



二〇〇四至〇五年度
政府綜合財務報表(按應計制編製)
**Accrual-based consolidated financial statements of
the Government for the year ended 31 March 2005**

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引言

INTRODUCTION

引言 INTRODUCTION

我們很高興在本冊載列二〇〇四至〇五財政年度的應計制政府綜合財務報表。這份應計制財務報表是我們在現金收付制周年帳目外，額外編製的報表。其目的在於提供有關政府財務狀況及表現的更全面資料，以及提高社會人士對公共財政的認識。

2. 我們已把政府的固定資產和折舊包括在本年度的財務報表內，以及引進一份資產保管報表匯報政府為提供公共服務所動用的主要實物資產，即建築物、基建資產和土地等的具體數據。

3. 我們歡迎社會各界人士就本冊所載的應計制財務報表及資產保管報表提出意見。我們會參照實際經驗及收到的意見，以更佳的方式編製這些報表。

李李嘉麗
庫務署署長
二〇〇五年十二月

We are pleased to present in this booklet the accrual-based consolidated financial statements of the Government for the financial year 2004-05. The accrual-based financial statements are prepared in addition to the annual cash-based accounts and aim to present more comprehensive information on the financial position and performance of the Government and promote greater awareness of public finances in the community.

2. We have included the Government's fixed assets and depreciation in this year's financial statements, and introduced a stewardship statement describing in terms of physical measurements the major physical assets (i.e. buildings, infrastructure assets and land) employed by the Government for the delivery of public services.

3. We welcome any comments from the public on the accrual-based financial statements as well as the stewardship statement. We will further improve these statements in the light of experience and comments received.

Mrs Lucia LI
Director of Accounting Services
December 2005

綜合財務報表(按應計制編製)

ACCRUAL-BASED CONSOLIDATED

FINANCIAL STATEMENTS

2004年4月1日至2005年3月31日
 綜合財務表現表 (經營開支按性質分類)
CONSOLIDATED STATEMENT OF FINANCIAL PERFORMANCE
FOR THE YEAR ENDED 31 MARCH 2005
 (with operating expenses classified by nature)

	附註 Note	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
經營收入 Operating revenue			
稅項、差餉及應課稅品稅項 Taxes, rates and duties	5	148,828	125,034
租金收入 Rental income	6	22,434	21,784
各項收費 Fees and charges	7	10,775	10,530
公用事業 Utilities	8	3,393	2,869
專利稅及特權稅 Royalties and concessions	9	1,757	1,676
其他經營收入 Other operating revenue	10	5,182	5,040
總經營收入 Total operating revenue		192,369	166,933
經營開支 Operating expenses			
薪金、津貼及其他僱員福利 Salaries, allowances and other employee benefits	11	(63,453)	(67,657)
其他經營開支 Other operating expenses	12	(34,933)	(37,947)
經常性資助金 Recurrent subventions	13	(76,350)	(79,963)
社會保障開支 Social security payments	14	(23,247)	(22,860)
折舊 Depreciation	28	(9,844)	(9,250)
總經營開支 Total operating expenses		(207,827)	(217,677)
經營赤字 Deficit from operating activities		(15,458)	(50,744)
非經營收入/(開支) Non-operating revenue / (expenses)			
非經常開支 Capital expenses	15	(26,488)	(28,814)
地價收入 Land premia	16	32,029	5,401
資助自置居所計劃的淨收入/(開支) Net revenue / (expenses) from home ownership assistance schemes	17	782	(1,362)
利息及投資收入 Interest and investment income	18(a)	10,567	30,846
利息開支 Interest expenses	19	(18,089)	(16,637)
應佔政府企業利潤及虧損 Share of profits and losses of government business enterprises	20	11,520	6,551
外匯基金盈餘 Surplus of the Exchange Fund	27	24,571	65,738
非經營收入淨額 Net non-operating revenue		34,892	61,723
年內淨盈餘 Net surplus for the year		19,434	10,979

第 12 至 38 頁的附註亦為這些財務報表的一部分。
 The notes on pages 12 to 38 form part of these financial statements.

2004年4月1日至2005年3月31日
綜合財務表現表（經營開支按功能分類）

**CONSOLIDATED STATEMENT OF FINANCIAL PERFORMANCE
FOR THE YEAR ENDED 31 MARCH 2005
(with operating expenses classified by function)**

	附註 Note	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
經營收入 Operating revenue			
稅項、差餉及應課稅品稅項 Taxes, rates and duties	5	148,828	125,034
租金收入 Rental income	6	22,434	21,784
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專利稅及特權稅 Royalties and concessions	9	1,757	1,676
其他經營收入 Other operating revenue	10	5,182	5,040
總經營收入 Total operating revenue		192,369	166,933
經營開支 Operating expenses			
教育 Education		(45,370)	(49,008)
社會福利 Social welfare		(33,994)	(34,025)
衛生 Health		(30,858)	(32,840)
保安 Security		(27,664)	(28,977)
輔助服務 Support		(16,848)	(17,236)
基礎建設 Infrastructure		(13,766)	(14,071)
房屋 Housing		(12,268)	(12,339)
經濟 Economic		(9,969)	(10,835)
環境及食物 Environment and food		(9,305)	(9,834)
社區及對外事務 Community and external affairs		(7,785)	(8,512)
總經營開支 Total operating expenses		(207,827)	(217,677)
經營赤字 Deficit from operating activities		(15,458)	(50,744)
非經營收入／(開支) Non-operating revenue / (expenses)			
非經常開支 Capital expenses	15	(26,488)	(28,814)
地價收入 Land premia	16	32,029	5,401
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第 12 至 38 頁的附註亦為這些財務報表的一部分。
The notes on pages 12 to 38 form part of these financial statements.

2005年3月31日
綜合財務狀況表

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2005

	附註 Note	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
財務資產 Financial Assets			
在外匯基金的投資 Investments with the Exchange Fund	18(b)	303,469	287,498
在政府企業的投資 Investments in government business enterprises	20	186,628	171,158
其他投資 Other investments	21	14,683	17,169
貸款及暫支款項 Loans and advances	22	15,999	15,553
現金及現金等價物 Cash and cash equivalents	3(c)	13,987	10,403
其他資產 Other assets	23	23,409	21,767
		558,175	523,548
負債 Liabilities			
退休金準備 Provision for pensions	24	(333,326)	(321,266)
已發行的債券及票據 Bonds and notes issued	25	(25,621)	-
其他負債 Other liabilities	26	(46,802)	(46,399)
		(405,749)	(367,665)
財務資產淨值 Net Financial Assets			
		152,426	155,883
外匯基金資產淨值 Net Assets of the Exchange Fund			
	27	420,893	396,137
固定資產 Fixed Assets			
	28	288,492	283,285
資產淨值 Net Assets			
		861,811	835,305
上列項目代表 Represented by:			
一般儲備 General Reserve	29	152,426	155,883
外匯基金儲備 Exchange Fund Reserve	27	420,893	396,137
資本開支儲備 Capital Expenditure Reserve	30	288,492	283,285
		861,811	835,305

第 12 至 38 頁的附註亦為這些財務報表的一部分。
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2004年4月1日至2005年3月31日

綜合現金流量表

CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2005

	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
經營活動所產生的現金流量		
CASH FLOWS FROM OPERATING ACTIVITIES		
經營赤字 Deficit from operating activities	(15,458)	(50,744)
調整項目 Adjustments for:		
折舊 Depreciation	9,844	9,250
存貨、應收帳項等的增加 Increase in stocks, accounts receivable, etc.	(1,096)	(34)
負債及準備的減少 Decrease in liabilities and provisions	(4,502)	(2,932)
註銷金額 Write-off	44	99
獲贈固定資產 Donated fixed assets received	(14)	-
出售或撇除固定資產的虧損 Loss on disposal of fixed assets	9	454
	4,285	6,837
經營活動所產生的現金流出淨額 Net cash outflow from operating activities	(11,173)	(43,907)
非經營活動所產生的現金流量		
CASH FLOWS FROM NON-OPERATING ACTIVITIES		
已收地價收入 Receipt of land premia	32,029	5,401
非經常開支 Capital expenses	(26,488)	(28,814)
發行債券及票據所得 Proceeds from issue of bonds and notes	25,794	-
在外匯基金投資的(增加)/減少 (Increase)/Decrease in investments with the Exchange Fund	(21,177)	39,119
已收利息及股息 Receipt of interest and dividends	17,344	28,246
新增固定資產 Additions to fixed assets	(14,337)	(17,868)
其他投資(包括政府企業)的減少 Decrease in other investments (including government business enterprises)	5,321	6,054
新增貸款 Loans made	(4,264)	(3,449)
已收償還的貸款 Loan repayments received	2,005	3,489
已付利息 Interest paid	(549)	-
贖回票據 Notes redeemed	(378)	-
資助自置居所計劃的現金淨(流出)/流入 Net cash (outflow)/inflow from home ownership assistance schemes		
售賣樓宇單位 Sale of flats	(168)	(3,825)
自置居所/置業資助貸款 Home Purchase / Assistance Loans	(594)	71
出售置業貸款所得 Proceeds from sale of housing loans	177	15,455
出售投資所得 Proceeds from disposal of investments	31	117
出售固定資產所得 Proceeds from disposal of fixed assets	11	81
非經營活動所產生的現金流入淨額 Net cash inflow from non-operating activities	14,757	44,077
現金及現金等價物淨增加 Net increase in cash and cash equivalents	3,584	170
財政年度開始時現金及現金等價物		
Cash and cash equivalents as at the beginning of the financial year	10,403	10,233
財政年度終結時現金及現金等價物		
Cash and cash equivalents as at the end of the financial year	13,987	10,403

