

Certified  
**FINANCIAL**  
Statements  
财务报表



# 全面收益表

## STATEMENT OF COMPREHENSIVE INCOME

截至二零一九年三月三十一日止年度  
(以港币千元位列示)

for the year ended 31 March 2019  
(Expressed in thousands of Hong Kong dollars)

		附注 Note	2019	2018
来自客户合约之收入	<b>Revenue from contracts with customers</b>	4	<b>514,533</b>	490,731
运作成本	Operating costs	5	<b>(418,724)</b>	(395,418)
运作盈利	Profit from operations		<b>95,809</b>	95,313
其他收入	Other income	6	<b>38,170</b>	36,530
年度盈利	<b>Profit for the year</b>		<b>133,979</b>	131,843
其他全面收益	Other comprehensive income		—	—
年度总全面收益	<b>Total comprehensive income for the year</b>		<b>133,979</b>	131,843
固定资产回报率	<b>Rate of return on fixed assets</b>	7	<b>34.1%</b>	38.1%

第91至123页的附注为本财务报表的一部分。

The notes on pages 91 to 123 form part of these financial statements.

# 财务状况表

## STATEMENT OF FINANCIAL POSITION

于二零一九年三月三十一日  
(以港币千元位列示)

as at 31 March 2019  
(Expressed in thousands of Hong Kong dollars)

		附注 Note	2019	2018
<b>非流动资产</b>	<b>Non-current assets</b>			
物业、设备及器材	Property, plant and equipment	8	<b>271,779</b>	266,918
无形资产	Intangible assets	9	<b>13,212</b>	10,102
外汇基金存款	Placement with the Exchange Fund	10	<b>676,216</b>	646,478
银行存款	Bank deposits		<b>—</b>	24,000
			<b>961,207</b>	947,498
<b>流动资产</b>	<b>Current assets</b>			
应收帐款及其他应收款项	Trade and other receivables	11, 12(a)	<b>26,052</b>	25,952
应收关连人士帐款	Amounts due from related parties	12(a)	<b>9,588</b>	9,475
银行存款	Bank deposits		<b>537,000</b>	411,000
现金及银行结余	Cash and bank balances		<b>24,369</b>	22,288
			<b>597,009</b>	468,715
<b>流动负债</b>	<b>Current liabilities</b>			
递延收入	Deferred revenue	12(b)	<b>8,505</b>	9,159
客户按金	Customers' deposits	13	<b>44,349</b>	43,262
应付帐款及其他应付款项	Trade and other payables		<b>20,986</b>	17,954
应付关连人士帐款	Amounts due to related parties		<b>2,639</b>	2,464
雇员福利拨备	Provision for employee benefits	14	<b>8,117</b>	7,284
			<b>84,596</b>	80,123
<b>流动资产净额</b>	<b>Net current assets</b>		<b>512,413</b>	388,592
<b>总资产减去流动负债</b>	<b>Total assets less current liabilities</b>		<b>1,473,620</b>	1,336,090

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财务状况表(续)  
STATEMENT OF FINANCIAL POSITION (CONTINUED)

		附注 Note	2019	2018
<b>非流动负债</b>	<b>Non-current liabilities</b>			
递延收入	Deferred revenue	12(b)	<b>4,761</b>	2,075
雇员福利拨备	Provision for employee benefits	14	<b>79,183</b>	78,318
			<b>83,944</b>	80,393
<b>资产净额</b>	<b>NET ASSETS</b>		<b>1,389,676</b>	1,255,697
<b>资本及储备</b>	<b>CAPITAL AND RESERVES</b>			
营运基金资本	Trading fund capital	15	<b>118,300</b>	118,300
保留盈利	Retained earnings	16	<b>1,271,376</b>	1,137,397
			<b>1,389,676</b>	1,255,697

张美珠女士，JP  
土地注册处营运基金总经理  
二零一九年九月二十三日

Ms Doris CHEUNG, JP  
General Manager, Land Registry Trading Fund  
23 September 2019

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## 权益变动表

## STATEMENT OF CHANGES IN EQUITY

截至二零一九年三月三十一日止年度  
(以港币千元位列示)

for the year ended 31 March 2019  
(Expressed in thousands of Hong Kong dollars)

		附注 Note	2019	2018
在年初的结余	Balance at beginning of year		1,255,697	1,123,854
年度总全面收益	Total comprehensive income for the year		133,979	131,843
在年终的结余	Balance at end of year		1,389,676	1,255,697

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# 现金流量表

## STATEMENT OF CASH FLOWS

截至二零一九年三月三十一日止年度  
(以港币千元位列示)

for the year ended 31 March 2019  
(Expressed in thousands of Hong Kong dollars)

	附注 Note	2019	2018
<b>营运活动的现金流量</b>	<b>Cash flows from operating activities</b>		
运作盈利	Profit from operations	<b>95,809</b>	95,313
折旧及摊销	Depreciation and amortisation	<b>16,106</b>	13,556
处置固定资产亏损	Loss on disposal of fixed assets	—	25
应收款项及应收 关连人士帐款的 减少	Decrease in receivables and amounts due from related parties	<b>340</b>	4,341
递延收入的增加	Increase in deferred revenue	<b>2,032</b>	3,486
客户按金的增加	Increase in customers' deposits	<b>1,087</b>	7,216
应付款项及应付 关连人士帐款的 (减少)/增加	(Decrease)/Increase in payables and amounts due to related parties	<b>(478)</b>	1,564
雇员福利拨备的 增加/(减少)	Increase/(Decrease) in provision for employee benefits	<b>1,698</b>	(1,085)
<b>来自营运活动的 现金净额</b>	<b>Net cash from operating activities</b>	<b>116,594</b>	124,416

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现金流量表(续)  
STATEMENT OF CASH FLOWS (CONTINUED)

		附注 Note	2019	2018
<b>投资活动的现金流量</b>	<b>Cash flows from investing activities</b>			
原有期限为3个月以上的银行存款的增加	Increase in bank deposits with original maturities over three months		<b>(102,000)</b>	(116,000)
购买固定资产	Purchase of fixed assets		<b>(20,392)</b>	(9,690)
出售固定资产所得	Proceeds from disposal of fixed assets	4		3
外汇基金存款的增加	Increase in placement with the Exchange Fund		<b>(29,738)</b>	(17,609)
已收利息	Interest received		<b>37,613</b>	22,759
<b>用于投资活动的现金净额</b>	<b>Net cash used in investing activities</b>		<b>(114,513)</b>	(120,537)
<b>现金及等同现金的增加净额</b>	<b>Net increase in cash and cash equivalents</b>		<b>2,081</b>	3,879
<b>在年初的现金及等同现金</b>	<b>Cash and cash equivalents at beginning of year</b>		<b>22,288</b>	18,409
<b>在年终的现金及等同现金</b>	<b>Cash and cash equivalents at end of year</b>	17	<b>24,369</b>	22,288

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# 财务报表附注

## NOTES TO THE FINANCIAL STATEMENTS

(除另有注明外，所有金额均以港币千元位列示)

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

### 1. 总论

### General

立法会在一九九三年六月三十日根据《营运基金条例》(第430章)第3、4及6条通过决议案，在一九九三年八月一日设立土地注册处营运基金(「基金」)。土地注册处备存载列最新资料的土地登记册以执行土地注册制度，并向客户提供查阅土地登记册和有关土地纪录的服务和设施。此外，土地注册处亦按照《建筑物管理条例》(第344章)负责办理业主成立法团的申请及提供相关服务。

The Land Registry Trading Fund (“the Fund”) 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 and provides related services under the Building Management Ordinance (Cap. 344).

