

# Hong Kong Housing Authority

Financial statements for the year ended 31 March 2013

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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 2013, 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 2013 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

25 September 2013

Audit Commission  
26th Floor  
Immigration Tower  
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Wanchai, Hong Kong

**HONG KONG HOUSING AUTHORITY**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 MARCH 2013**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2013	2012
<b>Income</b>			
Rental income	4(a)	<b>12,161</b>	12,140
Sales and premium income	4(b)	<b>2,604</b>	1,895
Investment income	4(c)	<b>4,395</b>	3,213
Other income	4(d)	<b>187</b>	116
		<u><b>19,347</b></u>	<u>17,364</u>
<b>Expenditure</b>			
Personal emoluments		<b>3,131</b>	2,949
Government rent and rates		<b>209</b>	205
Maintenance and improvements		<b>2,638</b>	2,602
Depreciation and amortisation		<b>2,928</b>	2,756
Expenditure on home ownership schemes	5	<b>214</b>	139
Other expenditure		<b>4,307</b>	4,156
		<u><b>13,427</b></u>	<u>12,807</u>
<b>Operating surplus</b>		<b>5,920</b>	4,557
<b>Net non-operating expenditure</b>	6	<u><b>(98)</b></u>	<u>(137)</u>
<b>Surplus for the year</b>		<b>5,822</b>	4,420
<b>Other comprehensive income</b>		<u>-</u>	<u>-</u>
<b>Total comprehensive income for the year</b>		<u><b>5,822</b></u>	<u>4,420</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 2013**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2013	2012
<b>Non-current assets</b>			
Property, plant and equipment	7	<b>107,065</b>	102,352
Capital works / projects in progress	8	<b>17,725</b>	16,088
Intangible assets	9	<b>383</b>	297
Placements with the Exchange Fund	10	<b>34,862</b>	33,013
Investments in securities	11(a)	<b>1,394</b>	915
Amount due from the Government	23(b)	-	400
Home Purchase / Assistance Loans	12	<b>209</b>	297
Other assets	13	<b>71</b>	108
		<u><b>161,709</b></u>	<u>153,470</u>
<b>Current assets</b>			
Inventories	14	<b>763</b>	755
Debtors, deposits and prepayments	15	<b>1,165</b>	1,822
Amount due from the Government	23(b)	<b>18</b>	12
Investments in securities and bank deposits	11(b)	<b>32,967</b>	35,712
Bank balances and cash	16	<b>409</b>	461
		<u><b>35,322</b></u>	<u>38,762</u>
<b>Current liabilities</b>			
Creditors, deposits and other payables	17	<b>7,669</b>	8,177
Amount due to the Government	23(c)	<b>351</b>	474
Provisions and other liabilities	18	<b>352</b>	355
		<u><b>8,372</b></u>	<u>9,006</u>
<b>Net current assets</b>		<u><b>26,950</b></u>	<u>29,756</u>
<b>Total assets less current liabilities</b>		<b>188,659</b>	183,226
<b>Non-current liabilities</b>			
Provisions and other liabilities	18	<b>740</b>	759
<b>Net assets</b>		<u><b>187,919</b></u>	<u>182,467</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 2013 (Continued)**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2013	2012
<b>Representing:</b>			
Government's permanent capital	1(a)	13,489	13,489
Government's contribution	19(a)	5,454	5,454
Capital reserve		12	12
Accumulated surplus		89,611	83,599
Housing Capital Works Fund	20	24,312	21,823
Development Fund	21	<u>55,041</u>	<u>58,090</u>
		<u><b>187,919</b></u>	<u><b>182,467</b></u>



Professor Anthony BL Cheung  
Chairman

Hong Kong Housing Authority

25 September 2013

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 2013**  
**(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 2011</b>	13,489	5,454	12	81,282	20,237	57,872	178,346
Total comprehensive income for the year	-	-	-	4,420	-	-	4,420
Dividend to the Government for the year	-	-	-	(299)	-	-	(299)
Transfer from accumulated surplus	-	-	-	(1,804)	1,586	218	-
<b>Balance at 31 March 2012</b>	<b>13,489</b>	<b>5,454</b>	<b>12</b>	<b>83,599</b>	<b>21,823</b>	<b>58,090</b>	<b>182,467</b>
<b>Balance at 1 April 2012</b>	<b>13,489</b>	<b>5,454</b>	<b>12</b>	<b>83,599</b>	<b>21,823</b>	<b>58,090</b>	<b>182,467</b>
Total comprehensive income for the year	-	-	-	5,822	-	-	5,822
Dividend to the Government for the year	-	-	-	(370)	-	-	(370)
Transfer from / (to) accumulated surplus	-	-	-	560	2,489	(3,049)	-
<b>Balance at 31 March 2013</b>	<b>13,489</b>	<b>5,454</b>	<b>12</b>	<b>89,611</b>	<b>24,312</b>	<b>55,041</b>	<b>187,919</b>

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 2013**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2013	2012
<b>Cash flows from operating activities</b>			
Surplus for the year		<b>5,822</b>	4,420
Adjustments for:			
Investment income	4(c)	<b>(4,395)</b>	(3,213)
(Reversal of expenditure) / Expenditure on divestment of retail and carparking facilities	6	<b>(22)</b>	45
Depreciation of property, plant and equipment		<b>2,830</b>	2,687
Amortisation of intangible assets		<b>123</b>	91
Written down value of Tenants Purchase Scheme flats sold		<b>104</b>	66
Adjustment of capital expenditure		<b>125</b>	121
Decrease in Home Purchase / Assistance Loans		<b>106</b>	133
Decrease in impairment allowance for Home Purchase / Assistance Loans		<b>(8)</b>	(15)
Decrease in other assets		<b>50</b>	66
Increase in Home Ownership Scheme (Domestic) properties under development		<b>(218)</b>	(33)
Increase in inventories		<b>(8)</b>	(3)
Decrease in securities at fair value		<b>6,638</b>	8,490
Decrease in debtors, prepayments and other receivables		<b>992</b>	1,972
Decrease in creditors, accruals and other payables		<b>(677)</b>	(2,362)
Decrease in provisions and other liabilities		<b>(93)</b>	(169)
<b>Net cash from operating activities</b>		<b><u>11,369</u></b>	<b><u>12,296</u></b>