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2005年3月31日

應計制下的一般儲備與現金收付制下的綜合結餘（財政儲備）對帳表

STATEMENT OF RECONCILIATION BETWEEN THE GENERAL RESERVE REPORTED UNDER THE ACCRUAL BASIS AND THE CONSOLIDATED FUND BALANCE (FISCAL RESERVES) REPORTED UNDER THE CASH BASIS AS AT 31 MARCH 2005

	2005 百萬元 \$million	2004 百萬元 \$million
一般儲備 – 綜合財務狀況表(以應計制計算)所匯報者 General Reserve – as reported in the accrual-based Consolidated Statement of Financial Position	152,426	155,883
調整項目 Adjustments for:		
按應計制須入帳但按現金收付制則不須入帳的負債 (註 a) <u>Liabilities recognized under the accrual basis but not the cash basis</u> (Note a)		
退休金準備 Provision for pensions	333,326	321,266
已發行的債券及票據 Bonds and notes issued	25,621	-
其他負債 Other liabilities	20,726	21,583
	379,673	342,849
按應計制須入帳但按現金收付制則不須入帳的資產 (註 a) <u>Assets recognized under the accrual basis but not the cash basis</u> (Note a)		
投資 Investments	(135,611)	(135,841)
貸款 Loans	(19,937)	(18,492)
其他資產 Other assets	(6,974)	(5,894)
在外匯基金投資的市值增加 Increase in market value of investments with the Exchange Fund	-	(4,489)
	(162,522)	(164,716)
應佔政府企業的未派發儲備 (註 b) <u>Share of undistributed reserves of government business enterprises</u> (Note b)	(65,981)	(51,939)
應佔其他單位的淨財務資產 (註 c) <u>Share of net financial assets of other entities</u> (Note c)	(7,615)	(6,734)
	(73,596)	(58,673)
財政儲備 – 現金收付制綜合帳目所匯報者 Fiscal Reserves – as reported in the cash-based Consolidated Account	295,981	275,343

註 Note:

(a) 只限於核心政府 – 參閱附註 34(a)(i) 列出的單位。

Core Government only – refer to note 34(a)(i) for a list of the entities.

(b) 參閱附註 34(b)(ii) 列出的單位。 Refer to note 34(b)(ii) for a list of the entities.

(c) 參閱附註 34(a)(ii), (iii) 及 (iv) 列出的單位。 Refer to note 34(a)(ii), (iii) and (iv) for a list of the entities.

第 12 至 38 頁的附註亦為這些財務報表的一部分。

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2004年4月1日至2005年3月31日

應計制與現金收付制下的盈餘／赤字對帳表

STATEMENT OF RECONCILIATION BETWEEN THE SURPLUSES/DEFICITS REPORTED UNDER THE ACCRUAL BASIS AND UNDER THE CASH BASIS FOR THE YEAR ENDED 31 MARCH 2005

	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
盈餘 – 綜合財務表現表(以應計制計算)所匯報者 Surplus – as reported in the accrual-based Consolidated Statement of Financial Performance	19,434	10,979
調整項目 Adjustments for:		
按應計制須入帳但按現金收付制則不須入帳的(收入)/開支 (註 a) <u>(Revenue)/Expenses recognized under the accrual basis but not the cash basis (Note a)</u>		
準備的淨增加 Net increase in provisions	11,157	12,772
固定資產折舊 Depreciation of fixed assets	5,775	5,468
因在外匯基金的投資的公允價值變動而產生的(收益)/虧損 (Gains)/Losses arising from changes in fair value of investments with the Exchange Fund	5,207	(2,393)
隧橋費收入 Toll revenue	(983)	-
債券及票據利息支出 Interest expenses on bonds and notes	307	-
手頭存貨的淨(增加)/減少 Net (increase)/decrease in stocks in hand	(114)	34
股息豁免及長期持股紅股的成本 Dividends waived and cost of shares used in loyalty issues	37	675
出售或撇除固定資產的虧損 Loss on disposal of fixed assets	9	454
	21,395	17,010
按現金收付制須入帳但按應計制則不須入帳的(收入)/(開支) (註 a) <u>Revenue/(Expenses) recognized under the cash basis but not the accrual basis (Note a)</u>		
發行債券及票據收益淨額 Net proceeds from issuance of bonds and notes	25,394	-
添置固定資產 Additions to fixed assets	(8,322)	(7,443)
股本退回 Return of share capital	6,000	-
現金投資 Cash investments made	(4,757)	(3,820)
貸款的淨增加 Net increase in loans	(1,639)	(276)
出售置業貸款所得 Proceeds from sale of housing loans	177	15,455
出售固定資產所得 Proceeds from disposal of fixed assets	11	81
	16,864	3,997
應佔未包括在現金收付制綜合帳目的其他綜合匯報單位的盈餘 <u>Share of surpluses of other consolidated entities not included in the cash-based Consolidated Account</u>		
政府企業及外匯基金 (註 b) Government business enterprises and the Exchange Fund (Note b)	(36,091)	(72,289)
減：已收淨額 Less: Net amount received	3,314	907
其他單位 (註 c) <u>Other entities (Note c)</u>	(3,560)	(732)
	(36,337)	(72,114)
盈餘／(赤字) – 現金收付制綜合帳目所匯報者 Surplus/(Deficit) – as reported in the cash-based Consolidated Account	21,356	(40,128)

註 Note:

- (a) 只限於核心政府 – 參閱附註 34(a)(i) 列出的單位。
Core Government only – refer to note 34(a)(i) for a list of the entities.
- (b) 參閱附註 34(b) 列出的單位。 Refer to note 34(b) for a list of the entities.
- (c) 參閱附註 34(a)(ii), (iii) 及 (iv) 列出的單位。 Refer to note 34(a)(ii), (iii) and (iv) for a list of the entities.

第 12 至 38 頁的附註亦為這些財務報表的一部分。
The notes on pages 12 to 38 form part of these financial statements.

財務報表附註 NOTES TO THE FINANCIAL STATEMENTS

1. 編製基準

除另有指明外，這些綜合財務報表是按應計制基準編製，其目的是反映香港特別行政區政府（政府）的整體財務表現和狀況，以及顯示政府在提供公共服務方面所持有的資源。

2. 匯報單位及綜合匯報基準

2.1 匯報單位

納入這套綜合財務報表的單位包括：

- a) 政府一般收入帳目；
- b) 根據《公共財政條例》（第二章）第 29 條設立的基金(附註 34(a)(i))；
- c) 政府為特定目的而設立的其他基金，其財政資源主要來自政府，而政府須就其用途負責（附註 34(a)(ii)）；
- d) 政府持有不少於 20% 控股投資並分享其淨收益的政府企業(附註 34(b)(ii))；
- e) 香港房屋委員會(房委會)；
- f) 香港五隧一橋有限公司；以及
- g) 外匯基金。

2.2 其他非政府部門的公共機構

這些單位所耗用的資源已按補助金及資助金形式，在這些綜合財務報表內匯報有關開支，以反映政府與這些單位之間存在服務購買者與服務供應者的關係，所以不作綜合匯報。

2.3 綜合匯報基準

附註 2.1(a)、(b)、(c)、(e) 及 (f) 所述的單位，採用分項總計法方式作綜合匯報，即收入、開支、資產及負債等相同項目予以合併，猶如一個單一單位，以反映政府的整體財務表現及狀況。這些單位之間的重大交易和負債餘額已互相抵銷。至於年結日期不同的單位，亦已作適當調整，以反映截至三月三十一日止的財務表現及狀況。

1. Basis of Preparation

These consolidated financial statements are prepared on the accrual basis of accounting, except where stated otherwise, to present the overall financial performance and position of the Government of the Hong Kong Special Administrative Region (the Government) and to demonstrate the resources held by the Government in the delivery of public services.

2. Reporting Entities and Basis of Consolidation

2.1 Reporting entities

The entities included in these consolidated financial statements are as follows:

- a) the General Revenue Account (GRA);
- b) the Funds established under section 29 of the Public Finance Ordinance (Cap. 2) (Note 34(a)(i));
- c) other Funds established by the Government for specific purposes with their funding mainly from the Government and the Government being responsible for their use (Note 34(a)(ii));
- d) government business enterprises in which the Government has an investment holding of not less than 20 per cent and of which the Government shares the net earnings (Note 34(b)(ii));
- e) the Hong Kong Housing Authority (HKHA);
- f) Hong Kong Link 2004 Limited; and
- g) the Exchange Fund.

2.2 Other non-departmental public bodies

Entities whose resource consumption has been accounted for in these consolidated financial statements as grants and subventions, thereby reflecting the relationship between the Government and these entities as one of purchaser and provider of services, are not consolidated.

