



Certified

**FINANCIAL**



Statements 財務報表

## 全面收益表

# STATEMENT OF COMPREHENSIVE INCOME

截至二零一八年三月三十一日止年度  
(以港幣千元表示)

for the year ended 31 March 2018  
(Expressed in thousands of Hong Kong dollars)

|          |  | 附註<br>Note | 2018             | 2017      |
|----------|--|------------|------------------|-----------|
| 營業額      | <b>Turnover</b>                                | 3          | <b>490,731</b>   | 409,096   |
| 運作成本     | Operating costs                                | 4          | <b>(395,418)</b> | (382,476) |
| 運作盈利     | Profit from operations                         |            | <b>95,313</b>    | 26,620    |
| 其他收入     | Other income                                   | 5          | <b>36,530</b>    | 23,234    |
| 名義利得稅前盈利 | <b>Profit before notional profits tax</b>      |            | <b>131,843</b>   | 49,854    |
| 名義利得稅    | Notional profits tax                           | 6          | —                | (7,579)   |
| 年度盈利     | <b>Profit for the year</b>                     |            | <b>131,843</b>   | 42,275    |
| 其他全面收益   | Other comprehensive income                     |            | —                | —         |
| 年度總全面收益  | <b>Total comprehensive income for the year</b> |            | <b>131,843</b>   | 42,275    |
| 固定資產回報率  | <b>Rate of return on fixed assets</b>          | 7          | <b>38.1%</b>     | 8.1%      |

第89至119頁的附註為本財務報表的一部分。

The notes on pages 89 to 119 form part of these financial statements.

## 財務狀況表

## STATEMENT OF FINANCIAL POSITION

於二零一八年三月三十一日  
(以港幣千元表示)

as at 31 March 2018  
(Expressed in thousands of Hong Kong dollars)

|                  |  | 附註<br>Note | 2018             | 2017      |
|------------------|--|------------|------------------|-----------|
| <b>非流動資產</b>     | <b>Non-current assets</b>                    |            |                  |           |
| 物業、設備及器材         | Property, plant and equipment                | 8          | 266,918          | 266,286   |
| 無形資產             | Intangible assets                            | 9          | 10,102           | 7,897     |
| 外匯基金存款           | Placement with the Exchange Fund             | 10         | 646,478          | 628,869   |
| 銀行存款             | Bank deposits                                |            | 24,000           | —         |
|                  |  |            | <b>947,498</b>   | 903,052   |
| <b>流動資產</b>      | <b>Current assets</b>                        |            |                  |           |
| 應收帳款及預繳款項        | Debtors and prepayments                      | 11         | 25,952           | 19,365    |
| 應收關連人士帳款         | Amounts due from related parties             |            | 9,475            | 16,411    |
| 銀行存款             | Bank deposits                                |            | 411,000          | 319,000   |
| 現金及銀行結餘          | Cash and bank balances                       |            | 22,288           | 18,409    |
|                  |  |            | <b>468,715</b>   | 373,185   |
| <b>流動負債</b>      | <b>Current liabilities</b>                   |            |                  |           |
| 遞延收入             | Deferred revenue                             | 12         | 11,234           | 7,748     |
| 客戶按金             | Customers' deposits                          | 13         | 43,262           | 36,046    |
| 應付帳款             | Creditors                                    |            | 17,954           | 9,642     |
| 應付關連人士帳款         | Amounts due to related parties               |            | 2,464            | 2,481     |
| 僱員福利撥備           | Provision for employee benefits              | 14         | 7,284            | 5,979     |
| 應付名義利得稅          | Notional profits tax payable                 |            | —                | 7,573     |
|                  |  |            | <b>82,198</b>    | 69,469    |
| <b>流動資產淨額</b>    | <b>Net current assets</b>                    |            | <b>386,517</b>   | 303,716   |
| <b>總資產減去流動負債</b> | <b>Total assets less current liabilities</b> |            | <b>1,334,015</b> | 1,206,768 |

第89至119頁的附註為本財務報表的一部分。

The notes on pages 89 to 119 form part of these financial statements.

財務狀況表(續)  
STATEMENT OF FINANCIAL POSITION (CONTINUED)

|              |                                 | 附註<br>Note | 2018             | 2017      |
|--------------|---------------------------------|------------|------------------|-----------|
| <b>非流動負債</b> | <b>Non-current liabilities</b>  |            |                  |           |
| 遞延稅項         | Deferred tax                    | 15         | —                | 2,206     |
| 僱員福利撥備       | Provision for employee benefits | 14         | <b>78,318</b>    | 80,708    |
|              |                                 |            | <b>78,318</b>    | 82,914    |
| <b>資產淨額</b>  | <b>NET ASSETS</b>               |            | <b>1,255,697</b> | 1,123,854 |
| <b>資本及儲備</b> | <b>CAPITAL AND RESERVES</b>     |            |                  |           |
| 營運基金資本       | Trading fund capital            | 16         | <b>118,300</b>   | 118,300   |
| 保留盈利         | Retained earnings               | 17         | <b>1,137,397</b> | 963,279   |
| 擬發股息         | Proposed dividend               | 18         | —                | 42,275    |
|              |                                 |            | <b>1,255,697</b> | 1,123,854 |

張美珠女士，JP 太平紳士  
土地註冊處營運基金總經理  
二零一八年九月二十六日

**Ms Doris CHEUNG, JP**  
General Manager, Land Registry Trading Fund  
26 September 2018

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## 權益變動表

### STATEMENT OF CHANGES IN EQUITY

截至二零一八年三月三十一日止年度  
(以港幣千元表示)

for the year ended 31 March 2018  
(Expressed in thousands of Hong Kong dollars)

|         |   | 2018             | 2017      |
|---------|---|------------------|-----------|
| 在年初的結餘  | <b>Balance at beginning of year</b>     | <b>1,123,854</b> | 1,100,985 |
| 年度總全面收益 | Total comprehensive income for the year | <b>131,843</b>   | 42,275    |
| 年內已付股息  | Dividend paid during the year           | —                | (19,406)  |
| 在年終的結餘  | <b>Balance at end of year</b>           | <b>1,255,697</b> | 1,123,854 |

第89至119頁的附註為本財務報表的一部分。

The notes on pages 89 to 119 form part of these financial statements.

# 現金流量表

## STATEMENT OF CASH FLOWS

截至二零一八年三月三十一日止年度  
(以港幣千元表示)

for the year ended 31 March 2018  
(Expressed in thousands of Hong Kong dollars)

|                                   |   | 附註<br>Note | 2018           | 2017     |
|-----------------------------------|---|------------|----------------|----------|
| <b>營運項目的現金<br/>流量</b>             | <b>Cash flows from operating<br/>activities</b>                           |            |                |          |
| 運作盈利                              | Profit from operations  |            | <b>95,313</b>  | 26,620   |
| 折舊及攤銷                             | Depreciation and amortisation   |            | <b>13,556</b>  | 11,743   |
| 處置固定資產虧<br>損                      | Loss on disposal of fixed assets  |            | <b>25</b>      | 200      |
| 應收帳款及應收<br>關連人士帳款<br>的減少/(增<br>加) | Decrease/(Increase) in debtors<br>and amounts due from related<br>parties |            | <b>4,341</b>   | (13,302) |
| 遞延收入的增加/<br>(減少)                  | Increase/(Decrease) in deferred<br>revenue                                |            | <b>3,486</b>   | (293)    |
| 應付帳款及應付<br>關連人士帳款<br>的增加          | Increase in creditors and<br>amounts due to related parties               |            | <b>1,564</b>   | 375      |
| 僱員福利撥備的<br>(減少)/增加                | (Decrease)/Increase in provision<br>for employee benefits                 |            | <b>(1,085)</b> | 712      |
| 客戶按金的增加                           | Increase in customers' deposits   |            | <b>7,216</b>   | 5,351    |
| 已付名義利得稅                           | Notional profits tax paid   |            | <b>—</b>       | (149)    |
| <b>營運項目的現金<br/>流入淨額</b>           | <b>Net cash from operating<br/>activities</b>                             |            | <b>124,416</b> | 31,257   |