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 2013 (Continued)**  
**(Expressed in millions of Hong Kong dollars)**

	Note	2013	2012
<b>Cash flows from investing activities</b>			
Proceeds from redemption / (Purchase) of held-to-maturity securities		343	(1,225)
Increase in placements with the Exchange Fund		(1,849)	(11,393)
Increase in bank deposits with original maturity over 3 months		(295)	(701)
Payments relating to divestment of retail and carparking facilities		(1)	(2)
Payments relating to capital works / projects in progress			
-New public rental housing		(7,408)	(4,779)
-Redeveloped public rental housing		(1,004)	(2,517)
-Home Ownership Scheme (Commercial)		(8)	(1)
-Housing Authority offices		(1)	-
-Computer systems		(189)	(192)
-Improvement works		(681)	(661)
Interest received		2,279	2,181
Dividends received		332	275
<b>Net cash used in investing activities</b>		<u>(8,482)</u>	<u>(19,015)</u>
<b>Cash flows from financing activities</b>			
Dividend paid to the Government		(340)	(301)
<b>Net cash used in financing activities</b>		<u>(340)</u>	<u>(301)</u>
<b>Net increase / (decrease) in cash and cash equivalents</b>		2,547	(7,020)
<b>Cash and cash equivalents at beginning of year</b>		<u>5,931</u>	<u>12,951</u>
<b>Cash and cash equivalents at end of year</b>	16	<u><u>8,478</u></u>	<u><u>5,931</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 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 of HOS/PSPS flats which is recognised upon signing of the sale and purchase agreement;
- proceeds from the sale of flats under the Tenants Purchase Scheme (TPS) which is recognised upon signing of the Deed of Assignment;
- proceeds from the resale of HOS/PSPS/TPS flats which are recognised when these flats are re-sold; 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 and electronic equipment

Computer systems (including both hardware and software) and electronic equipment costing HK\$500,000 or more each are recognised as assets at cost. For computer systems, 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 plant and equipment is added to the carrying amount of the asset if future economic benefits will flow to the Authority, computer system 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 to write off the cost of an item of property, plant and equipment, less its estimated residual value, if any, using the straight-line basis 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

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

This includes expenditure incurred on properties or computer systems 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.

'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.

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

**(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.

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, 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; and
- (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.

**(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 ESTIMATES AND JUDGEMENTS**

**(a) Key sources of estimation uncertainty**

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

**Interest payable on Home Purchase Loan Scheme (HPLS) loans sold**

As shown in Notes 12(d) and 18, interest payable on the outstanding balance of the loan portfolio sold as at 31 March 2013 was stated at HK\$62 million (2012: HK\$113 million). In determining this carrying amount, management made assumptions concerning the future market interest rates and the amount and timing of early repayments. Adjustments to the carrying amount will be required if the actual market interest rates and early repayments are different from the estimates.

**(b) 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

	<u>2013</u> HK\$M	<u>2012</u> HK\$M
<b>(a) Rental income</b>		
Rental housing	10,358	10,572
Commercial properties	<u>1,803</u>	<u>1,568</u>
	<u>12,161</u>	<u>12,140</u>
<b>(b) Sales and premium income</b>		
Sales of flats	1,012	586
Premium on removal of alienation restriction	<u>1,592</u>	<u>1,309</u>
	<u>2,604</u>	<u>1,895</u>
<b>(c) Investment income</b>		
Interest income from		
- placements with the Exchange Fund	1,819	1,532
- securities at fair value	283	551
- bank deposits	97	124
- held-to-maturity securities	40	9
	2,239	2,216
Net realised and revaluation gains on securities designated at fair value	1,967	884
Net exchange (losses) / gains on		
- securities at fair value	(202)	(273)
- others	56	104
	(146)	(169)
Dividend income from securities at fair value	334	281
Other investment income	1	1
	<u>4,395</u>	<u>3,213</u>
<b>(d) Other income</b>		
Fees and charges	36	30
Miscellaneous income	<u>151</u>	<u>86</u>
	<u>187</u>	<u>116</u>
<b>Total income</b>	<u><u>19,347</u></u>	<u><u>17,364</u></u>

#### 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\$1,404 million (2012: HK\$1,227 million).

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

	<u>2013</u>	<u>2012</u>
	HK\$M	HK\$M
Not later than one year	706	536
Later than one year but not later than five years	785	482
Later than five years	131	49
	<u>1,622</u>	<u>1,067</u>

#### 5 EXPENDITURE ON HOME OWNERSHIP SCHEMES

	<u>2013</u>	<u>2012</u>
	HK\$M	HK\$M
Cost of flats sold		
- Construction cost and overheads	105	92
- Government land cost	86	37
- Cost of repurchased flats	7	3
	<u>198</u>	<u>132</u>
Adjustments to the interest payable on HPLS loans sold (Note 3(a))	(23)	(24)
Other expenditure	39	31
	<u>214</u>	<u>139</u>

#### 6 NET NON-OPERATING EXPENDITURE

	<u>2013</u>	<u>2012</u>
	HK\$M	HK\$M
Reversal of expenditure / (Expenditure) on divestment of retail and carparking facilities (Note 22)	22	(45)
Reimbursement from Urban Renewal Authority for the costs of the allocated rental flats for affected clearerees	12	16
Project costs for road improvement under Development Fund	-	(17)
Project costs for abortive sites	(125)	(84)
Adjustment on surplus HOS flats and carparking facilities sold to the Government	(10)	(1)
Other income/(expenditure)	3	(6)
	<u>(98)</u>	<u>(137)</u>