2.3 Basis of consolidation

Entities in notes 2.1(a), (b), (c), (e) and (f) are consolidated on a line-by-line basis whereby similar items of revenue, expenses, assets and liabilities are combined to give an overall view of the Government's financial performance and position as if they were a single entity. Significant transactions and balances of indebtedness between these entities are eliminated, and adjustments are made to reflect the financial performances and positions as of March 31 for entities with a different reporting date.

附註 2.1(d)及(g)所述的單位，採用權益法方式作綜合匯報，即政府在其當年度經營結算淨額中的應佔金額在綜合財務表現表分開披露，而政府在其資產淨值中的應佔金額則於扣除已確認入帳的減值虧損後，納入綜合財務狀況表的投資項目內。

2.4 作綜合匯報而財政年度並非在三月三十一日結束的單位

採用分項總計法方式作綜合匯報，而財政年度結算日期並非為三月三十一日的單位，綜合匯報是以該單位截至三月三十一日止 12 個月的未經審計帳目為基礎。

採用權益法方式作綜合匯報，而財政年度結算日期並非為三月三十一日的單位，綜合匯報是以該單位最近期的財政年度的經審計帳目為基礎。但財政年度在十二月三十一日結束的外匯基金則除外，其帳目已作調整，以涵蓋截至三月三十一日止的 12 個月。

3. 主要會計政策

a) 收入

就政府一般收入帳目及根據《公共財政條例》(第 2 章)設立的基金而言，收入在收款後確認入帳。至於其他作綜合匯報的單位，如經濟利益可能流入有關單位並能可靠地計算，有關收入便確認入帳。

b) 開支

就政府一般收入帳目及根據《公共財政條例》(第 2 章)設立的基金而言，除下述情況外，政府的開支在支付後確認入帳：

- (i) 主要負債（包括退休金、尚餘假期以及債券及票據的應付利息）以應計制計算，以反映匯報期內所耗用資源的價值；以及
- (ii) 手頭存貨。

至於其他綜合匯報的單位，如資產減少或負債增加引致日後減少的經濟利益能可靠地計算，有關開支便確認入帳。

Entities in notes 2.1(d) and (g) are consolidated on an equity basis whereby the Government's share of their current year's net operating results are separately disclosed in the Consolidated Statement of Financial Performance, and the Government's share of their net assets, less any impairment losses recognized, are included in the investments reported in the Consolidated Statement of Financial Position.

2.4 Consolidated entities with financial year-end dates other than March 31

For entities consolidated on a line-by-line basis and with a financial year-end date other than March 31, consolidation is based on the unaudited accounts covering the twelve-month period to March 31.

For entities consolidated on an equity basis and with a reporting date other than March 31, consolidation is based on the audited accounts available for the latest financial year, with the exception of the Exchange Fund, of which the financial year ends on December 31 and for which adjustments are made to cover a twelve-month period to March 31.

3. Principal Accounting Policies

a) Revenue

For GRA and the funds established under the Public Finance Ordinance (Cap. 2), revenue is recognized when it is received. For other consolidated entities, revenue is recognized when it is probable that the economic benefit will flow to the entities concerned and can be measured reliably.

b) Expenses

For GRA and the funds established under the Public Finance Ordinance (Cap. 2), the Government's expenses are recognized when they are paid except for the following:

- (i) accruals are made for major liabilities (including pensions, untaken leave and interest payable on bonds and notes) in order to reflect the value of the resources consumed in the reporting period; and
- (ii) stocks in hand.

For other consolidated entities, expenses are recognized when a decrease in future economic benefits relating to a decrease in an asset or an increase of a liability has arisen that can be measured reliably.

<p>c) <u>現金及現金等價物</u></p> <p>現金及現金等價物是指現金以及在銀行和其他金融機構不多於三個月（由存款日計）的存款。</p>	<p>c) <i>Cash and cash equivalents</i></p> <p>Cash and cash equivalents are cash, placements with banks and other financial institutions with an original period to maturity of not more than three months.</p>
<p>d) <u>在外匯基金的投資</u></p> <p>這些是政府存放於外匯基金作投資用途的盈餘資金，以財政年度結束時的公允價值匯報。公允價值的變動則在綜合財務表現表入帳。</p>	<p>d) <i>Investments with the Exchange Fund</i></p> <p>These are surplus funds of the Government placed with the Exchange Fund for investment purposes, and are stated at fair value at the end of the financial year. Changes in fair values are dealt with in the Consolidated Statement of Financial Performance.</p>
<p>e) <u>投資</u></p> <p><u>在政府企業的投資</u></p> <p>對於政府持有不少於 20% 控股投資並分享其淨收益的政府企業（參閱附註 34(b)(ii) 列出的單位），以政府應佔有關單位的資產淨值扣除已確認入帳的減值虧損後匯報。在其他政府企業的投資則以成本匯報。因出售投資或減值虧損確認/回撥而引致的收益或虧損，在綜合財務表現表入帳。</p> <p><u>其他投資</u></p> <p>其他投資是以成本或財政年度完結時的公允價值匯報。投資的公允價值的變動與及因出售投資或減值虧損確認/回撥而引致的收益或虧損，在綜合財務表現表入帳。</p>	<p>e) <i>Investments</i></p> <p><u>Investments in government business enterprises</u></p> <p>For investments in those government business enterprises in which the Government has an investment holding of not less than 20 per cent and of which the Government shares the net earnings (refer to note 34(b)(ii) for a list of the entities), their values are stated at the Government's share of the net assets of the entities concerned, less any impairment losses recognized. For investments in other government business enterprises, their values are stated at cost. Gains or losses arising from disposal or recognition/reversal of impairment losses are dealt with in the Consolidated Statement of Financial Performance.</p> <p><u>Other investments</u></p> <p>Other investments are stated at cost or fair value at the end of the financial year. Changes in the fair value of investments as well as gains or losses arising from disposals or recognition/reversal of impairment losses are dealt with in the Consolidated Statement of Financial Performance.</p>
<p>f) <u>手頭存貨</u></p> <p>手頭存貨包括所持有供出售的財產，以及政府在日常運作中所耗用或出售的物料、零件及消耗品。重要的手頭存貨在綜合財務狀況表內以加權平均成本法匯報。</p>	<p>f) <i>Stocks in hand</i></p> <p>Stocks in hand comprise properties held for sale, stores, parts and consumables for own consumption or sale in the course of the Government's operations. They are reported in the Consolidated Statement of Financial Position using the weighted average cost method to the extent that they are material.</p>
<p>g) <u>居者有其屋計劃（住宅）樓宇</u></p> <p>回購單位及未售的新建單位，均以成本或可變現淨值較低者匯報。建築中的單位則以成本匯報。</p>	<p>g) <i>Home Ownership Scheme (domestic) premises</i></p> <p>Stock of re-purchased properties and unsold new premises are stated at the lower of cost and net realizable value. Premises under construction are stated at cost.</p>
<p>h) <u>固定資產</u></p> <p>由二〇〇四至〇五年度開始，政府的固定資產(除土地、文物資產以及主要為道路及雨水渠等的基建資產)已在這些應計制財務報表內匯</p>	<p>h) <i>Fixed assets</i></p> <p>The Government's fixed assets, except for land, some infrastructure assets (mainly roads and drains) and heritage assets, have been reported in these accrual-based financial statements starting with 2004-05 (the fixed assets reported in the previous</p>

報(往年的財務報表所匯報的固定資產均屬香港房屋委員會，其帳目已用分項總計法方式在這些財務報表內綜合匯報)。有關這項會計政策變動的影響，請參閱附註 4。

固定資產按成本匯報，如沒有成本(例如捐贈資產、在建造、經營及移交安排下屆滿後移交政府的資產等)或成本數字不能可靠地取得，則按估值入帳。成本包括購置固定資產或把固定資產設定在添置時所需的狀況及地點的開支。固定資產添置後的開支，如能提高日後從該資產得到的經濟利益，則計入該資產的帳面值內。

對於那些未能可靠地取得成本數字的樓宇，由獨立合資格估價師採用折舊後的重置成本(於二〇〇四年三月三十一日)估值。而在一份已屆滿的建造、經營及移交安排下，於一九九九年九月一日移交政府的海底隧道，其價值則按原來建造費用扣除折舊(累計至移交日)後計算。

在這份財務報表匯報的基建資產為供水服務、污水處理服務、客運碼頭、收費隧道、青嶼幹線、堆填區及其他環保設施等。

折舊是以直線法計算，按固定資產的預計可供使用年期攤銷其成本或估值。個別資產的預計可供使用年期如下：

- 基建資產 大多為 50 年
- 樓宇 10-50 年
- 電腦軟件及硬體 5-10 年
- 土木工程 30-50 年
- 船隻 4-20 年
- 照明及通風設備 20 年
- 其他機器及設備 5-15 年

進行中的基本工程/項目不計算折舊。

出售或撇除固定資產的盈虧，均按該資產出售所得的淨額(如有的話)與其帳面淨值的差額釐定，並在有關年度的財務表現表內入帳。

i) *建造、經營及移交安排下的資產*

在建造、經營及移交安排下，政府

financial statements all belong to the Hong Kong Housing Authority which has been consolidated on a line-by-line basis in these financial statements). Please refer to note 4 for the effects of this change of accounting policy.