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現金流量表(續)  
STATEMENT OF CASH FLOWS (CONTINUED)

|                          | 附註<br>Note   | 2018             | 2017             |
|--------------------------|--|------------------|------------------|
| <b>投資項目的現金流量</b>         | <b>Cash flows from investing activities</b>                          |                  |                  |
| 原有期為3個月以上的銀行存款的增加        | Increase in bank deposits with original maturities over three months | (116,000)        | (162,000)        |
| 添置固定資產                   | Purchase of fixed assets   | (9,690)          | (6,076)          |
| 出售固定資產所得                 | Proceeds from disposal of fixed assets                               | 3                | —                |
| 外匯基金存款的增加                | Increase in placement with the Exchange Fund                         | (17,609)         | (20,089)         |
| 已收利息                     | Interest received  | 22,759           | 23,056           |
| <b>投資項目的現金流出淨額</b>       | <b>Net cash used in investing activities</b>                         | <b>(120,537)</b> | <b>(165,109)</b> |
| <b>融資項目的現金流量</b>         | <b>Cash flows from financing activities</b>                          |                  |                  |
| 已付股息                     | Dividend paid  | —                | (19,406)         |
| <b>融資項目的現金流出淨額</b>       | <b>Net cash used in financing activities</b>                         | <b>—</b>         | <b>(19,406)</b>  |
| <b>現金及等同現金的增加／(減少)淨額</b> | <b>Net increase/(decrease) in cash and cash equivalents</b>          | <b>3,879</b>     | <b>(153,258)</b> |
| 在年初的現金及等同現金              | Cash and cash equivalents at beginning of year                       | 18,409           | 171,667          |
| 在年終的現金及等同現金              | Cash and cash equivalents at end of year                             | 22,288           | 18,409           |

第89至119頁的附註為本財務報表的一部分。

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# 財務報表附註

## NOTES TO THE FINANCIAL STATEMENTS

(除另有註明外，所有金額均以港幣千元為表示單位)

(Amounts expressed in thousands of Hong Kong dollars, unless otherwise stated)

### 1. 總論

### General

立法會在一九九三年六月三十日根據《營運基金條例》(第430章)第3、4及6條通過決議案，在一九九三年八月一日設立土地註冊處營運基金。土地註冊處備存載列最新資料的土地登記冊以執行土地註冊制度，並向客戶提供查閱土地登記冊和有關土地記錄的服務和設施。此外，土地註冊處亦負責辦理業主立案法團的申請。

The Land Registry Trading Fund (“LRTF”) was established on 1 August 1993 under the Legislative Council Resolution passed on 30 June 1993 pursuant to sections 3, 4 and 6 of the Trading Funds Ordinance (Cap. 430). The Land Registry administers a land registration system by maintaining an up-to-date Land Register and provides its customers with services and facilities for searches of the Land Register and related land records. The Land Registry also processes applications for the incorporation of owners.

### 2. 主要會計政策

### Significant accounting policies

#### 2.1 符合準則聲明

#### Statement of compliance

本財務報表是按照香港公認的會計原則及所有適用的香港財務報告準則(此詞是統稱，當中包括香港會計師公會頒布的所有適用的個別香港財務報告準則、香港會計準則及詮釋)編製。土地註冊處營運基金採納的主要會計政策摘要如下。

These financial statements have been prepared in accordance with accounting principles generally accepted in Hong Kong and all applicable Hong Kong Financial Reporting Standards (“HKFRSs”), a collective term which includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). A summary of the significant accounting policies adopted by the LRTF is set out below.



## 2. 主要會計政策(續)

## Significant accounting policies (continued)

### 2.2 編製財務報表的基礎

### Basis of preparation of the financial statements

本財務報表的編製基礎均以原值成本法計量。

The measurement basis used in the preparation of the financial statements is historical cost.

編製符合香港財務報告準則的財務報表需要土地註冊處營運基金管理層作出判斷、估計及假設。該等判斷、估計及假設會影響會計政策的實施，以及資產與負債和收入與支出的呈報款額。該等估計及相關的假設，均按以往經驗及其他在有關情況下被認為合適的因素而制訂。倘若沒有其他現成數據可供參考，則會採用該等估計及假設作為判斷有關資產及負債的帳面值的基礎。估計結果或會與實際價值有所不同。

The preparation of financial statements in conformity with HKFRSs requires the management of LRTF to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

該等估計及其所依據的假設會作持續檢討。如修訂會計估計只會影響當年的會計期，當年的會計期內會確認有關修訂；如修訂會影響當年及未來的會計期，則會在當年及未來的會計期內確認有關修訂。

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

土地註冊處營運基金在實施會計政策方面並不涉及任何關鍵的會計判斷。無論對未來作出的假設，或在報告期結束日估計過程中所存在的不明朗因素，皆不足以構成重大風險，導致資產和負債的帳面金額在來年大幅修訂。

There are no critical accounting judgements involved in the application of the LRTF's accounting policies. There are also no key assumptions concerning the future, or other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities in the next year.

**2. 主要會計政策**(續)**Significant accounting policies** (continued)**2.3 金融資產及金融負債****Financial assets and financial liabilities****2.3.1 初始確認****Initial recognition**

土地註冊處營運基金會按起初取得資產或引致負債的目的將金融資產及金融負債作下列分類：貸出款項及應收帳款及其他金融負債。

The LRTF classifies its financial assets and financial liabilities into different categories at inception, depending on the purpose for which the assets were acquired or the liabilities were incurred. The categories are: loans and receivables and other financial liabilities.

金融資產及金融負債最初按公平值(通常相等於成交價)加上因收購金融資產或產生金融負債而直接引致的交易成本計量。

Financial assets and financial liabilities are measured initially at fair value, which normally equals to the transaction prices, plus transaction costs that are directly attributable to the acquisition of the financial asset or issue of the financial liability.

土地註冊處營運基金在成為有關金融工具的合約其中一方之日會確認有關金融資產及金融負債。至於購買及出售市場上有既定交收期的金融資產，則於交收日入帳。

The LRTF recognises financial assets and financial liabilities on the date it becomes a party to the contractual provisions of the instrument. Regular way purchases and sales of financial assets are accounted for at settlement date.

## 2. 主要會計政策(續)

## Significant accounting policies (continued)

### 2.3 金融資產及金融負債(續)

### Financial assets and financial liabilities (continued)

#### 2.3.2 分類

#### Categorisation

##### 2.3.2.1 貸出款項及應收帳款

##### Loans and receivables

貸出款項及應收帳款為具有固定或可以確定收支金額，但在活躍市場並沒有報價的非衍生金融資產，而土地註冊處營運基金亦無意將之持有作交易用途。此類別包括外匯基金存款、應收帳款、應收關連人士帳款、銀行存款及現金及銀行結餘。

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and which the LRTF has no intention of trading. This category includes placement with the Exchange Fund, debtors, amounts due from related parties, bank deposits, and cash and bank balances.

貸出款項及應收帳款採用實際利率法按攤銷成本值扣除任何減值虧損(如有)列帳(附註2.3.4)。

Loans and receivables are carried at amortised cost using the effective interest method less impairment losses, if any (note 2.3.4).

實際利率法是計算金融資產或金融負債的攤銷成本值，以及攤分在有關期間的利息收入或支出的方法。實際利率是指可將金融工具在預計有效期間(或適用的較短期間)內的預計現金收支，折現成該金融資產或金融負債的帳面淨值所適用的貼現率。土地註冊處營運基金在計算實際利率時，會考慮金融工具的所有合約條款以估計現金流量，但不會計及日後的信貸虧損。有關計算包括與實際利率相關的所有收取自或支付予合約各方的費用、交易成本及所有其他溢價或折讓。

The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the LRTF estimates cash flows considering all contractual terms of the financial instruments but does not consider future credit losses. The calculation includes all fees paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

**2. 主要會計政策(續)****Significant accounting policies (continued)****2.3 金融資產及金融負債(續)****Financial assets and financial liabilities (continued)****2.3.2 分類(續)****Categorisation (continued)****2.3.2.2 其他金融負債****Other financial liabilities**

其他金融負債採用實際利率法按攤銷成本值列帳。

Other financial liabilities are carried at amortised cost using the effective interest method.

