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香港房屋委員會 香港九龍何文田佛光街 33 號  
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C1605/1047(b)



# 香港房屋委員會

截至2016年3月31日止年度的財務報表

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# 審計署署長報告



香港特別行政區政府  
審計署

## 獨立審計報告

我已審計列載於第3至58頁香港房屋委員會的財務報表，該等財務報表包括於2016年3月31日的財務狀況表與截至該日止年度的全面收益表、淨資產變動表和現金流量表，以及主要會計政策概要及其他附註解釋資料。

## 香港房屋委員會就財務報表須承擔的責任

香港房屋委員會須負責按照《房屋條例》(第283章)第14(1)條、1988年香港房屋委員會與香港政府之間的財政安排(已按1994年增補協議修訂)，以及香港房屋委員會通過的會計政策，擬備該等財務報表。財政安排及會計政策的要點載於財務報表附註1及2。香港房屋委員會亦有責任落實其認為必要的內部控制，以使財務報表不存有由於欺詐或錯誤而導致的重大錯誤陳述。

## 審計師的責任

我的責任是根據我的審計對該等財務報表作出意見。我已按照《房屋條例》第14(2)條及審計署的審計準則進行審計。這些準則要求我遵守道德規範，並規劃及執行審計，以合理確定財務報表是否不存有任何重大錯誤陳述。

審計涉及執执行程序以獲取有關財務報表所載金額及披露資料的審計憑證。所選定的程序取決於審計師的判斷，包括評估由於欺詐或錯誤而導致財務報表存有重大錯誤陳述的風險。在評估該等風險時，審計師考慮與該委員會擬備財務報表有關的內部控制，以設計適當的審計程序，但並非為對委員會的內部控制的效能發表意見。審計亦包括評價香港房屋委員會所採用的會計政策的合適性及所作出的會計估計的合理性，以及評價財務報表的列報方式。

我相信，我所獲得的審計憑證是充足和適當地為我的審計意見提供基礎。

## 意見

我認為，香港房屋委員會截至2016年3月31日止年度的財務報表在各重大方面均按照1988年香港房屋委員會與香港政府之間的財政安排(已按1994年增補協議修訂)，以及香港房屋委員會通過的會計政策而編製，並已按照《房屋條例》第14(1)條妥為擬備。財政安排及會計政策的要點載於財務報表附註1及2。

審計署署長  
孫德基

2016年9月27日

審計署  
香港灣仔  
告士打道7號  
入境事務大樓26樓

**香港房屋委員會**  
**截至 2016 年 3 月 31 日止年度的全面收益表**  
**(以港幣百萬元位列示)**

	附註	2016	2015
<b>收入</b>			
租金收入	4(a)	<b>16,682</b>	15,905
售樓及補價收入	4(b)	<b>2,520</b>	3,007
投資收入	4(c)	<b>1,101</b>	3,609
其他收入	4(d)	<b>237</b>	233
		<b>20,540</b>	22,754
<b>開支</b>			
薪酬		<b>3,410</b>	3,334
地租及差餉		<b>1,323</b>	1,257
維修及改善工程		<b>3,092</b>	3,067
折舊及攤銷		<b>3,490</b>	3,257
自置居所計劃開支	5	<b>207</b>	344
其他開支		<b>4,927</b>	4,655
		<b>16,449</b>	15,914
<b>運作盈餘</b>		<b>4,091</b>	6,840
<b>非運作收入淨額</b>	6	<b>56</b>	26
<b>年內盈餘</b>		<b>4,147</b>	6,866
<b>其他全面收益</b>		<b>-</b>	-
<b>年內全面收益總額</b>		<b>4,147</b>	6,866

第 9 至 58 頁所載附註為這份財務報表的一部分。



**香港房屋委員會**  
**2016年3月31日的財務狀況表**  
(以港幣百萬元位列示)

	附註	2016	2015
<b>非流動資產</b>			
物業、設備及器材	7	<b>119,348</b>	115,099
進行中的基本工程／計劃	8	<b>36,068</b>	25,546
無形資產	9	<b>242</b>	281
外匯基金存款	10	<b>40,009</b>	37,923
證券投資和銀行存款	11(a)	<b>928</b>	3,834
自置居所貸款／置業資助貸款	12	<b>41</b>	78
其他資產	13	<b>-</b>	11
		<b>196,636</b>	182,772
<b>流動資產</b>			
存貨	14	<b>1</b>	1
應收帳項、按金和預付款項	15	<b>701</b>	1,789
應從政府收回的款項	23(b)	<b>19</b>	33
證券投資和銀行存款	11(b)	<b>14,237</b>	23,607
銀行結餘和現金	16	<b>1,842</b>	752
		<b>16,800</b>	26,182
<b>流動負債</b>			
應付帳項、按金和其他應付款項	17	<b>6,891</b>	5,820
應付予政府的款項	23(c)	<b>266</b>	402
撥備及其他負債	18	<b>2,049</b>	2,048
		<b>9,206</b>	8,270
<b>流動資產淨額</b>		<b>7,594</b>	17,912
<b>扣除流動負債後的資產總額</b>		<b>204,230</b>	200,684
<b>非流動負債</b>			
撥備及其他負債	18	<b>425</b>	483
<b>資產淨額</b>		<b>203,805</b>	200,201

第 9 至 58 頁所載附註為這份財務報表的一部分。

**香港房屋委員會**  
**2016年3月31日的財務狀況表(續)**  
**(以港幣百萬元位列示)**

	附註	2016	2015
上列項目包括：			
政府的永久資本	1(a)	<b>13,489</b>	13,489
政府的資助	19(a)	<b>5,454</b>	5,454
資本儲備		<b>12</b>	12
累積盈餘		<b>98,391</b>	95,616
房屋建設工程基金	20	<b>48,036</b>	34,768
發展基金	21	<b>38,423</b>	50,862
		<b>203,805</b>	200,201

張炳良  
香港房屋委員會主席  
2016年9月27日

第9至58頁所載附註為這份財務報表的一部分。

**香港房屋委員會**  
**截至2016年3月31日止年度的淨資產變動表**  
**(以港幣百萬元位列示)**

	政府的 永久資本	政府的 資助	資本 儲備	累積盈餘	房屋建設 工程基金	發展基金	總額
<b>2014年4月1日結餘</b>	13,489	5,454	12	94,523	24,403	55,954	193,835
年內全面收益總額	-	-	-	6,866	-	-	6,866
年內付予政府的紅利	-	-	-	(500)	-	-	(500)
轉撥自／(往)累積盈餘的款項	-	-	-	(5,273)	10,365	(5,092)	-
<b>2015年3月31日結餘</b>	<u>13,489</u>	<u>5,454</u>	<u>12</u>	<u>95,616</u>	<u>34,768</u>	<u>50,862</u>	<u>200,201</u>
<b>2015年4月1日結餘</b>	<b>13,489</b>	<b>5,454</b>	<b>12</b>	<b>95,616</b>	<b>34,768</b>	<b>50,862</b>	<b>200,201</b>
年內全面收益總額	-	-	-	4,147	-	-	4,147
年內付予政府的紅利	-	-	-	(543)	-	-	(543)
轉撥自／(往)累積盈餘的款項	-	-	-	(829)	13,268	(12,439)	-
<b>2016年3月31日結餘</b>	<u>13,489</u>	<u>5,454</u>	<u>12</u>	<u>98,391</u>	<u>48,036</u>	<u>38,423</u>	<u>203,805</u>

第9至58頁所載附註為這份財務報表的一部分。

**香港房屋委員會**  
**截至2016年3月31日止年度的現金流量表**  
**(以港幣百萬元位列示)**

	附註	2016	2015
<b>來自運作活動的現金流量</b>			
年內盈餘		<b>4,147</b>	6,866
調整：			
投資收入	4(c)	<b>(1,101)</b>	(3,609)
拆售零售及停車場設施的開支回撥	6	<b>(24)</b>	(25)
物業、設備及器材的折舊		<b>3,357</b>	3,136
無形資產攤銷		<b>160</b>	148
已售租者置其屋計劃單位的折餘價值		<b>101</b>	119
已拆卸租住屋邨的折餘價值		-	14
調整資本開支		<b>1</b>	78
自置居所貸款／置業資助貸款的減少		<b>60</b>	71
自置居所貸款／置業資助貸款減值撥備的減少		<b>(5)</b>	(4)
其他資產的減少		<b>23</b>	35
興建中居者有其屋計劃(住宅)物業的增加		<b>(3,459)</b>	(1,028)
存貨的減少		-	1
以公平值列帳的證券的減少		<b>6,609</b>	2,841
應收帳項、預付款項和其他應收款項的減少		<b>731</b>	567
應付帳項、應計項目和其他應付款項的增加／(減少)		<b>983</b>	(1,390)
撥備及其他負債的減少		<b>(54)</b>	(169)
<b>來自運作活動的現金淨額</b>		<b><u>11,529</u></b>	<b><u>7,651</u></b>

第9至58頁所載附註為這份財務報表的一部分。

**香港房屋委員會**  
**截至2016年3月31日止年度的現金流量表(續)**  
**(以港幣百萬元位列示)**

	附註	2016	2015
<b>來自投資活動的現金流量</b>			
贖回持有至到期日的證券		281	31
外匯基金存款的增加		(2,086)	(1,318)
原到期日為3個月以上的銀行存款的減少		3,798	1,889
有關拆售零售及停車場設施的付款		(3)	(6)
有關進行中的基本工程／計劃的付款			
- 新建公共租住房屋		(11,628)	(8,846)
- 重建公共租住房屋		(2,150)	(2,118)
- 居者有其屋計劃(商業)		(159)	(28)
- 房屋委員會辦事處		-	2
- 汽車		(2)	(1)
- 電腦系統		(127)	(132)
- 改善工程		(815)	(654)
已收的利息		2,460	1,672
已收的股息		234	298
<b>用於投資活動的現金淨額</b>		<b>(10,197)</b>	<b>(9,211)</b>
<b>來自融資活動的現金流量</b>			
已付予政府的紅利		(578)	(481)
<b>用於融資活動的現金淨額</b>		<b>(578)</b>	<b>(481)</b>
<b>現金及等同現金增加／(減少)淨額</b>		<b>754</b>	<b>(2,041)</b>
<b>年初的現金及等同現金</b>		<b>6,872</b>	<b>8,913</b>
<b>年終的現金及等同現金</b>	16	<b>7,626</b>	<b>6,872</b>

第9至58頁所載附註為這份財務報表的一部分。

# 香港房屋委員會

## 財務報表附註

### 1 香港房屋委員會與政府之間的財政安排

香港房屋委員會(下稱「房委會」)是一個法定機構，於1973年4月根據《房屋條例》(第283章)成立。房委會按《房屋條例》行使權力和履行職責，以確保提供房屋和其認為適合附屬於房屋的康樂設施。隨着《1988年房屋(修訂)條例》的制定及房委會重組，政府與房委會之間的財政安排於1988年4月1日宣告生效。就1988年財政安排作出的增補協議，則由1994年10月1日起生效。有關財政安排的要點如下：

#### (a) 政府的免息永久資本

永久資本中來自己資本化的前發展貸款基金貸款的134.89億港元，已由1994年10月1日起改為免息永久資本。

#### (b) 政府的資助

包括在帳目內政府對住宅樓宇的資助及非住宅樓宇的權益，載於附註19(a)。

公共租住屋邨住宅樓宇的土地價值、居者有其屋計劃(下稱「居屋計劃」)住宅樓宇的十足市值地價減去政府所收土地成本的餘額，以及租住屋邨和居屋屋苑內非住宅樓宇(即停車場及商業設施)的土地價值，並無包括在帳目內，而是作為備忘錄記項於附註19(b)列出。

**(c) 年內付予政府的紅利**

房委會從租住屋邨及居屋屋苑非住宅設施所得的整體盈餘，須與政府平分，並以紅利形式分配予政府。

**(d) 居者有其屋計劃及私人機構參建居屋計劃的或有負債**

由1988年4月1日起，政府就居屋計劃及私人機構參建居屋計劃(下稱「私人參建計劃」)作出的按揭還款保證(附註24(a))，以及因私人參建計劃單位未能全部售出或單位售價低於保證售價而須承擔的或有負債，均由房委會接手承擔。

**(e) 興建與管理臨時房屋區及平房區**

由1988年4月1日起，房委會須：

- (i) 負責支付臨時房屋區和臨時收容中心的發展、建築與管理開支及平房區的管理費用；以及
- (ii) 以代理人身分，繼續代政府執行清拆、寮屋管制及寮屋區改善計劃下的設施保養工作，費用仍然由政府支付。

所有臨時房屋區已於2001年8月清拆。除了安置受清拆影響居民的工作外，寮屋管制及清拆職務由2006年4月起移交地政總署。

**(f) 房屋建設工程基金**

房屋建設工程基金於1993年4月1日設立，目的是提供獨立資金，供房委會購置及／或興建固定資產，以及發展居屋。該基金的用途已擴展至支付大型改善工程的建設成本。因此，基金分為兩個帳目，即用於興建屋邨及居屋的「建築工程帳目」，以及用於改善現有屋邨水準及屋邨社區服務的「改善工程帳目」。

上述兩個帳目均須保持足夠數額的運作資金——「建築工程帳目」的數額須相等於6個月的估計開支，「改善工程帳目」則須保持20億港元的年終結餘。

**(g) 發展基金**

發展基金於1994年10月1日設立，用以支付發展房屋及與房屋有關的工程和基建的開支，從而進一步推行政策，為有住屋需要的人士提供合適及能力可負擔的居所。

在房委會事先同意下，為維持發展基金設立的目的，政府有權向該基金注入可能需要的額外款項。



## 2 主要會計政策

### (a) 財務報表編製基準

本財務報表是按照《房屋條例》、與政府於1988年達成的財政安排和1994年與政府作出的增補協議，以及經房委會通過的會計政策編製。

#### (i) 計量基準

編製財務報表時以原值成本作為計量基準，惟外聘投資經理管理的證券、可供出售證券，以及衍生金融工具除外，三者均按公平值列出，有關會計政策載於附註2(i)和2(1)。

#### (ii) 管理層作出的判斷和估計

在編製財務報表時，管理層須作出對政策應用，以及對資產、負債、收入和支出呈報數額有所影響的判斷、估計和假設。作出的估計和相關假設，乃根據過往經驗和因應不同環境而認為合理的其他因素而得出。當欠缺其他現成數據時，該等估計和假設的結果，會用作判斷資產和負債帳面值的基準，惟實際結果與該等估計可能有所不同。

該等估計和相關假設會不斷作出檢討。如會計估計的修訂只對本修訂期有影響，便會於本期內確認；如修訂對本期和未來期間均有影響，則會於本期和未來期間內確認。

管理層在應用房委會的會計政策時作出的一些對財務報表有重大影響的判斷，以及頗有可能在來年須作重大調整的估計，均載於附註3。

## (b) 收入的確認

收入的確認，是在預期經濟利益會流向房委會，而收入和成本(如適用)可以可靠地計量時進行。年內所得的收入，根據以下的會計政策記帳：

### (i) 租金收入

物業的租金收入於相關期內記帳；

### (ii) 售樓及補價收入

這包括：

- 出售／重售居屋／私人參建計劃單位的所得，並於簽訂買賣協議或發出竣工證明書(以較遲者為準)時確認；
- 出售／重售租者置其屋計劃(下稱「租置計劃」)單位的所得，並於簽訂轉讓契據時確認；以及
- 居屋／私人參建／租置計劃單位業主所付的補價，並於解除單位轉讓限制時確認為收入；

### (iii) 利息收入

利息收入採用實際利率法按應計制基準確認；

### (iv) 股息收入

股息收入於除息日確認；

### (v) 收費

提供服務所收取的費用於服務交付時確認；以及

### (vi) 代理工作及代管服務的收入

房委會代理工作及代管服務的收入於相關期內記帳。

(c) 物業、設備及器材

物業、設備及器材是按成本價於扣除累積折舊額後列於財務狀況表。下列各項物業、設備及器材於提供公共房屋服務和附屬商業設施時使用：

(i) 樓宇及改善工程

樓宇分為以下 3 類：

出租物業 (不包括中轉房屋)

「房委會屋邨」 即房委會及前屋宇建設委員會的屋邨，以及 1973 年 4 月 1 日以後建成的這類屋邨，包括從香港模範屋宇會接管的屋邨。

「廉租屋邨」 前政府廉租屋邨及 1973 年 4 月 1 日以後建成的這類屋邨。

「居屋計劃  
(非住宅)」 居者有其屋計劃的非住宅樓宇。

「徙置屋邨」 前徙置事務處的屋邨，包括分層工廠大廈及 1973 年 4 月 1 日以後建成的這類大廈。

中轉房屋

「中轉房屋」 過渡性質的住屋，但建築物或可永久住用。

其他

「總部」 總部大廈。

「宿舍」 職員宿舍。

每項價值50萬港元或以上的樓宇及改善工程均會按以下基準確認為資產：

「房委會屋邨」、「居屋計劃(非住宅)」、「總部」及「中轉房屋」－按房委會的成本價記帳；

「廉租屋邨」－如在1973年4月1日前落成，按相等於1973年3月31日的折餘價值的推定成本價記帳；如在1973年3月31日後落成，則按房委會的成本價記帳；

「徙置屋邨」－以前歸類為第一、二和三型的屋邨及工廠大廈(1973年3月31日後落成的工廠大廈除外)，價值為零；其他在1973年4月1日前落成的屋邨，按相等於1973年3月31日的折餘價值的推定成本價記帳；而在1973年3月31日後落成的屋邨，則按房委會的成本價記帳；以及

「宿舍」－按相等於1976年3月31日的折餘價值的房委會推定成本價記帳。

(ii) 電腦器材、電子器材及汽車

每項價值50萬港元或以上的電腦器材(包括硬件和軟件)、電子器材及汽車按成本價確認為資產。電腦器材的硬件(包括其附設軟件)和軟件的成本會劃分並分別在「物業、設備及器材」和「無形資產」(附註2(f))兩個項目之下確認。

如日後因改善現有物業、設備及器材而有經濟利益流入房委會，撥作此類改善用途的每項50萬港元或以上的開支，均會記入作為有關資產的帳面值，惟電腦器材的改善成本不受50萬港元這個資本化規範所限。

因報銷或出售物業、設備及器材項目而產生的收益或虧損，以出售有關項目的淨收益與帳面值的差額計算，並會在報銷或出售當日於全面收益表確認。

**(d) 折舊**

計算折舊是將一項物業、設備及器材的成本價值在減去其估計剩餘價值(如有的話)後，以直線法按下列預算可用年期攤銷：

	<u>預計可用年期</u>
(i) 樓宇	
- 中轉房屋	10 年
- 出租物業(不包括中轉房屋)和其他	50 年
(ii) 所有樓宇改善工程和其他改善工程	樓宇在改善工程竣工後的餘下使用年期
(iii) 電腦器材及電子器材	5 年
(iv) 汽車	6 至 9 年

**(e) 進行中的基本工程／計劃**

這包括由房屋建設工程基金和發展基金提供資金，並用於興建中的物業或開發中的電腦器材、改善工程和購置物業、設備及器材的費用。基本工程完成後，費用便會轉撥「物業、設備及器材」或「無形資產」項目之下。居屋計劃(住宅)工程完竣後，有關費用會轉撥「存貨」項目之下。每項耗資少於50萬港元的改善工程費用，會在其產生時記入全面收益表作為開支。