### 2. 主要会计政策

### Significant accounting policies

#### 2.1 符合准则声明

#### Statement of compliance

本财务报表是按照香港公认的会计原则及所有适用的香港财务报告准则(此词是统称，当中包括香港会计师公会颁布的所有适用的个别香港财务报告准则、香港会计准则及诠释)编制。基金采纳的主要会计政策摘要如下。

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 Fund is set out below.

香港会计师公会颁布了若干新增及经修订的香港财务报告准则并于本会计期首次生效或可供提前采纳。基金因首度采纳其中适用的准则而引致在本财务报表反映的本会计期及前会计期的会计政策的改变(如有)载于附注3。

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Fund. Note 3 provides information on the changes, if any, in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Fund for the current and prior accounting periods reflected in these financial statements.



## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.2 编制财务报表的基础

### Basis of preparation of the financial statements

本财务报表的编制基础均以原值成本法计量。

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

编制符合香港财务报告准则的财务报表需要管理层作出判断、估计及假设。该等判断、估计及假设会影响会计政策的实施，以及资产与负债和收入与支出的呈报款额。该等估计及相关的假设，均按以往经验及其他在有关情况下被认为合适的因素而制订。倘若没有其他现成数据可供参考，则会采用该等估计及假设作为判断有关资产及负债的帐面值的基础。估计结果或会与实际价值有所不同。

The preparation of financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and 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.

该等估计及其所依据的假设会作持续检讨。如修订会计估计只会影响当年的会计期，当年的会计期内会确认有关修订；如修订会影响当年及未来的会计期，则会在当年及未来的会计期内确认有关修订。

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.

基金在实施会计政策方面并不涉及任何关键的会计判断。无论对未来作出的假设，或在报告日估计过程中所存在的不明朗因素，皆不足以构成重大风险，导致资产和负债的帐面金额在来年大幅修订。

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

截至二零一八年三月三十一日止年度的若干比较数字已重新分类，以配合本年度基金财务报表的呈报方式。

Certain comparative figures for the year ended 31 March 2018 have been reclassified to conform to the current year's presentation of the Fund's financial statements.

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.3 金融资产及金融负债

### Financial assets and financial liabilities

#### (a) 初始确认及计量

#### Initial recognition and measurement

基金的金融资产包括外汇基金存款、应收帐款及其他应收款项、应收关连人士帐款、银行存款以及现金及银行结余。

The Fund's financial assets comprise placement with the Exchange Fund, trade and other receivables, amounts due from related parties, bank deposits, and cash and bank balances.

基金的金融负债包括客户按金、应付帐款及其他应付款项、应付关连人士帐款及雇员福利拨备。

The Fund's financial liabilities comprise customers' deposits, trade and other payables, amounts due to related parties and provision for employee benefits.

基金在成为有关金融工具的合约其中一方之日确认有关金融资产及金融负债。于初始确认时，金融资产及金融负债按公允价值计量，再加上或减去因收购该等金融资产或发行该等金融负债而直接引致的交易成本。

The Fund recognises financial assets and financial liabilities on the date it becomes a party to the contractual provisions of the instrument. At initial recognition, financial assets and financial liabilities are measured at fair value plus or minus transaction costs that are directly attributable to the acquisition of the financial assets or the issue of the financial liabilities.

#### (b) 二零一八年四月一日起 分类及其后计量

#### Classification and subsequent measurement from 1 April 2018

在采纳香港财务报告准则第9号「金融工具」(附注3.1)后，基金将其所有金融资产分类为其后以实际利率法按摊销成本值计量，因为有关金融资产以收取合约现金流为目的的业务模式而持有，且合约现金流仅为所支付的本金及利息。金融资产的亏损准备根据附注2.3(e)所述的预期信用亏损模型计量。

After the adoption of HKFRS 9 "Financial Instruments" (note 3.1), the Fund classifies all financial assets as subsequently measured at amortised cost using the effective interest method, on the basis that they are held within a business model whose objective is to hold them for collection of contractual cash flows and the contractual cash flows represent solely payments of principal and interest. The measurement of loss allowances for financial assets is based on the expected credit loss model as described in note 2.3(e).

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.3 金融资产及金融负债(续)

### Financial assets and financial liabilities (continued)

#### (b) 二零一八年四月一日起 的分类及后续计量(续)

#### Classification and subsequent measurement from 1 April 2018 (continued)

实际利率法是计算金融资产或金融负债的摊销成本值，以及摊分及确认有关期间的利息收入或支出的方法。实际利率是指可将该金融资产或金融负债在有效期间的预计现金收支，折现成该金融资产的帐面总值或金融负债的摊销成本值所适用的贴现率。基金在计算实际利率时，会考虑该金融工具的所有合约条款以估计现金流量，但不会计及预期信用亏损。有关计算包括与实际利率相关的所有收取自或支付予合约各方的费用、交易成本及所有其他溢价或折让。

The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating and recognising 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 asset or financial liability to the gross carrying amount of the financial asset or to the amortised cost of the financial liability. When calculating the effective interest rate, the Fund estimates the expected cash flows by considering all contractual terms of the financial instrument but does not consider the expected 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.

基金将其所有金融负债分类为其后以实际利率法按摊销成本值计量。

The Fund classifies all financial liabilities as subsequently measured at amortised cost using the effective interest method.

基金仅在管理某金融资产的业务模式出现变动时，才将有关资产重新分类。金融负债不作重新分类。

The Fund reclassifies a financial asset when and only when it changes its business model for managing the asset. A financial liability is not reclassified.

#### (c) 二零一八年四月一日前 的分类及后续计量

#### Classification and subsequent measurement prior to 1 April 2018

根据香港会计准则第39号「金融工具：确认及计量」，基金的金融资产为非衍生金融资产，它们具有固定或可以确定的金额，但在活跃市场并没有报价，而基金亦无意将之持有作买卖用途。此类金融资产被基金列作贷出款项及应收帐款，采用实际利率法按摊销成本值扣除任何减值亏损(如有)列帐(附注2.3(f))。

Under HKAS 39 “Financial Instruments: Recognition and Measurement”, the Fund’s financial assets, which were non-derivative financial assets with fixed or determinable payments that were not quoted in an active market and which the Fund had no intention of trading, were classified as loans and receivables and were carried at amortised cost using the effective interest method less impairment losses, if any (note 2.3(f)).

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.3 金融资产及金融负债(续) Financial assets and financial liabilities (continued)

#### (c) 二零一八年四月一日前的分类及其后计量(续) Classification and subsequent measurement prior to 1 April 2018 (continued)

二零一八年四月一日前基金的金融负债的分类及其后计量与二零一八年四月一日起的相同(附注2.3(b))。

The classification of the Fund's financial liabilities and their subsequent measurement prior to 1 April 2018 were the same as those from 1 April 2018 (note 2.3(b)).

#### (d) 注销确认 Derecognition

当从金融资产收取现金流量的合约权利届满时，或该金融资产连同拥有权的绝大部分风险及回报已转让时，该金融资产会被注销确认。

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.