## 7 PROPERTY, PLANT AND EQUIPMENT

	2013				2012				
	Rental Premises (excluding Interim Housing)		Interim Housing	Others	Rental Premises (excluding Interim Housing)		Interim Housing	Others	Total
	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	(93)	-	(24)	(117)	(92)	-	(23)	(115)	
Charge for the year	-	-	(1)	(1)	(1)	-	(1)	(2)	
Accumulated depreciation at end of year	(93)	-	(25)	(118)	(93)	-	(24)	(117)	
Net book value at end of year	12	-	32	44	12	-	33	45	
<b>(b) Site formation</b>									
Cost at beginning of year	2,467	1	8	2,476	2,425	1	9	2,435	
Additions	76	-	-	76	45	-	-	45	
Transfers	-	-	-	-	1	-	(1)	-	
Disposals / demolition	(8)	-	-	(8)	(4)	-	-	(4)	
Cost at end of year	2,535	1	8	2,544	2,467	1	8	2,476	
Accumulated depreciation at beginning of year	(1,079)	(1)	(6)	(1,086)	(1,040)	(1)	(6)	(1,047)	
Charge for the year	(40)	-	-	(40)	(41)	-	-	(41)	
Written back on disposals / demolition	5	-	-	5	2	-	-	2	
Accumulated depreciation at end of year	(1,114)	(1)	(6)	(1,121)	(1,079)	(1)	(6)	(1,086)	
Net book value at end of year	1,421	-	2	1,423	1,388	-	2	1,390	
<b>(c) Buildings</b>									
Cost at beginning of year	142,669	507	1,834	145,010	136,240	507	1,845	138,592	
Additions	7,484	-	-	7,484	6,637	-	-	6,637	
Transfers	(29)	29	-	-	9	-	(9)	-	
Disposals / demolition	(262)	-	-	(262)	(217)	-	(2)	(219)	
Cost at end of year	149,862	536	1,834	152,232	142,669	507	1,834	145,010	
Accumulated depreciation at beginning of year	(44,119)	(307)	(749)	(45,175)	(41,696)	(302)	(722)	(42,720)	
Charge for the year	(2,647)	(6)	(31)	(2,684)	(2,516)	(5)	(31)	(2,552)	
Transfers	8	(8)	-	-	(3)	-	3	-	
Written back on disposals / demolition	164	-	-	164	96	-	1	97	
Accumulated depreciation at end of year	(46,594)	(321)	(780)	(47,695)	(44,119)	(307)	(749)	(45,175)	
Net book value at end of year	103,268	215	1,054	104,537	98,550	200	1,085	99,835	

## 7 PROPERTY, PLANT AND EQUIPMENT (Continued)

	2013				2012			
	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	2,905	-	102	3,007	2,691	-	100	2,791
Additions	45	-	-	45	218	-	2	220
Disposals	(6)	-	-	(6)	(4)	-	-	(4)
Cost at end of year	2,944	-	102	3,046	2,905	-	102	3,007
Accumulated depreciation at beginning of year	(1,902)	-	(97)	(1,999)	(1,834)	-	(94)	(1,928)
Charge for the year	(77)	-	(2)	(79)	(70)	-	(3)	(73)
Written back on disposals	3	-	-	3	2	-	-	2
Accumulated depreciation at end of year	(1,976)	-	(99)	(2,075)	(1,902)	-	(97)	(1,999)
Net book value at end of year	968	-	3	971	1,003	-	5	1,008
<b>(e) Computer equipment</b>								
Cost at beginning of year	-	-	259	259	-	-	222	222
Additions	-	-	40	40	-	-	37	37
Disposals	-	-	(5)	(5)	-	-	-	-
Cost at end of year	-	-	294	294	-	-	259	259
Accumulated depreciation at beginning of year	-	-	(185)	(185)	-	-	(166)	(166)
Charge for the year <sup>1</sup>	-	-	(24)	(24)	-	-	(19)	(19)
Written back on disposals	-	-	5	5	-	-	-	-
Accumulated depreciation at end of year	-	-	(204)	(204)	-	-	(185)	(185)
Net book value at end of year	-	-	90	90	-	-	74	74
<b>(f) Electronic equipment</b>								
Cost at beginning of year	566	-	7	573	568	-	7	575
Additions	2	-	-	2	-	-	-	-
Disposals	(4)	-	-	(4)	(2)	-	-	(2)
Cost at end of year	564	-	7	571	566	-	7	573
Accumulated depreciation at beginning of year	(566)	-	(7)	(573)	(568)	-	(7)	(575)
Charge for the year	(2)	-	-	(2)	-	-	-	-
Written back on disposals	4	-	-	4	2	-	-	2
Accumulated depreciation at end of year	(564)	-	(7)	(571)	(566)	-	(7)	(573)
Net book value at end of year	-	-	-	-	-	-	-	-
<b>Total net book value at end of year<sup>1</sup></b>	<b>105,669</b>	<b>215</b>	<b>1,181</b>	<b>107,065</b>	<b>100,953</b>	<b>200</b>	<b>1,199</b>	<b>102,352</b>
<sup>1</sup> Represented by assets of								
g	98,959	215	-	99,174	95,821	200	-	96,021
Domestic rental housing	6,710	-	-	6,710	5,132	-	-	5,132
Non-domestic facilities	-	-	1,181	1,181	-	-	1,199	1,199
Housing Authority office buildings and other	105,669	215	1,181	107,065	100,953	200	1,199	102,352