**(f) 無形資產**

無形資產包括購入的電腦軟件牌照和電腦軟件項目的資本化發展成本。開發電腦軟件項目如在技術上可行，而房委會亦有充足的資源，並有意完成該發展項目，其開支便會被資本化。資本化的開支包括直接人工及材料成本。無形資產是按成本價於扣除累計攤銷後列出。

無形資產的攤銷乃按其5年預算可用年期，以直線法記入全面收益表。

**(g) 土地**

**(i) 批租土地**

根據官契／政府租契或批地／換地條件，房委會擁有所有居屋(非住宅)樓宇、租置計劃屋邨的出租單位、多個租住屋邨、部分屋苑的出租大廈、佛光街兩幢總部大廈、橫頭磡客務中心及振華苑辦事處所佔土地的正式合法業權。

批租土地地價指於徵用批租土地或取得土地使用權時須先付的金額。有關金額按成本價列出，並以直線法在批租期內折舊。

**(ii) 受制於接管令的土地**

至於其他批租以外的土地，則一直由地政總署署長行使行政長官根據《房屋條例》第5條授予的權力，發出接管令，賦予房委會全面管制及管理該等土地的權力。

(iii) 土地價值

列入財務報表附註 19(b) 內的土地價值乃根據與政府之間的財政安排 (附註 1(b)) 按下列方法釐定：

「房委會屋邨」、「廉租屋邨」、「中轉房屋」及「徙置屋邨」<sup>1</sup> – 土地價值由差餉物業估價署署長以餘值估價法評估，估價以1976年的水平為準，如有關屋邨是在1976年後落成，估價則以屋邨移交房委會管理時的水平作出。如差餉物業估價署署長未能就該幅土地的價值作出評估，便會將有關屋邨由差餉物業估價署署長評定的臨時應課差餉租值和某一倍數相乘，得出臨時的土地估價。

「居屋計劃(住宅)」 – 居者有其屋計劃住宅樓宇的土地價值是十足市值地價減去土地成本的餘額。

「居屋計劃(非住宅)」<sup>1</sup> – 在1988年4月1日之前，商業設施用地的價值是以買地當日的十足市值計算，而在該日前已落成的停車場，其土地估值為零。由1988年4月1日起，包括商業設施及停車場等之非住宅設施用地的價值，均由差餉物業估價署署長於設施落成當日以餘值估價法評估。

「總部」<sup>1</sup> – 佛光街其中一幢總部大廈、位於橫頭磡的客務中心和位於黃大仙上邨的辦事處大廈的土地價值，均按地政總署以有關樓宇落成當日的估值而釐定。

「宿舍」<sup>1</sup> – 宿舍的土地價值，是差餉物業估價署署長以餘值估價法評估而得的價值，並以1976年的水平為準。

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<sup>1</sup> 樓宇類別簡稱列於附註 2(c)。

**(h) 外匯基金存款**

用作投資的外匯基金存款包括本金總額和報告期終結時已入帳但尚未提取的利息。結餘以已攤銷成本列出。

**(i) 證券投資**

房委會有明確的意向和能力持有某些證券直至其到期日，這些證券列為「持有至到期日的證券」。持有至到期日的證券最初按公平值加上交易成本後在財務狀況表確認，其後則採用實際利率法，於扣除減值損失後以已攤銷成本列入財務狀況表(附註2(k))。

由外聘投資經理管理的證券，在內部按公平值管理、評估及匯報，因此指定以公平值列帳。該等證券投資最初按公平值列出。在每段報告期終結時，公平值會重新計量，其價值如有任何變動，會在全面收益表內確認。在證券投資出售後，出售收益淨額與帳面值的差額會記入全面收益表。

不屬於以上任何類別的證券投資，會歸類為可供出售證券。在每段報告期終結時，公平值會重新計量，任何所得收益或虧損均在其他全面收益中確認，並在權益中的重估儲備分開累計。

證券投資買賣會在交易當日記帳。



**(j) 貸款和應收款項**

貸款和應收款項最初按公平值確認，其後以已攤銷成本於扣除減值損失後列出(附註2(k))。不過，如屬應從政府收回的免息款項和資助自置居所計劃下提供的免息貸款，或其貼現效應微不足道的項目，則會按成本在扣除減值損失後列出(附註2(k))。

**(k) 證券投資、貸款和應收款項的減值**

持有至到期日的證券投資、可供出售證券，以及貸款和應收款項會在每段報告期終結時覆檢，以確定是否有客觀證據顯示出現減值情況。如確有證據，便會計算減值損失，並於全面收益表確認如下：

- (i) 如金融資產是按成本記帳，其減值損失為金融資產的帳面值與估計未來現金流量現值的差額，而該現值是按同類金融資產的現行市場回報率以折現方式計算。倘若其後減值損失的金額減少，該等金融資產的減值損失便會回撥；
- (ii) 如金融資產是按已攤銷成本記帳，其減值損失則為資產的帳面值與估計未來現金流量現值的差額，而該現值是按金融資產原來的實際利率(即最初確認資產時所計算的實際利率)以折現方式計算。倘若其後減值損失的金額減少，而減少的原因可客觀地追溯至在減值損失獲確認後才發生的事件，減值損失便會在全面收益表內回撥，惟在回撥減值損失後的資產帳面值，不得超逾過往年度如未有確認減值損失時的帳面值；以及

(iii) 就可供出售證券而言，已在重估儲備中確認的累計虧損會重新分類至盈餘或赤字。在盈餘或赤字中確認的累計虧損金額，是扣除有關資產過往於盈餘或赤字中確認的任何減值損失後，購置成本(扣除任何本金還款及攤銷)與現行公平值的差額。

## **(l) 衍生金融工具**

衍生金融工具最初按公平值確認。在每段報告期終結時，公平值會重新計量，其價值如有任何變動，會在全面收益表內確認。

## **(m) 存貨**

存貨包括樓宇單位、倉存和備件，有關項目以成本或可變現淨值兩者中較低者記帳。

回購單位及未售的新建單位的可變現淨值，是指估計售價扣除出售單位所需成本後的價值。單位售出後，其帳面值會於確認相關售樓收入的同一年，確認為支出。

倉存和備件的成本主要按加權平均成本方法計算。已過時的倉存和備件會在全面收益表內註銷。當倉存和備件耗用後，其帳面值會於耗用當年，確認為支出。

**(n) 其他資產**

其他資產是指房委會為個別租置計劃屋邨維修基金支付的資金。房委會根據每個屋邨的公契，為每個屋邨的維修基金支付一筆過的資金。

其他資產是按成本在扣除累計攤銷後記帳，並以直線法在全面收益表內分10年攤銷。

租置計劃屋邨的單位出售後，屬於該等單位的其他資產帳面值會於確認相關售樓收入的同一年，確認為支出。

**(o) 現金及等同現金**

現金及等同現金包括銀行結餘和現金，以及於購入時距期滿日通常不超過3個月，屬短期性質並隨時可轉換為已知數額的現金和價值變動風險不大且流通性高的投資。

**(p) 應付帳項及其他財務負債**

應付帳項及其他財務負債均以已攤銷成本列出，但是如屬應付予政府的免息款項，或其貼現效應微不足道的項目，則會以成本列出。

**(q) 僱員福利**

僱員福利如工資、薪金和花紅，在僱員提供服務後會確認為支出。合約僱員因在年內提供服務而應付予他們的約滿酬金會在財務報表內作出撥備。

僱員享有的年假是根據他們當時累積的年假日數確認入帳，而僱員享有的病假和產假，則會在僱員放取有關假期時才確認。

合約僱員的強制性公積金僱主供款在產生有關責任期間作為開支。公務員的長俸負債則在房委會按月付還政府的公務員員工成本時支付。

**(r) 外幣換算**

年內進行的外幣交易，均按交易當日的現貨兌換率換算為港元。以港元以外的貨幣為單位的貨幣資產和負債，均按報告期終結時的收市兌換率換算為港元。兌換導致的收益和虧損，均在全面收益表內確認。

**(s) 已作出的財務擔保和撥備及或有負債**

**(i) 已作出的財務擔保**

財務擔保是規定發出人在指定債務人未有根據債務票據條款於限期前還款時，須向持有人支付指定之款項以補償其損失的合約。房委會就出售居屋／私人參建／租置計劃單位及銀行和其他認可財務機構提供的按揭貸款所作出的按揭還款保證，屬財務擔保的一種。

由於按揭還款保證是以零代價作出及其公平值無法可靠地計量，故沒有確認遞延收入。

就按揭還款保證開支作出的撥備，是在該保證的持有人可能根據該保證向房委會提出要求補償，而所涉款額能可靠地估計時，予以確認。至於沒有作出撥備的保證，房委會的現存責任會以或有負債披露。

(ii) 其他撥備及或有負債

在以下情況下，其他負債(包括維修和小型改善工程)的撥備會予以確認：房委會對已發生的事件須承擔現存責任；在履行該責任時預期會引致經濟利益外流；以及有關責任所涉款額能可靠地估計。如所涉款額有重大時值，撥備便會以履行該責任的預計開支現值列出。於每段報告期終結時會重估撥備款額，並作出調整，以反映當時最準確的估值。

倘不大可能出現經濟利益外流，或所涉款額不能可靠地估計，現存責任會以或有負債披露(除非引致經濟利益外流的可能性極微)。至於要視乎日後是否有某宗或多宗事件發生才能確定存在與否的潛在責任，亦會以或有負債披露(除非引致經濟利益外流的可能性極微)。

**(t) 關連人士**

如房委會能直接或間接對另一方人士的財務和運作決定作出控制或行使重大影響力(反之亦然)，又或房委會和另一方人士同樣受第三方所控制，有關人士將被視為房委會的關連人士。

**(u) 課稅**

根據《房屋條例》第34(1)條，為施行該條例，房委會獲豁免，無須受《稅務條例》(第112章)規限。

**3 應用房委會會計政策時作出的關鍵會計判斷**

**出租物業**

管理層認為，房委會旨在以出租物業提供公共房屋資助，而非為賺取租金，因此，出租物業是記入「物業、設備及器材」項目之下，而非記入「投資物業」項目之下。基於同一理由，管理層亦認為，根據出租物業的可收回款額確認有關物業的任何減值損失，並不恰當。

## 4 收入

	2016 百萬元 (港幣)	2015 百萬元 (港幣)
<b>(a) 租金收入</b>		
租住房屋	14,307	13,688
商業樓宇	2,375	2,217
	<u>16,682</u>	<u>15,905</u>
<b>(b) 售樓及補價收入</b>		
出售單位	1,340	1,506
解除轉讓限制所收補價	1,180	1,501
	<u>2,520</u>	<u>3,007</u>
<b>(c) 投資收入</b>		
下列項目的利息收入		
- 外匯基金存款	1,900	1,507
- 以公平值列帳的證券	23	96
- 銀行存款	191	292
- 持有至到期日的證券	10	14
	<u>2,124</u>	<u>1,909</u>
指定以公平值列帳的證券的 已實現和重估(虧損)/收益淨額	(1,071)	1,808
下列項目的匯兌收益/(虧損)淨額		
- 以公平值列帳的證券	67	(416)
- 其他	(248)	9
	<u>(181)</u>	<u>(407)</u>
以公平值列帳的證券的股息收入	229	299
	<u>1,101</u>	<u>3,609</u>
<b>(d) 其他收入</b>		
收費	54	51
雜項收入	183	182
	<u>237</u>	<u>233</u>
<b>總收入</b>	<u><u>20,540</u></u>	<u><u>22,754</u></u>

#### 4 收入(續)

##### 營運租約的安排

房委會批出營運租約出租商業樓宇(停車場除外)，租約一般為期3年。本年度所得租金收入為18.12億港元(2015：17.18億港元)，包括按營業額計算的租金800萬港元(2015：600萬港元)。

房委會根據商業樓宇的不可撤銷營運租約於日後應收的最低租金收入分析如下：

	2016	2015
	百萬元 (港幣)	百萬元 (港幣)
不超過1年	945	794
超過1年但不超過5年	1,051	837
超過5年	87	68
	<u>2,083</u>	<u>1,699</u>

#### 5 自置居所計劃開支

	2016	2015
	百萬元 (港幣)	百萬元 (港幣)
已售單位成本		
- 建築費用及間接開支	97	146
- 政府土地成本	90	118
- 回購單位成本	5	9
	<u>192</u>	<u>273</u>
就出售自置居所貸款計劃的貸款須支付的利息的調整	(2)	(11)
其他開支	17	82
	<u>207</u>	<u>344</u>

#### 6 非運作收入淨額

	2016	2015
	百萬元 (港幣)	百萬元 (港幣)
拆售零售及停車場設施的開支回撥(附註22)	24	25
市區重建局付還編配予受清拆影響人士的租住單位的成本	27	34
工程已終止的地盤的工程成本回撥／(工程成本)	1	(37)
其他收入	4	4
	<u>56</u>	<u>26</u>



## 7 物業、設備及器材

		2016				2015			
		出租物業 (不包括中轉房屋)	中轉房屋	其他	合計	出租物業 (不包括中轉房屋)	中轉房屋	其他	合計
		百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
(a)	批租土地地價								
	年初及年終成本	105	-	57	162	105	-	57	162
	年初累積折舊	(94)	-	(28)	(122)	(94)	-	(26)	(120)
	年內折舊	-	-	(1)	(1)	-	-	(2)	(2)
	年終累積折舊	(94)	-	(29)	(123)	(94)	-	(28)	(122)
	年終帳面淨值	11	-	28	39	11	-	29	40
(b)	地盤平整								
	年初成本	2,588	1	8	2,597	2,551	1	8	2,560
	添置	31	-	-	31	48	-	-	48
	刪減／拆卸	(6)	-	-	(6)	(11)	-	-	(11)
	年終成本	2,613	1	8	2,622	2,588	1	8	2,597
	年初累積折舊	(1,184)	(1)	(6)	(1,191)	(1,150)	(1)	(6)	(1,157)
	年內折舊	(42)	-	-	(42)	(41)	-	-	(41)
	刪減／拆卸時回撥	4	-	-	4	7	-	-	7
	年終累積折舊	(1,222)	(1)	(6)	(1,229)	(1,184)	(1)	(6)	(1,191)
	年終帳面淨值	1,391	-	2	1,393	1,404	-	2	1,406
(c)	樓宇								
	年初成本	162,714	652	1,833	165,199	159,710	565	1,835	162,110
	添置	6,985	-	-	6,985	3,442	-	(2)	3,440
	轉撥	(86)	73	13	-	(87)	87	-	-
	刪減／拆卸	(264)	-	-	(264)	(351)	-	-	(351)
	年終成本	169,349	725	1,846	171,920	162,714	652	1,833	165,199
	年初累積折舊	(51,851)	(371)	(841)	(53,063)	(49,192)	(336)	(811)	(50,339)
	年內折舊	(3,016)	(10)	(31)	(3,057)	(2,903)	(8)	(30)	(2,941)
	轉撥	29	(24)	(5)	-	27	(27)	-	-
	刪減／拆卸時回撥	168	-	-	168	217	-	-	217
	年終累積折舊	(54,670)	(405)	(877)	(55,952)	(51,851)	(371)	(841)	(53,063)
	年終帳面淨值	114,679	320	969	115,968	110,863	281	992	112,136

## 7 物業、設備及器材(續)

		2016				2015			
		出租物業 (不包括中轉房屋)	中轉房屋	其他	合計	出租物業 (不包括中轉房屋)	中轉房屋	其他	合計
		百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
(d)	改善工程								
	年初成本	3,522	2	108	3,632	3,023	-	105	3,128
	添置	634	(2)	12	644	565	2	3	570
	刪減	(8)	-	-	(8)	(66)	-	-	(66)
	年終成本	4,148	-	120	4,268	3,522	2	108	3,632
	年初累積折舊	(2,094)	-	(98)	(2,192)	(2,022)	-	(98)	(2,120)
	年內折舊	(216)	-	-	(216)	(119)	-	-	(119)
	刪減時回撥	4	-	-	4	47	-	-	47
	年終累積折舊	(2,306)	-	(98)	(2,404)	(2,094)	-	(98)	(2,192)
	年終帳面淨值	1,842	-	22	1,864	1,428	2	10	1,440
(e)	電腦器材								
	年初成本	-	-	335	335	-	-	322	322
	添置	-	-	46	46	-	-	20	20
	刪減	-	-	(6)	(6)	-	-	(7)	(7)
	年終成本	-	-	375	375	-	-	335	335
	年初累積折舊	-	-	(259)	(259)	-	-	(234)	(234)
	年內折舊	-	-	(40)	(40)	-	-	(32)	(32)
	刪減時回撥	-	-	6	6	-	-	7	7
	年終累積折舊	-	-	(293)	(293)	-	-	(259)	(259)
	年終帳面淨值	-	-	82	82	-	-	76	76
(f)	電子器材								
	年初成本	539	-	6	545	551	-	6	557
	刪減	(4)	-	-	(4)	(12)	-	-	(12)
	年終成本	535	-	6	541	539	-	6	545
	年初累積折舊	(539)	-	(6)	(545)	(551)	-	(6)	(557)
	刪減時回撥	4	-	-	4	12	-	-	12
	年終累積折舊	(535)	-	(6)	(541)	(539)	-	(6)	(545)
	年終帳面淨值	-	-	-	-	-	-	-	-
(g)	汽車								
	年初成本	-	-	1	1	-	-	-	-
	添置	-	-	1	1	-	-	1	1
	年終成本	-	-	2	2	-	-	1	1
	年初累積折舊	-	-	-	-	-	-	-	-
	年內折舊	-	-	-	-	-	-	-	-
	年終累積折舊	-	-	-	-	-	-	-	-
	年終帳面淨值	-	-	2	2	-	-	1	1
	年終帳面淨值合計 <sup>1</sup>	117,923	320	1,105	119,348	113,706	283	1,110	115,099
	<sup>1</sup> 包括下列資產項目								
	租住房屋	109,940	320	-	110,260	106,291	282	-	106,573
	非住用設施	7,983	-	-	7,983	7,415	1	-	7,416
	房委會辦事處大廈及其他	-	-	1,105	1,105	-	-	1,110	1,110
		117,923	320	1,105	119,348	113,706	283	1,110	115,099