当合约指明的债务被解除或取消，或到期时，该金融负债会被注销确认。

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

#### (e) 二零一八年四月一日起的金融资产减值 Impairment of financial assets from 1 April 2018

自采纳香港财务报告准则第9号(附注3.1)后，基金就按摊销成本值计量的金融资产(应收帐款除外)采用由3个阶段组成的方法计量预期信用亏损及确认相应的亏损准备及减值亏损或回拨，预期信用亏损的计量基础取决于自初始确认以来的信用风险变化：

After the adoption of HKFRS 9 (note 3.1), the Fund applies a three-stage approach to measure expected credit losses on financial assets (other than trade receivables) measured at amortised cost and to recognise the corresponding loss allowances and impairment losses or reversals, with the change in credit risk since initial recognition determining the measurement bases for expected credit losses:

第1阶段：12个月预期信用亏损

Stage 1: 12-month expected credit losses

若自初始确认以来，金融工具的信用风险并无大幅增加，永久预期信用亏损中反映在报告日后12个月内可能发生的违约事件引致的预期信用亏损的部分予以确认。

For financial instruments for which there has not been a significant increase in credit risk since initial recognition, the portion of the lifetime expected credit losses that represent the expected credit losses that result from default events that are possible within the 12 months after the reporting date are recognised.



## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.3 金融资产及金融负债(续)

### Financial assets and financial liabilities (continued)

#### (e) 二零一八年四月一日起的

#### Impairment of financial assets from 1 April 2018

##### 金融资产减值(续)

##### (continued)

##### 第2阶段：永久预期信用亏损 — 非信用减值

##### Stage 2: Lifetime expected credit losses — not credit impaired

若自初始确认以来，金融工具的信用风险大幅增加，但并非信用减值，永久预期信用亏损(反映在金融工具的预期有效期内所有可能出现的违约事件引致的预期信用亏损)予以确认。

For financial instruments for which there has been a significant increase in credit risk since initial recognition but that are not credit impaired, lifetime expected credit losses representing the expected credit losses that result from all possible default events over the expected life of the financial instrument are recognised.

##### 第3阶段：永久预期信用亏损 — 信用减值

##### Stage 3: Lifetime expected credit losses — credit impaired

若金融工具已视作信用减值，会确认永久预期信用亏损，利息收入则应用实际利率计入摊销成本值而非帐面值总额计算。

For financial instruments that have become credit impaired, lifetime expected credit losses are recognised and interest income is calculated by applying the effective interest rate to the amortised cost rather than the gross carrying amount.

应收帐款的亏损准备一直按相等于永久预期信用亏损的金额计量。

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

#### 如何厘定信用风险大幅增加 *Determining significant increases in credit risk increase*

在每个报告日，基金藉比较金融工具于报告日及于初始确认日期在余下的预期有效期内出现违约的风险，以评估金融工具的信用风险有否大幅增加。有关评估会考虑数量及质量历史资料，以及具前瞻性的资料。若发生一项或多于一项对某金融资产的估计未来现金流量有不利影响的事件，该金融资产会被评定为信用减值。

At each reporting date, the Fund assesses whether there has been a significant increase in credit risk for financial instruments since initial recognition by comparing the risk of default occurring over the remaining expected life as at the reporting date with that as at the date of initial recognition. The assessment considers quantitative and qualitative historical information as well as forward-looking information. A financial asset is assessed to be credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred.

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.3 金融资产及金融负债(续)

### Financial assets and financial liabilities (continued)

#### (e) 二零一八年四月一日起的 金融资产减值(续)

#### Impairment of financial assets from 1 April 2018 (continued)

#### 如何厘定信用风险大幅 增加(续)

#### Determining significant increases in credit risk (continued)

基金在个别或综合基础上评估自初始确认以来信用风险有否大幅增加。就综合评估而言，金融工具按共同信用风险特质的基准归类，并考虑投资类别、信用评级及其他相关因素。

The Fund assesses whether there has been a significant increase in credit risk since initial recognition on an individual or collective basis. For collective assessment, financial instruments are grouped on the basis of shared credit risk characteristics, taking into account investment type, credit risk ratings and other relevant factors.

外部信用评级为投资级别的银行存款被视为属低信用风险。其他金融工具若其违约风险低，且交易对手或借款人具备雄厚实力在短期内履行其合约现金流量责任，会被视为属低信用风险。此等金融工具的信用风险会被评定为自初始确认以来并无大幅增加。

Placements with banks with an external credit rating of investment grade are considered to have a low credit risk. Other financial instruments are considered to have a low credit risk if they have a low risk of default and the counterparty or borrower has a strong capacity to meet its contractual cash flow obligations in the near term. The credit risk on these financial instruments is assessed as not having increased significantly since initial recognition.

若金融资产无法收回，该金融资产会与相关亏损准备撤销。该等资产在完成所有必要程序及厘定亏损金额后撤销。其后收回先前被撤销的金额会在全面收益表内确认。

When a financial asset is uncollectible, it is written off against the related loss allowance. Such assets are written off after all the necessary procedures have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off are recognised in the statement of comprehensive income.

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.3 金融资产及金融负债(续)

### Financial assets and financial liabilities (continued)

#### (e) 二零一八年四月一日起的 金融资产减值(续)

#### Impairment of financial assets from 1 April 2018 (continued)

##### 计量预期信用亏损

##### Measurement of expected credit losses

金融工具的预期信用亏损是对该金融工具在预期有效期内的公平及经概率加权估计的信用亏损(即所有短缺现金的现值)。现金短缺为按照合约应付予基金的现金流量与基金预期会收到的现金流量两者间的差距。若金融资产在报告日视作信用减值,基金根据该资产的帐面值总额与以折现方式按该资产的原订实际利率计算的估计未来现金流量的现值两者间的差距计量预期信用亏损。

Expected credit losses of a financial instrument are an unbiased and probability-weighted estimate of credit losses (i.e. the present value of all cash shortfalls) over the expected life of the financial instrument. A cash shortfall is the difference between the cash flows due to the Fund in accordance with the contract and the cash flows that the Fund expects to receive. For a financial asset that is credit impaired at the reporting date, the Fund measures the expected credit losses as the difference between the asset's gross carrying amount and the present value of estimated future cash flows discounted at the asset's original effective interest rate.

#### (f) 二零一八年四月一日前 的金融资产减值

#### Impairment of financial assets prior to 1 April 2018

金融资产的帐面值会在每个报告日作出评估,以确定是否有客观的减值证据。若存在减值证据,减值亏损会以该资产的帐面值与按其原本的实际利率用折现方式计算其预期未来现金流量的现值之间的差额,在全面收益表内确认。如其后减值亏损降低,并证实与在确认减值亏损后出现的事件相关,则该减值亏损会在全面收益表内回拨。

The carrying amount of financial assets was reviewed at each reporting date to determine whether there was objective evidence of impairment. If any impairment evidence existed, an impairment loss was 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 decreased and the decrease could be linked objectively to an event occurring after the impairment loss had been recognised, the impairment loss was reversed through the statement of comprehensive income.

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.4 物业、设备及器材

### Property, plant and equipment

于一九九三年八月一日拨归基金的物业、设备及器材，最初的成本是按立法会所通过成立基金的决议案中所列的估值入帐。由一九九三年八月一日起新购的物业、设备及器材均按购入价入帐。

Property, plant and equipment appropriated to the Fund 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 Fund. Property, plant and equipment acquired since 1 August 1993 are capitalised at their costs of acquisition.