Fixed assets are stated at cost, or at valuation if cost is not relevant (e.g. donated assets, assets reverted to the Government after the expiry of a build-operate-transfer arrangement, etc.) or cannot be ascertained reliably. Cost comprises expenditure incurred in acquiring or bringing a fixed asset to its condition and location intended at the time of acquisition, construction or development. Subsequent expenditure relating to an existing fixed asset is added to the carrying value of the fixed asset if it is probable that future economic benefits in excess of the originally assessed standard of performance of the asset will be obtained.

For those buildings whose costs cannot be ascertained reliably, valuation (as of 31 March 2004) was made by independent qualified valuers on a depreciated replacement cost basis. For Cross-harbour Tunnel, which was reverted to the Government on 1 September 1999 after the expiry of a build-operate-transfer arrangement, it is valued at its original construction cost less accumulated depreciation up to the date of reversion.

Infrastructure assets reported in these financial statements comprise water supplies, sewage services, marine ferry terminals, toll-tunnels, the Lantau Link, landfills and other environmental protection facilities.

Depreciation is provided on a straight line basis to amortize the costs or valuations of fixed assets over their estimated useful lives as follows:

- Infrastructure assets mainly 50 years
- Buildings 10-50 years
- Computer software and hardware 5-10 years
- Civil engineering works 30-50 years
- Boats and vessels 4-20 years
- Lighting and ventilation 20 years
- Other plant and equipment 5-15 years

No depreciation is provided for capital works/projects in progress.

The gain or loss on retirement or disposal of a fixed asset is determined as the difference between the net disposal proceeds (if any) and its net book value, and is recognized in the Statement of Financial Performance in the year of retirement or disposal.

i) *Assets under Build-Operate-Transfer arrangements*

In a Build-Operate-Transfer (BOT) arrangement, the

與私人公司訂立合約，由有關公司出資、設計及建造某項設施，而該公司一般可獲得固定年期的特許經營權，以經營該項設施並從中取得收入，直至特許經營期結束為止，該項設施之後便會移交政府。在建造、經營及移交安排下由私人機構建造的資產，其權益及有關的經濟利益不會在經營期結束前轉移給政府。

因此，建造、經營及移交安排下的資產不會在經營期結束前在政府的綜合財務狀況表內匯報為資產。當經營期屆滿，有關資產會按固定資產的會計政策予以確認入帳和折舊。

於二〇〇五年三月三十一日，在建造、經營及移交安排下的資產名稱及屆滿日期，載於附註 33。

j) 僱員福利

退休福利

政府根據《強制性公積金計劃條例》(第 485 章)就僱員參與強制性公積金計劃而向該等計劃作出的供款，在支付後匯報為開支。

政府現時提供的數個退休金計劃，均屬界定福利計劃(見附註 24)。在應計制的會計模式下，政府就這些退休金計劃須履行的承擔，由獨立合資格精算師，使用預計單位給付成本法定期計算。綜合財務表現表內的退休金福利包括下列開支項目(除另有指明外，全以應計制入帳)：

- (i) *現行服務成本* – 指僱員在所匯報的財政年度內在政府服務而增加的政府退休金負債；
- (ii) *利息費用* – 指因退休金福利距離支付日期的時間減少一年而增加的政府退休金負債；
- (iii) *精算收益／虧損* – 指政府退休金負債因下述情況而減少(精算收益)或增加(精算虧損)：

Government enters into an agreement with a private sector company under which the company agrees to finance, design and build a facility at its own cost, and is given a concession, usually for a fixed period, to operate that facility and collect revenue from its operation before transferring the facility to the Government at the end of the concession period. For assets constructed by the private sector under BOT arrangements, both the title to the assets and the economic benefits arising from the assets are not passed to the Government until the arrangements expire.

Assets under BOT arrangements are therefore not reported as assets in the Government's Consolidated Statement of Financial Position until the arrangements expire. At the expiry of such arrangements, the related assets are recognized and depreciated according to the accounting policy on fixed assets.

A list of the assets under BOT arrangements as at 31 March 2005 and the expiry dates of the arrangements are at note 33.

j) *Employee benefits*

Retirement benefits

For employees participating in the Mandatory Provident Fund Schemes as required under the Mandatory Provident Fund Schemes Ordinance (Cap. 485), the Government's contributions to the schemes are reported as expenses upon payment.

The Government operates a number of pension schemes which are defined benefit schemes (see note 24). For the purpose of accrual-based accounting, the Government's obligations under these pension schemes are determined at periodical intervals by an independent qualified actuary using the Projected Unit Credit Method. The pension benefits included in the Consolidated Statement of Financial Performance comprise the following expense items, all of which are accounted for on the accrual basis except otherwise indicated:

- (i) *current service cost* – represents the increase in the Government's pension liabilities arising from service in the financial year being reported on;
- (ii) *interest cost* – represents the increase in the Government's pension liabilities which arises because the pension benefits are one year closer to settlement;
- (iii) *actuarial gain/loss* – represents the decrease (for actuarial gain) or increase (for actuarial loss) in the Government's pension liabilities arising from:

- 因應經驗而作出的調整，即先前訂定的精算假設與實際情況有所出入的影響；以及
- 改變精算假設的影響。

所計得的精算收益／虧損悉數確認入帳；以及

- (iv) **截減年期虧損** – 指因向自願退休計劃參與者發放退休金福利較正常情況為早而增加的政府退休金負債。所計得的截減年期虧損悉數確認入帳。

其他僱員福利

約滿酬金及假期是以應計制入帳，而其他福利，例如房屋、醫療及教育福利，則在支付時確認入帳。

k) **外幣換算**

外幣收入及開支均按交易日的匯率折算為港幣入帳。以外幣結算的財務資產及負債均按三月三十一日的匯率折算為港幣。匯兌損益均在綜合財務表現表入帳。

- experience adjustments (i.e. the effect of differences between the previous actuarial assumptions and what has actually occurred); and
- the effect of changes in actuarial assumptions.

Actuarial gain/loss is recognized in full as identified; and

- (iv) **curtailment loss** – represents the increase in the Government's pension liabilities arising from the payment of pension benefits to participants of the voluntary retirement schemes earlier than would otherwise be the case. Curtailment loss is recognized in full as identified.

Other employee benefits

Contract gratuities and leave are accrued while other benefits such as housing, medical and education are recognized when they are paid.

k) **Foreign currency translation**

Foreign currency revenue and expenses are translated into Hong Kong dollars at the exchange rates prevailing at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated into Hong Kong dollars at the rates of exchange ruling at March 31. Exchange gains and losses on foreign currency translation are dealt with in the Consolidated Statement of Financial Performance.

4. 會計政策的更改

為了更適切地反映政府的財務表現及狀況，由二〇〇四至〇五年度開始，政府的固定資產會在這些應計制財務報表內匯報(往年的財務報表所匯報的固定資產均屬房委會，其帳目已用分項總計法方式在這些財務報表內綜合匯報)。這項會計政策變動已作出追溯計算，而二〇〇三至〇四年度的比較數字已作調整，以符合更改後的會計政策。改變會計政策後的整體影響為：在財務表現表匯報的淨盈餘增加 25.27 億元(二〇〇三至〇四年的增加為 14.40 億元)，而在財務狀況表匯報的資產淨值則增加 1,656.57 億元(二〇〇三至〇四年的增加為 1,631.32 億元)。

4. Change in accounting policies

In order to better reflect the Government's financial performance and position, the Government's fixed assets have been reported in these accrual-based financial statements starting with 2004-05 (the fixed assets reported in the previous financial statements all belong to HKHA which has been consolidated on a line-by-line basis in these financial statements). This change in accounting policy has been accounted for retrospectively and the comparative figures for 2003-04 have been restated to conform with the changed policy. The overall net effects of this change in accounting policies are an increase in net surplus reported in the Statement of Financial Performance amounting to \$2,527 million (\$1,440 million for 2003-04), and an increase in net assets reported in the Statement of Financial Position amounting to \$165,657 million (\$163,132 million for 2003-04).

5. 稅項、差餉及應課稅品稅項 Taxes, rates and duties

	2005 百萬元 \$million	2004 百萬元 \$million
內部稅收 Internal revenue		
利得稅 Profits tax	58,314	48,771
薪俸稅 Salaries tax	33,991	27,977
印花稅 Stamp duties	15,851	11,245
博彩稅 Betting duty	12,057	11,636
其他內部稅收 Other internal revenue	7,145	6,092
	<hr/> 127,358	<hr/> 105,721
一般差餉 General rates	11,450	10,167
應課稅品稅項 Duties	6,603	6,422
車輛稅 Motor vehicle taxes	3,417	2,724
	<hr/> 148,828	<hr/> 125,034

6. 租金收入 Rental income

	2005 百萬元 \$million	2004 百萬元 \$million
房委會物業租金 Rents from HKHA's properties	15,515	14,679
按應課差餉租值百分之三徵收的地租 Government rents charged at 3% of rateable values	3,792	3,947
政府物業租金 Rents from government properties	1,721	1,514
政府土地牌照 Government land licences	1,406	1,644
	<hr/> 22,434	<hr/> 21,784

7. 各項收費 Fees and charges

	2005 百萬元 \$million	2004 百萬元 \$million
經濟 Economic	4,652	4,490
基礎建設 Infrastructure	3,396	3,407
保安 Security	890	930
社區及對外事務 Community and external affairs	617	560
環境及食物 Environment and food	504	417
輔助服務 Support	487	484
其他 Others	229	242
	<hr/> 10,775	<hr/> 10,530