**2.3.3 註銷確認****Derecognition**

當從金融資產收取現金流量的合約權屆滿時，或已轉讓該金融資產及其絕大部分風險和回報的擁有權，該金融資產會被註銷確認。

A financial asset is derecognised when the contractual rights to receive the cash flows from the financial asset expire, or where the financial asset together with substantially all the risks and rewards of ownership have been transferred.

當合約指明的債務被解除、取消或到期時，該金融負債會被註銷確認。

A financial liability is derecognised when the obligation specified in the contract is discharged or cancelled, or when it expires.

**2.3.4 金融資產減值****Impairment of financial assets**

貸出款項及應收帳款的帳面值會在每個報告期結束日作出評估，以確定是否有客觀的減值證據。貸出款項及應收帳款若存在減值證據，虧損會以該資產的帳面值與按其原本的實際利率用折現方式計算其預期未來現金流量的現值之間的差額，在全面收益表內確認。如其後減值虧損降低，並證實與在確認減值虧損後出現的事件相關，則該減值虧損會在全面收益表內回撥。

The carrying amount of loans and receivables are reviewed at the end of each reporting period to determine whether there is objective evidence of impairment. If any impairment evidence exists, a loss is recognised in the statement of comprehensive income as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the asset's original effective interest rate. If in a subsequent period, the amount of such impairment loss decreases and the decrease can be linked objectively to an event occurring after the impairment loss was recognised, the impairment loss is reversed through the statement of comprehensive income.

## 2. 主要會計政策(續)

## Significant accounting policies (continued)

### 2.4 物業、設備及器材

### Property, plant and equipment

於一九九三年八月一日撥歸土地註冊處營運基金的物業、設備及器材，最初的成本是按立法會所通過成立土地註冊處營運基金的決議案中所列的估值入帳。由一九九三年八月一日起新購的物業、設備及器材均按購入價入帳。

Property, plant and equipment appropriated to the LRTF on 1 August 1993 were measured initially at deemed cost equal to the value contained in the Legislative Council Resolution for the setting up of the LRTF. Property, plant and equipment acquired since 1 August 1993 are capitalised at their costs of acquisition.

以下物業、設備及器材以成本值扣除累計折舊及任何減值虧損列帳(附註2.6)：

- 於一九九三年八月一日撥歸土地註冊處營運基金的自用物業；及
- 設備及器材包括電腦器材、汽車、傢具與裝置，以及其他器材。

The following property, plant and equipment are stated at cost less accumulated depreciation and any impairment losses (note 2.6):

- buildings held for own use appropriated to the LRTF on 1 August 1993; and
- plant and equipment, including computer equipment, motor vehicles, furniture and fittings and other equipment.

**2. 主要會計政策**(續)**Significant accounting policies** (continued)**2.4 物業、設備及器材**(續)**Property, plant and equipment** (continued)

折舊是按照物業、設備及器材的估計可使用年期以直線法攤銷扣除估計剩餘值的成本值，計算方法如下：

|            |     |
|------------|-----|
| — 建築物      | 30年 |
| — 電腦器材     | 5年  |
| — 器材、傢具及裝置 | 5年  |
| — 汽車       | 5年  |

Depreciation is calculated to write off the cost of property, plant and equipment, less their estimated residual value, on a straight-line basis over their estimated useful lives as follows:

|                                     |          |
|-------------------------------------|----------|
| — Buildings                         | 30 years |
| — Computer equipment                | 5 years  |
| — Equipment, furniture and fittings | 5 years  |
| — Motor vehicles                    | 5 years  |

於一九九三年八月一日撥歸土地註冊處營運基金的土地(為土地註冊處營運基金之物業所在地)視為非折舊資產。

The land on which the LRTF's buildings are situated as appropriated to the LRTF on 1 August 1993 is regarded as a non-depreciating asset.

出售物業、設備及器材的損益以出售所得淨額與資產的帳面值之間的差額來決定，並在出售日於全面收益表內確認。

Gains or losses arising from the disposal of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the asset, and are recognised in the statement of comprehensive income at the date of disposal.

## 2. 主要會計政策(續)

## Significant accounting policies (continued)

### 2.5 無形資產

### Intangible assets

無形資產包括購入的電腦軟件牌照及已資本化的電腦軟件程式開發成本值。若電腦軟件程式在技術上可行，而土地註冊處營運基金有足夠資源及有意完成開發工作，有關的開發費用會被資本化。資本化費用包括直接工資及材料費用。無形資產按成本值扣除累計攤銷及任何減值虧損列帳(附註2.6)。

Intangible assets include acquired computer software licences and capitalised development costs of computer software programmes. Expenditure on development of computer software programmes is capitalised if the programmes are technically feasible and the LRTF has sufficient resources and the intention to complete development. The expenditure capitalised includes direct labour and cost of materials. Intangible assets are stated at cost less accumulated amortisation and any impairment losses (note 2.6).

無形資產的攤銷按估計可使用年期(5年)以直線法列入全面收益表。

Amortisation of intangible assets is charged to the statement of comprehensive income on a straight-line basis over the assets' estimated useful lives of 5 years.

### 2.6 固定資產的減值

### Impairment of fixed assets

固定資產，包括物業、設備及器材，以及無形資產的帳面值在每個報告期結束日評估，以確定有否出現減值跡象。若有減值跡象而資產的帳面值高於其可收回數額，則有關減值虧損在全面收益表內確認。資產的可收回數額為其公平值減出售成本與使用值兩者中的較高者。

The carrying amounts of fixed assets, including property, plant and equipment and intangible assets, are reviewed at the end of each reporting period to identify any indication of impairment. If there is an indication of impairment, an impairment loss is recognised in the statement of comprehensive income whenever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount of an asset is the greater of its fair value less costs to sell and value in use.

### 2.7 等同現金

### Cash equivalents

等同現金指短期及流通性高的投資，該等項目在購入時距期滿日不超過3個月，並隨時可轉換為已知數額的現金，而其價值變動的風險不大。

Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash and subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition.

**2. 主要會計政策**(續)**Significant accounting policies** (continued)**2.8 僱員福利****Employee benefits**

土地註冊處營運基金的僱員包括公務員及合約員工。薪金、約滿酬金及年假開支均在僱員提供有關服務所在年度以應計基準確認入帳。就公務員而言，僱員附帶福利開支包括香港特別行政區政府(「政府」)給予僱員的退休金及房屋福利，均在僱員提供有關服務所在年度支銷。

The employees of LRTF comprise civil servants and contract staff. Salaries, staff gratuities, and annual leave entitlements are accrued and recognised as expenditure in the year in which the associated services are rendered by the staff. For civil servants, staff on-costs, including pensions and housing benefits provided to the staff by the Government of the Hong Kong Special Administrative Region (“the Government”), are charged as expenditure in the year in which the associated services are rendered.

就按可享退休金條款受聘的公務員的長俸負債已包括於支付予政府有關附帶福利開支中。就其他員工向強制性中央公積金計劃的供款於全面收益表中支銷。

For civil servants employed on pensionable terms, their pension liabilities are discharged by reimbursement of the staff on-cost charged by the Government. For other staff, contributions to Mandatory Provident Fund Scheme are charged to the statement of comprehensive income as incurred.

**2.9 名義利得稅****Notional profits tax**

根據《稅務條例》(第112章)土地註冊處營運基金並無稅務責任，但於二零一七年十二月二十七日前，政府要求土地註冊處營運基金向政府支付一筆款項以代替利得稅(即名義利得稅)，該款項是根據《稅務條例》的規定所計算(見附註6)。以下是土地註冊處營運基金就名義利得稅所採納的會計政策：

The LRTF has no tax liability under the Inland Revenue Ordinance (Cap. 112). However, prior to 27 December 2017, the Government had required the LRTF to pay to the Government an amount in lieu of profits tax (i.e. notional profits tax) calculated on the basis of the provisions of the Inland Revenue Ordinance (see note 6). The accounting policies adopted by the LRTF for notional profits tax were as follows:

- (i) 年度名義利得稅支出包括本期稅項及遞延稅項資產和負債的變動。

Notional profits tax expense for the year comprised current tax and movements in deferred tax assets and liabilities.

- (ii) 本期稅項為本年度對應課稅收入按報告期結束日已生效或實際有效的稅率計算的預計應付稅項，並包括以往年度應付稅項的任何調整。

Current tax was the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period, and any adjustment to tax payable in respect of previous years.