以下物业、设备及器材以成本值扣除累计折旧及任何减值亏损列帐(附注2.6)：

- 于一九九三年八月一日拨归基金的自用物业；及
- 设备及器材包括电脑器材、汽车、家具与装置，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 Fund on 1 August 1993; and
- plant and equipment, including computer equipment, motor vehicles, furniture and fittings and other equipment.

折旧是按照物业、设备及器材的估计可使用年期以直线法摊销扣除估计剩余值的成本值，计算方法如下：

- |            |       |
|------------|-------|
| — 建筑物      | 30年   |
| — 电脑器材     | 5-10年 |
| — 器材、家具及装置 | 5年    |
| — 汽车       | 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                | 5-10 years |
| — Equipment, furniture and fittings | 5 years    |
| — Motor vehicles                    | 5 years    |



## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.4 物业、设备及器材(续)

### Property, plant and equipment (continued)

于一九九三年八月一日拨归基金的土地(为基金之物业所在地)视为非折旧资产。

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

出售物业、设备及器材的损益以出售所得净额与资产的帐面值之间的差额来决定，并在出售日于全面收益表内确认。

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.

### 2.5 无形资产

### Intangible assets

无形资产包括购入的电脑软件牌照及已资本化的电脑软件程式开发成本值。若电脑软件程式在技术上可行，而基金有足够资源及有意完成开发工作，有关的开发费用会被资本化。资本化费用包括直接工资及材料费用。无形资产按成本值扣除累计摊销及任何减值亏损列帐(附注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 Fund 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).

无形资产的摊销按估计可使用年期(5至10年)以直线法列入全面收益表。

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 to 10 years.

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.6 固定资产的减值

### Impairment of fixed assets

固定资产，包括物业、设备及器材，以及无形资产的帐面值在每个报告日评估，以确定有否出现减值迹象。若有减值迹象而资产的帐面值高于其可收回数额，则有关减值亏损在全面收益表内确认。资产的可收回数额为其公平值减出售成本与使用值两者中的较高者。

The carrying amounts of fixed assets, including property, plant and equipment and intangible assets, are reviewed at each reporting date 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 等同现金

### Cash equivalents

等同现金指短期及流通性高的投资，该等项目在购入时距期满日不超过3个月，并随时可转换为已知数额的现金，而其价值变动的风险不大。

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 the date of acquisition.

### 2.8 递延收入

### Deferred revenue

在基金移转服务予客户前，若客户支付代价，或基金具有无条件限制的代价收款权，基金会将其合约负债确认为递延收入。基金在移转服务以履行其履约责任时，会注销确认递延收入，并就收入加以确认。

If a customer pays consideration, or the Fund has an unconditional right to consideration, before the Fund transfers a service to the customer, the Fund recognises its contract liability as deferred revenue. The Fund derecognises the deferred revenue and recognises revenue when the Fund transfers the service and, therefore, satisfies its performance obligation.

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.9 雇员福利

### Employee benefits

基金的雇员包括公务员及合约员工。薪金、约满酬金及年假开支均在雇员提供有关服务所在年度以应计基准确认入帐。就公务员而言，雇员附带福利开支包括香港特别行政区政府(「政府」)给予雇员的退休金及房屋福利，均在雇员提供有关服务所在年度支销。

The employees of the Fund 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.

就按可享退休金条款受聘的公务员的长俸负债已包括于支付予政府有关附带福利开支中。就其他员工向强制性中央公积金计划的供款于全面收益表中支销。

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

### 2.10 名义利得税

### Notional profits tax

根据《税务条例》(第112章)基金并无税务责任，但于二零一七年十二月二十七日前，政府要求基金向政府支付一笔款项以代替利得税(即名义利得税)，该款项是根据《税务条例》的规定所计算。以下是基金就名义利得税所采纳的会计政策：

The Fund has no tax liability under the Inland Revenue Ordinance (Cap. 112). However, prior to 27 December 2017, the Government had required the Fund 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. The accounting policies adopted by the Fund for notional profits tax were as follows:

- (a) 年度名义利得税支出包括本期税项及递延税项资产和负债的变动。

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

- (b) 本期税项为本年度对应课税收入按报告日已生效或实际有效的税率计算的预计应付税项，并包括以往年度应付税项的任何调整。

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

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.10 名义利得税(续)

### Notional profits tax (continued)

- (c) 递延税项资产及负债是由财务汇报的资产及负债帐面值与其课税基础计算之间的可扣税及应课税暂时性差异而产生。递延税项资产也可由未使用税务亏损及税项抵免而产生。

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.

所有递延税项负债及未来可能有应课税盈利予以抵销的递延税项资产，均予确认。

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.

递延税项的确认金额是根据该资产及负债的帐面值之预期变现或清偿方式，按在报告日已生效或实际有效的税率计算。递延税项资产及负债均不贴现计算。

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 reporting date. Deferred tax assets and liabilities were not discounted.

递延税项资产的帐面值在每个报告日重新审阅，对预期不再有足够的应课税盈利以实现相关税务利益的递延税项资产予以扣减。被扣减的递延税项资产会于预期将来出现足够的应课税盈利时拨回。

The carrying amount of a deferred tax asset was reviewed at each reporting date 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.



## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.10 名义利得税(续)

### Notional profits tax (continued)

然而，自二零一七年十二月二十七日起，基金无须再支付名义利得税。于二零一七年十二月二十七日，应付名义利得税结余及递延税项负债结余已被注销确认，而相关收入则在截至二零一八年三月三十一日止年度内全面收益表中确认(附注6)。

However, the Fund 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 corresponding income recognised in the statement of comprehensive income for the year ended 31 March 2018 (note 6).

### 2.11 收入的确认

### Revenue recognition

经采纳香港财务报告准则第15号「来自客户合约之收入」后(附注3.2)，基金由二零一八年四月一日起，会在向客户移转所承诺的服务以履行其履约责任时，按基金预期就交换该项服务所应得代价的金额，确认客户合约的收入。在二零一八年四月一日前，收入会在提供服务时予以确认。

From 1 April 2018, after the adoption of HKFRS 15 “Revenue from Contracts with Customers” (note 3.2), the Fund recognises revenue from contracts with customers when it satisfies a performance obligation by transferring a promised service to a customer, at the amount of consideration to which the Fund expects to be entitled in exchange for the service. Prior to 1 April 2018, revenue was recognised as services were provided.

利息收入按实际利率法以应计方式确认。

Interest income is recognised as it accrues using the effective interest method.

### 2.12 外币换算

### Foreign currency translation

本年度外币交易，按交易当日的汇率换算为港元。以非港币计算的货币资产及负债，均按报告日的汇率换算为港元。外汇换算产生的汇兑收益及亏损，会在全面收益表中确认。

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 reporting date. Exchange gains and losses are recognised in the statement of comprehensive income.

## 2. 主要会计政策(续)

## Significant accounting policies (continued)

### 2.13 关连人士

### Related parties

基金是根据《营运基金条例》成立，并属政府辖下的独立会计单位。年内，基金在日常业务中与各关连人士进行交易。这些人士包括政府各局及部门、其他营运基金，以及受政府所管制或主要影响的财政自主机构。

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

## 3. 会计政策改变

## Changes in accounting policies

香港会计师公会颁布了若干新增或经修订的香港财务报告准则并于本会计期生效。除以下列载因采纳香港财务报告准则第9号及第15号而产生的影响外，该等新准则或修订对基金的会计政策并没有影响。

The HKICPA has issued certain new or revised HKFRSs that are effective for the current accounting period. None of them impact on the accounting policies of the Fund except for the adoption of HKFRS 9 and HKFRS 15 as set out below.