8. 公用事業 Utilities

	2005 百萬元 \$million	2004 百萬元 \$million
水務 Waterworks	2,485	2,126
污水處理服務 Sewage services	677	544
客運碼頭 Marine ferry terminals	231	199
	<u>3,393</u>	<u>2,869</u>

9. 專利稅及特權稅 Royalties and concessions

	2005 百萬元 \$million	2004 百萬元 \$million
橋樑及隧道 Bridges and tunnels	1,167	1,033
停放車輛 Parking	322	373
車輛檢驗 Vehicles examination	58	59
其他 Others	210	211
	<u>1,757</u>	<u>1,676</u>

10. 其他經營收入 Other operating revenue

	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
收回的薪金及職員附帶福利成本 Recovery of salaries and staff on-costs	1,347	1,621
六合彩獎券 Mark Six Lottery	997	812
罰款、沒收及罰金 Fines, forfeitures and penalties	949	846
收回的多繳及損失款項 Recovery of overpayments and losses	564	389
其他 Others	1,325	1,372
	<u>5,182</u>	<u>5,040</u>

11. 薪金、津貼及其他僱員福利 Salaries, allowances and other employee benefits

	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
薪金及津貼 Salaries and allowances	54,205	57,423
退休金現行服務成本 (附註 24) Pension current service cost (Note 24)	9,123	9,743
其他僱員福利 Other employee benefits	125	491
	<u>63,453</u>	<u>67,657</u>

12. 其他經營開支 Other operating expenses

	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
僱用服務及專業費用 Hire of services and professional fees	8,710	9,120
維修保養 Maintenance	5,140	5,311
補助金 Grants	4,097	5,978
電燈及電力 Light and power	3,011	2,963
一般其他非經常開支 General other non-recurrent	2,927	2,058
購買食水 Purchase of water	2,529	2,510
雜項開支 Miscellaneous	2,286	2,850
專門用途的物料及設備 Specialist supplies, stores and equipment	1,641	1,679
廢物處理設施的運作 Operation of waste facilities	1,226	1,214
行政開支 Administration expenses	1,029	1,065
自願退休補償金 Payments for voluntary retirement	852	573
物業租金及管理費用（宿舍除外） Rents and management charges for properties (other than quarters)	648	725
宣傳及文化活動 Publicity and cultural activities	628	669
對抗「嚴重急性呼吸系統綜合症」 Fight Against Severe Acute Respiratory Syndrome	105	687
重建香港經濟活力的活動 Campaign To Re-launch Hong Kong's Economy	104	545
	<u>34,933</u>	<u>37,947</u>

13. 經常性資助金 Recurrent subventions

	2005 百萬元 \$million	2004 百萬元 \$million
教育 Education	38,910	40,799
衛生 Health	27,954	29,232
社會福利 Social welfare	6,559	6,948
經濟 Economic	1,591	1,505
其他 Others	1,336	1,479
	<u>76,350</u>	<u>79,963</u>

14. 社會保障開支 Social security payments

	2005 百萬元 \$million	2004 百萬元 \$million
綜合社會保障援助 Comprehensive social security assistance	17,631	17,306
公共福利金計劃 Social security allowance scheme	5,245	5,214
其他開支 Other payments	371	340
	<u>23,247</u>	<u>22,860</u>

15. 非經常開支 Capital expenses

	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
公路 Highways	8,120	5,056
非經常資助金 Capital subventions	6,051	6,016
建築物 Buildings	3,188	6,133
土木工程 Civil engineering works	2,939	3,575
新市鎮及市區發展 New towns and urban area developments	2,618	2,868
港口及機場發展 Port and airport development	1,078	803
房屋 Housing	846	1,751
渠務 Drainage	765	988
土地徵用 Land acquisition	471	1,365
機器、車輛、設備及小型工程 Plant, vehicles, equipment and minor works	196	55
電腦化計劃 Computerisation	156	108
主要系統設備 Major systems and equipment	46	66
水務 Waterworks	14	30
	26,488	28,814
	26,488	28,814

16. 地價收入 Land premia

	2005 百萬元 \$million	2004 百萬元 \$million
公開拍賣及招標出售土地 Sales by public auction and tender	20,714	878
修訂現行土地契約、換地及續訂土地契約 Modification of existing leases, exchanges and extensions	10,280	2,860
私人協約方式批地 Private treaty grants	809	1,432
短期豁免書收費 Fees received in respect of short-term waivers	226	231
	32,029	5,401
	32,029	5,401

17. 資助自置居所計劃的淨收入/(開支)

Net revenue / (expenses) from home ownership assistance schemes

	2005 百萬元 \$million	2004 百萬元 \$million
收入 Income	1,991	888
經營成本 Operating costs	(1,842)	(2,091)
準備的(增加)/減少 (Increase)/Decrease in provisions	633	(159)
	782	(1,362)
	782	(1,362)

售出單位詳情如下 Details of the flats sold are as follows:

	2005		2004	
	單位數目 No. of Flats	面積(平方米) Area (m ²)	單位數目 No. of Flats	面積(平方米) Area (m ²)
居者有其屋計劃 Home Ownership Scheme	-	-	1	47
租者置其屋計劃 Tenants Purchase Scheme	4,729	242,608	547	26,313

18. (a) 利息及投資收入 Interest and investment income

	2005 百萬元 \$million	2004 百萬元 \$million
在外匯基金的投資 (附註 18(b)) Investments with the Exchange Fund (Note 18(b))		
利息收入 Interest income	14,565	25,772
因公允價值變動而產生的盈虧 Gains/(Losses) arising from changes in fair value	(5,207)	2,393
	<u>9,358</u>	<u>28,165</u>
貸款利息及投資收入 Interest on loans and investment income	1,209	2,681
	<u>10,567</u>	<u>30,846</u>

(b) 在外匯基金的投資 Investments with the Exchange Fund

這是政府存放在外匯基金作投資用途的款項。綜合財務狀況表所匯報的 3,034.69 億元，較下文附註 27 的外匯基金未經審計資產負債表所包括的相關金額 3,041.93 億元為少，因為前者是按二〇〇五年三月三十一日的市值匯報，而後者則按成本匯報。

These are the Government's funds deposited with the Exchange Fund for investment purposes. The amount of \$303,469 million stated in the Consolidated Statement of Financial Position is lower than the corresponding amount of \$304,193 million reported in the Exchange Fund's unaudited balance sheet reproduced at note 27 below. The difference is due to the former being stated at market value as at 31 March 2005 and the latter at cost.

19. 利息開支 Interest expenses

	2005 百萬元 \$million	2004 百萬元 \$million
退休金負債的利息費用 (附註 24) Interest cost on pension liabilities (Note 24)	17,342	16,637
已發行的債券及票據利息 (附註 25) Interest on bonds and notes issued (Note 25)	747	-
	<u>18,089</u>	<u>16,637</u>

20. 在政府企業的投資 Investments in government business enterprises

	2005 百萬元 \$million	2004 百萬元 \$million
投資成本(註 a) Cost of investments (Note a)	116,527	116,901
應佔未派發儲備 Share of undistributed reserves		
年首結餘 Balance at beginning of the year	51,939	45,816
應佔前期調整 Share of prior year adjustments	-	(1,844)
應佔年內利潤及虧損 Share of profits and losses for the year	11,520	6,551
應佔年內派發(註 b) Share of distributions for the year (Note b)	(4,365)	(2,567)
應佔其他儲備變動 Share of other reserve movements	6,887	3,983
年終結餘 Balance at end of the year	65,981	51,939
應佔資產淨值 Share of net assets	182,508	168,840
貸款 Loans	4,120	2,318
	<u>186,628</u>	<u>171,158</u>

註 Note:

(a) 請參閱附註 34(b)(ii)列出的政府企業。

Please refer to note 34(b)(ii) for a list of the government business enterprises included.

(b) 包括免收股息 0.37 億元 (2004 : 6.75 億元)及以股代息 10.14 億元 (2004 : 9.86 億元)。

This includes dividends waived and shares received in lieu of dividends amounting to \$37 million (2004 : \$675 million) and \$1,014 million (2004 : \$986 million) respectively.