## 8 進行中的基本工程／計劃

	2015年 4月1日	增加、 重新歸類及 調整 <sup>1</sup>	轉撥予 其他資產類別 或開支	2016年 3月31日	2014年 4月1日	增加、 重新歸類及 調整 <sup>1</sup>	轉撥予 其他資產類別 或開支	2015年 3月31日
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
(a) 房屋建設工程基金 — 建築工程帳目								
(i) 興建中的物業								
新建公共租住房屋								
地盤平整	89	57	(8)	138	62	43	(16)	89
樓宇	17,154	11,576	(6,289)	22,441	10,925	8,770	(2,541)	17,154
	17,243	11,633	(6,297)	22,579	10,987	8,813	(2,557)	17,243
重建公共租住房屋								
地盤平整	291	22	(23)	290	248	75	(32)	291
樓宇	3,991	2,132	(696)	5,427	2,865	2,017	(891)	3,991
	4,282	2,154	(719)	5,717	3,113	2,092	(923)	4,282
資助出售單位(住宅)								
地盤平整	40	33	-	73	12	28	-	40
樓宇	1,920	3,432	(1)	5,351	927	990	3	1,920
	1,960	3,465	(1)	5,424	939	1,018	3	1,960
資助出售單位(商業)								
地盤平整	3	2	-	5	-	3	-	3
樓宇	59	157	-	216	34	21	4	59
	62	159	-	221	34	24	4	62
房屋委員會辦事處								
樓宇	-	-	-	-	-	(2)	2	-
	-	-	-	-	-	(2)	2	-
小計	23,547	17,411	(7,017)	33,941	15,073	11,945	(3,471)	23,547
(ii) 電腦器材／汽車	93	129	(169)	53	45	134	(86)	93
合計	23,640	17,540	(7,186)	33,994	15,118	12,079	(3,557)	23,640
(b) 房屋建設工程基金 — 改善工程帳目								
樓宇改善工程	1,906	812	(644)	2,074	1,839	646	(579)	1,906
進行中的基本工程／計劃費用總額	25,546	18,352	(7,830)	36,068	16,957	12,725	(4,136)	25,546

<sup>1</sup> 本欄包括增加數額、把計劃重新歸類，以及就註銷已拍賣或改作其他用途的土地的發展成本所作調整。

## 9 無形資產

	2016 百萬元 (港幣)	2015 百萬元 (港幣)
<b>電腦軟件牌照和系統發展成本</b>		
成本：		
年初	1,306	1,256
添置	121	64
刪減	(45)	(14)
年終	<u>1,382</u>	<u>1,306</u>
累計攤銷：		
年初	(1,025)	(891)
年內攤銷	(160)	(148)
刪減時回撥	45	14
年終	<u>(1,140)</u>	<u>(1,025)</u>
年終帳面淨值	<u><u>242</u></u>	<u><u>281</u></u>

## 10 外匯基金存款

外匯基金存款結餘為400.09億港元(2015：379.23億港元)，其中300億港元(2015：300億港元)為本金總額，100.09億港元(2015：79.23億港元)為報告期終結時已入帳但尚未提取的利息。該等存款的年期由每筆存款各自的存放日期起計，為期6年。其中一筆為數100億港元的本金，在存放期間房委會不可要求提早償還；而另一筆為數200億港元的本金，在存放期間房委會可選擇要求提早償還部分本金，上限為150億港元。

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年期外匯基金債券(由2016年1月1日起為3年期政府債券)在上一個年度的平均年度收益，兩者取其較高者，下限為0%。2016年固定息率為每年3.3%，2015年為每年5.5%。

## 11 證券投資和銀行存款

	2016 百萬元 (港幣)	2015 百萬元 (港幣)
<b>(a) 列為非流動資產的投資</b>		
銀行存款的攤銷成本，存款原到期日 超過1年	928	3,678
持有至到期日的證券的攤銷成本，而 有關證券至到期日剩餘期間超過1年	-	156
	<b>928</b>	<b>3,834</b>
<b>(b) 列為流動資產的投資</b>		
銀行存款的攤銷成本，存款原到期日		
- 不超過3個月(附註16)	5,784	5,980
- 超過3個月但不超過1年	-	1,286
	<b>5,784</b>	<b>7,266</b>
持有至到期日的證券的攤銷成本，而 有關證券至到期日剩餘期間不超過1年	-	285
以公平值列帳的證券		
可供出售的債務證券	150	-
指定以公平值列帳的債務證券，其到期日		
- 由購入日期起計不超過3個月(附註16)	-	80
- 由購入日期起計超過3個月	162	3,642
	<b>162</b>	<b>3,722</b>
指定以公平值列帳的股本證券	8,141	12,274
指定以公平值列帳的貨幣市場基金(附註16)	-	60
	<b>8,453</b>	<b>16,056</b>
	<b>14,237</b>	<b>23,607</b>
<b>投資總額</b>	<b>15,165</b>	<b>27,441</b>

## 12 自置居所貸款／置業資助貸款

	2016				2015			
	自置居所 貸款計劃 (附註 12a 及 d)	優惠 自置居所 貸款計劃 (附註 12b 及 d)	置業資助 貸款計劃 (附註 12c)	合計	自置居所 貸款計劃 (附註 12a 及 d)	優惠 自置居所 貸款計劃 (附註 12b 及 d)	置業資助 貸款計劃 (附註 12c)	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
帳面總值：								
年初	148	23	118	289	158	25	177	360
償還的貸款	(5)	(1)	(50)	(56)	(8)	(1)	(59)	(68)
貸款撇帳	(4)	-	-	(4)	(2)	(1)	-	(3)
年終	139	22	68	229	148	23	118	289
呆帳的減值撥備：								
年初	(137)	(22)	(2)	(161)	(140)	(23)	(2)	(165)
回撥的減值損失	1	-	-	1	1	-	-	1
貸款撇帳	4	-	-	4	2	1	-	3
年終	(132)	(22)	(2)	(156)	(137)	(22)	(2)	(161)
年終帳面值	7	-	66	73	11	1	116	128
列為流動資產的部分 (附註 15)	(2)	-	(30)	(32)	(4)	(1)	(45)	(50)
列為非流動資產的部分	5	-	36	41	7	-	71	78

## **12 自置居所貸款／置業資助貸款(續)**

### **(a) 自置居所貸款計劃**

自置居所貸款計劃為房委會及房屋協會轄下屋邨的現居住戶及已確定合資格入住公共房屋的準住戶提供免息貸款，協助他們購買私人樓宇或居屋第二市場單位。這些貸款的最長還款期為20年。自置居所貸款計劃已於2002年12月31日終止。

### **(b) 優惠自置居所貸款計劃**

優惠自置居所貸款計劃於1995年6月通過實施，由發展基金撥款，於1995-96年度及1996-97年度為綠表申請人提供免息貸款或補助金，鼓勵他們自行置業，從而騰出租住單位再作編配。這些貸款按樓宇按揭予銀行的年期攤還，最長為20年。

### **(c) 置業資助貸款計劃**

置業資助貸款計劃於2003年1月2日推出，取代自置居所貸款計劃，計劃及後於2004年7月14日終止。這類免息貸款的最長還款期為20年。

### **(d) 出售自置居所貸款**

2000-01年度，房委會與香港按揭證券有限公司達成協議，分批出售自置居所貸款予該公司，最後一批貸款於2003年11月出售。貸款以面值出售，其後房委會須按扣除借款人償還本金後的已出售貸款餘額，每月繳付按香港銀行同業拆息為基準計算的利息。在出售貸款後，估計未來利息款額的現值已確認為開支和負債。正如附註18所列，於2016年3月31日，剩餘負債為1,700萬港元(2015：2,600萬港元)。

### 13 其他資產

	2016	2015
	百萬元 (港幣)	百萬元 (港幣)
為個別租置計劃屋邨維修基金支付的資金		
年初帳面值	33	68
年內攤銷	(21)	(31)
轉撥予已售租置計劃單位的銷售成本	(2)	(4)
年終帳面值	10	33
列為流動資產的部分(附註15)	(10)	(22)
列為非流動資產的部分	-	11

### 14 存貨

	2016	2015
	百萬元 (港幣)	百萬元 (港幣)
未售的新居屋／私人參建計劃單位存貨	-	-
倉存及備件	1	1
	1	1

本年度沒有售出居屋／私人參建計劃單位(2015：86個)。於2016年3月31日，房委會並無單位存貨(2015：無)。

### 15 應收帳項、按金和預付款項

	2016	2015
	百萬元 (港幣)	百萬元 (港幣)
應收帳項	55	49
應收外匯基金存款利息	329	514
其他應收利息	61	212
應收股息	17	23
應收股息稅退還款項	9	8
未交收的售出及贖回證券	60	724
自置居所貸款／置業資助貸款(附註12)	32	50
按金	87	91
為個別租置計劃屋邨維修基金支付的資金(附註13)	10	22
預付款項	2	2
租賃獎勵的攤銷	39	36
衍生金融工具(附註26)	-	58
	701	1,789



## 16 現金及等同現金

	2016	2015
	百萬元 (港幣)	百萬元 (港幣)
銀行結餘和現金	1,842	752
原到期日不超過3個月的銀行存款(附註11)	5,784	5,980
貨幣市場基金(附註11)	-	60
指定以公平值列帳的債務證券，其到期日 由購入日期起計不超過3個月(附註11)	-	80
現金流量表內的現金及等同現金	7,626	6,872

## 17 應付帳項、按金和其他應付款項

	2016	2015
	百萬元 (港幣)	百萬元 (港幣)
應付帳項和應計項目	4,179	3,371
未交收的購入證券	52	268
應付保管人和投資經理費用	10	16
租戶按金	1,248	1,224
其他按金	469	64
工程保證金	917	749
算定損害賠償扣除額	16	106
其他應付款項	-	1
衍生金融工具(附註26)	-	21
	6,891	5,820

## 18 撥備及其他負債

	2016			2015		
	流動	非流動	合計	流動	非流動	合計
	部分	部分		部分	部分	
	百萬元	百萬元	百萬元	百萬元	百萬元	百萬元
	(港幣)	(港幣)	(港幣)	(港幣)	(港幣)	(港幣)
僱員福利撥備	1,804	-	1,804	1,815	-	1,815
維修和小型改善工程撥備	-	346	346	-	383	383
預收租金	205	-	205	183	-	183
與石油氣有關的未攤銷收入	14	35	49	16	50	66
就出售自置居所貸款計劃的 貸款須支付的利息(附註12(d))	7	10	17	9	17	26
與已出售居屋單位有關的土 地成本撥備	-	34	34	-	33	33
與已出售和已拆售物業有關 的剩餘建築款項	5	-	5	8	-	8
審計費用撥備	8	-	8	10	-	10
按揭還款保證開支撥備	1	-	1	1	-	1
其他	5	-	5	6	-	6
	<u>2,049</u>	<u>425</u>	<u>2,474</u>	<u>2,048</u>	<u>483</u>	<u>2,531</u>

## 19 政府的資助

### (a) 記帳款項 (附註1(b))

	2016			2015		
	住宅樓宇	非住宅 樓宇權益	合計	住宅樓宇	非住宅 樓宇權益	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
(i) 借自前發展貸款基金的款項						
- 於1976年3月31日的累積免息貸款	254	46	300	254	46	300
- 政府在1976年4月1日至1988年3月31日 就公共租住房屋住宅及非住宅樓宇貸款放棄 收取的利息	2,505	447	2,952	2,505	447	2,952
(ii) 轉撥予房委會的政府所建屋邨及職員宿舍的價值	1,226	149	1,375	1,226	149	1,375
(iii) 居者有其屋計劃						
- 1988年3月31日轉撥自政府的未售單位及 進行中工程	827	-	827	827	-	827
	<b>4,812</b>	<b>642</b>	<b>5,454</b>	<b>4,812</b>	<b>642</b>	<b>5,454</b>

## 19 政府的資助(續)

### (b) 不記帳款項 (附註 1(b))

	2016			2015		
	住宅樓宇	非住宅 樓宇權益	合計	住宅樓宇	非住宅 樓宇權益	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
(i) 於 1973 年 3 月 31 日的前屋宇建設委員會 土地重估價值盈餘	107	10	117	107	10	117
(ii) 由政府撥付的土地價值						
- 自 1973 年 4 月 1 日以來興建的公共 租住屋邨及職員宿舍	234,594	24,341	258,935	225,556	22,410	247,966
- 房委會辦事處	-	140	140	-	140	140
(iii) 居者有其屋計劃						
- 十足市值地價減去土地成本的餘額	137,565	-	137,565	137,565	-	137,565
- 非住宅樓宇的土地價值	-	2,693	2,693	-	2,693	2,693
- 解除轉讓限制所收補價	7,399	-	7,399	7,211	-	7,211
(iv) 租者置其屋計劃						
- 樓宇建成時的十足市值地價減去土地 成本的餘額	25,016	-	25,016	24,576	-	24,576
(v) 可租可買計劃						
- 十足市值地價減去土地成本的餘額	1,818	-	1,818	1,818	-	1,818
- 非住宅樓宇的土地價值	-	10	10	-	10	10
	<b>406,499</b>	<b>27,194</b>	<b>433,693</b>	<b>396,833</b>	<b>25,263</b>	<b>422,096</b>

## 20 房屋建設工程基金

	2016			2015		
	建築工程 帳目	改善工程 帳目	合計	建築工程 帳目	改善工程 帳目	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
年初結餘	30,862	3,906	34,768	20,564	3,839	24,403
轉撥自累積盈餘	13,100	168	13,268	10,298	67	10,365
年終結餘	<u>43,962</u>	<u>4,074</u>	<u>48,036</u>	<u>30,862</u>	<u>3,906</u>	<u>34,768</u>

## 21 發展基金

	<b>2016</b>	<b>2015</b>
	<b>百萬元</b>	<b>百萬元</b>
	<b>(港幣)</b>	<b>(港幣)</b>
年初結餘	<b>50,862</b>	55,954
轉撥往累積盈餘	<b>(12,439)</b>	(5,092)
年終結餘	<b>38,423</b>	50,862

## 22 拆售零售及停車場設施

為了把資源全面投放於核心業務，致力發展資助公共房屋，房委會於2005年11月藉首次公開發售領匯房產基金單位，把轄下零售及停車場設施拆售。房委會在2005-06年度已確認因拆售而錄得淨額140.96億港元的盈餘。管理層在計算盈餘時，已就拆售開支作出估計。如實際開支與估計有出入，有關開支須予調整。

在本年度，房委會將拆售的淨開支下調2,400萬港元(2015：下調2,500萬港元)。

## 23 關連人士交易

除本財務報表其他部分所披露的資料外，房委會與政府進行的重大交易和各項未清款額如下：

	<b>2016</b>	2015
	百萬元 (港幣)	百萬元 (港幣)
<b>(a) 來自政府的收入</b>		
租金收入 <sup>1</sup>	<b>1,091</b>	1,021
政府就房委會提供服務而付還的有關成本	<b>266</b>	248
監督由政府付還款項工程的間接成本	<b>31</b>	46
其他收入	<b>1</b>	1
	<b>1,389</b>	1,316
<b>(b) 應從政府收回的款項</b>		
獎券基金之工程的應收款項	<b>13</b>	9
政府撥款之建築工程的應收款項	<b>3</b>	4
委託項目應計間接成本	<b>-</b>	1
按金及其他	<b>3</b>	19
	<b>19</b>	33
<b>(c) 應付予政府的款項</b>		
土地成本	<b>89</b>	135
政府墊付的租金	<b>89</b>	154
應向政府繳付的地租及差餉	<b>13</b>	20
就政府撥款的代理工作多收的款項	<b>11</b>	14
就委託項目間接成本多收的款項	<b>1</b>	-
應付的紅利	<b>28</b>	63
其他(例如：公司和土地查冊)	<b>35</b>	16
	<b>266</b>	402

<sup>1</sup> 包括由政府代房委會公屋租戶支付予房委會的租金 10.44 億港元 (2015：9.77 億港元)。

## 24 或有負債

### (a) 已作出的財務擔保

關於銀行及其他認可財務機構就已售居屋／私人參建／租置計劃單位提供的按揭貸款，於2016年3月31日，房委會已作出而仍有效的按揭還款保證如下：

#### (i) 已售出的居屋／私人參建計劃單位

房委會就居屋計劃及私人參建計劃下興建和出售的單位作出的還款保證，屬於第一市場的為170.43億港元(2015：204.94億港元)，屬於第二市場的則為151.30億港元(2015：141.76億港元)。然而，房委會認為，除非有關單位重售所得的款項，不足以抵銷未償還給銀行及其他財務機構的按揭債項，否則無須承擔財務風險。房委會據此估計在第一市場並無財務風險(2015：無)，在第二市場的財務風險則為2,800萬港元(2015：500萬港元)。

#### (ii) 已售出的租置計劃單位

房委會就已售出的租置計劃單位作出的還款保證，屬於第一市場的為35.44億港元(2015：32.72億港元)，屬於第二市場的則為13.32億港元(2015：10.69億港元)。然而，根據上文第(i)項的理據，並且假設有關物業能在轉讓限制期首兩年內以原價重售、在轉讓限制期第3至5年內以當時的租置計劃單位價格(減去第一市場單位折上折優惠所涉及的實際金額)重售，以及在轉讓限制期屆滿後以當時市值扣除應付補價後的價格重售，房委會估計在第一市場並無財務風險(2015：無)，在第二市場的財務風險則為1.55億港元(2015：9,800萬港元)。



**(b) 樓宇結構安全保證**

所有新落成的居屋計劃及私人參建計劃屋苑均享有樓宇結構安全保證，保證由屋苑竣工日期起計10年內(天水圍地區則為20年內)有效，這項保證亦適用於在2000年4月13日仍在相關樓宇結構安全保證期限內的現存屋苑。2007年出售居屋計劃和私人參建計劃的剩餘單位，亦會獲提供10年樓宇結構安全保證(天水圍地區則為20年)，以未發售大廈首個推售期的選樓日首天起計。於2016年3月31日，仍在樓宇結構安全保證期限內的居屋計劃及私人參建計劃單位有27 450個(2015：27 450個)。然而，房委會無法在合理情況下確定為作出樓宇結構安全保證而須承擔的負債，因此，除用於樓宇結構安全保證的實際維修費用外，房委會因有關保證而或須承擔的負債尚未在財務報表內確認。本年度的維修費用為20萬港元(2015：60萬港元)。

**25 資本承擔**

於2016年3月31日，房委會沒有在財務報表內作出撥備的未履行合約資本承擔計有：

	<b>2016</b>	<b>2015</b>
	<b>百萬元</b>	<b>百萬元</b>
	<b>(港幣)</b>	<b>(港幣)</b>
基本工程／計劃		
- 公共租住房屋建築計劃	<b>29,574</b>	25,789
- 居屋計劃建築計劃	<b>6,801</b>	4,765
- 其他計劃	<b>1,462</b>	1,582
	<b>37,837</b>	32,136

## 26 衍生金融工具

	2016		2015	
	資產	負債	資產	負債
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
以公平值列帳的 遠期外匯合約	-	-	58	21
	(附註 15)	(附註 17)	(附註 15)	(附註 17)

遠期外匯合約是用以管理房委會的貨幣風險，並按公平值記帳，其帳面值已納入「應收帳項、按金和預付款項」及「應付帳項、按金和其他應付款項」項目之下。所有這些合約將於一年內到期，總名義數額為1,300萬港元(2015：40億港元)。這些合約的名義數額反映尚未完成交易的數量，並非代表所須承擔風險的金額。

## 27 財務風險管理

風險管理是房委會財務政策和程序不可或缺的一環。房委會財務小組委員會負責提供財務政策方面的意見，並且監督房委會的資金管理事宜，而其下設有資金管理附屬小組委員會，就房委會的資金管理政策、策略和指引，以及聘請和監督外聘投資經理等各方面提供意見。現把主要的財務風險管理措施概述如下：