基金并没有采纳在本会计期尚未生效的任何新准则或诠释(附注22)。

The Fund has not applied any new standard or interpretation that is not yet effective for the current accounting period (note 22).

### 3.1 香港财务报告准则第9号 HKFRS 9 “Financial Instruments” 「金融工具」

香港财务报告准则第9号取代了香港会计准则第39号。香港财务报告准则第9号就金融资产、金融负债及一些买卖非金融项目的合约的确认及计量方法，载列相关规定。

HKFRS 9 replaces HKAS 39. It sets out the requirements for recognising and measuring financial assets, financial liabilities and some contracts to buy or sell non-financial items.

### 3. 会计政策改变(续)

### Changes in accounting policies (continued)

#### 3.1 香港财务报告准则第9号 HKFRS 9 “Financial Instruments” (continued) 「金融工具」(续)

基金已根据香港财务报告准则第9号的过渡规定，就二零一八年四月一日的既有项目追溯采纳香港财务报告准则第9号而没有重列比较资料。首次采纳香港财务报告准则第9号，对二零一八年四月一日的项目的帐面值并无影响。对先前会计政策所带来的改变，其性质及影响载列如下。

The Fund has applied HKFRS 9 retrospectively to items that existed as at 1 April 2018 in accordance with the transition requirements without restating comparative information. The carrying amounts of the items as at 1 April 2018 have not been impacted by the initial application of HKFRS 9. The nature and effect of the changes to previous accounting policies are set out below.

#### 金融资产的分类

#### *Classification of financial assets*

香港财务报告准则第9号将金融资产分为三个主要类别：(i)按摊销成本值计量；(ii)按公允价值计入其他全面收益计量；及(iii)按公允价值计入损益帐计量。香港会计准则第39号的类别，包括持至期满的投资、贷款及应收帐款、可供出售金融资产及按公允价值计入损益帐的金融资产，已由这些类别取代。根据香港财务报告准则第9号，金融资产的分类是基于管理金融资产的商业模式及其合约现金流量特质。

HKFRS 9 classifies financial assets into three principal categories: measured at (i) amortised cost; (ii) at fair value through other comprehensive income; and (iii) at fair value through profit or loss. These supersede HKAS 39's categories of held-to-maturity investments, loans and receivables, available-for-sale financial assets and financial assets at fair value through profit or loss. The classification of financial assets under HKFRS 9 is based on the business model under which the financial asset is managed and its contractual cash flow characteristics.

基金先前分类为贷款及应收帐款(按摊销成本值计量)的金融资产，已被重新分类为按摊销成本值计量的金融资产(附注2.3(b))。二零一八年三月三十一日的帐面值与二零一八年四月一日的帐面值相同。

The Fund's financial assets previously classified as loans and receivables (carried at amortised cost) were reclassified to financial assets measured at amortised cost (note 2.3(b)). The carrying amounts as at 31 March 2018 were the same as those as at 1 April 2018.

### 3. 会计政策改变(续)

### Changes in accounting policies (continued)

#### 3.1 香港财务报告准则第9号 HKFRS 9 “Financial Instruments” (continued) 「金融工具」(续)

##### 金融资产的减值

##### *Impairment of financial assets*

香港财务报告准则第9号的「预期信用亏损」模型取代了香港会计准则第39号的「已产生亏损」模型。由于在预期信用亏损模型下，金融资产的信用风险须持续计量，因此预期信用亏损的确认时间，会较采用香港会计准则第39号的「已产生亏损」模型为早。基金就按摊销成本值计量的金融资产采用了新的预期信用亏损模型(附注2.3(e))。首次采用新的减值规定，对金融资产于二零一八年四月一日的帐面值并无影响。

HKFRS 9 replaces the “incurred loss” model in HKAS 39 with the “expected credit loss” model. The expected credit loss model requires an ongoing measurement of credit risk associated with a financial asset and therefore recognises expected credit losses earlier than under the “incurred loss” accounting model in HKAS 39. The Fund applies the new expected credit loss model to the financial assets measured at amortised cost (note 2.3(e)). The initial application of the new impairment requirements had no impact on the carrying amounts of the financial assets as at 1 April 2018.

#### 3.2 香港财务报告准则第15号 HKFRS 15 “Revenue from Contracts with Customers” 「来自客户合约之收入」

香港财务报告准则第15号取代香港会计准则第18号「收入」和香港会计准则第11号「建筑合约」，就源于客户合约的收入和一些成本的确认事宜，确立全面的架构。香港财务报告准则第15号并引入额外的披露规定，旨在让财务报表的使用者了解源于客户合约的收入和现金流量的性质、金额、时间和不确定性。

HKFRS 15 establishes a comprehensive framework for recognising revenue and some costs from contracts with customers, replacing HKAS 18 “Revenue” and HKAS 11 “Construction Contracts”. HKFRS 15 also introduces additional disclosure requirements which aim to enable users of the financial statements to understand the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers.

基金已根据过渡规定，选择只就二零一八年四月一日前未完成的合约追溯采纳香港财务报告准则第15号，而且不会重列比较资料。首次采纳香港财务报告准则第15号并没有对任何项目于二零一八年四月一日的帐面值造成影响。

In accordance with the transition requirements, the Fund has elected to apply HKFRS 15 retrospectively only to contracts that were not completed before 1 April 2018 without restating comparative information. The initial application of HKFRS 15 has not impacted the carrying amounts of any items as at 1 April 2018.



### 3. 会计政策改变(续)

### Changes in accounting policies (continued)

#### 3.2 香港财务报告准则第15号 HKFRS 15 “Revenue from Contracts with Customers” (continued)

相较于先前的会计政策，截至二零一九年三月三十一日止年度的任何项目，其金额均没有受根据香港财务报告准则第15号而采纳的收入会计政策(附注2.11)所影响。

The accounting policies for revenue adopted under HKFRS 15 (note 2.11) have not affected the amounts of any items in the year ended 31 March 2019 compared to the previous accounting policies.

### 4. 来自客户合约之收入

### Revenue from contracts with customers

		2019	2018
办理文件注册	Registration of documents	191,592	196,972
查册	Search	90,842	92,140
提供副本	Copying	110,035	88,593
业权报告	Reports on title	60,358	60,288
电子提示服务	e-Alert services	35,197	25,709
业主立案法团服务	Owners' corporation services	15,202	16,717
其他	Others	11,307	10,312
<b>总额</b>	<b>Total</b>	<b>514,533</b>	490,731

基金在客户合约方面的履约责任，主要涉及向客户提供办理文件注册及查阅土地登记册和有关土地纪录的服务。客户须就每项服务预缴固定金额的服务费，或选择在基金开立帐户，每月缴付服务费。基金是在提供服务的同时履行履约责任，并随时间移转按成本比例法确认收费。

The Fund's performance obligations in contracts with customers mainly involve providing services, for registration of documents and searches of the Land Register and related land records, to the customers. A customer is required to pay a fixed amount of service fee for each service in advance, or opt to have service fees being charged monthly by opening an account with the Fund. The Fund satisfies its performance obligation as the service is rendered and recognises the fee over time based on a cost-to-cost method.

在向关连人士提供业主立案法团服务方面，基金是在提供服务的同时履行履约责任，并随时间移转按收回全部成本方式确认服务费。

For owners' corporation services provided to related parties, the Fund satisfies its performance obligation as the service is rendered and recognises a service fee over time on a full cost recovery basis.