## 8 CAPITAL WORKS / PROJECTS IN PROGRESS

	1 April 2012	Additions, reclassification and adjustments <sup>1</sup>	Transfer to other asset categories or expenditure	31 March 2013	1 April 2011	Additions, reclassification and adjustments <sup>1</sup>	Transfer to other asset categories or expenditure	31 March 2012
	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	63	20	(5)	78	58	26	(21)	63
Buildings	8,701	7,415	(1,659)	14,457	9,028	4,752	(5,079)	8,701
	8,764	7,435	(1,664)	14,535	9,086	4,778	(5,100)	8,764
Redeveloped public rental housing								
Site formation	313	(58)	(71)	184	318	19	(24)	313
Buildings	6,181	1,016	(5,824)	1,373	5,237	2,503	(1,559)	6,181
	6,494	958	(5,895)	1,557	5,555	2,522	(1,583)	6,494
HOS (Domestic)								
Site formation	-	8	-	8	10	(10)	-	-
Buildings	47	229	(17)	259	54	17	(24)	47
	47	237	(17)	267	64	7	(24)	47
HOS (Commercial)								
Site formation	-	-	-	-	5	(5)	-	-
Buildings	7	8	-	15	21	(11)	(3)	7
	7	8	-	15	26	(16)	(3)	7
Housing Authority offices								
Buildings	-	1	(1)	-	-	-	-	-
	-	1	(1)	-	-	-	-	-
Sub-total	15,312	8,639	(7,577)	16,374	14,731	7,291	(6,710)	15,312
(ii) Computer equipment	100	189	(249)	40	179	192	(271)	100
Total	15,412	8,828	(7,826)	16,414	14,910	7,483	(6,981)	15,412
<b>(b) Housing Capital Works Fund - Improvement Account</b>								
(i) Improvement works on buildings	676	680	(45)	1,311	234	666	(224)	676
(ii) Electronic Equipment	-	2	(2)	-	-	-	-	-
Total	676	682	(47)	1,311	234	666	(224)	676
<b>(c) Development Fund</b>								
Housing projects under Development Fund	-	-	-	-	17	-	(17)	-
<b>Total capital works / projects in progress</b>	<b>16,088</b>	<b>9,510</b>	<b>(7,873)</b>	<b>17,725</b>	<b>15,161</b>	<b>8,149</b>	<b>(7,222)</b>	<b>16,088</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>2013</u>	<u>2012</u>
	HK\$M	HK\$M
<b>Computer software licences and system development costs</b>		
Cost:		
At beginning of year	1,345	1,111
Additions	209	234
Disposals	<u>(130)</u>	<u>-</u>
At end of year	<u>1,424</u>	<u>1,345</u>
Accumulated amortisation:		
At beginning of year	(1,048)	(957)
Charge for the year	(123)	(91)
Written back on disposals	<u>130</u>	<u>-</u>
At end of year	<u>(1,041)</u>	<u>(1,048)</u>
Net book value at end of year	<u>383</u>	<u>297</u>

## 10 PLACEMENTS WITH THE EXCHANGE FUND

The balance of the placements with the Exchange Fund amounted to HK\$34,862 million (2012: HK\$33,013 million), being the total principal sums of HK\$30,000 million (2012: HK\$30,000 million) plus HK\$4,862 million (2012: HK\$3,013 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, during which the Authority shall not demand repayment of the principal sums.

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 for the previous year subject to a minimum of zero percent, whichever is the higher. The interest rate has been fixed at 5.0% per annum for 2013 and at 5.6% per annum for 2012.

## 11 INVESTMENTS IN SECURITIES AND BANK DEPOSITS

	<u>2013</u> <u>HK\$M</u>	<u>2012</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	<u>1,207</u>	<u>-</u>
Held-to-maturity securities at amortised cost, with remaining maturity over 1 year	<u>187</u>	<u>915</u>
	<u>1,394</u>	<u>915</u>
<b>(b) Investments classified as current assets</b>		
Bank deposits at amortised cost, with original maturity		
- not more than 3 months (Note 16)	<u>7,493</u>	<u>5,028</u>
- over 3 months but not more than 1 year	<u>1,184</u>	<u>2,043</u>
	<u>8,677</u>	<u>7,071</u>
Held-to-maturity securities at amortised cost, with remaining maturity not more than 1 year	<u>743</u>	<u>355</u>
Securities at fair value		
Debt securities designated at fair value with maturity		
- not more than 3 months from date of acquisition (Note 16)	<u>14</u>	<u>8</u>
- over 3 months from date of acquisition	<u>11,451</u>	<u>12,894</u>
	<u>11,465</u>	<u>12,902</u>
Equity securities designated at fair value	<u>11,520</u>	<u>14,950</u>
Money market funds designated at fair value (Note 16)	<u>562</u>	<u>434</u>
	<u>23,547</u>	<u>28,286</u>
	<u>32,967</u>	<u>35,712</u>
<b>Total investments</b>	<u><u>34,361</u></u>	<u><u>36,627</u></u>

## 12 HOME PURCHASE / ASSISTANCE LOANS

	2013				2012			
	Home Purchase	Enhanced Home Purchase	Home Assistance	Total	Home Purchase	Enhanced Home Purchase	Home Assistance	Total
	Loan Scheme	Loan Scheme	Loan Scheme		Loan Scheme	Loan Scheme	Loan Scheme	
	(Notes 12a & d)	(Notes 12b & d)	(Note 12c)		(Notes 12a & d)	(Notes 12b & d)	(Note 12c)	
HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	
Gross carrying amount:								
At beginning of year	193	29	326	548	226	33	422	681
Loan repayments	(15)	(1)	(82)	(98)	(21)	(2)	(96)	(119)
Loans written off	(7)	(1)	-	(8)	(12)	(2)	-	(14)
At end of year	171	27	244	442	193	29	326	548
Impairment allowance for doubtful loans:								
At beginning of year	(151)	(25)	(2)	(178)	(164)	(27)	(2)	(193)
Impairment loss reversed	-	-	-	-	1	-	-	1
Loans written off	7	1	-	8	12	2	-	14
At end of year	(144)	(24)	(2)	(170)	(151)	(25)	(2)	(178)
Carrying amount at end of year	27	3	242	272	42	4	324	370
Portion classified as current assets (Note 15)	(8)	(1)	(54)	(63)	(12)	(1)	(60)	(73)
Portion classified as non-current assets								
	19	2	188	209	30	3	264	297

## 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 2013, as disclosed in Note 18, the remaining liability amounted to HK\$61 million (2012: HK\$113 million).

### 13 OTHER ASSETS

	<u>2013</u> HK\$M	<u>2012</u> HK\$M
<b>Contributions to the maintenance funds of individual TPS estates</b>		
Carrying amount at beginning of year	154	220
Amortisation for the year	(45)	(61)
Transfer to cost of sales for sold TPS flats	<u>(5)</u>	<u>(5)</u>
Carrying amount at end of year	104	154
Portion classified as current assets (Note 15)	<u>(33)</u>	<u>(46)</u>
Portion classified as non-current assets	<u>71</u>	<u>108</u>

### 14 INVENTORIES

	<u>2013</u> HK\$M	<u>2012</u> HK\$M
Stock of unsold new HOS/PSPS flats	615	607
Stock of repurchased HOS/PSPS flats	<u>147</u>	<u>147</u>
	762	754
Stores and spares	<u>1</u>	<u>1</u>
	<u>763</u>	<u>755</u>

During the year, there was no sale of HOS/PSPS flats (2012: Nil). As at 31 March 2013, the stock balance consisted of 832 flats (2012: 832 flats).