21. 其他投資 Other investments

	2005 百萬元 \$million	2004 百萬元 \$million
房委會所作的投資 Investments made by HKHA	8,707	11,435
其他基金所作的投資 Investments made by other funds	5,833	5,591
亞洲開發銀行 Asian Development Bank	87	87
新香港隧道有限公司 New Hong Kong Tunnel Company Limited	56	56
	<u>14,683</u>	<u>17,169</u>

22. 貸款及暫支款項 Loans and advances

	2005 百萬元 \$million	2004 百萬元 \$million
教育貸款 Education loans	8,003	6,954
暫支款項(註 a) Advances (Note a)	2,356	2,703
貸款予廣東省人民政府進行水質改善工程 Loan to the Guangdong Provincial People's Government for water quality improvement project	2,128	2,246
房委會提供的自置居所／置業資助貸款 Home Purchase / Assistance Loans provided by HKHA	1,901	1,937
公務員房屋貸款(註 b) Civil servants housing loans (Note b)	331	376
其他貸款 Other loans	1,280	1,337
	15,999	15,553

註:

- (a) 包括在上述暫支款項的一筆 11.62 億元 (2004 : 11.62 億元) 有關越南入境者方面的開支，可向聯合國難民事務高級專員署 (專員署) 收回。該署最近的還款共 4 百萬元在一九九八年二月收到。再者，在一九九八年一月，難民事務高級專員通知香港特別行政區政府，由於再獲得資金的機會渺茫，該署在一九九八年二月的償款已是專員署可實際預計的最後一次償款。倘專員署欠款不還，香港特別行政區政府亦不能循法律途徑要求還款，因為根據《國際組織及外交特權條例》(第 190 章)，專員署是豁免被起訴的。因此，能否完全收回該筆欠款，實在很成疑問。

在二〇〇四至〇五財政年度，香港特別行政區政府繼續要求專員署償還尚欠的暫支款項，並促請專員署再度尋找捐獻，以償還有關款項。至今，香港特別行政區政府沒有再收到還款或捐款。香港特別行政區政府會繼續致力要求專員署盡早償還此暫支款項。

- (b) 已扣除出售公務員房屋貸款所得的 1.77 億元 (2004 : 47.8 億元)。

Note:

- (a) Included in the advances above is a sum of \$1,162 million (2004 : \$1,162 million) being the outstanding balance of expenditure on Vietnamese migrants recoverable from the United Nations High Commissioner for Refugees (UNHCR). The last repayment, amounting to \$4 million, was received in February 1998. In January 1998, the High Commissioner for Refugees informed the Government of the Hong Kong Special Administrative Region (HKSAR) that in the absence of further funding prospects, the repayment in February 1998 was the last reimbursement that the UNHCR could realistically foresee. If the UNHCR defaults on repayment of the outstanding advances, the Government of the HKSAR will not be able to enforce repayment through legal means as the UNHCR is immune from suit under the International Organisations and Diplomatic Privileges Ordinance (Cap. 190). Consequently, the full recovery of the amount due is doubtful.

During the financial year 2004-05, the Government of the HKSAR continued to pursue the repayment of the outstanding advances from the UNHCR and to urge it to make renewed efforts to look for donations with a view to settling the amount. So far, the Government of the HKSAR has not received any further repayments or donations. Efforts to press the UNHCR for early settlement of the outstanding advances will continue.

- (b) After deducting the sums received from sale of civil servants housing loans \$177 million (2004 : \$4,780 million).

23. 其他資產 Other assets

	2005 百萬元 \$million	2004 百萬元 \$million
居者有其屋計劃（住宅）樓宇（註） Home Ownership Scheme (domestic) premises (Note)	15,932	15,460
出售置業貸款所得應收餘額 Balance of proceeds receivable from sale of housing loans	4,423	4,470
手頭存貨 Stocks in hand	1,134	1,019
應收帳項 Accounts receivable	1,741	818
債券及票據的發行折讓及費用（附註25） Issue discounts and expenses on bonds and notes (Note 25)	179	-
	23,409	21,767

註:

為 15,906 個 (2004 : 20,112 個) 的回購 / 未售居屋 / 私人參建居屋單位，以及 4,304 個 (2004 : 無) 將用作紀律部隊部門宿舍的未售居屋單位。於年度內，2,920 個 (2004 : 無) 的未售居屋單位已被轉為公共租住房屋。

Note:

Representing 15,906 units (2004 : 20,112 units) of re-purchased/unsold Home Ownership Scheme (HOS)/Private Sector Participation Scheme (PSPS) flats and 4,304 units (2004 : Nil) of unsold HOS flats for reprovisioning departmental quarters for the disciplined services. During the year, 2,920 units (2004 : Nil) of unsold HOS flats were converted to public rental housing.

24. 退休金準備 Provision for pensions

政府主要提供四類的退休金計劃：

- a) *公務員退休金計劃* – 指受《退休金條例》(第 89 章)、《退休金利益條例》(第 99 章)、《退休金(增加)條例》(第 305 章)、《退休金(特別規定)(醫院管理局)條例》(第 80 章)、《退休金(特別規定)(香港理工學院)條例》(第 90 章)、《退休金(特別規定)(職業訓練局)條例》(第 387 章)及《退休金(特別規定)(香港教育學院)條例》(第 477 章)規管的退休金福利；
- b) *司法人員退休金計劃* – 指受《退休金利益(司法人員)條例》(第 401 章)及《退休金(增加)條例》(第 305 章)規管的退休金福利；
- c) *孤寡撫恤金計劃* – 指受《孤寡撫恤金條例》(第 94 章)及《孤寡撫恤金(增加)條例》(第 205 章)規管的撫恤金福利；以及
- d) *尚存配偶及子女撫恤金計劃* – 指受《尚存配偶及子女撫恤金條例》(第 79 章)及《退休金(增加)條例》(第 305 章)規管的撫恤金福利。

上述各項退休金／撫恤金計劃(統稱退休金計劃)均為界定福利計劃，當中公務員及司法人員退休金計劃屬非供款性質，而其餘兩項計劃則屬供款性質(以固定金額或按薪金的某個百分比供款)。公務員退休金計劃及有關的撫恤金計劃已經截止加入。凡於二〇〇〇年六月一日或以後獲發聘書的公務員，均沒有資格參加。這些退休金計劃的運作和資金來源，一律由相關的退休金法例規管。在應計制的會計模式下，政府就這些計劃截至二〇〇二年三月三十一日和二〇〇三年三月三十一日止的財政負債，以及二〇〇三至〇四、二〇〇四至〇五、二〇〇五至〇六年度的現行服務成本，已由獨立合資格精算師使用預計單位給付成本法作出評估。在評估過程中，採用了以下的主要精算假設：

貼現率 Discount rate

5.5%

退休金計劃資產的預期回報率

不適用(註)

Expected rate of return on the assets of the pension schemes

Not applicable (Note)

The Government operates four major types of pension schemes:

- a) *Civil Service Pension Scheme* – refers to the pension benefits governed by Pensions Ordinance (Cap. 89), Pension Benefits Ordinance (Cap. 99), Pensions (Increase) Ordinance (Cap. 305), Pensions (Special Provisions) (Hospital Authority) Ordinance (Cap. 80), Pensions (Special Provisions) (Hong Kong Polytechnic) Ordinance (Cap. 90), Pensions (Special Provisions) (Vocational Training Council) Ordinance (Cap. 387) and Pensions (Special Provisions) (The Hong Kong Institute of Education) Ordinance (Cap. 477);
- b) *Judicial Service Pension Scheme* – refers to the pension benefits governed by Pension Benefits (Judicial Officers) Ordinance (Cap. 401) and Pensions (Increase) Ordinance (Cap. 305);
- c) *Widows and Orphans Pension Scheme* – refers to the pension benefits governed by Widows and Orphans Pension Ordinance (Cap. 94) and Widows and Orphans Pension (Increase) Ordinance (Cap. 205); and
- d) *Surviving Spouses' and Children's Pensions Scheme* – refers to the pension benefits governed by Surviving Spouses' and Children's Pensions Ordinance (Cap. 79) and Pensions (Increase) Ordinance (Cap. 305).

All the pension schemes above are defined benefit schemes with the civil and judicial pension schemes being non-contributory and the other two schemes being contributory (either at a fixed amount or as a percentage on salaries). The Civil Service Pension Scheme and the dependant pension schemes are closed schemes. Civil servants offered appointment on or after 1 June 2000 are not eligible to join. The operation and funding of the pension schemes are governed by the relevant pension legislation. For the purpose of accrual-based accounting, the Government's financial liabilities under these schemes as at 31 March 2002 and 31 March 2003 as well as the current service costs for 2003-04, 2004-05 and 2005-06 were assessed by an independent qualified actuary using the Projected Unit Credit Method and the following principal actuarial assumptions:

日後的薪酬增幅 — 包括以下組成部分：

Future salary increases – consisting of the following components:

– 通脹及生產力 Inflation and productivity	-3.23%	– 2.5%
– 晉升及按年增薪額（根據一套與年齡相關的比率計算） Promotion and annual increments (based on a set of age-related rates)	0.04%	– 4.5%

在財務狀況表確認入帳的負債的變動：

Movements in the liabilities recognized in the Statement of Financial Position:

	2005 百萬元 \$million	2004 百萬元 \$million
年首退休金承擔額現值 Present value of pension obligations at beginning of the year	321,266	307,806
在財務表現表確認入帳的開支 Expenses recognized in the Statement of Financial Performance	26,465	26,380
已支付的福利 Benefits paid	(14,405)	(12,920)
年終退休金承擔額現值 Present value of pension obligations at end of the year	<u>333,326</u>	<u>321,266</u>

在財務表現表確認入帳的開支：

Expenses recognized in the Statement of Financial Performance:

	2005 百萬元 \$million	2004 百萬元 \$million
利息費用（附註 19）Interest cost (Note 19)	17,342	16,637
現行服務成本（附註 11）Current service cost (Note 11)	9,123	9,743
	<u>26,465</u>	<u>26,380</u>

註：政府基本上未有為退休金負債作出資金準備，所以沒有退休金計劃資產的預期回報率。根據退休金法例的規定，退休金福利須全數由政府一般收入支付。因此，政府每年都在一般收入帳目預留款項，以應付退休金的開支。政府由一九九五年起設立了公務員退休金儲備基金（金額相當於一年的退休金開支預算），當萬一政府未能由政府一般收入支付公務員退休金時，用以支付有關款項。這基金於二〇〇五年三月三十一日的結餘為 152.56 億元（2004：145.23 億元）。

Note: The Government's pension liabilities are basically unfunded and hence there is no expected rate of return on the assets of the pension schemes. The pension legislation provides that payments of all pension benefits should be charged to the General Revenue. Accordingly, funds are set aside every year from the General Revenue Account for pension payments. To meet payments of civil service pensions in the most unlikely event that the Government cannot meet such liabilities from the General Revenue, the Government has since 1995 maintained a Civil Service Pension Reserve Fund which could cover the estimated pension payment for one year. The balance of this Fund was \$15,256 million as at 31 March 2005 (2004: \$14,523 million).