## 5. 运作成本

## Operating costs

		2019	2018
员工费用	Staff costs	322,894	307,973
一般运作开支	General operating expenses	16,928	15,392
电脑服务开支	Computer service charges	32,782	32,751
租金及管理费	Rental and management charges	25,616	21,491
中央行政费用	Central administrative overheads	3,627	3,528
折旧及摊销	Depreciation and amortisation	16,106	13,556
处置固定资产亏损	Loss on disposal of fixed assets	—	25
审计费用	Audit fees	771	702
<b>总额</b>	<b>Total</b>	<b>418,724</b>	<b>395,418</b>

## 6. 其他收入

## Other income

		2019	2018
利息：	Interest from:		
— 银行存款	— bank deposits	10,925	6,152
— 外汇基金存款	— placement with the Exchange Fund	27,241	20,599
处置固定资产收益	Gain on disposal of fixed assets	4	—
注销确认应付名义利得税及递延税项负债	Derecognition of notional profits tax payable and deferred tax liabilities	—	9,779
<b>总额</b>	<b>Total</b>	<b>38,170</b>	<b>36,530</b>

于二零一七年十二月二十七日前，政府要求所有营运基金向政府支付名义利得税及股息。于二零一七年十二月二十七日，终审法院就一宗关于通讯事务管理局办公室营运基金的司法覆核案作出判决。根据该判决，将《营运基金条例》理解为准许在该营运基金的预算中包括名义税或股息的预计款项是法律上的错误。

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.

## 6. 其他收入(续)

## Other income (continued)

政府于判决后更改了财务安排。自二零一七年十二月二十七日起，所有营运基金无须再向政府支付名义利得税及股息。于二零一七年十二月二十七日，为数757.3万港元的应付名义利得税结余及为数220.6万港元的递延税项负债已被注销确认，而相关收入则在截至二零一八年三月三十一日止年度内全面收益表中确认。

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. The balances of notional profits tax payable of HK\$7.573 million and deferred tax liabilities of HK\$2.206 million as at 27 December 2017 were derecognised, with corresponding income recognised in the statement of comprehensive income for the year ended 31 March 2018.

## 7. 固定资产回报率

## Rate of return on fixed assets

固定资产回报率是以总全面收益(不包括利息收入和利息支出)除以固定资产平均净值计算，并以百分比的方式表达。固定资产包括物业、设备及器材和无形资产。预期基金可以达致财政司司长定下每年固定资产回报率5.9%(二零一八年：5.9%)的目标。

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 Fund is expected to meet a target rate of return on fixed assets of 5.9% (2018: 5.9%) per year as determined by the Financial Secretary.

## 8. 物业、设备及器材

## Property, plant and equipment

		土地及 建筑物	电脑器材	器材、家具 及装置 Equipment, Furniture and Fittings	汽车	总计
		Land and Buildings	Computer Equipment		Motor Vehicles	Total
成本	Cost					
在二零一七年四月一日	At 1 April 2017	350,000	167,903	15,630	244	533,777
添置	Additions	—	9,751	284	—	10,035
出售	Disposals	—	(2,506)	—	—	(2,506)
在二零一八年三月三十一日	At 31 March 2018	350,000	175,148	15,914	244	541,306
在二零一八年四月一日	At 1 April 2018	350,000	175,148	15,914	244	541,306
添置	Additions	—	10,729	5,070	—	15,799
出售	Disposals	—	(1,121)	(1,988)	—	(3,109)
在二零一九年三月三十一日	At 31 March 2019	350,000	184,756	18,996	244	553,996
累计折旧	Accumulated depreciation					
在二零一七年四月一日	At 1 April 2017	91,146	161,458	14,643	244	267,491
年度费用	Charge for the year	3,851	5,105	419	—	9,375
出售	Disposals	—	(2,478)	—	—	(2,478)
在二零一八年三月三十一日	At 31 March 2018	94,997	164,085	15,062	244	274,388
在二零一八年四月一日	At 1 April 2018	94,997	164,085	15,062	244	274,388
年度费用	Charge for the year	3,851	5,914	1,173	—	10,938
出售	Disposals	—	(1,121)	(1,988)	—	(3,109)
在二零一九年三月三十一日	At 31 March 2019	98,848	168,878	14,247	244	282,217
帐面净值	Net book value					
在二零一九年三月三十一日	At 31 March 2019	251,152	15,878	4,749	—	271,779
在二零一八年三月三十一日	At 31 March 2018	255,003	11,063	852	—	266,918

## 9. 无形资产

## Intangible assets

		电脑软件牌照及系统开发成本 Computer software licences and system development costs	
		2019	2018
<b>成本</b>	<b>Cost</b>		
在年初	At beginning of year	<b>203,115</b>	196,806
添置	Additions	<b>8,278</b>	6,386
出售	Disposals	—	(77)
在年终	At end of year	<b>211,393</b>	203,115
<b>累计摊销</b>	<b>Accumulated amortisation</b>		
在年初	At beginning of year	<b>193,013</b>	188,909
年度费用	Charge for the year	<b>5,168</b>	4,181
出售	Disposals	—	(77)
在年终	At end of year	<b>198,181</b>	193,013
<b>帐面净值</b>	<b>Net book value</b>		
在年终	At end of year	<b>13,212</b>	10,102



## 10. 外汇基金存款

## Placement with the Exchange Fund

外汇基金存款结余为6.762亿港元(二零一八年: 6.465亿港元), 其中5.6亿港元为本金及1.162亿港元(二零一八年: 8,650万港元)为报告日已入帐但尚未提取的利息。存款期为六年(由存款日起计), 期内不能提取本金。

The balance of the placement with the Exchange Fund amounted to HK\$676.2 million (2018: HK\$646.5 million), being the principal sums of HK\$560 million and interest paid but not yet withdrawn at the reporting date of HK\$116.2 million (2018: HK\$86.5 million). The term of the placement is six years from the date of placement, during which the amount of principal sums cannot be withdrawn.

外汇基金存款利息按每年1月厘定的固定息率计算。该息率是外汇基金投资组合过去6年的平均年度投资回报, 或3年期政府债券在上一个年度的平均年度收益率, 以0%为下限, 两者取其较高者。二零一九年固定息率为每年2.9%, 二零一八年为每年4.6%。

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 2.9% per annum for the year 2019 and at 4.6% per annum for the year 2018.

## 11. 应收帐款及其他应收款项 Trade and other receivables

		2019	2018
应收帐款	Trade receivables	12,224	12,998
应计利息:	Accrued interest from:		
— 银行存款	— bank deposits	5,536	2,485
— 外汇基金存款	— placement with the Exchange Fund	4,835	7,333
预付款项	Prepayments	3,448	3,129
按金	Deposits	9	7
<b>总额</b>	<b>Total</b>	<b>26,052</b>	<b>25,952</b>

## 12. 与客户的合约结余

## Contract balances with customers

### (a) 应收款项和合约资产

### Receivables and contract assets

就每月收费而向客户提供的服务而言，在报告日的应收款项结余即载于附注11的应收帐款。至于提供予关连人士的服务，在报告日的应收款项结余即载于财务状况表中的应收关连人士帐款。而基金并没有任何源于这两类服务的合约资产。至于其他服务，由于客户会预缴服务费用，因此基金并没有任何应收款项或合约资产。

For services provided to customers with service fees charged monthly, the balance of receivables at the reporting date is presented as trade receivables in note 11. For services provided to related parties, the balance of receivables at the reporting date is presented as amounts due from related parties in the statement of financial position. The Fund does not have any contract assets arising from these two categories of services. For other services, since customers pay the service fees in advance, the Fund does not have any receivables or contract assets.