### 15 DEBTORS, DEPOSITS AND PREPAYMENTS

	<u>2013</u> HK\$M	<u>2012</u> HK\$M
Debtors	50	54
Interest receivable from the placements with the Exchange Fund	430	460
Other interest receivable	136	145
Interest tax refund receivable	1	-
Dividends receivable	27	31
Dividend tax refund receivable	6	-
Unsettled sales and redemption of securities	197	875
Home Purchase / Assistance Loans (Note 12)	63	73
Deposits	100	102
Contributions to the maintenance funds of individual TPS estates (Note 13)	33	46
Prepayments	1	3
Lease incentives amortisation	37	-
Derivative financial instruments (Note 26)	<u>84</u>	<u>33</u>
	<u>1,165</u>	<u>1,822</u>

## 16 CASH AND CASH EQUIVALENTS

	<u>2013</u>	<u>2012</u>
	HK\$M	HK\$M
Bank balances and cash	409	461
Bank deposits with original maturity not more than 3 months (Note 11)	7,493	5,028
Money market funds (Note 11)	562	434
Debt securities designated at fair value with maturity not more than 3 months from date of acquisition (Note 11)	<u>14</u>	<u>8</u>
Cash and cash equivalents in the statement of cash flows	<u>8,478</u>	<u>5,931</u>

## 17 CREDITORS, DEPOSITS AND OTHER PAYABLES

	<u>2013</u>	<u>2012</u>
	HK\$M	HK\$M
Creditors and accruals	4,907	4,550
Unsettled purchases of securities	822	1,680
Payable for custodian's and fund managers' fees	21	23
Tenants' deposits	1,146	1,096
Other deposits	58	53
Retention money	513	514
Liquidated damages deductions	162	194
Other payables	1	1
Derivative financial instruments (Note 26)	<u>39</u>	<u>66</u>
	<u>7,669</u>	<u>8,177</u>

## 18 PROVISIONS AND OTHER LIABILITIES

	2013			2012		
	Current portion	Non- current portion	Total	Current portion	Non- current portion	Total
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
Provision for maintenance and minor improvements	2	601	603	-	566	566
Rent received in advance	276	-	276	252	-	252
Unamortised income relating to liquefied petroleum gas	15	72	87	15	87	102
Interest payable on HPLS loans sold (Note 12(d))	24	37	61	43	70	113
Land cost provisions relating to sold HOS flats	-	29	29	-	36	36
Residual construction payment relating to sold and divested properties	18	-	18	28	-	28
Provision for audit fees	7	-	7	7	-	7
Provision for mortgage default guarantee payments	4	-	4	4	-	4
Others	6	1	7	6	-	6
	<b>352</b>	<b>740</b>	<b>1,092</b>	<b>355</b>	<b>759</b>	<b>1,114</b>



## 19 GOVERNMENT'S CONTRIBUTION

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

	2013			2012		
	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
	<b>4,812</b>	<b>642</b>	<b>5,454</b>	<b>4,812</b>	<b>642</b>	<b>5,454</b>

## 19 GOVERNMENT'S CONTRIBUTION (Continued)

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

	2013			2012		
	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	9	116	107	9	116
(ii) Value of land provided by Government						
- since 1.4.1973 pertaining to public rental housing estates and staff quarters for offices of the Authority	194,780	19,906	214,686	191,903	19,934	211,837
	-	140	140	-	140	140
(iii) Home Ownership Scheme						
- excess of full market value of land over land cost <sup>1</sup>	137,697	-	137,697	137,710	-	137,710
- land value for non-domestic elements	-	2,693	2,693	-	2,693	2,693
- premium on removal of alienation restriction	6,764	-	6,764	6,527	-	6,527
(iv) Tenants Purchase Scheme						
- excess of full market value of land at completion of the buildings over land cost	23,648	-	23,648	23,273	-	23,273
(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
	<b>364,814</b>	<b>22,758</b>	<b>387,572</b>	<b>361,338</b>	<b>22,786</b>	<b>384,124</b>

<sup>1</sup> This included HK\$27 million (2012: HK\$27 million) relating to 645 units (2012: 645 units) of unsold new HOS flats as at 31 March 2013.

**20 HOUSING CAPITAL WORKS FUND**

	2013			2012		
	Construction	Improvement	Total	Construction	Improvement	Total
	Account	Account		Account	Account	
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
Balance at beginning of year	19,147	2,676	21,823	18,003	2,234	20,237
Transfer from accumulated surplus	1,854	635	2,489	1,144	442	1,586
Balance at end of year	<b>21,001</b>	<b>3,311</b>	<b>24,312</b>	19,147	2,676	21,823

## 21 DEVELOPMENT FUND

	<u>2013</u> HK\$M	<u>2012</u> HK\$M
Balance at beginning of year	58,090	57,872
Transfer (to) / from accumulated surplus	<u>(3,049)</u>	<u>218</u>
Balance at end of year	<u>55,041</u>	<u>58,090</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\$22 million (2012: net upward adjustment of HK\$45 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>2013</u> HK\$M	<u>2012</u> HK\$M
<b>(a) Income received from the Government</b>		
Rental income <sup>1</sup>	1,774	1,763
Reimbursement of costs of services provided to the Government	179	154
Supervision on-costs in respect of Government reimbursable projects	35	27
Other income	1	1
	<u>1,989</u>	<u>1,945</u>
<b>(b) Amount due from the Government</b>		
Classified as current assets:		
Receivable for Lotteries Fund projects	11	11
Receivable for Government-funded construction projects	5	1
On-costs accrual for entrusted projects	1	-
Deposits and others	1	-
	<u>18</u>	<u>12</u>
Classified as non-current assets:		
Receivable from sale of surplus HOS flats <sup>2</sup>	-	400
	<u>18</u>	<u>412</u>
<b>(c) Amount due to the Government</b>		
Land cost	93	230
Advance from Government for rental payment	159	172
Payable for Government rent and rates	3	4
Over-recovery on Government funded agency functions	1	6
Dividend payable	66	36
Others (e.g. company and land searches)	29	26
	<u>351</u>	<u>474</u>

<sup>1</sup> It included the rent of HK\$1,733 million (2012: HK\$1,723 million) paid by the Government to the Authority on behalf of tenants living in the public rental housing flats of the Authority.