25. 已發行的債券及票據 Bonds and notes issued

尚餘面值
於2005年3月31日
Principal Amount
Outstanding
at 31 March 2005
百萬元
\$million

隧橋費收入債券及票據(註 a)

Toll revenue bonds and notes (Note a)

甲一級4.5億港元於二〇〇五年五月到期的1.19厘票據 Class A1 HK\$450 million secured 1.19% notes due May 2005	450
甲組8.8億港元於二〇〇七年五月到期的2.75厘零售債券 Tranche A HK\$880 million secured 2.75% retail bonds due May 2007	880
乙組8億港元於二〇〇九年五月到期的3.6厘零售債券 Tranche B HK\$800 million secured 3.6% retail bonds due May 2009	800
丙組7.9億港元於二〇一一年五月到期的4.28厘零售債券 Tranche C HK\$790 million secured 4.28% retail bonds due May 2011	790
甲二級30.8億港元於二〇一六年五月到期的有抵押浮息票據 Class A2 HK\$3.08 billion secured floating rate notes due May 2016	2,702
	5,622

政府債券及票據(註 b)

Government bonds and notes (Note b)

甲組25.5億港元於二〇〇六年七月到期的2.13厘零售債券 Tranche A HK\$2.55 billion 2.13% retail bonds due July 2006	2,550
乙組27億港元於二〇〇八年七月到期的3.38厘零售債券 Tranche B HK\$2.7 billion 3.38% retail bonds due July 2008	2,700
甲一級35億港元於二〇〇九年七月到期的3.75厘票據 Class A1 HK\$3.5 billion 3.75% notes due July 2009	3,500
甲二級15億港元於二〇一九年七月到期的5.125厘票據 Class A2 HK\$1.5 billion 5.125% notes due July 2019	1,500
12.5億美元於二〇一四年八月到期的5.125厘票據 US\$1.25 billion 5.125% notes due August 2014	9,749
	19,999
	25,621

註:

(a) 二〇〇四年五月，政府發行總值 60 億元的隧橋費收入債券。政府以其擁有的下列隧道及橋樑所收取的隧橋費收入淨額，償還給香港五隧一橋有限公司；香港五隧一橋有限公司則把同等總值的債券及票據，分別售予零售投資者及機構投資者(所有債券以折讓價發售而票據則以票面值發售):

1. 香港仔隧道；
2. 海底隧道；
3. 獅子山隧道；
4. 城門隧道；
5. 將軍澳隧道；及
6. 青嶼幹線。

由於香港五隧一橋有限公司為政府全資擁有，該公司已在這份財務報表內以分項總計法綜合匯報。在

Note:

(a) In May 2004, the Government issued a \$6 billion Toll Revenue Bond to be repaid by the net toll revenue receivable of the following Government-owned tunnels and bridges to Hong Kong Link 2004 Limited, which issued bonds and notes of the same amount to retail and institutional investors (all bonds were issued at a discount while the notes were issued at par):

1. Aberdeen Tunnel;
2. Cross-Harbour Tunnel;
3. Lion Rock Tunnel;
4. Shing Mun Tunnels;
5. Tseung Kwan O Tunnel; and
6. Lantau Link.

Since Hong Kong Link 2004 Limited is wholly-owned by the Government, the company has been consolidated on a line-by-line basis in these financial statements and the bonds and notes issued

這裏滙報的債券及票據，均為該公司售與個別及機構投資者的。

在二〇〇四至〇五年度，3.78 億元的甲二級票據已被贖回。

- (b) 二〇〇四年七月，政府向零售投資者及機構投資者發行了總值 200 億元的債券及票據(全以折讓價發售)。
- (c) 政府從這兩次發行債券及票據所收的淨金額共為 253.94 億元，當中已扣除發行折讓、費用及根據發行隧橋費收入債券及票據的安排下而存放在香港五隧一橋有限公司的 4 億元儲備金。

reported here are those issued by the company to retail and institutional investors.

During 2004-05, \$378 million of the Class A2 notes were redeemed.

- (b) In July 2004, the Government issued bonds and notes totalling \$20 billion to retail and institutional investors (all at a discount).
- (c) The net amount (after deducting issue discounts and expenses and \$400 million for establishing a reserve fund with the Hong Kong Link 2004 Limited pursuant to the issue arrangements for the toll revenue bonds and notes) received by the Government from these two issues of bonds and notes totals \$25,394 million.

26. 其他負債 Other liabilities

	2005 百萬元 \$million	2004 百萬元 \$million
準備 Provisions		
尚餘假期(註) Untaken leave (Note)	19,123	20,061
其他 Others	8,222	7,534
	27,345	27,595
暫收款項 Deposits	13,457	13,132
應付帳項 Accounts payable	5,861	5,510
其他 Others	139	162
	46,802	46,399

註：尚餘假期準備旨在顯示在職僱員的假期餘額（即已賺取但未放取）總值，金額以目前薪金水平計算。當僱員放取假期後，這項負債會相應減少。若僱員離職時仍有未放取的假期，有關金額將在僱員所屬部門的薪金撥款內支付。在二〇〇〇年六月一日或之後獲發聘書的公務員，其假期賺取率及假期可積存額均已大幅下調；這些公務員的平均假期賺取率約為每年 20 日，平均假期可積存額約為 40 日。基於這個原因，預計日後政府在尚餘假期方面的負債額將會減少。

Note: The provision for 'untaken leave' gives an indication of the overall amount of leave earned but not yet taken by serving officers calculated at their current salary levels. As and when officers clear their untaken leave balance, such liability is expected to decrease. In case officers have untaken leave when leaving the Government, the liability for untaken leave will be absorbed within the salary provisions for the departments concerned. It should be noted that both leave earning rates and leave accumulation limits have been substantially reduced for civil servants offered appointment on or after 1 June 2000. To illustrate, the average leave earning rate of these civil servants is about 20 days per annum and the average accumulation limit is about 40 days. As such, it is expected that the Government's liability for untaken leave will decline over time.

27. 外匯基金儲備 Exchange Fund Reserve

金融管理專員獲財政司司長轉授權力，作為外匯基金（該基金）的監管人，根據《外匯基金條例》(第 66 章) 的條文管理該基金。該基金於二〇〇五年三月三十一日的資產淨值，在綜合財務狀況表內列為外匯基金儲備。在二〇〇三至〇四年度及二〇〇四至〇五年度，外匯基金儲備的年內變動如下：

The Monetary Authority, under delegated authority from the Financial Secretary as Controller of the Exchange Fund (the Fund), manages the Fund in accordance with the provisions of the Exchange Fund Ordinance (Cap. 66). The net assets of the Fund as at 31 March 2005 are represented by the Exchange Fund Reserve in the Consolidated Statement of Financial Position. The movements of the Exchange Fund Reserve during the years ended 31 March 2004 and 31 March 2005 were as follows:

	2005 百萬元 \$million	2004 百萬元 \$million
年首結餘 Balance at beginning of the year	396,137	330,390
物業重估儲備 Premises revaluation reserve	185	9
撥自一般儲備（附註 29） Transfer from General Reserve (Note 29)	24,571	65,738
年終結餘 Balance at end of the year	420,893	396,137

於二〇〇四年三月三十一日及二〇〇五年三月三十一日，外匯基金資產負債表摘要（未經審計）如下：
The Exchange Fund's abridged Balance Sheets (unaudited) as at 31 March 2004 and 31 March 2005 were as follows:

	2005 百萬元 \$million	2004 百萬元 \$million
資產 Assets		
外幣資產 Foreign currency assets	968,338	979,283
港元資產 Hong Kong dollar assets	87,786	83,689
	1,056,124	1,062,972
負債 Liabilities		
香港特別行政區政府存款 Placements by Hong Kong Special Administrative Region Government	(304,193)	(283,015)
負債證明書 Certificates of Indebtedness	(151,615)	(136,465)
外匯基金票據及債券 Exchange Fund Bills and Notes	(123,776)	(124,276)
銀行及其他金融機構存款 Placements by banks and other financial institutions	(30,744)	(41,227)
政府發行的流通紙幣及硬幣 Government-issued currency notes and coins in circulation	(6,846)	(6,574)
銀行體系結餘 Balance of the banking system	(4,213)	(54,682)
其他負債 Other liabilities	(13,844)	(20,596)
	(635,231)	(666,835)
資產淨值 Net assets	420,893	396,137