### (a) 流動資金風險

每年一度編製的房委會財政預算及預測，經財務小組委員會和相關業務小組委員會批簽後，由房委會通過。收入和開支於年內受到緊密監管。房委會每日均監管其現金流量，而其投資管理乃基於確保有足夠資金應付資本開支和營運需要的基本目標而實行。由於房委會的流動資金情況良好，其流動資金風險程度屬於極低。

## **(b) 市場及信貸風險**

房委會的金融工具涉及利率風險、貨幣風險、股價風險、其他市場風險及信貸風險。房委會已訂立全面的資金管理政策和投資指引，以確保能持續審慎地監察和管理所承受的各项風險。

### **(i) 利率風險**

房委會的計息資產主要包括銀行存款、以公平值列帳的債務證券、貨幣市場基金和持有至到期日的證券，而這些資產大部分以固定息率計息。房委會須承受公平值利率風險，原因是公平值通常會在市場利率上升時下跌。房委會根據已審批的策略和基準監管該等利率風險。由於銀行存款和持有至到期日的證券均以已攤銷成本列出，其帳面值以及房委會的收入和累積盈餘，不會受市場利率的變動所影響。

房委會出售自置居所貸款後須付的利息(附註12(d))，以香港銀行同業拆息為基準來計算。房委會須承受現金流量利率風險，原因是未來的利息付款會隨市場利率變化而波動。不過，由於房委會以其投資組合中的短期計息資產(一年內到期)作自然對沖，因此該等利率風險並不大。於2016年3月31日，已出售自置居所貸款的尚欠本金餘額為5.47億港元(2015：7.30億港元)，而平均剩餘到期時間為39個月(2015：38個月)。

敏感度分析以市場利率出現50基點(2015：50基點)升幅／跌幅為依據，顯示以公平值列帳的債務證券，以及貨幣市場基金，其重估收益和年內盈餘會減少／增加100萬港元(2015：1.06億港元)。擬備敏感度分析時，假設一切其他變數維持不變，利率的變動已應用於報告期終結時持有的證券。

(ii) 貨幣風險

在管理貨幣風險方面，房委會的投資指引對所承受的貨幣風險設有限制。遠期外匯合約亦用以管理房委會的貨幣風險(附註26)。

除人民幣外，房委會以港元以外的貨幣為單位的投資資產，主要以美元為單位，其餘以其他可自由兌換的主要國際貨幣為單位。倘港元兌相關貨幣的匯率出現波動，該等以港元列示的投資資產價值會隨之而變動。

下表概述房委會在報告期終結時的人民幣和其他貨幣風險(已計及遠期外匯合約的影響)：

	2016		2015	
	資產	負債	資產	負債
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
人民幣	1,135	-	6,967	-
其他貨幣				
- 美元	3,344	42	9,616	1,281
- 英鎊	349	6	842	438
- 歐元	652	1	3,362	1,906
- 其他	726	25	2,286	978
	<b>6,206</b>	<b>74</b>	<b>23,073</b>	<b>4,603</b>

其他貨幣大部分為主要已發展國家的貨幣。因這些貨幣而出現的貨幣風險，大部分是透過遠期外匯合約對沖。

敏感度分析顯示，以美元兌港元的匯率出現0.5%(2015：0.5%)升幅／跌幅為依據，匯兌收益和年內盈餘會增加／減少1,700萬港元(2015：4,200萬港元)。

敏感度分析顯示，以人民幣兌港元的匯率出現5%(2015：5%)升幅／跌幅為依據，匯兌收益和年內盈餘會增加／減少5,700萬港元(2015：3.48億港元)。

敏感度分析顯示，以其他貨幣兌港元的匯率出現5%(2015：5%)升幅／跌幅為依據，匯兌收益和年內盈餘會增加／減少8,500萬港元(2015：1.58億港元)。

擬備上述敏感度分析時，假設一切其他變數維持不變，匯率的變動已應用於報告期終結時持有的金融工具。

### (iii) 股價風險

股價風險是因股價變動而引致虧損的風險。房委會的股本投資涉及股價風險，因為這些投資的價值會因股價下跌而減少。於2016年3月31日，所有股本投資均如附註11所示，指定以公平值列帳。

敏感度分析顯示，以股價出現15%(2015：15%)升幅／跌幅為依據，股本投資的重估收益和年內盈餘會增加／減少12.21億港元(2015：18.41億港元)。擬備敏感度分析時，假設一切其他變數維持不變，股價的變動已應用於報告期終結時持有的股本投資。

(iv) 其他市場風險

外匯基金存款利息因每年1月釐定的息率(附註10)出現變動而受其他市場風險影響。敏感度分析顯示，以2015年及2016年的息率出現50基點升幅／跌幅為依據，假設一切其他變數維持不變，年內盈餘會增加／減少1.95億港元(2015：1.87億港元)。

(v) 信貸風險

房委會在報告期終結時的最高信貸風險(未計及任何所持有的抵押品或其他改善信貸質素項目)列載如下：

	2016	2015
	百萬元 (港幣)	百萬元 (港幣)
外匯基金存款	40,009	37,923
銀行結餘	1,805	713
銀行存款	6,712	10,944
應從政府收回的款項	19	33
應收帳項和按金	618	1,679
持有至到期日的證券	-	441
可供出售的債務證券	150	-
指定以公平值列帳的債務證券	162	3,722
貨幣市場基金	-	60
自置居所貸款／置業資助貸款	73	128
按揭還款保證	37,049	39,011
	<u>86,597</u>	<u>94,654</u>

外匯基金存款及應從政府收回的款項的相關信貸風險，均屬偏低。

應收帳項和按金主要包括應收帳項、應收利息、未交收的售出及贖回證券、按金和衍生金融工具，其相關的信貸風險甚低。

自置居所貸款／置業資助貸款是以按揭物業作抵押。

房委會就銀行和其他認可財務機構為居屋／私人參建／租置計劃單位所提供的按揭貸款，作出按揭還款保證。有關貸款以按揭單位作抵押。於2016年3月31日，按揭還款保證開支的撥備為100萬港元(2015：100萬港元，附註18)，而沒有在財務報表內作出撥備的財務風險為1.83億港元(2015：1.03億港元，附註24(a))。

就房委會的投資的信貸風險而言，房委會的投資指引對信貸評級、個別交易對手風險和整體風險集中情況均有限制。

房委會的銀行結餘、銀行存款、債務證券投資和貨幣市場基金的信貸質素分析(按穆迪或同等機構指定的評級分析)如下：

	<b>2016</b>	<b>2015</b>
	<b>百萬元</b>	<b>百萬元</b>
	<b>(港幣)</b>	<b>(港幣)</b>
Aaa	-	1,472
Aa3 至 Aa1	<b>2,684</b>	4,158
A3 至 A1	<b>5,868</b>	9,906
A3 以下	<b>277</b>	344
	<b>8,829</b>	15,880

## 28 金融工具的公平值

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

(a) 持有至到期日的證券在報告期終結時的公平值如下：

	2016		2015	
	帳面值	公平值	帳面值	公平值
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
持有至到期日的證券	-	-	441	439

其他金融工具均以其公平值或與其公平值相差不大的金額列於財務狀況表。

(b) 下表按公平值等級列出在報告期終結時，以公平值計量的金融工具帳面值：

於 2016 年 3 月 31 日

	第 1 級	第 2 級	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
<b>資產</b>			
以公平值列帳的證券	8,141	312	8,453
衍生金融工具	-	-	-
	<u>8,141</u>	<u>312</u>	<u>8,453</u>
<b>負債</b>			
衍生金融工具	-	-	-

於 2015 年 3 月 31 日

	第 1 級	第 2 級	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
<b>資產</b>			
以公平值列帳的證券	14,390	1,666	16,056
衍生金融工具	-	58	58
	<u>14,390</u>	<u>1,724</u>	<u>16,114</u>
<b>負債</b>			
衍生金融工具	-	21	21

沒有金融資產或負債歸入第3級。



年內，沒有金融工具在公平值等級第1級和第2級之間轉撥，以反映估值方法的變動。

該三個公平值等級為：

第1級：金融工具的公平值為相同的資產或負債於交投活躍市場的報價（未經調整）；

第2級：金融工具的公平值以第1級別公平值報價以外資產或負債的直接（即如價格）或間接（即自價格引伸）可觀察數據釐定；以及

第3級：金融工具的公平值按非基於可觀察市場數據，即不可觀察數據釐定。

## 29 房委會與政府之間的財政安排所需的補充資料

### (a) 綜合撥付款項帳目

	附註	2016 百萬元 (港幣)	2015 百萬元 (港幣)
綜合運作帳目盈餘／(赤字)			
租住房屋	29(b)	(11)	(28)
商業樓宇	29(c)	1,086	1,000
資助自置居所	29(d)	1,985	2,341
小計		3,060	3,313
非運作收入淨額	6	56	26
		3,116	3,339
資金管理帳目盈餘	29(e)	1,022	3,512
代管服務帳目盈餘	29(f)	9	15
年內盈餘		4,147	6,866
分配			
年內付予政府的紅利		(543)	(500)
分配後年內盈餘		3,604	6,366

## 29 房委會與政府之間的財政安排所需的補充資料(續)

### (b) 租住房屋運作帳目

	2016				2015			
	租住房屋 (不包括 中轉房屋)	中轉房屋	租金津貼	合計	租住房屋 (不包括 中轉房屋)	中轉房屋	租金津貼	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
收入								
租金	14,289	18	-	14,307	13,671	17	-	13,688
其他收入	58	-	-	58	73	-	-	73
總收入	14,347	18	-	14,365	13,744	17	-	13,761
開支								
薪酬	2,778	10	2	2,790	2,718	10	2	2,730
地租及差餉	1,189	3	-	1,192	1,115	5	-	1,120
維修及改善工程	2,927	31	-	2,958	2,910	30	-	2,940
其他開支	3,985	22	1	4,008	3,763	22	2	3,787
折舊及攤銷	3,217	10	-	3,227	3,007	9	-	3,016
分擔機構監督及支援服務支出	200	1	-	201	195	1	-	196
總開支	14,296	77	3	14,376	13,708	77	4	13,789
年內運作盈餘／(赤字)	51	(59)	(3)	(11)	36	(60)	(4)	(28)

## 29 房委會與政府之間的財政安排所需的補充資料(續)

### (c) 商業樓宇運作帳目

	2016					2015				
	商場	停車場	工廠	福利 用途樓宇	合計	商場	停車場	工廠	福利 用途樓宇	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
收入										
租金	1,156	563	161	495	2,375	1,080	499	152	486	2,217
其他收入	52	2	2	38	94	46	4	-	36	86
總收入	1,208	565	163	533	2,469	1,126	503	152	522	2,303
開支										
薪酬	155	46	32	73	306	148	47	31	70	296
地租及差餉	44	22	4	61	131	51	20	4	62	137
維修及改善工程	68	26	23	9	126	62	31	19	7	119
其他開支	236	142	36	85	499	224	131	34	81	470
折舊及攤銷	104	73	6	50	233	93	69	7	48	217
分擔機構監督及支援服務支出	12	3	2	5	22	11	3	2	5	21
總開支	619	312	103	283	1,317	589	301	97	273	1,260
未計算特殊項目的運作盈餘	589	253	60	250	1,152	537	202	55	249	1,043
特殊項目 <sup>1</sup>	(66)	-	-	-	(66)	(43)	-	-	-	(43)
年內運作盈餘	523	253	60	250	1,086	494	202	55	249	1,000

<sup>1</sup> 有關金額是拆卸及清拆成本，以及由房委會撥款進行的政府基建和社區設施開支。

## 29 房委會與政府之間的財政安排所需的補充資料(續)

### (d) 資助自置居所運作帳目

	2016					2015				
	居屋計劃	私人參建計劃	租置計劃	自置居所貸款／置業資助貸款計劃	合計	居屋計劃	私人參建計劃	租置計劃	自置居所貸款／置業資助貸款計劃	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
收入										
售樓	-	-	1,340	-	1,340	73	-	1,433	-	1,506
解除轉讓限制所收補價	655	301	224	-	1,180	908	347	246	-	1,501
其他收入	62	6	8	-	76	45	6	7	1	59
總收入	717	307	1,572	-	2,596	1,026	353	1,686	1	3,066
開支										
薪酬	189	33	55	25	302	182	32	56	25	295
維修及改善工程	5	1	2	-	8	5	1	2	-	8
其他開支	27	3	5	4	39	20	3	5	4	32
折舊及攤銷	16	2	4	6	28	11	2	3	6	22
分擔機構監督及支援服務支出	17	3	5	2	27	15	2	5	2	24
小計	254	42	71	37	404	233	40	71	37	381
自置居所計劃開支										
建築費用及間接開支	1	-	96	-	97	36	-	110	-	146
政府土地成本	-	-	90	-	90	20	-	98	-	118
出售回購單位的成本	-	-	5	-	5	-	-	9	-	9
其他開支	14	-	4	(1)	17	60	-	23	(1)	82
小計	15	-	195	(1)	209	116	-	240	(1)	355
總開支	269	42	266	36	613	349	40	311	36	736
未計算特殊項目的運作盈餘／(赤字)	448	265	1,306	(36)	1,983	677	313	1,375	(35)	2,330
特殊項目 <sup>1</sup>	-	-	-	2	2	-	-	-	11	11
年內運作盈餘／(赤字)	448	265	1,306	(34)	1,985	677	313	1,375	(24)	2,341

<sup>1</sup> 有關金額主要是在本年度支付已售自置居所貸款計劃貸款組合的利息 700 萬港元(2015：1,000 萬港元)後，就該貸款組合尚未償還餘額的未來利息負債所作的調整。

## 29 房委會與政府之間的財政安排所需的補充資料(續)

### (e) 資金管理帳目

	2016				2015			
	內部 投資組合 <sup>1</sup>	外匯基金 存款 <sup>2</sup>	由外聘投資 經理管理的 投資組合 <sup>3</sup>	合計	內部 投資組合 <sup>1</sup>	外匯基金 存款 <sup>2</sup>	由外聘投資 經理管理的 投資組合 <sup>3</sup>	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
收入								
利息收入	201	1,900	23	2,124	306	1,507	96	1,909
股息收入	-	-	229	229	-	-	299	299
已實現和重估收益／(虧損) 淨額	-	-	(1,071)	(1,071)	-	-	1,808	1,808
匯兌收益／(虧損) 淨額	(248)	-	67	(181)	9	-	(416)	(407)
總收入／(虧損)	(47)	1,900	(752)	1,101	315	1,507	1,787	3,609
開支								
投資開支								
投資經理費用	-	-	47	47	-	-	62	62
保管人費用	-	-	4	4	-	-	6	6
其他投資開支	-	-	11	11	-	-	11	11
小計	-	-	62	62	-	-	79	79
經常開支								
薪酬	6	1	5	12	6	-	7	13
折舊	1	-	1	2	1	-	1	2
其他開支	2	-	1	3	2	-	1	3
小計	9	1	7	17	9	-	9	18
總開支	9	1	69	79	9	-	88	97
年內盈餘／(赤字)	(56)	1,899	(821)	1,022	306	1,507	1,699	3,512

<sup>1</sup> 內部投資組合包括以本金額列帳的銀行存款、擬持有至到期日並以已攤銷成本列帳的債務證券，以及從持有至到期日重新分類並以公平值列帳的可供出售債務證券。

<sup>2</sup> 外匯基金存款包括本金總額和報告期終結時已入帳但尚未提取的利息。結餘以已攤銷成本列出。

<sup>3</sup> 由外聘投資經理管理的投資組合，主要包括指定以公平值列帳的證券，這些證券最初按公平值列帳。公平值於每段報告期終結時重新計量，其變動所引致的重估價值損益，會在資金管理帳目內確認。

## 29 房委會與政府之間的財政安排所需的補充資料(續)

### (f) 代管服務帳目

	2016				2015			
	代理工作 <sup>1</sup>	代管服務 <sup>2</sup>	監督由政府付還款項的工程 <sup>3</sup>	合計	代理工作 <sup>1</sup>	代管服務 <sup>2</sup>	監督由政府付還款項的工程 <sup>3</sup>	合計
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
收入								
監督費	-	162	-	162	-	159	-	159
監督工作間接成本	-	64	31	95	-	63	46	109
政府付還的款項	265	-	1	266	247	-	1	248
總收入	265	226	32	523	247	222	47	516
開支								
薪酬	226	131	63	420	207	134	64	405
維修及改善工程	2	6	(1)	7	1	6	1	8
其他開支	25	10	9	44	28	10	5	43
折舊及攤銷	4	5	6	15	5	5	8	18
分擔機構監督及支援服務支出	1	8	8	17	1	8	5	14
總開支	258	160	85	503	242	163	83	488
未經調整年內盈餘／(赤字)	7	66	(53)	20	5	59	(36)	28
承接上年度的多收服務費	14	-	-	14	6	1	-	7
年內結算的多收服務費	(14)	-	-	(14)	(6)	-	-	(6)
結轉下年度的多收服務費	(11)	-	-	(11)	(14)	-	-	(14)
年內盈餘／(赤字)	(4)	66	(53)	9	(9)	60	(36)	15

<sup>1</sup> 房委會以代理人身分，代政府執行屋宇管制、私營房屋、上訴委員會、安置受清拆影響居民和支援服務的職能。

<sup>2</sup> 房委會代其他機構管理物業，並就這種服務收取監督費。代管的物業包括已落成的居屋屋苑，以及拆售物業所在屋邨的公用地方。

<sup>3</sup> 房委會負責提供監督服務的工程計有興建新屋邨內的學校、福利和其他社區用途設施；租住屋邨內政府建築物加建、改建、改善和外部保養工程；以及管理和維修毗鄰屋邨的斜坡。房委會向承辦商支付費用，並獲政府付還款項，包括提供監督服務的全部成本。

用心關懷 力求改進  
*Caring for People  
Committed to Progress*





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[www.housingauthority.gov.hk](http://www.housingauthority.gov.hk)

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# Hong Kong Housing Authority

Financial statements for the year ended 31 March 2016

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# *Report of the Director of Audit*



**Audit Commission**

**The Government of the Hong Kong Special Administrative Region**

## **Independent Audit Report**

I have audited the financial statements of the Hong Kong Housing Authority set out on pages 3 to 58, which comprise the statement of financial position as at 31 March 2016, and the statement of comprehensive income, statement of changes in net assets and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### **Hong Kong Housing Authority's Responsibility for the Financial Statements**

The Hong Kong Housing Authority is responsible for the preparation of these financial statements in accordance with section 14(1) of the Housing Ordinance (Cap. 283), the 1988 Financial Arrangements with the Hong Kong Government (as amended by the 1994 Supplemental Agreement) and the accounting policies approved by the Hong Kong Housing Authority, the important features of which are set out in Notes 1 and 2 to the financial statements, and for such internal control as the Hong Kong Housing Authority determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with section 14(2) of the Housing Ordinance and the Audit Commission auditing standards. Those standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

### **Opinion**

In my opinion, the financial statements of the Hong Kong Housing Authority for the year ended 31 March 2016 are prepared, in all material respects, in accordance with the 1988 Financial Arrangements with the Hong Kong Government (as amended by the 1994 Supplemental Agreement) and the accounting policies approved by the Hong Kong Housing Authority, the important features of which are set out in Notes 1 and 2 to the financial statements, and have been properly prepared in accordance with section 14(1) of the Housing Ordinance.