## 2. 主要會計政策(續)

## Significant accounting policies (continued)

### 2.9 名義利得稅(續)

### Notional profits tax (continued)

- (iii) 遞延稅項資產及負債是因納稅基礎計算的資產及負債與其帳面值之間的差異，而分別產生的可扣稅及應課稅的暫記差額。遞延稅項資產也可由未使用稅務虧損及稅項抵免而產生。

Deferred tax assets and liabilities arose from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax assets also arose from unused tax losses and unused tax credits.

所有遞延稅項負債及未來可能有應課稅盈利予以抵銷的遞延稅項資產，均予確認。

All deferred tax liabilities, and all deferred tax assets to the extent that it was probable that future taxable profits would be available against which the assets could be utilised, were recognised.

遞延稅項的確認額是根據該資產及負債的帳面值之預期收回及結算的方式，按在報告期結束日已生效或實際有效的稅率計算。遞延稅項資產及負債不作折現。

The amount of deferred tax recognised was measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred tax assets and liabilities were not discounted.

遞延稅項資產的帳面金額在每個報告期結束日重新審閱，對預期不再有足夠的應課稅盈利以實現相關稅務利益的遞延稅項資產予以扣減。被扣減的遞延稅項資產會於預期將來出現足夠的應課稅盈利時撥回。

The carrying amount of a deferred tax asset was reviewed at the end of each reporting period and was reduced to the extent that it was no longer probable that sufficient taxable profit would be available to allow the related tax benefit to be utilised. Any such reduction was reversed to the extent that it became probable that sufficient taxable profit would be available.

然而，自二零一七年十二月二十七日起，土地註冊處營運基金無須再支付名義利得稅。於二零一七年十二月二十七日，應付名義利得稅結餘及遞延稅項負債結餘已被註銷確認，而相關收入則在全面收益表中確認(見附註5, 6及15)。

However, the LRTF is no longer required to pay notional profits tax with effect from 27 December 2017. The balance of notional profits tax payable and the balance of deferred tax liabilities as at 27 December 2017 were derecognised, with the corresponding income recognised in the statement of comprehensive income (see notes 5, 6 and 15).

**2. 主要會計政策**(續)**Significant accounting policies** (continued)**2.10 收入的確認****Revenue recognition**

營運收入在提供服務時確認。利息收入採用實際利率法以應計方式確認。

Revenue is recognised as services are provided. Interest income is recognised as it accrues using the effective interest method.

**2.11 外幣換算****Foreign currency translation**

本年度外幣交易，按交易當日的匯率換算為港元。以非港幣計算的貨幣資產及負債，均按報告期結束日的匯率換算為港元。外匯換算產生的匯兌收益及虧損，會在全面收益表中確認。

Foreign currency transactions during the year are translated into Hong Kong dollars using the spot exchange rates at the transaction dates. Monetary assets and liabilities denominated in currencies other than Hong Kong dollars are translated into Hong Kong dollars using the closing exchange rate at the end of the reporting period. Exchange gains and losses are recognised in the statement of comprehensive income.

**2.12 關連人士****Related parties**

土地註冊處營運基金是根據《營運基金條例》成立，並屬政府轄下的獨立會計單位。年內，土地註冊處營運基金在日常業務中與各關連人士進行交易。這些人士包括政府各局及部門、營運基金，以及受政府所管制或主要影響的財政自主機構。

The LRTF is a separate accounting entity within the Government established under the Trading Funds Ordinance. During the year, the LRTF has entered into transactions with various related parties, including government bureaux and departments, trading funds and financially autonomous bodies controlled or significantly influenced by the Government, in the ordinary course of its business.

**2.13 新訂及經修訂香港財務報告準則的影響****Impact of new and revised HKFRSs**

香港會計師公會已頒布若干新訂或經修訂的香港財務報告準則，於本會計期生效或供提前採納。適用於本財務報表所呈報的年度會計政策，並未因這些發展而有任何改變。

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period. There have been no changes to the accounting policies applied in these financial statements for the years presented as a result of these developments.

土地註冊處營運基金並沒有採納在本會計期尚未生效的任何新香港財務報告準則(附註24)。

The LRTF has not applied any new HKFRSs that are not yet effective for the current accounting period (note 24).

## 3. 營業額

## Turnover

|           |                           | 2018           | 2017    |
|-----------|---------------------------|----------------|---------|
| 辦理文件註冊    | Registration of documents | 196,972        | 169,091 |
| 查冊        | Search                    | 92,140         | 86,341  |
| 提供副本      | Copying                   | 88,593         | 77,628  |
| 業權報告      | Reports on title          | 60,288         | 47,342  |
| 電子提示服務    | e-Alert Service           | 25,709         | —       |
| 業主立案法團    | Owners incorporation      | 16,717         | 20,303  |
| 其他        | Others                    | 10,312         | 8,391   |
| <b>總額</b> | <b>Total</b>              | <b>490,731</b> | 409,096 |

## 4. 運作成本

## Operating costs

|           |                                  | 2018           | 2017    |
|-----------|----------------------------------|----------------|---------|
| 員工費用      | Staff costs                      | 307,973        | 297,990 |
| 一般運作開支    | General operating expenses       | 15,392         | 14,105  |
| 電腦服務開支    | Computer service charges         | 32,751         | 33,236  |
| 租金及管理費    | Rental and management charges    | 21,491         | 21,604  |
| 中央行政費用    | Central administrative overheads | 3,528          | 2,797   |
| 折舊及攤銷     | Depreciation and amortisation    | 13,556         | 11,743  |
| 處置固定資產虧損  | Loss on disposal of fixed assets | 25             | 200     |
| 審計費用      | Audit fees                       | 702            | 801     |
| <b>總額</b> | <b>Total</b>                     | <b>395,418</b> | 382,476 |

## 5. 其他收入

## Other income

|                            |   | 2018          | 2017   |
|----------------------------|---|---------------|--------|
| 銀行存款利息                     | Bank deposits interest  | 6,152         | 3,797  |
| 外匯基金存款利息                   | Placement with the Exchange Fund interest   | 20,599        | 19,437 |
| 註銷確認應付名義利得稅及遞延稅項負債(附註6及15) | Derecognition of notional profits tax payable and deferred tax liabilities (notes 6 and 15) | 9,779         | —      |
| <b>總額</b>                  | <b>Total</b>  | <b>36,530</b> | 23,234 |

## 6. 名義利得稅

## Notional profits tax

於二零一七年十二月二十七日前，政府要求所有營運基金向政府支付名義利得稅及股息。於二零一七年十二月二十七日，終審法院就一宗關於通訊事務管理局辦公室營運基金的司法覆核案作出判決。根據該判決，將營運基金條例理解為準許在該營運基金的預算中包括名義稅或股息的預計款項是法律上的錯誤。政府於判決後更改了財務安排。自二零一七年十二月二十七日起，所有營運基金無須再向政府支付名義利得稅及股息。因此，土地註冊處營運基金並無就截至二零一八年三月三十一日止年度作出名義利得稅撥備。於二零一七年十二月二十七日，為數757.3萬港元的應付名義利得稅結餘已被註銷確認，而相關收入則在全面收益表中確認(附註5)。

Prior to 27 December 2017, the Government had required all trading funds to pay notional profits tax and dividends to the Government. On 27 December 2017, the Court of Final Appeal handed down its judgement in a judicial review case concerning the Office of the Communications Authority Trading Fund. According to the judgement, it was an error of law to construe the Trading Funds Ordinance as permitting the inclusion in budgets of the trading fund of projections for notional tax or dividends. Subsequent to the judgement, the Government made a change in financial arrangement whereby all trading funds are no longer required to pay notional profits tax and dividends to the Government with effect from 27 December 2017. Accordingly, no notional profits tax has been provided by the LRTF for the year ended 31 March 2018. The balance of notional profits tax payable as at 27 December 2017 of HK\$7.573 million was derecognised, with corresponding income recognised in the statement of comprehensive income (note 5).