### (b) 合约负债

### Contract liabilities

基金在收取客户预缴的费用后向客户提供服务的责任，会于财务状况表中以递延收入的形式列出，分析如下：

The Fund's obligations to provide services to customers for which the Fund has received advance payments from the customers are presented as deferred revenue in the statement of financial position, as analysed below:

递延收入	Deferred revenue	2019	2018
注册服务费	Registration fees	6,463	7,477
电子提示服务费	e-Alert service fees	5,079	2,213
其他服务费	Other service fees	1,724	1,544
<b>总额</b>	<b>Total</b>	<b>13,266</b>	11,234
代表：	Representing:		
流动负债	Current liabilities	8,505	9,159
非流动负债	Non-current liabilities	4,761	2,075
<b>总额</b>	<b>Total</b>	<b>13,266</b>	11,234

## 12. 与客户的合约结余(续)

## Contract balances with customers (continued)

### (b) 合约负债(续)

### Contract liabilities (continued)

上述递延收入的结余乃在报告日分摊至未有履行(或部分未有履行)的履约责任的交易价格总额。基金预料,有关电子提示服务的递延收入会于8年内获确认为收入,而其他递延收入则会于1年内获确认为收入。没有任何客户合约的代价未纳入交易价格。

The balances of deferred revenue above represent the aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) at the reporting date. For the deferred revenue from e-Alert services, the Fund expects to recognise as revenue within eight years. For other deferred revenue, the Fund expects to recognise as revenue within one year. No consideration from contracts with customers is not included in the transaction price.

年内递延收入结余的重大变动开列如下:

Significant changes in the balances of deferred revenue during the year are shown below:

		2019	2018
因年初结余中的递延收入于年内获确认为收入而减少	Decrease due to recognition as revenue during the year that was included in the balances of deferred revenue at beginning of year	(6,208)	(4,698)
因年内收取预缴费用而增加	Increase due to advance payments received during the year	8,240	8,184

## 13. 客户按金

## Customers' deposits

指向客户提供服务前收取的按金。

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

## 14. 雇员福利拨备

## Provision for employee benefits

此为在计至报告日就所提供的服务给予雇员年假的估计负债(见附注2.9)。

This represents the estimated liability for employees' annual leave for services rendered up to the reporting date (also see note 2.9).

## 15. 营运基金资本

## Trading fund capital

此为政府对基金的投资。

This represents the Government's investment in the Fund.

## 16. 保留盈利

## Retained earnings

		2019	2018
在年初的结余	Balance at beginning of year	<b>1,137,397</b>	963,279
年度总全面收益	Total comprehensive income for the year	<b>133,979</b>	131,843
转入自拟发股息	Transfer from proposed dividend	—	42,275
在年终的结余	<b>Balance at end of year</b>	<b>1,271,376</b>	1,137,397

自二零一七年十二月二十七日起，基金无须再向政府支付股息(附注6)。因此，于二零一七年十二月二十七日，为数4,227.5万港元的拟发股息结余已在截至二零一八年三月三十一日止年度内转回至保留盈利。

With effect from 27 December 2017, the Fund is no longer required to pay dividends to the Government (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 during the year ended 31 March 2018.

## 17. 现金及等同现金

## Cash and cash equivalents

		2019	2018
现金及银行结余	Cash and bank balances	<b>24,369</b>	22,288
银行存款	Bank deposits	<b>537,000</b>	435,000
小计	Subtotal	<b>561,369</b>	457,288
减：原有期限为3个月以上的银行存款	Less: Bank deposits with original maturities over three months	<b>(537,000)</b>	(435,000)
现金及等同现金	<b>Cash and cash equivalents</b>	<b>24,369</b>	22,288

## 18. 关连人士交易

## Related party transactions

除了在本财务报表的其他部分披露的与关连人士交易外，年内与关连人士进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:

- (a) 基金向关连人士提供的服务包括土地文件注册、查阅土地登记册及土地纪录、提供土地纪录副本和业权报告，以及业主立案法团服务。这些服务为基金带来的总收入为1.374亿港元(二零一八年：1.145亿港元)。这金额已计算在附注4的来自客户合约之收入项下。

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, and owners' corporation services. The total revenue derived from these services amounted to HK\$137.4 million (2018: HK\$114.5 million). This amount is included in revenue from contracts with customers under note 4.

- (b) 关连人士向基金提供的服务包括有关电脑、办公地方、中央行政和审计的服务。基金在这些服务方面的总开支为3,400万港元(二零一八年：3,200万港元)。这金额已计算在附注5的运作成本项下。

Services received from related parties included computer services, accommodation, central administration and auditing. The total cost incurred on these services amounted to HK\$34 million (2018: HK\$32 million). This amount is included in operating costs under note 5.

- (c) 向关连人士购入的固定资产包括装置工程。这些资产的总成本为460万港元(二零一八年：28万港元)。

Acquisition of fixed assets from related parties included fitting out projects. The total cost of these assets amounted to HK\$4.6 million (2018: HK\$0.28 million).

基金向关连人士提供服务的收费和接受这些人士服务的收费都是按照划一标准计算，即同时提供给公众的服务，收费和公众一样；至于只提供给关连人士的服务，则按收回全部成本方式计算。

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.



## 19. 金融风险管理

## Financial risk management

### (a) 投资政策

### Investment policy

基金以审慎保守的方式来投资包括外汇基金存款及银行存款的金融资产。投资的决定是按照由财经事务及库务局局长、香港金融管理局所发出的指引，并符合其他有关规例。

The Fund maintains a conservative approach on investments in financial assets including placement with the Exchange Fund and bank deposits. Investment decisions are made according to the guidelines from the Secretary for Financial Services and the Treasury, the Hong Kong Monetary Authority and other relevant regulations.

### (b) 信用风险

### Credit risk

信用风险指金融工具的一方将不能履行责任而且会引致另一方蒙受财务损失的风险。

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.

基金的信用风险，主要取决于外汇基金存款、应收帐款及其他应收款项、应收关连人士帐款、银行存款及银行结余。基金订有风险政策，并持续监察须承担的信用风险。

The Fund's credit risk is primarily attributable to placement with the Exchange Fund, trade and other receivables, amounts due from related parties, bank deposits and bank balances. The Fund has a credit policy in place and the exposure to these credit risks is monitored on an ongoing basis.

为尽量减低信用风险，所有定期存款均存放于香港的持牌银行。这些金融资产被视为属低信用风险。亏损准备按相等于12个月预期信用亏损的数额计量，基金评定所涉及的亏损并不重大。

To minimise credit risks, all fixed deposits are placed with licensed banks in Hong Kong. These financial assets are considered to have a low credit risk. The loss allowances are measured at amounts equal to 12-month expected credit losses, which are assessed to be immaterial by the Fund.

银行存款及银行结余的信用质素，以穆迪或其等同指定的评级，分析如下：

The credit quality of bank deposits and bank balances, analysed by the ratings designated by Moody's or their equivalents, is shown below:

		2019	2018
信用评级：	Credit rating:		
Aa1 至 Aa3	Aa1 to Aa3	<b>23,495</b>	21,068
A1 至 A3	A1 to A3	<b>286,100</b>	239,100
Baa1 至 Baa3	Baa1 to Baa3	<b>251,000</b>	196,000
<b>总额</b>	<b>Total</b>	<b>560,595</b>	456,168

## 19. 金融风险管理(续)

## Financial risk management (continued)

### (b) 信用风险(续)

### Credit risk (continued)

虽然其他金融资产须符合减值规定，但其预期信用亏损轻微。

While other financial assets are subject to the impairment requirements, their expected credit losses were minimal.