David Sun  
Director of Audit

27 September 2016

Audit Commission  
26th Floor  
Immigration Tower  
7 Gloucester Road  
Wanchai, Hong Kong

**HONG KONG HOUSING AUTHORITY**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 MARCH 2016**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2016	2015
<b>Income</b>			
Rental income	4(a)	<b>16,682</b>	15,905
Sales and premium income	4(b)	<b>2,520</b>	3,007
Investment income	4(c)	<b>1,101</b>	3,609
Other income	4(d)	<b>237</b>	233
		<b>20,540</b>	22,754
<b>Expenditure</b>			
Personal emoluments		<b>3,410</b>	3,334
Government rent and rates		<b>1,323</b>	1,257
Maintenance and improvements		<b>3,092</b>	3,067
Depreciation and amortisation		<b>3,490</b>	3,257
Expenditure on home ownership schemes	5	<b>207</b>	344
Other expenditure		<b>4,927</b>	4,655
		<b>16,449</b>	15,914
<b>Operating surplus</b>		<b>4,091</b>	6,840
<b>Net non-operating income</b>	6	<b>56</b>	26
<b>Surplus for the year</b>		<b>4,147</b>	6,866
<b>Other comprehensive income</b>		<b>-</b>	-
<b>Total comprehensive income for the year</b>		<b>4,147</b>	6,866

The notes on pages 9 to 58 form part of these financial statements.

**HONG KONG HOUSING AUTHORITY**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2016**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2016	2015
<b>Non-current assets</b>			
Property, plant and equipment	7	119,348	115,099
Capital works / projects in progress	8	36,068	25,546
Intangible assets	9	242	281
Placements with the Exchange Fund	10	40,009	37,923
Investments in securities and bank deposits	11(a)	928	3,834
Home Purchase / Assistance Loans	12	41	78
Other assets	13	-	11
		<u>196,636</u>	<u>182,772</u>
<b>Current assets</b>			
Inventories	14	1	1
Debtors, deposits and prepayments	15	701	1,789
Amount due from the Government	23(b)	19	33
Investments in securities and bank deposits	11(b)	14,237	23,607
Bank balances and cash	16	1,842	752
		<u>16,800</u>	<u>26,182</u>
<b>Current liabilities</b>			
Creditors, deposits and other payables	17	6,891	5,820
Amount due to the Government	23(c)	266	402
Provisions and other liabilities	18	2,049	2,048
		<u>9,206</u>	<u>8,270</u>
<b>Net current assets</b>		<u>7,594</u>	<u>17,912</u>
<b>Total assets less current liabilities</b>		<b>204,230</b>	<b>200,684</b>
<b>Non-current liabilities</b>			
Provisions and other liabilities	18	425	483
<b>Net assets</b>		<u><u>203,805</u></u>	<u><u>200,201</u></u>

The notes on pages 9 to 58 form part of these financial statements.



**HONG KONG HOUSING AUTHORITY**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2016 (Continued)**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2016	2015
<b>Representing:</b>			
Government's permanent capital	1(a)	<b>13,489</b>	13,489
Government's contribution	19(a)	<b>5,454</b>	5,454
Capital reserve		<b>12</b>	12
Accumulated surplus		<b>98,391</b>	95,616
Housing Capital Works Fund	20	<b>48,036</b>	34,768
Development Fund	21	<b>38,423</b>	50,862
		<u><b>203,805</b></u>	<u>200,201</u>



Professor Anthony BL Cheung  
Chairman  
Hong Kong Housing Authority  
27 September 2016

The notes on pages 9 to 58 form part of these financial statements.

**HONG KONG HOUSING AUTHORITY**  
**STATEMENT OF CHANGES IN NET ASSETS**  
**FOR THE YEAR ENDED 31 MARCH 2016**  
**(Expressed in millions of Hong Kong dollars)**

	Government's permanent capital	Government's contribution	Capital reserve	Accumulated surplus	Housing Capital Works Fund	Development Fund	Total
<b>Balance at 1 April 2014</b>	13,489	5,454	12	94,523	24,403	55,954	193,835
Total comprehensive income for the year	-	-	-	6,866	-	-	6,866
Dividend to the Government for the year	-	-	-	(500)	-	-	(500)
Transfer from / (to) accumulated surplus	-	-	-	(5,273)	10,365	(5,092)	-
<b>Balance at 31 March 2015</b>	<u>13,489</u>	<u>5,454</u>	<u>12</u>	<u>95,616</u>	<u>34,768</u>	<u>50,862</u>	<u>200,201</u>
<b>Balance at 1 April 2015</b>	<b>13,489</b>	<b>5,454</b>	<b>12</b>	<b>95,616</b>	<b>34,768</b>	<b>50,862</b>	<b>200,201</b>
Total comprehensive income for the year	-	-	-	4,147	-	-	4,147
Dividend to the Government for the year	-	-	-	(543)	-	-	(543)
Transfer from / (to) accumulated surplus	-	-	-	(829)	13,268	(12,439)	-
<b>Balance at 31 March 2016</b>	<u>13,489</u>	<u>5,454</u>	<u>12</u>	<u>98,391</u>	<u>48,036</u>	<u>38,423</u>	<u>203,805</u>

The notes on pages 9 to 58 form part of these financial statements.

**HONG KONG HOUSING AUTHORITY**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2016**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2016	2015
<b>Cash flows from operating activities</b>			
Surplus for the year		<b>4,147</b>	6,866
Adjustments for:			
Investment income	4(c)	<b>(1,101)</b>	(3,609)
Reversal of expenditure on divestment of retail and carparking facilities	6	<b>(24)</b>	(25)
Depreciation of property, plant and equipment		<b>3,357</b>	3,136
Amortisation of intangible assets		<b>160</b>	148
Written down value of Tenants Purchase Scheme flats sold		<b>101</b>	119
Written down value of rental estates demolished		<b>-</b>	14
Adjustment of capital expenditure		<b>1</b>	78
Decrease in Home Purchase / Assistance Loans		<b>60</b>	71
Decrease in impairment allowance for Home Purchase / Assistance Loans		<b>(5)</b>	(4)
Decrease in other assets		<b>23</b>	35
Increase in Home Ownership Scheme (Domestic) properties under development		<b>(3,459)</b>	(1,028)
Decrease in inventories		<b>-</b>	1
Decrease in securities at fair value		<b>6,609</b>	2,841
Decrease in debtors, prepayments and other receivables		<b>731</b>	567
Increase / (Decrease) in creditors, accruals and other payables		<b>983</b>	(1,390)
Decrease in provisions and other liabilities		<b>(54)</b>	(169)
<b>Net cash from operating activities</b>		<b>11,529</b>	7,651

The notes on pages 9 to 58 form part of these financial statements.

**HONG KONG HOUSING AUTHORITY**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2016 (Continued)**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2016	2015
<b>Cash flows from investing activities</b>			
Proceeds from redemption of held-to-maturity securities		281	31
Increase in placements with the Exchange Fund		(2,086)	(1,318)
Decrease in bank deposits with original maturity over 3 months		3,798	1,889
Payments relating to divestment of retail and carparking facilities		(3)	(6)
Payments relating to capital works / projects in progress			
- New public rental housing		(11,628)	(8,846)
- Redeveloped public rental housing		(2,150)	(2,118)
- Home Ownership Scheme (Commercial)		(159)	(28)
- Housing Authority offices		-	2
- Motor vehicles		(2)	(1)
- Computer systems		(127)	(132)
- Improvement works		(815)	(654)
Interest received		2,460	1,672
Dividends received		234	298
<b>Net cash used in investing activities</b>		<u>(10,197)</u>	<u>(9,211)</u>
<b>Cash flows from financing activities</b>			
Dividend paid to the Government		(578)	(481)
<b>Net cash used in financing activities</b>		<u>(578)</u>	<u>(481)</u>
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>754</b>	<b>(2,041)</b>
<b>Cash and cash equivalents at beginning of year</b>		<u><b>6,872</b></u>	<u><b>8,913</b></u>
<b>Cash and cash equivalents at end of year</b>	16	<u><u><b>7,626</b></u></u>	<u><u><b>6,872</b></u></u>

The notes on pages 9 to 58 form part of these financial statements.

**HONG KONG HOUSING AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**

**1 FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT**

The Hong Kong Housing Authority (the Authority) was established as a statutory body in April 1973 under the Housing Ordinance (Cap. 283). It exercises its powers and discharges its duties under the Ordinance so as to secure the provision of housing and such amenities ancillary thereto as it thinks fit. Following enactment of the Housing (Amendment) Ordinance 1988 and implementation of the Authority's re-organisation, the financial arrangements between the Government and the Authority came into effect on 1 April 1988. A Supplemental Agreement to the 1988 Financial Arrangements was effective from 1 October 1994. The salient features of the financial arrangements are as follows:

**(a) Government's non-interest bearing permanent capital**

A sum of HK\$13,489 million representing that element of the permanent capital originating from the capitalisation of loans from the former Development Loan Fund has been converted into non-interest bearing permanent capital with effect from 1 October 1994.

**(b) Government's contribution**

The Government's contribution to domestic housing and non-domestic equity included in the accounts is shown in Note 19(a).

The land value for the domestic element of public rental housing, the excess of the full market value of land over the land cost charged by the Government for the domestic element of the Home Ownership Scheme (HOS) and the land value for the non-domestic elements in rental estates and Home Ownership courts (i.e. carparks and commercial facilities) are not included in the accounts but included as memorandum entries in Note 19(b).

**(c) Dividend to the Government for the year**

The overall surplus arising from the operation of non-domestic facilities in rental estates and Home Ownership courts are to be shared equally between the Authority and the Government and distributed to the Government in the form of dividend.

**(d) Contingent liabilities for the Home Ownership Scheme and the Private Sector Participation Scheme**

The Authority took over since 1 April 1988 from the Government the contingent liabilities for mortgage default guarantees in respect of flats built under the HOS and the Private Sector Participation Scheme (PSPS) (Note 24(a)), and for unsold flats and the shortfall in selling price under the PSPS.

**(e) Construction and management of temporary housing and cottage areas**

With effect from 1 April 1988, the Housing Authority has:

- (i) become responsible for meeting expenditure arising from the development, construction and management of temporary housing areas and transit centres, and the management of cottage areas; and
- (ii) continued to undertake clearance, squatter control and maintenance of facilities provided under Squatter Area Improvement Programmes, on an agency basis, for the Government which remains responsible for the funding of these activities.

All temporary housing areas had been demolished by August 2001. Effective from April 2006, except for the activity on rehousing of occupants upon clearance, the squatter control and clearance functions were transferred to the Lands Department.

**(f) Housing Capital Works Fund**

The Housing Capital Works Fund, established on 1 April 1993 to separate the funding for the acquisition and/or construction of all the Authority's fixed assets and developments of the HOS, has been expanded to finance the capital costs of major improvement works. Accordingly, it is split into two accounts, viz. the Construction Account to cover the construction of housing estates and developments of the HOS, and the Improvement Account to provide funds for improving the standard of existing estates and implementing better community services in the estates.

Each of these two accounts is required to maintain an adequate level of operating funds - the Construction Account at a level equivalent to six months' estimated expenditure, and the Improvement Account at an annual balance of HK\$2 billion.

**(g) Development Fund**

The Development Fund was established with effect from 1 October 1994 to finance the development of housing and housing-related projects and infrastructure that would further the policy of providing adequate and affordable housing for those in need of housing provision.

With the prior agreement of the Authority, the Government has the right to pay into the Development Fund such additional sum of money that might be needed to support the purposes of the Fund.

## **2 SIGNIFICANT ACCOUNTING POLICIES**

### **(a) Basis of preparation of financial statements**

The financial statements have been prepared in accordance with the Housing Ordinance, the 1988 Financial Arrangements and the 1994 Supplemental Agreement with the Government, and the accounting policies approved by the Authority.

#### **(i) Measurement basis**

The measurement basis used in the preparation of the financial statements is historical cost except for securities managed by external fund managers, available-for-sale securities and derivative financial instruments, which are stated at their fair value as explained in the accounting policies set out at Notes 2(i) and 2(l).

#### **(ii) Management judgements and estimates**

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

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.



Judgements made by management in the application of the Authority's accounting policies that have significant impact on the financial statements and estimates with a significant risk of material adjustment in the next year are explained in Note 3.

**(b) Income recognition**

Income is recognised when it is probable that the economic benefits will flow to the Authority and the income and costs, if applicable, can be measured reliably. The income for the year is accounted for in accordance with the following accounting policies:

**(i) Rental income**

Rental income from properties is brought into account in the period to which it relates;

**(ii) Sales and premium income**

This includes:

- proceeds from the sale/resale of HOS/PSPS flats which is recognised upon signing of the sale and purchase agreement or upon issue of a completion certificate, whichever is the later;
- proceeds from the sale/resale of flats under the Tenants Purchase Scheme (TPS) which is recognised upon signing of the Deed of Assignment; and
- premium payments from HOS/PSPS/TPS flat owners which are recognised as income when the alienation restrictions on the flats are removed;

**(iii) Interest income**

Interest income is recognised on an accrual basis using the effective interest method;

(iv) Dividend income

Dividend income is recognised on the ex-dividend date;

(v) Fees and charges

Fees and charges arising from the provision of services are recognised upon the delivery of services; and

(vi) Income from agency functions and services

Income generated from the agency functions and services of the Authority is brought into account in the period to which it relates.

**(c) Property, plant and equipment**

Property, plant and equipment are stated in the statement of financial position at cost less accumulated depreciation. The following items of property, plant and equipment are utilised in the provision of public housing services and ancillary commercial facilities:

(i) Buildings and improvement works

Buildings are classified into three categories:

Rental Premises (excluding Interim Housing)

‘HKHA’	Estates of the present as well as the former Hong Kong Housing Authority plus additions thereto since 1 April 1973, including the estates taken over from the Hong Kong Model Housing Society.
‘GLCH’	Estates of the former Government Low Cost Housing Scheme plus additions thereto since 1 April 1973.
‘HOS(ND)’	Non-domestic premises of the Home Ownership Scheme.
‘RD’	Estates of the former Resettlement Department including flatted factories plus additions thereto since 1 April 1973.

### Interim Housing

‘IH’ Accommodation of transitional nature but the structures may be permanent.

### Others

‘HO’ Head Office buildings.

‘SQ’ Staff quarters.

Buildings and improvement works costing HK\$500,000 or more each are recognised as assets on the following bases:

‘HKHA’, ‘HOS(ND)’, ‘HO’ and ‘IH’ - At cost to the Authority;

‘GLCH’ - For those completed before 1 April 1973, at deemed cost equal to written down value at 31 March 1973; and for those completed after 31 March 1973, at cost to the Authority;

‘RD’ - For those formerly classified as Marks I, II and III estates and factories (other than factories completed after 31 March 1973), at nil value; for other estates completed before 1 April 1973, at deemed cost equal to written down value at 31 March 1973; and for estates completed after 31 March 1973, at cost to the Authority; and

‘SQ’ - At deemed cost equal to written down value at 31 March 1976 to the Authority.

### (ii) Computer equipment, electronic equipment and motor vehicles

Computer equipment (including both hardware and software), electronic equipment and motor vehicles costing HK\$500,000 or more each are recognised as assets at cost. For computer equipment, the costs of the hardware (including its integrated software) and software are segregated and recognised under “property, plant and equipment” and “intangible assets” (Note 2(f)) respectively.

While each subsequent expenditure item of HK\$500,000 or more for improvement of an existing item of property, plant and equipment is added to the carrying amount of the asset if future economic benefits will flow to the Authority, computer equipment enhancement costs are not subject to the HK\$500,000 capitalisation threshold.

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

**(d) Depreciation**

Depreciation is calculated using the straight-line basis to allocate the cost of an item of property, plant and equipment, less its estimated residual value, if any, over its estimated useful life, as follows:

	<u>Expected useful life</u>
(i) Buildings	
- Interim Housing	10 years
- Rental premises (excluding Interim Housing) and others	50 years
(ii) All building improvements and other improvement works	The remaining life of the building upon completion of the improvement works.
(iii) Computer equipment and electronic equipment	5 years
(iv) Motor vehicles	6 to 9 years

**(e) Capital works / projects in progress**

This includes expenditure incurred on properties or computer equipment under development, improvement works and acquisition of property, plant and equipment, and financed by the Housing Capital Works Fund and the Development Fund. When the capital works are completed, the costs are

reclassified as items of “property, plant and equipment” or “intangible assets”. When the HOS (Domestic) projects are completed, the related costs are transferred to “inventories”. Expenditure on improvement works costing less than HK\$500,000 each is expensed to the statement of comprehensive income when incurred.

**(f) Intangible assets**

Intangible assets include acquired computer software licences and capitalised development costs of computer software programs. Expenditure on development of computer software programs is capitalised if the programs are technically feasible and the Authority has sufficient resources and the intention to complete development. The expenditure capitalised includes the direct labour costs and costs of materials. Intangible assets are stated at cost less accumulated amortisation.

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.

**(g) Land**

**(i) Land under lease**

The Authority has the proper legal title to land in all the Home Ownership (non-domestic) properties, rental flats of TPS estates, certain rental housing estates, rental blocks in some courts, two Head Office buildings at Fat Kwong Street, the customer service centre at Wang Tau Hom and the office at Chun Wah Court, either by way of Crown/Government Lease, or under Conditions of Grant or Exchange.

Leasehold land premiums are up-front payments to acquire leasehold land or land use right. The premiums are stated at cost and are depreciated over the period of the lease on a straight-line basis.

(ii) Land under vesting order

For land not under lease, vesting orders have been made by the Director of Lands, acting on delegated authority from the Chief Executive, under Section 5 of the Housing Ordinance. Such vesting orders confer on the Authority full powers of control and management of the land.

(iii) Land value

The value of land included in Note 19(b) in accordance with the financial arrangements with the Government (Note 1(b)) is determined on the following bases:

‘HKHA’, ‘GLCH’, ‘IH’ and ‘RD’<sup>1</sup> – The land value is based on the assessments made by the Commissioner of Rating and Valuation using the residual method of valuation, being either at 1976 levels or at the time of handover for management where the estate was completed after 1976. Where the Commissioner of Rating and Valuation has not been able to provide a valuation, a provisional land valuation is made by applying a multiplier to the provisional rateable value of the estate assessed by the Commissioner of Rating and Valuation.

‘HOS(Domestic)’ – The land value associated with the domestic element of the Home Ownership Scheme is the excess of the full market value of land over the land cost.

‘HOS(ND)’<sup>1</sup> – Prior to 1 April 1988, the land for commercial facilities was valued at the full market value at the date the land was purchased, and the land for carparks completed before that date was assessed at nil value. With effect from 1 April 1988, the land value for non-domestic facilities including commercial facilities and carparks is based on the assessments made by the Commissioner of Rating and Valuation at the date of completion of the facilities using the residual method of valuation.

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<sup>1</sup> Abbreviations of the building types are shown in Note 2(c).

‘HO’<sup>1</sup> – For one of the Head Office buildings at Fat Kwong Street, the customer service centre at Wang Tau Hom and the office building in upper Wong Tai Sin, the land value is based on assessment made by the Lands Department at the date of completion of the buildings.