(i) 截至二零一七年三月三十一日止年度，於全面收益表內扣除的名義利得稅如下：

The notional profits tax charged to the statement of comprehensive income for the year ended 31 March 2017 represented:

|              |   |              |
|--------------|---|--------------|
| 本期稅項         | Current tax                                       |              |
| 本年名義利得稅的撥備   | Provision for notional profits tax for the year   | 7,573        |
| 遞延稅項         | Deferred tax                                      |              |
| 暫記差額的產生及撥回   | Origination and reversal of temporary differences | 6            |
| <b>名義利得稅</b> | <b>Notional profits tax</b>                       | <b>7,579</b> |

**6. 名義利得稅(續)****Notional profits tax (continued)**

- (ii) 截至二零一七年三月三十一日止年度，稅項支出與會計盈利按適用稅率計算的稅項兩者之對帳如下：

The reconciliation between tax expense and accounting profit at applicable tax rates for the year ended 31 March 2017 was as follows:

|                   |  |              |
|-------------------|--|--------------|
| 名義利得稅前盈利          | Profit before notional profits tax         | 49,854       |
| 按香港利得稅率16.5%計算的稅項 | Tax at Hong Kong profits tax rate of 16.5% | 8,226        |
| 一次性的稅項寬減          | One-off tax reduction                      | (20)         |
| 非應課稅收入的稅項影響       | Tax effect of non-taxable revenue          | (627)        |
| <b>名義稅項支出</b>     | <b>Notional tax expense</b>                | <b>7,579</b> |

**7. 固定資產回報率****Rate of return on fixed assets**

固定資產回報率是以總全面收益(不包括利息收入和利息支出)除以固定資產平均淨值所得的百分率。固定資產包括物業、設備、器材及無形資產。預期土地註冊處營運基金可以達致財政司司長定下每年固定資產回報率5.9%(二零一七年: 6.9%)的目標。

The rate of return on fixed assets is calculated as total comprehensive income (excluding interest income and interest expenses) divided by average net fixed assets, and expressed as a percentage. Fixed assets include property, plant and equipment and intangible assets. The LRTF is expected to meet a target rate of return on fixed assets of 5.9% (2017: 6.9%) per year as determined by the Financial Secretary.

## 8. 物業、設備及器材

## Property, plant and equipment

|              |                                     | 土地及<br>建築物            | 電腦<br>器材              | 器材、傢具<br>及裝置              | 汽車                | 總計             |
|--------------|-------------------------------------|-----------------------|-----------------------|---------------------------|-------------------|----------------|
|              |                                     | Land and<br>Buildings | Computer<br>Equipment | Furniture<br>and Fittings | Motor<br>Vehicles | Total          |
| <b>成本</b>    | <b>Cost</b>                         |                       |                       |                           |                   |                |
| 在二零一六年四月一日   | At 1 April 2016                     | 350,000               | 167,222               | 17,974                    | 244               | 535,440        |
| 添置           | Additions                           | —                     | 2,103                 | 595                       | —                 | 2,698          |
| 出售/註銷        | Disposals                           | —                     | (1,422)               | (2,939)                   | —                 | (4,361)        |
| 在二零一七年三月三十一日 | At 31 March 2017                    | 350,000               | 167,903               | 15,630                    | 244               | 533,777        |
| 在二零一七年四月一日   | <b>At 1 April 2017</b>              | <b>350,000</b>        | <b>167,903</b>        | <b>15,630</b>             | <b>244</b>        | <b>533,777</b> |
| 添置           | <b>Additions</b>                    | —                     | <b>9,751</b>          | <b>284</b>                | —                 | <b>10,035</b>  |
| 出售/註銷        | <b>Disposals</b>                    | —                     | <b>(2,506)</b>        | —                         | —                 | <b>(2,506)</b> |
| 在二零一八年三月三十一日 | <b>At 31 March 2018</b>             | <b>350,000</b>        | <b>175,148</b>        | <b>15,914</b>             | <b>244</b>        | <b>541,306</b> |
| <b>累計折舊</b>  | <b>Accumulated<br/>depreciation</b> |                       |                       |                           |                   |                |
| 在二零一六年四月一日   | At 1 April 2016                     | 87,295                | 158,969               | 16,882                    | 196               | 263,342        |
| 年度費用         | Charge for the year                 | 3,851                 | 3,908                 | 700                       | 48                | 8,507          |
| 出售/註銷        | Disposals                           | —                     | (1,419)               | (2,939)                   | —                 | (4,358)        |
| 在二零一七年三月三十一日 | At 31 March 2017                    | 91,146                | 161,458               | 14,643                    | 244               | 267,491        |
| 在二零一七年四月一日   | <b>At 1 April 2017</b>              | <b>91,146</b>         | <b>161,458</b>        | <b>14,643</b>             | <b>244</b>        | <b>267,491</b> |
| 年度費用         | <b>Charge for the year</b>          | <b>3,851</b>          | <b>5,105</b>          | <b>419</b>                | —                 | <b>9,375</b>   |
| 出售/註銷        | <b>Disposals</b>                    | —                     | <b>(2,478)</b>        | —                         | —                 | <b>(2,478)</b> |
| 在二零一八年三月三十一日 | <b>At 31 March 2018</b>             | <b>94,997</b>         | <b>164,085</b>        | <b>15,062</b>             | <b>244</b>        | <b>274,388</b> |
| <b>帳面淨值</b>  | <b>Net book value</b>               |                       |                       |                           |                   |                |
| 在二零一八年三月三十一日 | <b>At 31 March 2018</b>             | <b>255,003</b>        | <b>11,063</b>         | <b>852</b>                | —                 | <b>266,918</b> |
| 在二零一七年三月三十一日 | At 31 March 2017                    | 258,854               | 6,445                 | 987                       | —                 | 266,286        |

## 9. 無形資產

## Intangible assets

|             |                                 | 電腦軟件牌照及系統開發成本<br>Computer software licences and<br>system development costs |         |
|-------------|---------------------------------|---|---------|
|             |                                 | 2018  | 2017    |
| <b>成本</b>   | <b>Cost</b>                     |   |         |
| 在年初         | At beginning of year            | <b>196,806</b>  | 192,315 |
| 添置          | Additions                       | <b>6,386</b>  | 5,080   |
| 出售／註銷       | Disposals                       | <b>(77)</b>   | (589)   |
| 在年終         | At end of year                  | <b>203,115</b>  | 196,806 |
| <b>累計攤銷</b> | <b>Accumulated amortisation</b> |   |         |
| 在年初         | At beginning of year            | <b>188,909</b>  | 186,065 |
| 年度費用        | Charge for the year             | <b>4,181</b>  | 3,236   |
| 出售／註銷       | Disposals                       | <b>(77)</b>   | (392)   |
| 在年終         | At end of year                  | <b>193,013</b>  | 188,909 |
| <b>帳面淨值</b> | <b>Net book value</b>           |   |         |
| 在年終         | At end of year                  | <b>10,102</b>   | 7,897   |

## 10. 外匯基金存款

## Placement with the Exchange Fund

外匯基金存款結餘為6.465億港元(二零一七年: 6.289億港元), 其中5.6億港元為本金, 8,650萬港元(二零一七年: 6,890萬港元)為報告期結束日已入帳但尚未提取的利息。存款期為期六年(由存款日起計), 期內不能提取本金。

The balance of the placement with the Exchange Fund amounted to HK\$646.5 million (2017: HK\$628.9 million), being principal sums of HK\$560 million plus interest paid but not yet withdrawn at the end of the reporting period of HK\$86.5 million (2017: HK\$68.9 million). The term of the placement is six years from the date of placement, during which the amount of principal sums cannot be withdrawn.

外匯基金存款利息按每年1月釐定的固定息率計算。該息率是外匯基金投資組合過去6年的平均年度投資回報, 或3年期政府債券在上一個年度的平均年度收益率, 以0%為下限, 兩者取其較高者。二零一八年固定息率為每年4.6%, 二零一七年為每年2.8%。

Interest on the placement is payable at a fixed rate determined every January. The rate is the average annual investment return of the Exchange Fund's Investment Portfolio for the past six years or the average annual yield of three-year Government Bonds for the previous year subject to a minimum of zero percent, whichever is the higher. The interest rate has been fixed at 4.6% per annum for the year 2018 and at 2.8% per annum for the year 2017.