<sup>2</sup> It represented the outstanding proceeds from the sale of 4,304 units of surplus HOS flats and 538 carparking spaces to the Government for reprovisioning departmental quarters of disciplined services. The sale was made at a consideration of HK\$2,750 million in the year 2005-06.

## 24 CONTINGENT LIABILITIES

### (a) Financial guarantees issued

As at 31 March 2013, 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\$24,683 million (2012: HK\$29,270 million) for the primary market and HK\$8,061 million (2012: HK\$7,557 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 (2012: HK\$61 million) for the primary market and HK\$1 million (2012: HK\$18 million) for the secondary market.

#### (ii) TPS flats sold

Default guarantees for flats sold under TPS amounted to HK\$2,586 million (2012: HK\$2,423 million) for the primary market and HK\$538 million (2012: HK\$433 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 (2012: Nil) for the primary market and its financial exposure for the secondary market is HK\$32 million (2012: HK\$1 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 2013, there were 27,941 units (2012: 31,258 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\$4.9 million (2012: HK\$2.9 million).

**(c) Contingent liabilities in respect of legal claims**

In March 2013, the Authority offered for sale 825 units of Tin Chung Court under Phase 7 for the sale of surplus Home Ownership Scheme flats. There have been disputes between the Authority and the other owners of Tin Chung Court over the liabilities for payment of the management fees for the period from 28 December 1999 up to 23 November 2008 in respect of certain units offered for sale. The total amount of the management fees in dispute (excluding interest, collection charge, costs and/or other expenses) was about HK\$45 million. The Authority agreed to indemnify the purchasers of those units from and against all claims, demands, actions, proceedings and/or litigations received including all interest, costs and expenses in connection therewith in respect of the said dispute, in the amount as ordered by the court or agreed to be paid by the Authority. No provision has been made in the financial statements in respect of the amount in dispute or the indemnity made by the Authority.

## 25 CAPITAL COMMITMENTS

The Authority had the following capital commitments outstanding at 31 March 2013 not provided for in the financial statements:

	<u>2013</u> <u>HK\$M</u>	<u>2012</u> <u>HK\$M</u>
Capital Works/Projects		
Contracted for:		
- Public rental housing construction projects	8,326	10,987
- HOS construction projects	11	3
- Other projects	1,487	1,361
	<u>9,824</u>	<u>12,351</u>
Authorised but not yet contracted for:		
- Public rental housing construction projects	16,544	555
- HOS construction projects	4	-
- Other projects	62	32
	<u>16,610</u>	<u>587</u>
	<u>26,434</u>	<u>12,938</u>

## 26 DERIVATIVE FINANCIAL INSTRUMENTS

	<u>2013</u>		<u>2012</u>	
	<u>Assets</u> <u>HK\$M</u>	<u>Liabilities</u> <u>HK\$M</u>	<u>Assets</u> <u>HK\$M</u>	<u>Liabilities</u> <u>HK\$M</u>
Forward currency exchange contracts, at fair value	<u>84</u>	<u>39</u>	<u>33</u>	<u>66</u>
	(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". These contracts have a remaining life of 3 months or less and a total notional amount of HK\$7 billion (2012: HK\$10 billion). The notional amounts of these contracts indicate the volume of outstanding transactions and do not represent the 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 debt 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 debt 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 2013, the outstanding principal balance of the home purchase loans sold was HK\$1,510 million (2012: HK\$2,276 million) and their average remaining maturity was 42 months (2012: 43 months).

Sensitivity analysis based on a 50 basis points (2012: 50 basis points) increase / decrease in market interest rates, which may be reasonably possible, 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\$257 million (2012: HK\$326 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:

	2013		2012	
	Assets	Liabilities	Assets	Liabilities
	HK\$M	HK\$M	HK\$M	HK\$M
Renminbi	3,365	-	3,342	-
Other currencies				
- US dollars	16,392	1,482	23,710	3,160
- Pound sterling	1,643	1,076	6,061	3,970
- Euro	3,861	2,466	240	125
- Others	4,494	2,749	7,458	4,233
	<u>29,755</u>	<u>7,773</u>	<u>40,811</u>	<u>11,488</u>

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% (2012: 0.5%) increase / decrease in the exchange rate of the US dollar against the Hong Kong dollar, which may be reasonably possible, shows that the exchange gains and surplus for the year would have increased / decreased by HK\$75 million (2012: HK\$103 million).

Sensitivity analysis based on a 5% (2012: 5%) increase / decrease in the exchange rate of the Renminbi against the Hong Kong dollar, which may be reasonably possible, shows that the exchange gains and surplus for the year would have increased / decreased by HK\$168 million (2012: HK\$167 million).

Sensitivity analysis based on a 5% (2012: 5%) increase / decrease in the exchange rates of the other currencies against the Hong Kong dollar, which may be reasonably possible, shows that the exchange gains and surplus for the year would have increased / decreased by HK\$185 million (2012: HK\$271 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 2013, all equity investments were designated at fair value as shown in Note 11.

Sensitivity analysis based on a 10% (2012: 10%) increase / decrease in equity prices, which may be reasonably possible, shows that the revaluation gains on equity investments and surplus for the year would have increased / decreased by HK\$1,152 million (2012: HK\$1,495 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

The Authority is exposed to other market risk arising from changes in the interest rate on the placements with the Exchange Fund which is determined every January (Note 10). It was estimated that, as at 31 March 2013, a 50 basis point increase / decrease in the rates of return for 2012 and 2013, with all other variables held constant, would increase / decrease the surplus for the year by HK\$169 million (2012: HK\$132 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:

	<u>2013</u>	<u>2012</u>
	<u>HK\$M</u>	<u>HK\$M</u>
Placements with the Exchange Fund	<b>34,862</b>	33,013
Bank balances	<b>360</b>	435
Bank deposits	<b>9,884</b>	7,071
Amount due from the Government	<b>18</b>	414
Debtors and deposits	<b>1,031</b>	1,700
Held-to-maturity debt securities	<b>930</b>	1,270
Debt securities at fair value	<b>11,465</b>	12,902
Money market funds	<b>562</b>	434
Home Purchase / Assistance Loans	<b>272</b>	370
Mortgage default guarantees	<b>35,868</b>	39,683
	<u><b>95,252</b></u>	<u>97,292</u>