‘SQ’<sup>1</sup> – Land value is based on assessments made by the Commissioner of Rating and Valuation using the residual method of valuation at 1976 level.

**(h) Placements with the Exchange Fund**

Placements with the Exchange Fund for investment purpose include the total principal sums and any interest credited but not yet withdrawn at the end of the reporting period. The balance is stated at amortised cost.

**(i) Investments in securities**

Securities that the Authority has the positive intention and ability to hold to maturity are classified as held-to-maturity securities. Held-to-maturity securities are initially recognised in the statement of financial position at fair value plus transaction costs. Subsequently, they are stated in the statement of financial position at amortised cost using the effective interest method less impairment losses (Note 2(k)).

Securities managed by external fund managers are designated at fair value as they are managed, evaluated and reported internally on a fair value basis. Investments in these securities are initially stated at fair value. At the end of each reporting period, the fair value is remeasured and any change in fair value is recognised in the statement of comprehensive income. Upon disposal, the difference between the net sale proceeds and the carrying value is included in the statement of comprehensive income.

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<sup>1</sup> Abbreviations of the building types are shown in Note 2(c).

Investment in securities which do not fall into any of the above categories are classified as available-for-sale securities. At the end of each reporting period, the fair value is remeasured, with any resultant gain or loss being recognised in other comprehensive income and accumulated separately in equity in the revaluation reserve.

Purchases and sales of investments in securities are accounted for at trade date.

**(j) Loans and receivables**

Loans and receivables are initially recognised at fair value and thereafter stated at amortised cost less impairment losses (Note 2(k)), except for the interest-free amount due from the Government and the interest-free loans made under subsidised home ownership schemes or where the effect of discounting would be immaterial. In those cases, they are stated at cost less impairment losses (Note 2(k)).

**(k) Impairment of investments in securities, loans and receivables**

Investments in held-to-maturity securities, available-for-sale securities and loans and receivables are reviewed at the end of each reporting period to determine whether there is objective evidence of impairment. If any such evidence exists, an impairment loss is determined and recognised in the statement of comprehensive income as follows:

- (i) for financial assets carried at cost, the impairment loss is measured as the difference between the carrying amount of the financial asset and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset. Impairment losses for these financial assets are reversed if in a subsequent period the amount of the impairment loss decreases;
- (ii) for financial assets carried at amortised cost, the impairment loss is measured as the difference between the asset's carrying amount and the



present value of estimated future cash flows discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition of the asset). If in a subsequent period the amount of an 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 in the statement of comprehensive income. A reversal of an impairment loss shall not result in the asset's carrying amount exceeding that which would have been determined had no impairment loss been recognised in prior years; and

- (iii) for available-for-sale securities, the cumulative loss that has been recognised in the revaluation reserve is reclassified to surplus or deficit. The amount of the cumulative loss that is recognised in surplus or deficit is the difference between the acquisition cost (net of any principal repayment and amortization) and current fair value, less any impairment loss on that asset previously recognised in surplus or deficit.

#### **(l) Derivative financial instruments**

Derivative financial instruments are recognised initially at fair value. At the end of each reporting period, the fair value is remeasured and any change in fair value is recognised in the statement of comprehensive income.

#### **(m) Inventories**

Inventories consist of flats, stores and spares. They are carried at the lower of cost and net realisable value.

The net realisable value of repurchased and unsold new flats represents the estimated selling price less costs to be incurred in selling the flats. When flats are sold, the carrying amount of those flats is recognised as an expense in the year in which the related sales income is recognised.

The cost of stores and spares is mainly determined by the weighted average cost method. Obsolete stores and spares are written off to the statement of comprehensive income. When stores and spares are consumed, the carrying amount of those stores and spares is recognised as an expense in the year in which the consumption occurs.

**(n) Other assets**

Other assets represent the Authority's contributions to the maintenance funds of individual TPS estates. For each TPS estate, the Authority makes a one-off contribution to the estate's maintenance fund in accordance with the estate's Deed of Mutual Covenant.

Other assets are carried at cost less accumulated amortisation. Amortisation of other assets is charged to the statement of comprehensive income on a straight-line basis over 10 years.

When flats in TPS estates are sold, the carrying amount of other assets attributable to those flats is recognised as an expense in the year in which the related sales income is recognised.

**(o) Cash and cash equivalents**

Cash and cash equivalents consist of bank balances and cash, and short-term highly liquid investments that are readily convertible to known amounts of cash and subject to an insignificant risk of changes in value, normally having a maturity of three months or less from the date of acquisition.

**(p) Creditors and other financial liabilities**

Creditors and other financial liabilities are stated at amortised cost except for the interest-free amount due to the Government or where the effect of discounting would be immaterial. In those cases, they are stated at cost.

**(q) Employee benefits**

Employee benefits such as wages, salaries and bonuses are recognised as an expense when the employee has rendered the service. Obligations on contract-end gratuities payable to contract staff for services rendered during the year are provided for in the financial statements.

Employee entitlements to annual leave are recognised when they accrue to employees. Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

Contributions to the Mandatory Provident Fund for contract staff are expensed as incurred. Pension liabilities for civil servants are discharged by reimbursement to the Government as part of the civil servants' staff costs charged by the Government to the Authority on a monthly basis.

**(r) Foreign currency translation**

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 rates at the end of the reporting period. Exchange gains and losses are recognised in the statement of comprehensive income.

**(s) Financial guarantees issued, provisions and contingent liabilities**

**(i) Financial guarantees issued**

Financial guarantees are contracts that require the issuer to make specified payments to reimburse the holder for a loss the holder incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument. The mortgage default guarantees issued by the Authority in connection with the sale of HOS/PSPS/TPS flats and in respect

of mortgage loans made by banks and other authorised financial institutions are a form of financial guarantees.

No deferred income is recognised as the mortgage default guarantees are issued at nil consideration and their fair value cannot be reliably measured.

Provisions for mortgage default guarantee payments are recognised if and when it becomes probable that the holder of a guarantee will call upon the Authority under the guarantee and a reliable estimate can be made of the amount. For guarantees without such provisions recognised, the Authority's present obligations under the guarantees are disclosed as contingent liabilities.

(ii) Other provisions and contingent liabilities

Provisions are recognised for other liabilities (including maintenance and minor improvements) when the Authority has a present obligation as a result of a past event, when it is probable that an outflow of economic benefits will be required to settle the obligation, and when a reliable estimate can be made of the amount of the obligation. Where the time value of money is material, the provision is stated at the present value of the expenditure expected to settle the obligation. Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the present obligation is disclosed as a contingent liability, unless the probability of the outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of an outflow of economic benefits is remote.

**(t) Related parties**

A party is considered to be related to the Authority if the Authority has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Authority and the party are subject to common control.

**(u) Taxation**

According to Section 34(1) of the Housing Ordinance, the Authority shall, for the purpose of this Ordinance, be exempt from the Inland Revenue Ordinance (Cap. 112).

**3 CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE AUTHORITY'S ACCOUNTING POLICIES**

**Rental premises**

In management's view, the Authority uses rental premises for providing subsidised public housing rather than earning rentals. As a result, they are accounted for as items of property, plant and equipment instead of investment properties. For the same reason, management considers that it is inappropriate to recognise any impairment loss of rental premises based on their recoverable amount.

#### 4 INCOME

	<b>2016</b>	2015
	<b>HK\$M</b>	HK\$M
<b>(a) Rental income</b>		
Rental housing	<b>14,307</b>	13,688
Commercial properties	<b>2,375</b>	2,217
	<b>16,682</b>	15,905
<b>(b) Sales and premium income</b>		
Sales of flats	<b>1,340</b>	1,506
Premium on removal of alienation restriction	<b>1,180</b>	1,501
	<b>2,520</b>	3,007
<b>(c) Investment income</b>		
Interest income from		
- placements with the Exchange Fund	<b>1,900</b>	1,507
- securities at fair value	<b>23</b>	96
- bank deposits	<b>191</b>	292
- held-to-maturity securities	<b>10</b>	14
	<b>2,124</b>	1,909
Net realised and revaluation (losses) / gains on securities designated at fair value	<b>(1,071)</b>	1,808
Net exchange gains / (losses) on		
- securities at fair value	<b>67</b>	(416)
- others	<b>(248)</b>	9
	<b>(181)</b>	(407)
Dividend income from securities at fair value	<b>229</b>	299
	<b>1,101</b>	3,609
<b>(d) Other income</b>		
Fees and charges	<b>54</b>	51
Miscellaneous income	<b>183</b>	182
	<b>237</b>	233
<b>Total income</b>	<b>20,540</b>	22,754

#### **4 INCOME (Continued)**

##### **Operating Leases Arrangements**

The Authority leases out commercial properties under operating leases (except car-parks). The leases typically run for a period of three years. The rental income received during the year amounted to HK\$1,812 million (2015: HK\$1,718 million), including rents based on business turnover amounting to HK\$8 million (2015: HK\$6 million).

The future minimum lease income receivable by the Authority under non-cancellable operating leases for commercial properties is analysed as follows:

	<b>2016</b>	<b>2015</b>
	<b>HK\$M</b>	<b>HK\$M</b>
Not later than one year	<b>945</b>	794
Later than one year but not later than five years	<b>1,051</b>	837
Later than five years	<b>87</b>	68
	<b>2,083</b>	1,699

#### **5 EXPENDITURE ON HOME OWNERSHIP SCHEMES**

	<b>2016</b>	<b>2015</b>
	<b>HK\$M</b>	<b>HK\$M</b>
Cost of flats sold		
- Construction cost and overheads	<b>97</b>	146
- Government land cost	<b>90</b>	118
- Cost of repurchased flats	<b>5</b>	9
	<b>192</b>	273
Adjustments to the interest payable on HPLS loans sold	<b>(2)</b>	(11)
Other expenditure	<b>17</b>	82
	<b>207</b>	344

#### **6 NET NON-OPERATING INCOME**

	<b>2016</b>	<b>2015</b>
	<b>HK\$M</b>	<b>HK\$M</b>
Reversal of expenditure on divestment of retail and carparking facilities (Note 22)	<b>24</b>	25
Reimbursement from Urban Renewal Authority for the costs of the allocated rental flats for affected clearerees	<b>27</b>	34
Reversal of project costs / (Project costs) for abortive sites	<b>1</b>	(37)
Other income	<b>4</b>	4
	<b>56</b>	26

## 7 PROPERTY, PLANT AND EQUIPMENT

	2016				2015			
	Rental Premises (excluding Interim Housing)	Interim Housing	Others	Total	Rental Premises (excluding Interim Housing)	Interim Housing	Others	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
<b>(a) Lease premiums for land</b>								
Cost at beginning and end of year	105	-	57	162	105	-	57	162
Accumulated depreciation at beginning of year	(94)	-	(28)	(122)	(94)	-	(26)	(120)
Charge for the year	-	-	(1)	(1)	-	-	(2)	(2)
Accumulated depreciation at end of year	(94)	-	(29)	(123)	(94)	-	(28)	(122)
Net book value at end of year	11	-	28	39	11	-	29	40
<b>(b) Site formation</b>								
Cost at beginning of year	2,588	1	8	2,597	2,551	1	8	2,560
Additions	31	-	-	31	48	-	-	48
Disposals / Demolition	(6)	-	-	(6)	(11)	-	-	(11)
Cost at end of year	2,613	1	8	2,622	2,588	1	8	2,597
Accumulated depreciation at beginning of year	(1,184)	(1)	(6)	(1,191)	(1,150)	(1)	(6)	(1,157)
Charge for the year	(42)	-	-	(42)	(41)	-	-	(41)
Written back on disposals / demolition	4	-	-	4	7	-	-	7
Accumulated depreciation at end of year	(1,222)	(1)	(6)	(1,229)	(1,184)	(1)	(6)	(1,191)
Net book value at end of year	1,391	-	2	1,393	1,404	-	2	1,406
<b>(c) Buildings</b>								
Cost at beginning of year	162,714	652	1,833	165,199	159,710	565	1,835	162,110
Additions	6,985	-	-	6,985	3,442	-	(2)	3,440
Transfers	(86)	73	13	-	(87)	87	-	-
Disposals / Demolition	(264)	-	-	(264)	(351)	-	-	(351)
Cost at end of year	169,349	725	1,846	171,920	162,714	652	1,833	165,199
Accumulated depreciation at beginning of year	(51,851)	(371)	(841)	(53,063)	(49,192)	(336)	(811)	(50,339)
Charge for the year	(3,016)	(10)	(31)	(3,057)	(2,903)	(8)	(30)	(2,941)
Transfers	29	(24)	(5)	-	27	(27)	-	-
Written back on disposals / demolition	168	-	-	168	217	-	-	217
Accumulated depreciation at end of year	(54,670)	(405)	(877)	(55,952)	(51,851)	(371)	(841)	(53,063)
Net book value at end of year	114,679	320	969	115,968	110,863	281	992	112,136



7 **PROPERTY, PLANT AND EQUIPMENT (Continued)**

	2016				2015			
	Rental Premises (excluding Interim Housing)	Interim Housing	Others	Total	Rental Premises (excluding Interim Housing)	Interim Housing	Others	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
<b>(d) Improvement works</b>								
Cost at beginning of year	3,522	2	108	3,632	3,023	-	105	3,128
Additions	634	(2)	12	644	565	2	3	570
Disposals	(8)	-	-	(8)	(66)	-	-	(66)
Cost at end of year	4,148	-	120	4,268	3,522	2	108	3,632
Accumulated depreciation at beginning of year	(2,094)	-	(98)	(2,192)	(2,022)	-	(98)	(2,120)
Charge for the year	(216)	-	-	(216)	(119)	-	-	(119)
Written back on disposals	4	-	-	4	47	-	-	47
Accumulated depreciation at end of year	(2,306)	-	(98)	(2,404)	(2,094)	-	(98)	(2,192)
Net book value at end of year	1,842	-	22	1,864	1,428	2	10	1,440
<b>(e) Computer equipment</b>								
Cost at beginning of year	-	-	335	335	-	-	322	322
Additions	-	-	46	46	-	-	20	20
Disposals	-	-	(6)	(6)	-	-	(7)	(7)
Cost at end of year	-	-	375	375	-	-	335	335
Accumulated depreciation at beginning of year	-	-	(259)	(259)	-	-	(234)	(234)
Charge for the year	-	-	(40)	(40)	-	-	(32)	(32)
Written back on disposals	-	-	6	6	-	-	7	7
Accumulated depreciation at end of year	-	-	(293)	(293)	-	-	(259)	(259)
Net book value at end of year	-	-	82	82	-	-	76	76
<b>(f) Electronic equipment</b>								
Cost at beginning of year	539	-	6	545	551	-	6	557
Disposals	(4)	-	-	(4)	(12)	-	-	(12)
Cost at end of year	535	-	6	541	539	-	6	545
Accumulated depreciation at beginning of year	(539)	-	(6)	(545)	(551)	-	(6)	(557)
Written back on disposals	4	-	-	4	12	-	-	12
Accumulated depreciation at end of year	(535)	-	(6)	(541)	(539)	-	(6)	(545)
Net book value at end of year	-	-	-	-	-	-	-	-
<b>(g) Motor vehicles</b>								
Cost at beginning of year	-	-	1	1	-	-	-	-
Additions	-	-	1	1	-	-	1	1
Cost at end of year	-	-	2	2	-	-	1	1
Accumulated depreciation at beginning of year	-	-	-	-	-	-	-	-
Charge for the year	-	-	-	-	-	-	-	-
Accumulated depreciation at end of year	-	-	-	-	-	-	-	-
Net book value at end of year	-	-	2	2	-	-	1	1
<b>Total net book value at end of year<sup>1</sup></b>	<b>117,923</b>	<b>320</b>	<b>1,105</b>	<b>119,348</b>	<b>113,706</b>	<b>283</b>	<b>1,110</b>	<b>115,099</b>
<sup>1</sup> Represented by assets of								
Domestic rental housing	109,940	320	-	110,260	106,291	282	-	106,573
Non-domestic facilities	7,983	-	-	7,983	7,415	1	-	7,416
Housing Authority office buildings and others	-	-	1,105	1,105	-	-	1,110	1,110
	<b>117,923</b>	<b>320</b>	<b>1,105</b>	<b>119,348</b>	<b>113,706</b>	<b>283</b>	<b>1,110</b>	<b>115,099</b>

## 8 CAPITAL WORKS / PROJECTS IN PROGRESS

	1 April 2015	Additions, reclassification and adjustments <sup>1</sup>	Transfer to other asset categories or expenditure	31 March 2016	1 April 2014	Additions, reclassification and adjustments <sup>1</sup>	Transfer to other asset categories or expenditure	31 March 2015
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
<b>(a) Housing Capital Works Fund - Construction Account</b>								
(i) Properties under development								
New public rental housing								
Site formation	89	57	(8)	138	62	43	(16)	89
Buildings	17,154	11,576	(6,289)	22,441	10,925	8,770	(2,541)	17,154
	17,243	11,633	(6,297)	22,579	10,987	8,813	(2,557)	17,243
Redeveloped public rental housing								
Site formation	291	22	(23)	290	248	75	(32)	291
Buildings	3,991	2,132	(696)	5,427	2,865	2,017	(891)	3,991
	4,282	2,154	(719)	5,717	3,113	2,092	(923)	4,282
Subsidised sales flat (Domestic)								
Site formation	40	33	-	73	12	28	-	40
Buildings	1,920	3,432	(1)	5,351	927	990	3	1,920
	1,960	3,465	(1)	5,424	939	1,018	3	1,960
Subsidised sales flat (Commercial)								
Site formation	3	2	-	5	-	3	-	3
Buildings	59	157	-	216	34	21	4	59
	62	159	-	221	34	24	4	62
Housing Authority offices								
Buildings	-	-	-	-	-	(2)	2	-
	-	-	-	-	-	(2)	2	-
Sub-total	23,547	17,411	(7,017)	33,941	15,073	11,945	(3,471)	23,547
(ii) Computer equipment / motor vehicles	93	129	(169)	53	45	134	(86)	93
Total	23,640	17,540	(7,186)	33,994	15,118	12,079	(3,557)	23,640
<b>(b) Housing Capital Works Fund - Improvement Account</b>								
Improvement works on buildings	1,906	812	(644)	2,074	1,839	646	(579)	1,906
<b>Total capital works / projects in progress</b>	<b>25,546</b>	<b>18,352</b>	<b>(7,830)</b>	<b>36,068</b>	<b>16,957</b>	<b>12,725</b>	<b>(4,136)</b>	<b>25,546</b>

<sup>1</sup> Included in this column are additions, reclassification among project types and adjustments for expensing the development costs arising from aborting the development of the sites already auctioned or turned into other uses.