## 11. 應收帳款及預繳款項

## Debtors and prepayments

|           |                                    | 2018          | 2017   |
|-----------|------------------------------------|---------------|--------|
| 應收帳款      | Trade debtors                      | 12,998        | 9,686  |
| 應計利息:     | Accrued interest from:             |               |        |
| — 銀行存款    | — bank deposits                    | 2,485         | 1,484  |
| — 外匯基金存款  | — placement with the Exchange Fund | 7,333         | 4,342  |
| 預繳款項及其他按金 | Prepayment and other deposits      | 3,136         | 3,853  |
| <b>總額</b> | <b>Total</b>                       | <b>25,952</b> | 19,365 |



## 12. 遞延收入

## Deferred revenue

指預先支付的訂購費用或其他服務收費。

This represents subscription fees/other service charges received in advance of which services have not yet been rendered.

## 13. 客戶按金

## Customers' deposits

指向客戶提供服務前收取的按金。

This represents deposits received from customers for services to be rendered.

## 14. 僱員福利撥備

## Provision for employee benefits

此為在計至報告期結束日就所提供的服務給予僱員年假的估計負債(見附註2.8)。

This represents the estimated liability for employees' annual leave for services rendered up to the end of the reporting period (also see note 2.8).

## 15. 遞延稅項

## Deferred tax

自二零一七年十二月二十七日起，土地註冊處營運基金無須再向政府支付名義利得稅(見附註6)。因此，土地註冊處營運基金不會再有遞延稅項資產或負債。於二零一七年十二月二十七日，為數220.6萬港元的遞延稅項負債結餘已被註銷確認，而相關收入則在全面收益表中確認(附註5)。

With effect from 27 December 2017, the LRTF is no longer required to pay notional profits tax to the Government (see note 6). Accordingly, the LRTF no longer has deferred tax assets or liabilities. The balance of deferred tax liabilities as at 27 December 2017 of HK\$2.206 million was derecognised, with corresponding income recognised in the statement of comprehensive income (note 5).

截至二零一七年三月三十一日止年度，在財務狀況表內確認的遞延稅項主要部分及年內的變動如下：

Major components of deferred tax recognised in the statement of financial position and the movements during the year ended 31 March 2017 were as follows:

## 15. 遞延稅項(續)

## Deferred tax (continued)

|                 |   | 多於有關折舊及攤銷的折舊免稅額<br>Depreciation allowances in excess of the related depreciation and amortisation | 其他暫記差額<br>Other temporary differences | 總額<br>Total  |
|-----------------|---|---|---------------------------------------|--------------|
| 在二零一六年四月一日的結餘   | Balance at 1 April 2016                                     | 2,306   | (106)                                 | 2,200        |
| 於全面收益表內扣除/(計入)  | Charged/(Credited) to the statement of comprehensive income | 28  | (22)                                  | 6            |
| 在二零一七年三月三十一日的結餘 | <b>Balance at 31 March 2017</b>                             | <b>2,334</b>  | <b>(128)</b>                          | <b>2,206</b> |

## 16. 營運基金資本

## Trading fund capital

此為政府對土地註冊處營運基金的投資。

This represents the Government's investment in the LRTF.

## 17. 保留盈利

## Retained earnings

|                      |  | 2018             | 2017     |
|----------------------|--|------------------|----------|
| 在年初的結餘               | Balance at beginning of year                       | <b>963,279</b>   | 963,279  |
| 年度總全面收益              | Total comprehensive income for the year            | <b>131,843</b>   | 42,275   |
| 轉入自/(轉出至)擬發股息(見附註18) | Transfer from/(to) proposed dividend (see note 18) | <b>42,275</b>    | (42,275) |
| 在年終的結餘               | <b>Balance at end of year</b>                      | <b>1,137,397</b> | 963,279  |

**18. 擬發股息****Proposed dividend**

於二零一七年三月三十一日，向政府擬發股息是根據截至該日止年度總全面收益及經財經事務及庫務局局長核准的年度營運計劃裏列出的100% 目標派息比率作出。

The proposed dividend to the Government as at 31 March 2017 was based on the total comprehensive income for the year then ended and the target dividend payout ratio of 100% stated in the annual business plan approved by the Secretary for Financial Services and the Treasury.

自二零一七年十二月二十七日起，土地註冊處營運基金無須再向政府支付股息(見附註6)。因此，於二零一七年十二月二十七日，為數4,227.5萬港元的擬發股息結餘已轉回至保留盈利(附註17)。

With effect from 27 December 2017, the LRTF is no longer required to pay dividends to the Government (see note 6). Accordingly, the balance of proposed dividend as at 27 December 2017 of HK\$42.275 million was transferred back to the retained earnings (note 17).

**19. 現金及等同現金****Cash and cash equivalents**

|                       |   | 2018          | 2017          |
|-----------------------|---|---------------|---------------|
| 現金及銀行結餘               | Cash and bank balances  | 22,288        | 18,409        |
| 銀行存款                  | Bank deposits   | 435,000       | 319,000       |
| 小計                    | Subtotal  | 457,288       | 337,409       |
| 減：原有期限為3個月<br>以上的銀行存款 | Less: Bank deposits with original<br>maturities over three months | (435,000)     | (319,000)     |
| <b>現金及等同現金</b>        | <b>Cash and cash equivalents</b>                                  | <b>22,288</b> | <b>18,409</b> |

## 20. 關連人士交易

## Related party transactions

除了在本財務報表的其他部分披露的與關連人士交易外，年內與關連人士進行的其他重大交易摘述如下：

Apart from those separately disclosed in the financial statements, the other material related party transactions for the year are summarised as follows:

- (i) 土地註冊處營運基金向關連人士提供的服務包括土地文件註冊、查閱土地登記冊及土地記錄，以及提供土地記錄副本和業權報告。這些服務為土地註冊處營運基金帶來的總收入為1.145億港元(二零一七年：1.024億港元)，這金額已計算在附註3的營業額項下。

Services provided to related parties included registration of land documents, search of land registers and records, supply of copies of land records and reports on title. The total revenue derived from these services amounted to HK\$114.5 million (2017: HK\$102.4 million). This amount is included in turnover under note 3.

- (ii) 關連人士向土地註冊處營運基金提供的服務包括有關電腦、辦公地方、中央行政和審計的服務。土地註冊處營運基金在這些服務方面的總開支為3,200萬港元(二零一七年：3,100萬港元)，這金額已計算在附註4的運作成本項下。

Services received from related parties included computer services, accommodation, central administration and auditing. The total cost incurred on these services amounted to HK\$32 million (2017: HK\$31 million). This amount is included in operating costs under note 4.

- (iii) 向關連人士購入的固定資產包括裝置工程。這些資產的總成本為28萬港元(二零一七年：59萬港元)。

Acquisition of fixed assets from related parties included fitting out projects. The total cost of these assets amounted to HK\$0.28 million (2017: HK\$0.59 million).

土地註冊處營運基金向關連人士提供服務的收費和接受這些人士服務的收費都是按照劃一標準計算，即同時提供給公眾的服務，收費和公眾一樣；至於只提供給關連人士的服務，則按服務的十足成本計算。

Charging for services rendered to or received from related parties was on the same basis, that is, at the rates payable by the general public for services which were also available to the public or on a full cost recovery basis for services which were available only to related parties.

## 21. 金融風險管理

## Financial risk management

### (i) 投資政策

### Investment policy

土地註冊處營運基金以審慎保守的方式來投資包括外匯基金存款、債務證券及銀行存款的金融資產。投資的決定是按照由財經事務及庫務局局長、香港金融管理局所發出的指引，並符合其他有關規例。投資的債務證券是由政府或由信貸評級可靠的香港半官方機構發出。一般來說，投資的債務證券會持至期滿。

The LRTF maintains a conservative approach on investments in financial assets including placement with the Exchange Fund, debt securities and bank deposits. Investment decisions are made according to the guidelines from the Secretary for Financial Services and the Treasury, Hong Kong Monetary Authority and other relevant regulations. Invested debt securities are issued by the Government or quasi-government bodies in Hong Kong with sound credit ratings and are in general held to maturity.

### (ii) 信貸風險

### Credit risk

信貸風險指金融工具的一方將不能履行責任而且會引致另一方蒙受財務損失的風險。

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss.