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 2013, provision for mortgage default guarantee payments amounted to HK\$4 million

(2012: HK\$4 million, Note 18), and the financial exposure not provided for in the financial statements amounted to HK\$33 million (2012: HK\$80 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:

	<u>2013</u> <b>HK\$M</b>	<u>2012</u> HK\$M
Aaa	<b>6,423</b>	7,770
Aa3 to Aa1	<b>4,260</b>	4,133
A3 to A1	<b>11,855</b>	9,792
Lower than A3 or un-rated	<b>663</b>	417
	<u><b>23,201</b></u>	<u>22,112</u>

## 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:

	<u>2013</u>		<u>2012</u>	
	<u>Carrying amount</u>	<u>Fair value</u>	<u>Carrying amount</u>	<u>Fair value</u>
	HK\$M	HK\$M	HK\$M	HK\$M
Held-to-maturity securities	<u><b>930</b></u>	<u><b>932</b></u>	<u>1,270</u>	<u>1,265</u>

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 2013**

	<u>Level 1</u> HK\$M	<u>Level 2</u> HK\$M	<u>Total</u> HK\$M
<b>Assets</b>			
Securities at fair value	18,764	4,783	23,547
Derivative financial instruments	-	84	84
	<u>18,764</u>	<u>4,867</u>	<u>23,631</u>
<b>Liabilities</b>			
Derivative financial instruments	-	39	39
	<u>-</u>	<u>39</u>	<u>39</u>

**As at 31 March 2012**

	<u>Level 1</u> HK\$M	<u>Level 2</u> HK\$M	<u>Total</u> HK\$M
<b>Assets</b>			
Securities at fair value	22,227	6,059	28,286
Derivative financial instruments	-	33	33
	<u>22,227</u>	<u>6,092</u>	<u>28,319</u>
<b>Liabilities</b>			
Derivative financial instruments	-	66	66
	<u>-</u>	<u>66</u>	<u>66</u>

No financial assets or liabilities were classified under Level 3.

During the year, there were 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

	<u>Note</u>	<u>2013</u> <u>HK\$M</u>	<u>2012</u> <u>HK\$M</u>
Consolidated Operating Account surplus / (deficit)			
Rental Housing	29(b)	(1,234)	(601)
Commercial	29(c)	738	598
Home Ownership Assistance	29(d)	2,099	1,477
Sub-total		<u>1,603</u>	<u>1,474</u>
Net non-operating expenditure	6	<u>(98)</u>	<u>(137)</u>
		<b>1,505</b>	1,337
Funds Management Account surplus	29(e)	4,277	3,077
Agency Account surplus	29(f)	<u>40</u>	<u>6</u>
Surplus for the year		<u>5,822</u>	<u>4,420</u>
Distribution			
Dividend to the Government for the year		<u>(370)</u>	<u>(299)</u>
Surplus for the year after distribution		<u>5,452</u>	<u>4,121</u>



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

### (b) RENTAL HOUSING OPERATING ACCOUNT

	2013				2012			
	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	10,345	13	-	10,358	10,558	14	-	10,572
Other income	55	-	-	55	37	-	-	37
<b>TOTAL INCOME</b>	<b>10,400</b>	<b>13</b>	<b>-</b>	<b>10,413</b>	<b>10,595</b>	<b>14</b>	<b>-</b>	<b>10,609</b>
EXPENDITURE								
Personal emoluments	2,588	8	2	2,598	2,438	7	2	2,447
Government rent and rates	132	-	-	132	133	-	-	133
Maintenance and improvements	2,487	18	-	2,505	2,474	16	-	2,490
Other expenditure	3,465	20	3	3,488	3,345	18	1	3,364
Depreciation and amortisation	2,726	7	-	2,733	2,595	6	-	2,601
Share of corporate supervision and support services expenses	191	-	-	191	174	1	-	175
<b>TOTAL EXPENDITURE</b>	<b>11,589</b>	<b>53</b>	<b>5</b>	<b>11,647</b>	<b>11,159</b>	<b>48</b>	<b>3</b>	<b>11,210</b>
Operating deficit for the year	<b>(1,189)</b>	<b>(40)</b>	<b>(5)</b>	<b>(1,234)</b>	<b>(564)</b>	<b>(34)</b>	<b>(3)</b>	<b>(601)</b>

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

### (c) COMMERCIAL OPERATING ACCOUNT

	2013					2012				
	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	851	396	127	429	1,803	681	347	121	419	1,568
Other income	27	1	1	26	55	23	1	1	23	48
<b>TOTAL INCOME</b>	<b>878</b>	<b>397</b>	<b>128</b>	<b>455</b>	<b>1,858</b>	<b>704</b>	<b>348</b>	<b>122</b>	<b>442</b>	<b>1,616</b>
EXPENDITURE										
Personal emoluments	130	43	28	62	263	121	38	29	57	245
Government rent and rates	22	13	-	42	77	19	12	-	41	72
Maintenance and improvements	74	21	23	7	125	48	22	29	6	105
Other expenditure	198	127	30	72	427	140	99	30	70	339
Depreciation and amortisation	65	60	5	45	175	39	54	3	44	140
Share of corporate supervision and support services expenses	10	3	2	5	20	8	3	2	4	17
<b>TOTAL EXPENDITURE</b>	<b>499</b>	<b>267</b>	<b>88</b>	<b>233</b>	<b>1,087</b>	<b>375</b>	<b>228</b>	<b>93</b>	<b>222</b>	<b>918</b>
Operating surplus before exceptional items	379	130	40	222	771	329	120	29	220	698
Exceptional items <sup>1</sup>	(33)	-	-	-	(33)	(94)	-	(6)	-	(100)
<b>Operating surplus for the year</b>	<b>346</b>	<b>130</b>	<b>40</b>	<b>222</b>	<b>738</b>	<b>235</b>	<b>120</b>	<b>23</b>	<b>220</b>	<b>598</b>