## 9 INTANGIBLE ASSETS

	<u>2016</u> <u>HK\$M</u>	<u>2015</u> <u>HK\$M</u>
<b>Computer software licences and system development costs</b>		
Cost:		
At beginning of year	1,306	1,256
Additions	121	64
Disposals	<u>(45)</u>	<u>(14)</u>
At end of year	<u>1,382</u>	<u>1,306</u>
Accumulated amortisation:		
At beginning of year	(1,025)	(891)
Charge for the year	(160)	(148)
Written back on disposals	<u>45</u>	<u>14</u>
At end of year	<u>(1,140)</u>	<u>(1,025)</u>
Net book value at end of year	<u><u>242</u></u>	<u><u>281</u></u>

## 10 PLACEMENTS WITH THE EXCHANGE FUND

The balance of the placements with the Exchange Fund amounted to HK\$40,009 million (2015: HK\$37,923 million), being the total principal sums of HK\$30,000 million (2015: HK\$30,000 million) plus HK\$10,009 million (2015: HK\$7,923 million) interest credited but not yet withdrawn at the end of the reporting period. The term of the placements is for a period of six years from the respective dates of placements. For one placement with principal sum of HK\$10,000 million, the Authority shall not demand repayment of the principal sum during the period of placement. For the other placement with principal sum of HK\$20,000 million, the Authority has the option to demand repayment of part of the principal sum up to HK\$15,000 million during the period of placement.

Interest on the placements 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 Exchange Fund Notes (three-year Government Bonds with effect from 1 January 2016) for the previous year subject to a minimum of zero percent, whichever is the higher. The interest rate has been fixed at 3.3% per annum for 2016 and at 5.5% per annum for 2015.

## 11 INVESTMENTS IN SECURITIES AND BANK DEPOSITS

	<u>2016</u> <u>HK\$M</u>	<u>2015</u> <u>HK\$M</u>
<b>(a) Investments classified as non-current assets</b>		
Bank deposits at amortised cost, with original maturity over 1 year	928	3,678
Held-to-maturity securities at amortised cost, with remaining maturity over 1 year	-	156
	<u>928</u>	<u>3,834</u>
<b>(b) Investments classified as current assets</b>		
Bank deposits at amortised cost, with original maturity		
- not more than 3 months (Note 16)	5,784	5,980
- over 3 months but not more than 1 year	-	1,286
	<u>5,784</u>	<u>7,266</u>
Held-to-maturity securities at amortised cost, with remaining maturity not more than 1 year	-	285
Securities at fair value		
Available-for-sale debt securities	150	-
Debt securities designated at fair value with maturity		
- not more than 3 months from date of acquisition (Note 16)	-	80
- over 3 months from date of acquisition	162	3,642
	<u>162</u>	<u>3,722</u>
Equity securities designated at fair value	8,141	12,274
Money market funds designated at fair value (Note 16)	-	60
	<u>8,453</u>	<u>16,056</u>
	<u>14,237</u>	<u>23,607</u>
<b>Total investments</b>	<u><u>15,165</u></u>	<u><u>27,441</u></u>

## 12 HOME PURCHASE / ASSISTANCE LOANS

	2016				2015			
	Home Purchase Loan Scheme (Notes 12a & d)	Enhanced Home Purchase Loan Scheme (Notes 12b & d)	Home Assistance Loan Scheme (Note 12c)	Total	Home Purchase Loan Scheme (Notes 12a & d)	Enhanced Home Purchase Loan Scheme (Notes 12b & d)	Home Assistance Loan Scheme (Note 12c)	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
Gross carrying amount:								
At beginning of year	148	23	118	289	158	25	177	360
Loan repayments	(5)	(1)	(50)	(56)	(8)	(1)	(59)	(68)
Loans written off	(4)	-	-	(4)	(2)	(1)	-	(3)
At end of year	139	22	68	229	148	23	118	289
Impairment allowance for doubtful loans:								
At beginning of year	(137)	(22)	(2)	(161)	(140)	(23)	(2)	(165)
Impairment loss reversed	1	-	-	1	1	-	-	1
Loans written off	4	-	-	4	2	1	-	3
At end of year	(132)	(22)	(2)	(156)	(137)	(22)	(2)	(161)
Carrying amount at end of year	7	-	66	73	11	1	116	128
Portion classified as current assets (Note 15)	(2)	-	(30)	(32)	(4)	(1)	(45)	(50)
Portion classified as non-current assets	5	-	36	41	7	-	71	78

## **12 HOME PURCHASE / ASSISTANCE LOANS (Continued)**

### **(a) Home Purchase Loan Scheme**

The HPLS provides interest-free loans to assist sitting tenants of the Authority and the Housing Society, and prospective tenants with established eligibility for public housing to purchase flats in the private sector as well as those under the Secondary Market Scheme. The loans are repayable over a period of a maximum of 20 years. The HPLS was terminated on 31 December 2002.

### **(b) Enhanced Home Purchase Loan Scheme**

The enhanced HPLS was approved in June 1995 to provide interest-free loans and subsidies funded by the Development Fund to the green form applicants who could apply for assistance under the Scheme during 1995-96 and 1996-97, with a view to encouraging them to purchase flats and give up their rental flats for re-allocation. The loans are repayable over the same period as the bank mortgage taken out on the property, up to a maximum of 20 years.

### **(c) Home Assistance Loan Scheme (HALS)**

The HALS was implemented from 2 January 2003 to replace the HPLS. The HALS was terminated on 14 July 2004. The interest-free loans are repayable over a period of up to a maximum of 20 years.

### **(d) Sale of Home Purchase Loans**

The Authority entered into an agreement with The Hong Kong Mortgage Corporation Limited (HKMC) in 2000-01 whereby home purchase loans were sold to the HKMC in tranches. The last tranche of loan sale was completed in November 2003. The loans were sold at par and a monthly interest is payable at rates based on Hong Kong Interbank Offered Rate (HIBOR) on the balance of the portfolio sold after repayment of principal by the borrowers of home purchase loans. The present value of the estimated future interest payments was recognised as an expense and a liability when the loans were sold. As at 31 March 2016, as disclosed in Note 18, the remaining liability amounted to HK\$17 million (2015: HK\$26 million).

**13 OTHER ASSETS**

	<b>2016</b>	2015
	<b>HK\$M</b>	HK\$M
<b>Contributions to the maintenance funds of individual TPS estates</b>		
Carrying amount at beginning of year	<b>33</b>	68
Amortisation for the year	<b>(21)</b>	(31)
Transfer to cost of sales for sold TPS flats	<b>(2)</b>	(4)
Carrying amount at end of year	<b>10</b>	33
Portion classified as current assets (Note 15)	<b>(10)</b>	(22)
Portion classified as non-current assets	<b>-</b>	11

**14 INVENTORIES**

	<b>2016</b>	2015
	<b>HK\$M</b>	HK\$M
Stock of unsold new HOS/PSPS flats	<b>-</b>	-
Stores and spares	<b>1</b>	1
	<b>1</b>	1

During the year, no HOS/PSPS flats were sold (2015: 86 units). As at 31 March 2016, the Authority had no stock balance (2015: nil).

**15 DEBTORS, DEPOSITS AND PREPAYMENTS**

	<b>2016</b>	2015
	<b>HK\$M</b>	HK\$M
Debtors	<b>55</b>	49
Interest receivable from the placements with the Exchange Fund	<b>329</b>	514
Other interest receivable	<b>61</b>	212
Dividends receivable	<b>17</b>	23
Dividend tax refund receivable	<b>9</b>	8
Unsettled sales and redemption of securities	<b>60</b>	724
Home Purchase / Assistance Loans (Note 12)	<b>32</b>	50
Deposits	<b>87</b>	91
Contributions to the maintenance funds of individual TPS estates (Note 13)	<b>10</b>	22
Prepayments	<b>2</b>	2
Lease incentives amortisation	<b>39</b>	36
Derivative financial instruments (Note 26)	<b>-</b>	58
	<b>701</b>	1,789

**16 CASH AND CASH EQUIVALENTS**

	<u>2016</u>	<u>2015</u>
	<b>HK\$M</b>	<b>HK\$M</b>
Bank balances and cash	<b>1,842</b>	752
Bank deposits with original maturity not more than 3 months (Note 11)	<b>5,784</b>	5,980
Money market funds (Note 11)	-	60
Debt securities designated at fair value with maturity not more than 3 months from date of acquisition (Note 11)	<u>-</u>	<u>80</u>
Cash and cash equivalents in the statement of cash flows	<u><b>7,626</b></u>	<u><b>6,872</b></u>

**17 CREDITORS, DEPOSITS AND OTHER PAYABLES**

	<u>2016</u>	<u>2015</u>
	<b>HK\$M</b>	<b>HK\$M</b>
Creditors and accruals	<b>4,179</b>	3,371
Unsettled purchases of securities	<b>52</b>	268
Payable for custodian's and fund managers' fees	<b>10</b>	16
Tenants' deposits	<b>1,248</b>	1,224
Other deposits	<b>469</b>	64
Retention money	<b>917</b>	749
Liquidated damages deductions	<b>16</b>	106
Other payables	-	1
Derivative financial instruments (Note 26)	<u>-</u>	<u>21</u>
	<u><b>6,891</b></u>	<u><b>5,820</b></u>



## 18 PROVISIONS AND OTHER LIABILITIES

	2016			2015		
	Current	Non-	Total	Current	Non-	Total
	portion	current		portion	current	
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
Provision for employee benefits	1,804	-	1,804	1,815	-	1,815
Provision for maintenance and minor improvements	-	346	346	-	383	383
Rent received in advance	205	-	205	183	-	183
Unamortised income relating to liquefied petroleum gas	14	35	49	16	50	66
Interest payable on HPLS loans sold (Note 12(d))	7	10	17	9	17	26
Land cost provisions relating to sold HOS flats	-	34	34	-	33	33
Residual construction payment relating to sold and divested properties	5	-	5	8	-	8
Provision for audit fees	8	-	8	10	-	10
Provision for mortgage default guarantee payments	1	-	1	1	-	1
Others	5	-	5	6	-	6
	<u>2,049</u>	<u>425</u>	<u>2,474</u>	<u>2,048</u>	<u>483</u>	<u>2,531</u>

## 19 GOVERNMENT'S CONTRIBUTION

### (a) Amount included in the accounts (Note 1(b))

	2016			2015		
	Domestic housing	Non-domestic equity	Total	Domestic housing	Non-domestic equity	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
(i) Borrowings from the former Development Loan Fund						
- Cumulative interest-free loans up to 31.3.1976	254	46	300	254	46	300
- Interest foregone by Government on loans related to domestic and non-domestic premises in public rental housing during the period 1.4.1976 to 31.3.1988	2,505	447	2,952	2,505	447	2,952
(ii) Transfer value of Government built estates and staff quarters	1,226	149	1,375	1,226	149	1,375
(iii) Home Ownership Scheme						
- Unsold stock of flats and construction in progress at 31.3.1988 transferred from Government	827	-	827	827	-	827
	<u>4,812</u>	<u>642</u>	<u>5,454</u>	<u>4,812</u>	<u>642</u>	<u>5,454</u>

## 19 GOVERNMENT'S CONTRIBUTION (Continued)

### (b) Amount not included in the accounts (Note 1(b))

	2016			2015		
	Domestic housing	Non-domestic equity	Total	Domestic housing	Non-domestic equity	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
(i) Land revaluation surplus up to 31.3.1973 pertaining to the predecessor Authority	107	10	117	107	10	117
(ii) Value of land provided by Government						
- since 1.4.1973 pertaining to public rental housing estates and staff quarters	234,594	24,341	258,935	225,556	22,410	247,966
- for offices of the Authority	-	140	140	-	140	140
(iii) Home Ownership Scheme						
- excess of full market value of land over land cost	137,565	-	137,565	137,565	-	137,565
- land value for non-domestic elements	-	2,693	2,693	-	2,693	2,693
- premium on removal of alienation restriction	7,399	-	7,399	7,211	-	7,211
(iv) Tenants Purchase Scheme						
- excess of full market value of land at completion of the buildings over land cost	25,016	-	25,016	24,576	-	24,576
(v) Buy or Rent Option Scheme						
- excess of full market value of land over land cost	1,818	-	1,818	1,818	-	1,818
- land value for non-domestic elements	-	10	10	-	10	10
	<u>406,499</u>	<u>27,194</u>	<u>433,693</u>	<u>396,833</u>	<u>25,263</u>	<u>422,096</u>

## 20 HOUSING CAPITAL WORKS FUND

	2016			2015		
	Construction Account	Improvement Account	Total	Construction Account	Improvement Account	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
Balance at beginning of year	30,862	3,906	34,768	20,564	3,839	24,403
Transfer from accumulated surplus	13,100	168	13,268	10,298	67	10,365
Balance at end of year	<u>43,962</u>	<u>4,074</u>	<u>48,036</u>	<u>30,862</u>	<u>3,906</u>	<u>34,768</u>

## 21 DEVELOPMENT FUND

	<u>2016</u>	<u>2015</u>
	<u>HK\$M</u>	<u>HK\$M</u>
Balance at beginning of year	50,862	55,954
Transfer to accumulated surplus	<u>(12,439)</u>	<u>(5,092)</u>
Balance at end of year	<u>38,423</u>	<u>50,862</u>

## 22 DIVESTMENT OF RETAIL AND CARPARKING FACILITIES

To enable the Authority to focus its resources on its core function as a provider of subsidised public housing, the Authority divested its retail and carparking facilities by selling the concerned facilities through an initial public offering of units in The Link Real Estate Investment Trust (Link REIT) in November 2005. The Authority recognised a net surplus of HK\$14,096 million as a result of the divestment in the year 2005-06. In determining the surplus, management made estimates concerning the divestment expenditure. Adjustments to the expenditure will be required if actual results differ from the estimates.

During the year, the Authority's net downward adjustment on divestment related expenditure was HK\$24 million (2015: net downward adjustment of HK\$25 million).

## 23 RELATED PARTY TRANSACTIONS

In addition to those disclosed elsewhere in these financial statements, the Authority had the following material transactions and outstanding balances with the Government.

	<u>2016</u> <u>HK\$M</u>	<u>2015</u> <u>HK\$M</u>
<b>(a) Income received from the Government</b>		
Rental income <sup>1</sup>	1,091	1,021
Reimbursement of costs of services provided to the Government	266	248
Supervision on-costs in respect of Government reimbursable projects	31	46
Other income	1	1
	<u>1,389</u>	<u>1,316</u>
<b>(b) Amount due from the Government</b>		
Receivable for Lotteries Fund projects	13	9
Receivable for Government-funded construction projects	3	4
On-costs accrual for entrusted projects	-	1
Deposits and others	3	19
	<u>19</u>	<u>33</u>
<b>(c) Amount due to the Government</b>		
Land cost	89	135
Advance from Government for rental payment	89	154
Payable for Government rent and rates	13	20
Over-recovery on Government funded agency functions	11	14
Over-recovery on on-costs for entrusted projects	1	-
Dividend payable	28	63
Others (e.g. company and land searches)	35	16
	<u>266</u>	<u>402</u>

<sup>1</sup> It included the rent of HK\$1,044 million (2015: HK\$977 million) paid by the Government to the Authority on behalf of tenants living in the public rental housing flats of the Authority.

## 24 CONTINGENT LIABILITIES

### (a) Financial guarantees issued

As at 31 March 2016, the Authority had outstanding mortgage default guarantees issued in respect of mortgage loans made by banks and other authorised financial institutions on HOS/PSPS/TPS flats sold as follows:

#### (i) HOS/PSPS flats sold

Default guarantees for flats built and sold under HOS and PSPS amounted to HK\$17,043 million (2015: HK\$20,494 million) for the primary market and HK\$15,130 million (2015: HK\$14,176 million) for the secondary market. However, it is the Authority's view that it will have a financial exposure only if the outstanding indebtedness of mortgages to banks and other financial institutions cannot be covered by proceeds from resale of the flats concerned. The Authority estimates it has no financial exposure (2015: Nil) for the primary market and HK\$28 million (2015: HK\$5 million) for the secondary market.

#### (ii) TPS flats sold

Default guarantees for flats sold under TPS amounted to HK\$3,544 million (2015: HK\$3,272 million) for the primary market and HK\$1,332 million (2015: HK\$1,069 million) for the secondary market. However, following the rationale in (i) above and assuming that the properties can be re-sold at the original selling price for flats within the first 2 years of the alienation restriction period, at the prevailing TPS price for flats from the 3<sup>rd</sup> to the 5<sup>th</sup> year of such period (less the actual amount of special credit for primary market flats) and at the prevailing market price less premium payable after the alienation restriction period, the Authority estimates it has no financial exposure (2015: Nil) for the primary market and its financial exposure for the secondary market is HK\$155 million (2015: HK\$98 million).

**(b) Structural Safety Guarantee**

Structural Safety Guarantee (SSG) covers all newly completed HOS and PSPS developments for a period of 10 years (20 years for Tin Shui Wai area) from the date of completion, including those existing developments which were within the relevant SSG period as at 13 April 2000. Pursuant to the sale of surplus HOS and PSPS flats in 2007, a SSG for a period of 10 years (20 years for Tin Shui Wai area) is also offered to cover each unsold block of these flats from the commencement date of flat selection period of the first sale phase. As at 31 March 2016, there were 27,450 units (2015: 27,450 units) of HOS and PSPS flats covered by the SSG. However, the Authority's liabilities under the SSG could not be reasonably ascertained and have not been recognised in the financial statements, except for the actual repair costs incurred under the SSG. During the year, such repair costs amounted to HK\$0.2 million (2015: HK\$0.6 million).

**25 CAPITAL COMMITMENTS**

The Authority had the following contractual capital commitments outstanding at 31 March 2016 not provided for in the financial statements:

	<b>2016</b>	<b>2015</b>
	<b>HK\$M</b>	<b>HK\$M</b>
Capital Works/Projects		
- Public rental housing construction projects	<b>29,574</b>	25,789
- HOS construction projects	<b>6,801</b>	4,765
- Other projects	<b>1,462</b>	1,582
	<b>37,837</b>	32,136



## 26 DERIVATIVE FINANCIAL INSTRUMENTS

	2016		2015	
	Assets	Liabilities	Assets	Liabilities
	HK\$M	HK\$M	HK\$M	HK\$M
Forward currency exchange contracts, at fair value	-	-	58	21
	(Note 15)	(Note 17)	(Note 15)	(Note 17)

The forward currency exchange contracts are used for managing the Authority's currency exposure and are carried at fair value. Their carrying values have been included in "Debtors, deposits and prepayments" and "Creditors, deposits and other payables". All these contracts would mature within one year and have a total notional amount of HK\$13 million (2015: HK\$4 billion). The notional amounts of these contracts indicate the volume of outstanding transactions and do not represent amounts at risk.

## 27 FINANCIAL RISK MANAGEMENT

Risk management is an integral part of the Authority's financial policies and processes. The Authority's Finance Committee advises on financial policies and oversees the management of funds of the Authority. The Finance Committee has established a Funds Management Sub-committee to advise on the Authority's funds management policies, strategies, guidelines, and the appointment and monitoring of external fund managers. The key financial risk management practices are highlighted below:

### (a) Liquidity risk

The Authority's budgets and forecasts are compiled annually for the Authority's approval after endorsement by the Finance Committee and relevant business Committees. Income and expenditure are actively monitored during the year. The Authority's cash flows are monitored on a daily basis and its investments are managed with the primary objective of ensuring that sufficient funds are available to meet capital expenditure and operational needs. As the Authority has a strong liquidity position, it has a very low level of liquidity risk.

**(b) Market and credit risks**

The Authority's financial instruments are subject to interest rate risk, currency risk, equity price risk, other market risk and credit risk. Comprehensive funds management policy and investment guidelines are in place to ensure that the exposures to these risks are monitored and managed prudently on an ongoing basis.