土地註冊處營運基金的信貸風險，主要取決於應收帳款、銀行存款及外匯基金存款。土地註冊處營運基金訂有風險政策，並持續監察須承擔的信貸風險。

The LRTF's credit risk is primarily attributable to debtors, bank deposits and placement with the Exchange Fund. The LRTF has a credit policy in place and the exposure to these credit risks is monitored on an ongoing basis.

關於應收帳款，網上服務登記用戶須繳付按金。

In respect of debtors, deposits are required from the LRTF's online services subscribers.

為盡量減低信貸風險，所有定期存款均存於香港的持牌銀行。

To minimise credit risks, all fixed deposits are placed with licensed banks in Hong Kong.

至於外匯基金存款，其相關信貸風險偏低。

For the placement with the Exchange Fund, the credit risk is considered to be low.

**21. 金融風險管理(續)****Financial risk management (continued)****(ii) 信貸風險(續)****Credit risk (continued)**

在報告期結束日土地註冊處營運基金的金融資產所須承擔的最高信貸風險數額相當於其帳面值。

The maximum exposure to credit risk of the financial assets of the LRTF at the end of the reporting period is equal to their carrying values.

**(iii) 流動資金風險****Liquidity risk**

流動資金風險指某一實體將難以履行與金融負債相關的責任的風險。

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities.

根據《營運基金條例》，土地註冊處營運基金須負責其現金管理，包括盈餘現金的長短期投資，惟須獲財政司司長批准。土地註冊處營運基金的政策是定期監察即時及預期的流動資金需要，確保能維持足夠的現金儲備，以符合長短期的流動資金需要。土地註冊處營運基金的流動資金狀況穩健，故其面對的流動資金風險甚低。

Under the Trading Funds Ordinance, the LRTF is responsible for its own cash management, including short-term and long-term investment of cash surpluses, subject to approval by the Financial Secretary. The LRTF's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term. As the LRTF has a strong liquidity position, it has a very low level of liquidity risk.

**(iv) 利率風險****Interest rate risk**

利率風險指因市場利率變動而引致虧損的風險。利率風險可進一步分為公平值利率風險及現金流量利率風險。

Interest rate risk refers to the risk of loss arising from changes in market interest rates. This can be further classified into fair value interest rate risk and cash flow interest rate risk.

## 21. 金融風險管理(續)

## Financial risk management (continued)

### (iv) 利率風險(續)

### Interest rate risk (continued)

公平值利率風險指金融工具的公平值會因市場利率變動而波動的風險。由於土地註冊處營運基金的銀行存款為定息金融工具，當市場利率上升，這些金融工具的公平值便會下跌。然而，由於上述金融資產均按攤銷成本值列示，市場利率的變動不會影響相關帳面值及土地註冊處營運基金的盈利和儲備。

Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate because of changes in market interest rates. Since the LRTF's bank deposits bear interest at fixed rates, their fair values will fall when market interest rates increase. However, as all these financial assets are stated at amortised cost, changes in market interest rates will not affect their carrying amounts and the LRTF's profit and reserves.

現金流量利率風險指金融工具的未來現金流量會因市場利率變動而波動的風險。土地註冊處營運基金無須面對重大的現金流量利率風險，因為其持有的主要金融工具都不是浮息金融工具。

Cash flow interest rate risk is the risk that future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The LRTF is not exposed to material cash flow interest rate risk because it has no major financial instruments bearing interest at a floating rate.

### (v) 貨幣風險

### Currency risk

貨幣風險指金融工具的公平值或未來現金流量會因匯率變動而波動的風險。

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

土地註冊處營運基金的一般業務交易是以港元為單位，因而不會引致貨幣風險。

The LRTF's normal business transactions are denominated in Hong Kong dollars and therefore do not give rise to currency risk.

**21. 金融風險管理(續)****Financial risk management (continued)****(v) 貨幣風險(續)****Currency risk (continued)**

至於以美元為單位的投資，基於港元與美元掛鈎，土地註冊處營運基金的貨幣風險甚低。

In respect of investments denominated in United States dollars, owing to the linked exchange rate of the Hong Kong dollar to the United States dollar, the LRTF has a very low level of currency risk.

在報告期結束日，以美元為本位的金融資產總計有5仟港元(二零一七年：5仟港元)。剩餘的金融資產及所有金融負債均以港元為本位。

At the end of the reporting period, financial assets totalling HK\$5,000 (2017: HK\$5,000) were denominated in United States dollars. The remaining financial assets and all financial liabilities were denominated in Hong Kong dollars.

**(vi) 其他財務風險****Other financial risk**

土地註冊處營運基金因於每年一月釐定的外匯基金存款息率(附註10)的變動而須面對金融風險。於二零一八年三月三十一日，假設二零一七年及二零一八年的息率增加／減少50個基點(二零一七年：50個基點)而其他因素不變，估計年度盈利及儲備將增加／減少320萬港元(二零一七年：260萬港元)。

The LRTF is exposed to financial risk arising from changes in the interest rate on the placement with the Exchange Fund which is determined every January (note 10). It was estimated that, as at 31 March 2018, a 50 basis point (2017: 50 basis point) increase/decrease in the interest rates for 2017 and 2018, with all other variables held constant, would increase/decrease the profit for the year and reserves by HK\$3.2 million (2017: HK\$2.6 million).

**(vii) 公平值****Fair values**

在活躍市場買賣的金融工具的公平值是根據報告期結束日的市場報價釐定。如沒有該等市場報價，則以現值或其他估值方法以報告期結束日的市況數據評估其公平值。

The fair value of financial instruments traded in active markets is based on quoted market prices at the end of the reporting period. In the absence of such quoted market prices, fair values are estimated using present value or other valuation techniques, using inputs based on market conditions existing at the end of the reporting period.

所有金融工具均以與其公平值相同或相差不大的金額在財務狀況表內列帳。

All financial instruments are stated in the statement of financial position at amounts equal to or not materially different from their fair values.



**22. 資本承擔****Capital commitments**

在二零一八年三月三十一日，土地註冊處營運基金有下列尚未列入財務報表的資本承擔：

As at 31 March 2018, the LRTF had capital commitments, so far as not provided for in the financial statements, as follows:

|           |                                       | 2018           | 2017    |
|-----------|---------------------------------------|----------------|---------|
| 已批准及簽約    | Authorised and contracted for         | 247            | 1,209   |
| 已批准惟未簽約   | Authorised but not yet contracted for | 206,637        | 164,537 |
| <b>總額</b> | <b>Total</b>                          | <b>206,884</b> | 165,746 |

**23. 經營租約承擔****Operating lease commitments**

在二零一八年三月三十一日，根據不可撤銷的土地及建築物經營租約在未來的最低應付租賃款項總額如下：

As at 31 March 2018, the total future minimum lease payments under non-cancellable operating leases for land and buildings were payable as follows:

|            |   | 2018         | 2017  |
|------------|---|--------------|-------|
| 不超過一年      | Not later than one year                           | 4,056        | 3,293 |
| 超過一年但不超過五年 | Later than one year but not later than five years | 3,380        | —     |
| <b>總額</b>  | <b>Total</b>                                      | <b>7,436</b> | 3,293 |

## 24. 已頒布但於截至二零一八年三月三十一日止年度尚未生效的修訂、新準則及詮釋可能造成的影響

### Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 March 2018

直至本財務報表發出之日，香港會計師公會已頒布多項修訂、新準則及詮釋。其中包括於截至二零一八年三月三十一日止年度尚未生效，亦沒有提前在本財務報表中被採納的修訂、新準則及詮釋。其中包括以下可能與土地註冊處營運基金有關。

Up to the date of issue of these financial statements, the HKICPA has issued a number of amendments, new standards and interpretations which are not yet effective for the year ended 31 March 2018 and which have not been early adopted in these financial statements. These include the following which may be relevant to the LRTF.

|   | 在以下日期或之後<br>開始的會計期生效<br>Effective for<br>accounting periods<br>beginning on or after |
|---|--|
| 香港財務報告準則第9號「金融工具」                                 | 二零一八年一月一日  |
| HKFRS 9, “Financial Instruments”                  | 1 January 2018   |
| 香港財務報告準則第15號「來自客戶合約之收入」                           | 二零一八年一月一日  |
| HKFRS 15, “Revenue from Contracts with Customers” | 1 January 2018   |
| 香港財務報告準則第16號「租賃」                                  | 二零一九年一月一日  |
| HKFRS 16, “Leases”                                | 1 January 2019   |

土地註冊處營運基金正就該等修訂、新準則及詮釋在首次採納期間預計會產生的影響進行評估。迄今的結論是採納該等修訂、新準則及詮釋不大可能會對財務報表有重大影響。

The LRTF is in the process of making an assessment of what the impact of these amendments, new standards and interpretations is expected to be in the period of initial adoption. So far it has concluded that the adoption of them is unlikely to have a significant impact on the financial statements.

