruments, measured in accordance with AASB 9 as detailed in the accounting policies to these financial statements, are as follows:

	2023	2022
	\$	\$
Financial assets		
Held at amortised cost		
Cash and cash equivalents	1,954,937	1,915,378
Trade and other receivables	17,944	13,571
Financial assets	2,064,872	2,196,296
Total financial assets	4,037,753	4,125,245

Australian Institute of Quantity Surveyors

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Notes to the Financial Statements For the Year Ended 30 June 2023

18 Financial Risk Management

	2023	2022
	\$	\$
Financial liabilities		
Financial liabilities at amortised cost		
Finance lease obligations	178,264	293,272
Trade and other payables	2,166,397	2,184,409
Total financial liabilities	<u>2,344,661</u>	<u>2,477,681</u>

19 Key Management Personnel Disclosures

The remuneration paid to key management personnel of the Company is \$ 303,968 (2022: \$ 286,815).

20 Events after the end of the Reporting Period

The financial report was authorised for issue on 24 October 2023 by the Board of Directors.

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Company, the results of those operations or the state of affairs of the Company in future financial years.

21 Statutory Information

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

Australian Institute of Quantity Surveyors
Suite 303
Level 3 Pitt Street
SYDNEY NSW 2000

Australian Institute of Quantity Surveyors

ABN: 97 008 485 809

Directors' Declaration

The directors of the Company declare that:

1. The financial statements and notes, as set out on pages 6 to 23, are in accordance with the *Corporations Act 2001* and:
 - a. comply with Australian Accounting Standards - Simplified Disclosure Standard; and
 - b. give a true and fair view of the financial position as at 30 June 2023 and of the performance for the year ended on that date of the Company.
2. In the directors' opinion, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.



Director

Stephen Warne



Director

Mark Chappe

Dated 24 October 2023

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF AUSTRALIAN INSTITUTE OF QUANTITY SURVEYORS

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Australian Institute of Quantity Surveyors (the Company), which comprises the statement of financial position as at 30 June 2023, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of Australian Institute of Quantity Surveyors, is in accordance with the Corporations Act 2001, including:

- (a) Giving a true and fair view of the company's financial position as at 30 June 2023, and of its financial performance for the year then ended; and
- (b) Complying with the Australian Accounting Standards – Simplified Disclosure Requirements and Corporations Regulations 2001.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report.

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

Independence

We are independent of the Company in accordance with the auditor independence requirements of the Corporations Act 2001 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards) (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the Corporations Act 2001, which has been given to the directors of the Company, would be in the same terms if given to the directors as at the time of this auditor's report.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the Company's annual report for the year ended 30 June 2023, but does not include the financial report and our auditor's report thereon.

Other Information (cont'd)

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

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

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

Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Simplified Disclosure Requirements and the Corporations Act 2001, and for such internal control as the directors determine 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 Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

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

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by directors.

Auditor's Responsibilities for the Audit of the Financial Report (cont'd)

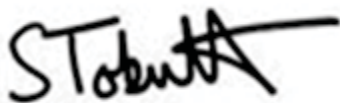
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

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

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

PKF

PKF



SCOTT TOBUTT
PARTNER

24 OCTOBER 2023
SYDNEY, NSW