在报告日基金的金融资产所须承担的最高信用风险数额相当于其帐面值。

The maximum exposure to credit risk of the financial assets of the Fund at the reporting date is equal to their carrying amounts.

### (c) 流动资金风险

### Liquidity risk

流动资金风险指某一实体将难以履行与金融负债相关的责任的风险。

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

根据《营运基金条例》，基金须负责其现金管理，包括盈余现金的长短期投资，惟须获财政司司长批准。基金的政策是定期监察即时及预期的流动资金需要，确保能维持足够的现金储备，以符合长短期的流动资金需要。基金的流动资金状况稳健，故其面对的流动资金风险甚低。

Under the Trading Funds Ordinance, the Fund 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 Fund'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 Fund has a strong liquidity position, it has a very low level of liquidity risk.

### (d) 利率风险

### Interest rate risk

利率风险指因市场利率变动而引致亏损的风险。利率风险可进一步分为公平值利率风险及现金流量利率风险。

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.

公平值利率风险指金融工具的公平值会因市场利率变动而波动的风险。由于基金的银行存款为定息金融工具，当市场利率上升，这些金融工具的公平值便会下跌。然而，由于上述金融资产均按摊销成本值列示，市场利率的变动不会影响相关帐面值及基金的盈利和储备。

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 Fund'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 Fund's profit and reserves.

## 19. 金融风险管理(续)

## Financial risk management (continued)

### (d) 利率风险(续)

### Interest rate risk (Continued)

现金流量利率风险指金融工具的未来现金流量会因市场利率变动而波动的风险。基金无须面对重大的现金流量利率风险，因为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 Fund is not exposed to material cash flow interest rate risk because it has no major financial instruments bearing interest at a floating rate.

### (e) 货币风险

### Currency risk

货币风险指金融工具的公平值或未来现金流量会因汇率变动而波动的风险。

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.

基金的一般业务交易是以港元为单位，因而不会引致货币风险。

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

至于以美元为单位的投资，基于港元与美元挂钩，基金的货币风险甚低。

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 Fund has a very low level of currency risk.

在报告日，以美元为本位的金融资产总计有5仟港元(二零一八年：5仟港元)。剩余的金融资产及所有金融负债均以港元为本位。

At the reporting date, financial assets totalling HK\$5,000 (2018: HK\$5,000) were denominated in United States dollars. The remaining financial assets and all financial liabilities were denominated in Hong Kong dollars.

### (f) 其他金融风险

### Other financial risk

基金因于每年一月厘定的外汇基金存款息率(附注10)的变动而须面对金融风险。于二零一九年三月三十一日，假设二零一八年及二零一九年的息率增加／减少50个基点(二零一八年：50个基点)而其他因素不变，估计年度盈利及储备将增加／减少340万港元(二零一八年：320万港元)。

The Fund 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 2019, a 50 basis point (2018: 50 basis point) increase/decrease in the interest rates for 2018 and 2019, with all other variables held constant, would increase/decrease the profit for the year and reserves by HK\$3.4 million (2018: HK\$3.2 million).

## 19. 金融风险管理(续)

## Financial risk management (continued)

### (g) 公平值

### Fair values

在活跃市场买卖的金融工具的公平值是根据报告日的市场报价厘定。如没有该等市场报价，则以现值或其他估值方法以报告日的市况数据评估其公平值。

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. 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 reporting date.

所有金融工具均以与其公平值相同或相差不大的金额在财务状况表内列帐。

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

## 20. 资本承担

## Capital commitments

在二零一九年三月三十一日，基金有下列尚未列入财务报表的资本承担：

As at 31 March 2019, the Fund had capital commitments, so far as not provided for in the financial statements, as follows:

		2019	2018
已批准及签约	Authorised and contracted for	8,141	247
已批准惟未签约	Authorised but not yet contracted for	361,082	206,637
<b>总额</b>	<b>Total</b>	<b>369,223</b>	206,884

## 21. 经营租赁承担

## Operating lease commitments

在二零一九年三月三十一日，根据不可撤销的土地及建筑物经营租赁在未来的最低应付租赁款项总额如下：

As at 31 March 2019, the total future minimum lease payments under non-cancellable operating leases for land and buildings were payable as follows:

		2019	2018
不超过一年	Not later than one year	7,760	4,056
超过一年但不超过五年	Later than one year but not later than five years	5,548	3,380
<b>总额</b>	<b>Total</b>	<b>13,308</b>	7,436

**22. 已颁布但于截至二零一九年三月三十一日止年度尚未生效的修订、新准则及诠释的可能影响**

**Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 March 2019**

直至本财务报表发出之日，香港会计师公会已颁布多项修订、新准则及诠释。该等修订、新准则及诠释在截至二零一九年三月三十一日止年度尚未生效，亦没有在本财务报表中提前采纳。其中包括以下可能与基金有关。

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 2019 and which have not been early adopted in these financial statements. These include the following which may be relevant to the Fund.

在以下日期或之后  
开始的会计期生效  
**Effective for  
accounting periods  
beginning on or after**

香港财务报告准则第16号「租赁」

二零一九年一月一日

HKFRS 16 “Leases”

1 January 2019

基金正就该等修订、新准则及诠释在首次采纳期间预计会产生的影响进行评估。迄今的结论是采纳该等修订、新准则及诠释不大可能会对财务报表有重大影响。

The Fund 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.



**22. 已颁布但于截至二零一九年三月三十一日止年度尚未生效的修订、新准则及诠释的可能影响** (续)

**Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 March 2019** (continued)

**香港财务报告准则第16号 HKFRS 16 “Leases”  
「租赁」**

香港财务报告准则第16号取代香港会计准则第17号「租赁」，列载确认、计量、呈报及披露租赁的原则，引入单一的承租人会计模式，要求承租人确认期限超过12个月的所有租赁的资产及负债，惟低价值资产的租赁除外。根据香港财务报告准则第16号，承租人须确认反映其使用租赁资产的权利的使用权资产及反映其支付租金的义务的租赁负债。因此承租人应确认使用权资产折旧及租赁负债利息。使用权资产及租赁负债最初按现值计量。计量包括不可撤销租赁的租金，以及如承租人可合理地确定会行使延长租赁选择权，于延长租赁期间支付的租金。就出租人会计法而言，香港财务报告准则第16号主要延续香港会计准则第17号的出租人会计法。

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.

香港财务报告准则第16号主要影响基金目前分类为物业经营租赁的承租人会计法。预期应用新会计模式会引致资产及负债增加，以及影响在租赁期内于全面收益表内确认支出的时间。正如附注21所披露，于二零一九年三月三十一日，基金拥有不可撤销的物业经营租赁承担为1,330万港元。考虑到涉及的款额，基金预期采纳该新准则不会对其财务报表有重大影响。

HKFRS 16 will primarily affect the Fund’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 21, the Fund had non-cancellable operating lease commitments of HK\$13.3 million as at 31 March 2019. In view of the amount involved, the Fund expects that the adoption of this new standard is unlikely to have a significant effect on its financial statements.