**24. 已頒布但於截至二零一八年三月三十一日止年度尚未生效的修訂、新準則及詮釋可能造成的影響(續)**

**Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 March 2018 (continued)**

**香港財務報告準則第9號「金融工具」**

**HKFRS 9, “Financial Instruments”**

香港財務報告準則第9號取代香港會計準則第39號「金融工具：確認及計量」，引入金融資產分類及計量的新規定，包括有關金融資產減值計量及對沖會計法的新規定。另一方面，香港財務報告準則第9號對香港會計準則第39號有關金融工具的確認及註銷的規定，以及金融負債的分類及計量的規定，並未作出重大修訂。香港財務報告準則第9號載有計量金融資產的3個主要分類：(1)攤銷成本值；(2)以公平值計入損益；以及(3)以公平值計入其他全面收益。分類基準視乎實體的業務模式及金融資產的合約現金流量特性而定。

HKFRS 9 replaces HKAS 39 “Financial Instruments: Recognition and Measurement” and introduces new requirements for classification and measurement of financial assets, including the measurement of impairment for financial assets and hedge accounting. On the other hand, HKFRS 9 incorporates without substantive changes the requirements of HKAS 39 for recognition and derecognition of financial instruments and the classification and measurement of financial liabilities. HKFRS 9 contains three primary categories for measuring financial assets: (1) amortised cost, (2) fair value through profit or loss and (3) fair value through other comprehensive income. The basis of classification depends on the entity’s business model and contractual cash flow characteristics of the financial assets.

土地註冊處營運基金經過評估後認為，現時按攤銷成本值計量的金融資產會在採納香港財務報告準則第9號後繼續採用其各自的分類及計量。至於金融負債，分類及計量並無改變。

The LRTF has assessed that its financial assets currently measured at amortised cost will continue with their respective classifications and measurements under HKFRS 9. There are no changes to classification and measurement for financial liabilities.

**24. 已頒布但於截至二零一八年三月三十一日止年度尚未生效的修訂、新準則及詮釋可能造成的影響(續)** **Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 March 2018 (continued)**

**香港財務報告準則第9號「金融工具」(續)** **HKFRS 9, “Financial Instruments” (continued)**

香港財務報告準則第9號同時引入了新的預期信貸虧損模型，取代香港會計準則第39號所用的已產生虧損減值模型。新模型適用於土地註冊處營運基金的貸出款項及應收帳款。在預期信貸虧損模型下，減值虧損將無需在發生虧損事件後才可確認。反而，實體須視乎有關資產及事實與情況，確認及計量12個月預期信貸虧損或永久預期信貸虧損。土地註冊處營運基金評估在現行做法或新減值模型下均不會確認重大的減值虧損。

HKFRS 9 also introduces a new expected credit loss model to replace the incurred loss impairment model used in HKAS 39. This new model will apply to the LRTF's loans and receivables. Under the expected credit loss model, it will no longer be necessary for a loss event to occur before an impairment loss is recognised. Instead, an entity is required to recognise and measure either a 12-month expected credit loss or a lifetime expected credit loss, depending on the assets and the facts and circumstances. The LRTF has assessed that no significant impairment losses will be recognised under the current practice or the new impairment model.

**香港財務報告準則第15號「來自客戶合約之收入」** **HKFRS 15, “Revenue from Contracts with Customers”**

香港財務報告準則第15號取代所有現時香港財務報告準則下收入確認的規定，並建立一個新的五步模式，以將來自客戶合約之收入入賬。根據香港財務報告準則第15號，收入按反映實體預期就向客戶轉讓貨物或服務作交換而有權獲得之代價金額確認。該準則亦引入廣泛的披露規定，包括分拆收入總額，關於履行責任、合約資產及負債賬目結餘之變動以及主要判斷及估計等資料。土地註冊處營運基金評估採納香港財務報告準則第15號將不會對土地註冊處營運基金的財務報表造成重大影響。

HKFRS 15 replaces all current revenue recognition requirements under HKFRSs and establishes a new five-step model to account for revenue arising from contracts with customers. According to HKFRS 15, revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The standard also introduces extensive disclosure requirements, including disaggregation of total revenue, information about performance obligations, changes in contract asset and liability account balances and key judgements and estimates. The LRTF has assessed that the adoption of HKFRS 15 is unlikely to have a significant impact on the LRTF's financial statements.

**24. 已頒布但於截至二零一八年三月三十一日止年度尚未生效的修訂、新準則及詮釋可能造成的影響(續)**

**Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 March 2018 (continued)**

**香港財務報告準則第16號「租賃」 HKFRS 16 “Leases”**

香港財務報告準則第16號取代香港會計準則第17號「租賃」列載確認、計量、呈報及披露租賃的原則，引入單一的承租人會計模式，要求承租人確認期限超過12個月的所有租賃的資產及負債，惟低價值資產的租賃除外。根據香港財務報告準則第16號，承租人須確認反映其使用租賃資產的權利的使用權資產及反映其支付租金的義務的租賃負債。因此承租人應確認使用權資產折舊及租賃負債利息。使用權資產及租賃負債最初按現值計量。計量包括不可撤銷租賃的租金，以及如承租人可合理地確定會行使延長租賃選擇權，於延長租賃期間支付的租金。就出租人會計法而言，香港財務報告準則第16號主要延續香港會計準則第17號的出租人會計法。

HKFRS 16 replaces HKAS 17 “Leases” and sets out the principles for the recognition, measurement, presentation and disclosure of leases. It introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. Under HKFRS 16, a lessee is required to recognise a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligation to make lease payments. Accordingly, a lessee should recognise depreciation of the right-of-use asset and interest on the lease liability. The right-of-use asset and the lease liability are initially measured on a present value basis. The measurement includes non-cancellable lease payments and payments to be made in optional periods if the lessee is reasonably certain to exercise an option to extend the lease. In respect of the lessor accounting, HKFRS 16 substantially carries forward the lessor accounting requirements in HKAS 17.

**24. 已頒布但於截至二零一八年三月三十一日止年度尚未生效的修訂、新準則及詮釋可能造成的影響(續)** **Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 March 2018 (continued)**

香港財務報告準則第16號「租賃」 HKFRS 16 “Leases” (continued)  
(續)

香港財務報告準則第16號主要影響土地註冊處營運基金目前分類為物業經營租賃的承租人會計法。預期應用新會計模式會引致資產及負債增加，以及影響在租賃期內於全面收益表內確認支出的時間。正如附註23所披露，於二零一八年三月三十一日，土地註冊處營運基金擁有不可撤銷的物業經營租賃承擔為740萬港元。考慮到涉及的款額，土地註冊處營運基金預期採納該新準則不會對其財務報表有重大影響。新準則將於二零一九年一月一日或以後開始的財政年度全面應用。土地註冊處營運基金在現階段不擬在其生效日期前採納有關準則。

HKFRS 16 will primarily affect the LRTF's accounting as a lessee of leases for premises which are currently classified as operating leases. The application of the new accounting model is expected to lead to an increase in both assets and liabilities and to impact on the timing of the expense recognition in the statement of comprehensive income over the period of the leases. As disclosed in note 23, the LRTF had non-cancellable operating lease commitments of HK\$7.4 million as at 31 March 2018. In view of the amount involved, the LRTF expects that the adoption of this new standard is unlikely to have a significant effect on its financial statements. The new standard is mandatory for financial years beginning on or after 1 January 2019. At this stage, the LRTF does not intend to adopt the standard before its effective date.