**(i) Interest rate risk**

The Authority's interest-bearing assets include mainly bank deposits, debt securities at fair value, money market funds and held-to-maturity securities. Most of these assets bear interest at fixed rates. The Authority is exposed to fair value interest rate risk because their fair values will normally fall when market interest rates increase. The Authority monitors its interest rate risk with reference to the approved strategies and benchmarks. As regards bank deposits and held-to-maturity securities, since they are all stated at amortised cost, their carrying amounts and the Authority's income and accumulated surplus will not be affected by changes in market interest rates.

The Authority's interest payable on home purchase loans sold (Note 12(d)) is at HIBOR-based rates. The Authority is exposed to cash flow interest rate risk since future interest payments will fluctuate with changes in market interest rates. However, such interest rate risk is not material as it is naturally hedged by short-term interest-bearing assets (with maturity of 1 year or less) in the Authority's investment portfolio. As at 31 March 2016, the outstanding principal balance of the home purchase loans sold was HK\$547 million (2015: HK\$730 million) and their average remaining maturity was 39 months (2015: 38 months).

Sensitivity analysis based on a 50 basis points (2015: 50 basis points) increase / decrease in market interest rates shows that the revaluation gains on debt securities at fair value and money market funds and surplus for the year would have decreased / increased by HK\$1 million (2015: HK\$106 million). This sensitivity analysis has been prepared assuming that the change in interest rates

had been applied to the securities in existence at the end of the reporting period, with all other variables being held constant.

(ii) Currency risk

On currency risk management, the investment guidelines set limits on currency exposure. Forward currency exchange contracts are also used for managing the Authority's currency exposure (Note 26).

Apart from Renminbi, the Authority's investment assets in currencies other than Hong Kong dollars are denominated mainly in US dollars with the remaining in other freely convertible major international currencies. When the exchange rates of the relevant currencies against the Hong Kong dollar fluctuate, the value of these investment assets expressed in Hong Kong dollar will vary accordingly.

The table below summarises the Authority's Renminbi and other currency exposures at the end of the reporting period after taking into account the effect of forward currency exchange contracts:

	2016		2015	
	Assets	Liabilities	Assets	Liabilities
	HK\$M	HK\$M	HK\$M	HK\$M
Renminbi	<b>1,135</b>	-	6,967	-
Other currencies				
- US dollars	<b>3,344</b>	<b>42</b>	9,616	1,281
- Pound sterling	<b>349</b>	<b>6</b>	842	438
- Euro	<b>652</b>	<b>1</b>	3,362	1,906
- Others	<b>726</b>	<b>25</b>	2,286	978
	<b>6,206</b>	<b>74</b>	23,073	4,603

Other currencies include mainly currencies of major developed countries. The major part of the currency risk arising from these currencies is mainly hedged through the use of forward currency exchange contracts.

Sensitivity analysis based on a 0.5% (2015: 0.5%) increase / decrease in the exchange rate of the US dollar against the Hong Kong dollar shows that the exchange gains and surplus for the year would have increased / decreased by HK\$17 million (2015: HK\$42 million).

Sensitivity analysis based on a 5% (2015: 5%) increase / decrease in the exchange rate of the Renminbi against the Hong Kong dollar shows that the exchange gains and surplus for the year would have increased / decreased by HK\$57 million (2015: HK\$348 million).

Sensitivity analysis based on a 5% (2015: 5%) increase / decrease in the exchange rates of the other currencies against the Hong Kong dollar shows that the exchange gains and surplus for the year would have increased / decreased by HK\$85 million (2015: HK\$158 million).

The above sensitivity analyses have been prepared assuming that the change in exchange rates had been applied to the financial instruments in existence at the end of the reporting period, with all other variables being held constant.

(iii) Equity price risk

Equity price risk is the risk of loss arising from changes in equity prices. The Authority's equity investments are subject to equity price risk since the value of these investments will decline if equity prices fall. As at 31 March 2016, all equity investments were designated at fair value as shown in Note 11.

Sensitivity analysis based on a 15% (2015: 15%) increase / decrease in equity prices shows that the revaluation gains on equity investments and surplus for the year would have increased / decreased by HK\$1,221 million (2015: HK\$1,841 million). This sensitivity analysis has been prepared assuming that the change in equity prices had been applied to the equity investments in existence at the end of the reporting period, with all other variables being held constant.

(iv) Other market risk

Interest on the placements with the Exchange Fund is subject to other market risk arising from changes in the interest rate which is determined every January (Note 10). Sensitivity analysis based on a 50 basis point increase / decrease in the interest rates for 2015 and 2016, with all other variables held constant, shows that the surplus for the year would have increased / decreased by HK\$195 million (2015: HK\$187 million).

(v) Credit risk

The Authority's maximum exposure to credit risk at the end of the reporting period without taking into account any collateral held or other credit enhancements is shown below:

	<b>2016</b>	2015
	<b>HK\$M</b>	HK\$M
Placements with the Exchange Fund	<b>40,009</b>	37,923
Bank balances	<b>1,805</b>	713
Bank deposits	<b>6,712</b>	10,944
Amount due from the Government	<b>19</b>	33
Debtors and deposits	<b>618</b>	1,679
Held-to-maturity securities	-	441
Available-for-sale debt securities	<b>150</b>	-
Debt securities designated at fair value	<b>162</b>	3,722
Money market funds	-	60
Home Purchase / Assistance Loans	<b>73</b>	128
Mortgage default guarantees	<b>37,049</b>	39,011
	<b>86,597</b>	94,654

The credit risk associated with the placements with the Exchange Fund and amount due from the Government is considered to be low.

Debtors and deposits mainly include debtors, interest receivable, unsettled sales and redemption of securities, deposits and derivative financial instruments. The associated credit risk is minimal.

Home Purchase / Assistance Loans are secured by mortgages on properties.

Mortgage default guarantees are issued in respect of mortgage loans made by banks and other authorised financial institutions on HOS/PSPS/TPS flats. Those loans are secured by mortgages on the flats concerned. As at 31 March 2016, provision for mortgage default guarantee payments amounted to HK\$1 million (2015: HK\$1 million, Note 18), and the financial exposure not provided for in the financial statements amounted to HK\$183 million (2015: HK\$103 million, Note 24(a)).

With respect to the credit risk of the Authority's investments, the Authority's investment guidelines set limits on credit rating, individual counterparty exposure and overall concentration of exposure.

An analysis of the credit quality of the Authority's bank balances, bank deposits, investments in debt securities and money market funds, based on ratings designated by Moody's or their equivalents, is as follows:

	<b>2016</b>	2015
	<b>HK\$M</b>	HK\$M
Aaa	-	1,472
Aa3 to Aa1	<b>2,684</b>	4,158
A3 to A1	<b>5,868</b>	9,906
Lower than A3	<b>277</b>	344
	<b>8,829</b>	15,880

## 28 FAIR VALUES OF FINANCIAL INSTRUMENTS

The fair values of financial instruments traded in active markets are 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.

- (a) The fair values of held-to-maturity securities at the end of the reporting period are as follows:

	2016		2015	
	Carrying amount	Fair value	Carrying amount	Fair value
	HK\$M	HK\$M	HK\$M	HK\$M
Held-to-maturity securities	-	-	441	439

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

- (b) The following table shows the carrying value of financial instruments measured at fair value at the end of the reporting period according to the fair value hierarchy:

### As at 31 March 2016

	Level 1 HK\$M	Level 2 HK\$M	Total HK\$M
<b>Assets</b>			
Securities at fair value	8,141	312	8,453
Derivative financial instruments	-	-	-
	<u>8,141</u>	<u>312</u>	<u>8,453</u>
<b>Liabilities</b>			
Derivative financial instruments	-	-	-

### As at 31 March 2015

	Level 1 HK\$M	Level 2 HK\$M	Total HK\$M
<b>Assets</b>			
Securities at fair value	14,390	1,666	16,056
Derivative financial instruments	-	58	58
	<u>14,390</u>	<u>1,724</u>	<u>16,114</u>
<b>Liabilities</b>			
Derivative financial instruments	-	21	21

No financial assets or liabilities were classified under Level 3.

During the year, there were no transfers of financial instruments between Level 1 and Level 2 of the fair value hierarchy to reflect the change in valuation basis.

The three levels of the fair value hierarchy are:

Level 1: Fair values of financial instruments are quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2: Fair values of financial instruments are determined involving inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

Level 3: Fair values of financial instruments are determined with inputs that are not based on observable market data (unobservable inputs).



## 29 SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT

### (a) CONSOLIDATED APPROPRIATION ACCOUNT

	Note	2016 HK\$M	2015 HK\$M
Consolidated Operating Account surplus / (deficit)			
Rental Housing	29(b)	(11)	(28)
Commercial	29(c)	1,086	1,000
Home Ownership Assistance	29(d)	1,985	2,341
Sub-total		3,060	3,313
Net non-operating income	6	56	26
		3,116	3,339
Funds Management Account surplus	29(e)	1,022	3,512
Agency Account surplus	29(f)	9	15
Surplus for the year		4,147	6,866
Distribution			
Dividend to the Government for the year		(543)	(500)
Surplus for the year after distribution		3,604	6,366

## 29 SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

### (b) RENTAL HOUSING OPERATING ACCOUNT

	2016				2015			
	Rental Housing (excluding Interim Housing)	Interim Housing	Rent Allowance	Total	Rental Housing (excluding Interim Housing)	Interim Housing	Rent Allowance	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
INCOME								
Rental	14,289	18	-	14,307	13,671	17	-	13,688
Other income	58	-	-	58	73	-	-	73
TOTAL INCOME	14,347	18	-	14,365	13,744	17	-	13,761
EXPENDITURE								
Personal emoluments	2,778	10	2	2,790	2,718	10	2	2,730
Government rent and rates	1,189	3	-	1,192	1,115	5	-	1,120
Maintenance and improvements	2,927	31	-	2,958	2,910	30	-	2,940
Other expenditure	3,985	22	1	4,008	3,763	22	2	3,787
Depreciation and amortisation	3,217	10	-	3,227	3,007	9	-	3,016
Share of corporate supervision and support services expenses	200	1	-	201	195	1	-	196
TOTAL EXPENDITURE	14,296	77	3	14,376	13,708	77	4	13,789
Operating surplus / (deficit) for the year	51	(59)	(3)	(11)	36	(60)	(4)	(28)

## 29 SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

### (c) COMMERCIAL OPERATING ACCOUNT

	2016					2015				
	Commercial Complex	Car Park	Factory	Welfare	Total	Commercial Complex	Car Park	Factory	Welfare	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
INCOME										
Rental	1,156	563	161	495	2,375	1,080	499	152	486	2,217
Other income	52	2	2	38	94	46	4	-	36	86
TOTAL INCOME	1,208	565	163	533	2,469	1,126	503	152	522	2,303
EXPENDITURE										
Personal emoluments	155	46	32	73	306	148	47	31	70	296
Government rent and rates	44	22	4	61	131	51	20	4	62	137
Maintenance and improvements	68	26	23	9	126	62	31	19	7	119
Other expenditure	236	142	36	85	499	224	131	34	81	470
Depreciation and amortisation	104	73	6	50	233	93	69	7	48	217
Share of corporate supervision and support services expenses	12	3	2	5	22	11	3	2	5	21
TOTAL EXPENDITURE	619	312	103	283	1,317	589	301	97	273	1,260
Operating surplus before exceptional items	589	253	60	250	1,152	537	202	55	249	1,043
Exceptional items <sup>1</sup>	(66)	-	-	-	(66)	(43)	-	-	-	(43)
Operating surplus for the year	523	253	60	250	1,086	494	202	55	249	1,000

<sup>1</sup> These represent demolition and clearance costs, and expenditure incurred on Government Infrastructure and Community facilities funded by the Authority.

## 29 SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

### (d) HOME OWNERSHIP ASSISTANCE OPERATING ACCOUNT

	2016					2015				
	HOS	PSPS	TPS	HPLS /HALS	Total	HOS	PSPS	TPS	HPLS /HALS	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
INCOME										
Sales	-	-	1,340	-	1,340	73	-	1,433	-	1,506
Premium on removal of alienation restriction	655	301	224	-	1,180	908	347	246	-	1,501
Other income	62	6	8	-	76	45	6	7	1	59
<b>TOTAL INCOME</b>	<b>717</b>	<b>307</b>	<b>1,572</b>	<b>-</b>	<b>2,596</b>	<b>1,026</b>	<b>353</b>	<b>1,686</b>	<b>1</b>	<b>3,066</b>
EXPENDITURE										
Personal emoluments	189	33	55	25	302	182	32	56	25	295
Maintenance and improvements	5	1	2	-	8	5	1	2	-	8
Other expenditure	27	3	5	4	39	20	3	5	4	32
Depreciation and amortisation	16	2	4	6	28	11	2	3	6	22
Share of corporate supervision and support services expenses	17	3	5	2	27	15	2	5	2	24
<b>Sub-total</b>	<b>254</b>	<b>42</b>	<b>71</b>	<b>37</b>	<b>404</b>	<b>233</b>	<b>40</b>	<b>71</b>	<b>37</b>	<b>381</b>
Expenditure on home ownership schemes										
Construction cost and overheads	1	-	96	-	97	36	-	110	-	146
Government land cost	-	-	90	-	90	20	-	98	-	118
Cost of repurchased flats sold	-	-	5	-	5	-	-	9	-	9
Other expenditure	14	-	4	(1)	17	60	-	23	(1)	82
<b>Sub-total</b>	<b>15</b>	<b>-</b>	<b>195</b>	<b>(1)</b>	<b>209</b>	<b>116</b>	<b>-</b>	<b>240</b>	<b>(1)</b>	<b>355</b>
<b>TOTAL EXPENDITURE</b>	<b>269</b>	<b>42</b>	<b>266</b>	<b>36</b>	<b>613</b>	<b>349</b>	<b>40</b>	<b>311</b>	<b>36</b>	<b>736</b>
Operating surplus / (deficit) before exceptional items	448	265	1,306	(36)	1,983	677	313	1,375	(35)	2,330
Exceptional items <sup>1</sup>	-	-	-	2	2	-	-	-	11	11
<b>Operating surplus / (deficit) for the year</b>	<b>448</b>	<b>265</b>	<b>1,306</b>	<b>(34)</b>	<b>1,985</b>	<b>677</b>	<b>313</b>	<b>1,375</b>	<b>(24)</b>	<b>2,341</b>

<sup>1</sup> These mainly represent adjustments of future interest liability on the outstanding balance of the HPLS loan portfolio sold after related interest payment of \$7 million (2015: \$10 million) made in the year.

## 29 SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

### (e) FUNDS MANAGEMENT ACCOUNT

	2016				2015			
	In-house portfolio <sup>1</sup>	Placements with the Exchange Fund <sup>2</sup>	Portfolios managed by external fund managers <sup>3</sup>	Total	In-house portfolio <sup>1</sup>	Placements with the Exchange Fund <sup>2</sup>	Portfolios managed by external fund managers <sup>3</sup>	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
INCOME								
Interest income	201	1,900	23	2,124	306	1,507	96	1,909
Dividend income	-	-	229	229	-	-	299	299
Net realised and revaluation gains / (losses)	-	-	(1,071)	(1,071)	-	-	1,808	1,808
Net exchange gains / (losses)	(248)	-	67	(181)	9	-	(416)	(407)
TOTAL INCOME / (LOSSES)	(47)	1,900	(752)	1,101	315	1,507	1,787	3,609
EXPENDITURE								
Investment expenditure								
Fund managers' fees	-	-	47	47	-	-	62	62
Custodian fees	-	-	4	4	-	-	6	6
Other investment expenditure	-	-	11	11	-	-	11	11
Sub-total	-	-	62	62	-	-	79	79
Recurrent expenditure								
Personal emoluments	6	1	5	12	6	-	7	13
Depreciation	1	-	1	2	1	-	1	2
Other expenditure	2	-	1	3	2	-	1	3
Sub-total	9	1	7	17	9	-	9	18
TOTAL EXPENDITURE	9	1	69	79	9	-	88	97
Surplus / (deficit) for the year	(56)	1,899	(821)	1,022	306	1,507	1,699	3,512

<sup>1</sup> The In-house portfolio comprises bank deposits stated at their principal amounts, debt securities intended to be held to maturity stated at amortised cost, as well as available-for-sale debt securities reclassified from held-to-maturity securities stated at fair value.

<sup>2</sup> Placements with the Exchange Fund include the total principal sums and any interest credited but not yet withdrawn at the end of the reporting period. The balance is stated at amortised cost.

<sup>3</sup> Portfolios managed by external fund managers mainly include securities designated at fair value and initially stated at fair value. At the end of each reporting period, the fair value is remeasured with any resultant revaluation gains or losses being recognised in the Funds Management Account.

## 29 SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

### (f) AGENCY ACCOUNT

	2016				2015			
	Agency Functions <sup>1</sup>	Agency Management Services <sup>2</sup>	Supervision of Government Reimbursable Projects <sup>3</sup>	Total	Agency Functions <sup>1</sup>	Agency Management Services <sup>2</sup>	Supervision of Government Reimbursable Projects <sup>3</sup>	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
INCOME								
Supervision fee	-	162	-	162	-	159	-	159
Supervision on-costs	-	64	31	95	-	63	46	109
Amount reimbursed by Government	265	-	1	266	247	-	1	248
<b>TOTAL INCOME</b>	<b>265</b>	<b>226</b>	<b>32</b>	<b>523</b>	<b>247</b>	<b>222</b>	<b>47</b>	<b>516</b>
EXPENDITURE								
Personal emoluments	226	131	63	420	207	134	64	405
Maintenance and improvements	2	6	(1)	7	1	6	1	8
Other expenditure	25	10	9	44	28	10	5	43
Depreciation and amortisation	4	5	6	15	5	5	8	18
Share of corporate supervision and support services expenses	1	8	8	17	1	8	5	14
<b>TOTAL EXPENDITURE</b>	<b>258</b>	<b>160</b>	<b>85</b>	<b>503</b>	<b>242</b>	<b>163</b>	<b>83</b>	<b>488</b>
Surplus/(deficit) for the year before adjustments	7	66	(53)	20	5	59	(36)	28
Over recovery brought forward	14	-	-	14	6	1	-	7
Over recovery settled during the year	(14)	-	-	(14)	(6)	-	-	(6)
Over recovery carried forward	(11)	-	-	(11)	(14)	-	-	(14)
<b>Surplus / (deficit) for the year</b>	<b>(4)</b>	<b>66</b>	<b>(53)</b>	<b>9</b>	<b>(9)</b>	<b>60</b>	<b>(36)</b>	<b>15</b>

<sup>1</sup> The Authority acts as an agent for the Government for building control, private housing, appeal panel, rehousing of occupants upon clearance and support services.

<sup>2</sup> The Authority manages properties on behalf of other parties and charges a supervision fee for the services rendered. This covers the management of completed Home Ownership courts and the common area of the estates with properties divested.

<sup>3</sup> The Authority provides supervision services for building of schools, welfare and other community facilities in new estates, additions, alterations, improvements and external maintenance of Government buildings in rental estates, as well as management and maintenance of slopes adjacent to estates. The Authority pays the contractors and obtains reimbursement from the Government including full cost of the supervision services.