<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

	2013					2012				
	HOS	PSPS	TPS	HPLS	Total	HOS	PSPS	TPS	HPLS	Total
	HK\$M	HK\$M	HK\$M	/HALS HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	/HALS HK\$M	HK\$M
<b>INCOME</b>										
Sales	-	-	1,012	-	1,012	-	-	586	-	586
Premium on removal of alienation restriction	945	419	228	-	1,592	788	366	155	-	1,309
Other income	26	5	5	1	37	15	5	4	1	25
<b>TOTAL INCOME</b>	<b>971</b>	<b>424</b>	<b>1,245</b>	<b>1</b>	<b>2,641</b>	<b>803</b>	<b>371</b>	<b>745</b>	<b>1</b>	<b>1,920</b>
<b>EXPENDITURE</b>										
Personal emoluments	153	31	52	23	259	145	30	50	21	246
Maintenance and improvements	5	1	2	-	8	4	1	2	-	7
Other expenditure	12	3	5	3	23	10	2	3	3	18
Depreciation and amortisation	9	2	3	5	19	7	2	2	4	15
Share of corporate supervision and support services expenses	11	2	4	2	19	10	2	4	2	18
<b>Sub-total</b>	<b>190</b>	<b>39</b>	<b>66</b>	<b>33</b>	<b>328</b>	<b>176</b>	<b>37</b>	<b>61</b>	<b>30</b>	<b>304</b>
Expenditure on home ownership schemes										
Construction cost and overheads	8	-	97	-	105	29	-	63	-	92
Government land cost	6	-	80	-	86	(13)	-	50	-	37
Cost of repurchased flats sold	-	-	7	-	7	-	-	3	-	3
Other expenditure	20	-	19	-	39	17	-	15	(1)	31
<b>Sub-total</b>	<b>34</b>	<b>-</b>	<b>203</b>	<b>-</b>	<b>237</b>	<b>33</b>	<b>-</b>	<b>131</b>	<b>(1)</b>	<b>163</b>
<b>TOTAL EXPENDITURE</b>	<b>224</b>	<b>39</b>	<b>269</b>	<b>33</b>	<b>565</b>	<b>209</b>	<b>37</b>	<b>192</b>	<b>29</b>	<b>467</b>
Operating surplus / (deficit) before exceptional items	747	385	976	(32)	2,076	594	334	553	(28)	1,453
Exceptional items <sup>1</sup>	-	-	-	23	23	-	-	-	24	24
<b>Operating surplus / (deficit) for the year</b>	<b>747</b>	<b>385</b>	<b>976</b>	<b>(9)</b>	<b>2,099</b>	<b>594</b>	<b>334</b>	<b>553</b>	<b>(4)</b>	<b>1,477</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 \$28 million (2012: \$41 million) made in the year.

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

### (e) FUNDS MANAGEMENT ACCOUNT

	2013				2012			
	Main liquidity portfolio <sup>1</sup>	Placements with the Exchange Fund <sup>2</sup>	Portfolios managed by external fund managers <sup>3</sup>	Total	Main liquidity 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
<b>INCOME</b>								
Interest income	137	1,819	284	2,240	133	1,532	552	2,217
Dividend income	-	-	334	334	-	-	281	281
Net realised and revaluation gains	-	-	1,967	1,967	-	-	884	884
Net exchange gains / (losses)	56	-	(202)	(146)	104	-	(273)	(169)
<b>TOTAL INCOME</b>	<b>193</b>	<b>1,819</b>	<b>2,383</b>	<b>4,395</b>	<b>237</b>	<b>1,532</b>	<b>1,444</b>	<b>3,213</b>
<b>EXPENDITURE</b>								
Investment expenditure								
Fund managers' fees	-	-	79	79	-	-	93	93
Custodian fees	-	-	10	10	-	-	12	12
Other investment expenditure	-	-	15	15	-	-	17	17
Sub-total	-	-	104	104	-	-	122	122
Recurrent expenditure								
Personal emoluments	5	-	6	11	5	-	6	11
Depreciation	1	-	-	1	-	-	-	-
Other expenditure	1	-	1	2	2	-	1	3
Sub-total	7	-	7	14	7	-	7	14
<b>TOTAL EXPENDITURE</b>	<b>7</b>	<b>-</b>	<b>111</b>	<b>118</b>	<b>7</b>	<b>-</b>	<b>129</b>	<b>136</b>
Surplus for the year	<b>186</b>	<b>1,819</b>	<b>2,272</b>	<b>4,277</b>	<b>230</b>	<b>1,532</b>	<b>1,315</b>	<b>3,077</b>

<sup>1</sup> Main liquidity portfolio comprising bank deposits and investments intended to be held to maturity is stated at amortised cost less impairment losses.

<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

	2013				2012			
	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
<b>INCOME</b>								
Supervision fee	-	158	-	158	-	155	-	155
Supervision on-costs	-	64	35	99	-	48	27	75
Amount reimbursed by Government	178	-	1	179	153	-	1	154
<b>TOTAL INCOME</b>	<b>178</b>	<b>222</b>	<b>36</b>	<b>436</b>	<b>153</b>	<b>203</b>	<b>28</b>	<b>384</b>
<b>EXPENDITURE</b>								
Personal emoluments	155	114	56	325	133	111	53	297
Maintenance and improvements	1	8	2	11	1	12	3	16
Other expenditure	15	6	5	26	10	13	4	27
Depreciation and amortisation	3	4	4	11	3	3	5	11
Share of corporate supervision and support services expenses	11	8	4	23	9	8	4	21
<b>TOTAL EXPENDITURE</b>	<b>185</b>	<b>140</b>	<b>71</b>	<b>396</b>	<b>156</b>	<b>147</b>	<b>69</b>	<b>372</b>
Surplus/(deficit) for the year before adjustments	(7)	82	(35)	40	(3)	56	(41)	12
Over recovery brought forward	6	1	-	7	2	1	-	3
Over recovery settled during the year	(6)	-	-	(6)	(2)	-	-	(2)
Over recovery carried forward	-	(1)	-	(1)	(6)	(1)	-	(7)
<b>Surplus / (deficit) for the year</b>	<b>(7)</b>	<b>82</b>	<b>(35)</b>	<b>40</b>	<b>(9)</b>	<b>56</b>	<b>(41)</b>	<b>6</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.