28. 固定資產 Fixed assets

	樓宇 Buildings	基建資產 Infra- structure Assets	電腦資產 Computer Assets	其他 機器及設備 Other Plant and Equipment	進行中的基本 工程/項目 Capital Works / Projects in Progress	總額 Total
	百萬元 \$million	百萬元 \$million	百萬元 \$million	百萬元 \$million	百萬元 \$million	百萬元 \$million
成本 At cost						
於二〇〇四年四月一日 (以往列報) At 1 April 2004 (as previously reported)	134,795	-	1,088	675	14,707	151,265
各局及部門的固定資產入帳 (附註 4) Capitalization of the fixed assets of bureaux and departments (Note 4)	24,846	74,008	5,761	9,245	14,844	128,704
於二〇〇四年四月一日(重列) At 1 April 2004 (as restated)	159,641	74,008	6,849	9,920	29,551	279,969
添置 Additions	1,165	176	292	427	13,268	15,328
撥自/(撥歸)其他固定資產類別 Transfer from/(to) other fixed assets categories	9,451	5,059	366	1,072	(15,948)	-
出售或撇除 Disposals	(379)	(60)	(17)	(16)	-	(472)
於二〇〇五年三月三十一日 At 31 March 2005	169,878	79,183	7,490	11,403	26,871	294,825
估值 At valuation						
於二〇〇四年四月一日 (以往列報) At 1 April 2004 (as previously reported)	-	-	-	-	-	-
各局及部門的固定資產入帳 (附註 4) Capitalization of the fixed assets of bureaux and departments (Note 4)	63,033	146	-	-	-	63,179
於二〇〇四年四月一日(重列) At 1 April 2004 as restated	63,033	146	-	-	-	63,179
添置 Additions	14	-	-	-	-	14
於二〇〇五年三月三十一日 At 31 March 2005	63,047	146	-	-	-	63,193
累計折舊 Accumulated depreciation						
於二〇〇四年四月一日 (以往列報) At 1 April 2004 (as previously reported)	29,702	-	807	603	-	31,112
各局及部門的固定資產入帳 (附註 4) Capitalization of the fixed assets of bureaux and departments (Note 4)	5,345	16,269	3,246	3,891	-	28,751

於二〇〇四年四月一日(重列) At 1 April 2004 (as restated)	35,047	16,269	4,053	4,494	-	59,863
年內折舊 Charge for the year	5,776	2,140	1,025	985	-	9,926
折舊回撥 Written back on disposal	(192)	(42)	(17)	(12)	-	(263)
於二〇〇五年三月三十一日 At 31 March 2005	<u>40,631</u>	<u>18,367</u>	<u>5,061</u>	<u>5,467</u>	<u>-</u>	<u>69,526</u>

帳面淨值 Net Book Value

於二〇〇五年三月三十一日 At 31 March 2005	<u>192,294</u>	<u>60,962</u>	<u>2,429</u>	<u>5,936</u>	<u>26,871</u>	<u>288,492</u>
於二〇〇四年三月三十一日 (重列) At 31 March 2004 (as restated)	<u>187,627</u>	<u>57,885</u>	<u>2,796</u>	<u>5,426</u>	<u>29,551</u>	<u>283,285</u>

29. 一般儲備 General Reserve

	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
年首結餘 Balance at beginning of the year	155,883	217,481
年內淨盈餘 Net surplus for the year	19,434	10,979
應佔政府企業的前期調整及其他儲備變動金額 (附註 20) Share of prior year adjustments and other reserve movements in government business enterprises (Note 20)	6,887	2,139
撥歸外匯基金儲備 (附註 27) Transfer to Exchange Fund Reserve (Note 27)	(24,571)	(65,738)
撥歸資本開支儲備 (即固定資產的淨增加 (附註 30)) Transfer to Capital Expenditure Reserve (being net increase in fixed assets (Note 30))	(5,207)	(8,978)
年終結餘 Balance at end of the year	<u>152,426</u>	<u>155,883</u>

30. 資本開支儲備 Capital Expenditure Reserve

	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
年首結餘 (以往列報) Balance at beginning of the year (as previously reported)	120,153	112,615
政府的固定資產入帳之前期調整 (附註 4) Prior period adjustment for Government's fixed assets recognized (Note 4)	<u>163,132</u>	<u>161,692</u>
年首結餘 (重列) Balance at beginning of the year as restated	283,285	274,307
撥自一般儲備 (附註 29) Transfer from General Reserve (Note 29)	<u>5,207</u>	<u>8,978</u>
年終結餘 Balance at end of the year	<u><u>288,492</u></u>	<u><u>283,285</u></u>

31. 承擔 Commitments

(a) 資本承擔 Capital commitments

於二〇〇四年三月三十一日及二〇〇五年三月三十一日，未包括在綜合財務報表內的資本承擔餘額如下：

Outstanding capital commitments as at 31 March 2004 and 31 March 2005 not provided for in the consolidated financial statements were as follows:

	2005 百萬元 \$million	2004 (重列) (as restated) 百萬元 \$million
(i) 基本工程項目、物業、機器及設備 Capital works projects, property, plant and equipment		
已簽約但未撥備 Contracted but not provided for	<u>48,446</u>	<u>61,268</u>
已核准但未簽約 Approved but not contracted for	<u>94,432</u>	<u>109,497</u>
(ii) 投資 Investments		
承擔餘額 Outstanding commitment	<u>8,390</u>	<u>12,755</u>
(iii) 貸款 Loans		
承擔餘額 Outstanding commitment	<u>24,355</u>	<u>26,704</u>

(b) 租務承擔 Leasing commitments

於二〇〇五年三月三十一日，根據不得取消的經營租賃於日後須支付的最低租金總額為 9.78 億元 (2004 : \$11.87 億元)。

As at 31 March 2005, the total future minimum lease payments under non-cancelable operating leases were \$978 million (2004 : \$1,187 million).

32. 或有負債 *Contingent liabilities*

於二〇〇五年三月三十一日，政府的或有負債如下：

- a) 對香港出口信用保險局根據保險合約所負責任的保證 102.07 億元；(2004 : 94.99 億元)；
- b) 對中小企業信貸保證計劃作出的保證 49.45 億元 (2004 : 32.62 億元)；
- c) 為受嚴重急性呼吸系統綜合症影響的行業而設的貸款擔保計劃所作的保證 1.76 億元 (2004 : 4.18 億元)；
- d) 為電影貸款保證基金所作的保證 1,300 萬元 (2004 : 無)；
- e) 訴訟 3.92 億元 (2004 : 1.13 億元)；
- f) 可能對亞洲開發銀行認購的股本 21.12 億元 (2003 : 20.69 億元)；
- g) 銀行及其他認可財務機構就居屋計劃及私人參建計劃下興建及出售的單位提供的按揭貸款，均由房委會作出還款保證，所涉及的或有負債，屬於居屋第一市場的為 618.69 億元 (2004 : 721.60 億元)，屬於居屋第二市場的則為 58.62 億元 (2004 : 52.79 億元)。然而，房委會認為，除非有關物業在轉讓限制期的首兩年內以原價重售、在轉讓限制期的第 3 至 5 年內以當時居屋價格重售，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後所得的收入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，上述或有負債不會出現。房委會據此估計其財務風險，屬於居屋第一市場的為 41.31 億元 (2004 : 194.02 億元)，屬於居屋第二市場的則為 8.94 億元 (2004 : 13.50 億元)；
- h) 房委會就租者置其屋計劃（租置計劃）單位作出的還款保證，屬第一市場的為 45.73 億元 (2004 : 53.31 億元)，屬第二市場的則為 6,000 萬元 (2004 : 4,400 萬元)。然而，根據上文第(g)項的理據，以及假設有關係物業能在轉讓限制期的首兩年內以原價重售、在轉讓限制期的第 3

As at 31 March 2005, the Government had the following contingent liabilities:

- a) guarantee to the Hong Kong Export Credit Insurance Corporation for liabilities under contracts of insurance amounting to \$10,207 million (2004 : \$9,499 million);
- b) guarantees provided under loan guarantee schemes for small and medium enterprises amounting to \$4,945 million (2004 : \$3,262 million);
- c) guarantees provided under the Loan Guarantee Scheme for Severe Acute Respiratory Syndrome Impacted Industries amounting to \$176 million (2004 : \$418 million);
- d) guarantees provided under the Film Guaranteed Fund amounting to \$13 million (2004 : nil);
- e) litigation amounting to \$392 million (2004 : \$113 million);
- f) possible capital subscriptions to the Asian Development Bank amounting to \$2,112 million (2003 : \$2,069 million);
- g) default guarantees in respect of mortgage loans made by banks and other authorised financial institutions on flats built and sold under HOS and PSPS amounted to \$61,869 million (2004 : \$72,160 million) for the Primary Market Scheme and \$5,862 million (2004 : \$5,279 million) for the Secondary Market Scheme. However, it is HKHA's view that contingent liabilities on default guarantees will only arise if the outstanding indebtedness of mortgages to banks and other financial institutions cannot be covered by proceeds from resale at the original selling price for flats within the first 2 years of the resale restriction period, at the prevailing HOS price for flats from the 3rd to the 5th year of such period, and at the prevailing market price less premium payable after the resale restriction period. HKHA estimates its financial exposure to be \$4,131 million (2004 : \$19,402 million) for the Primary Market Scheme and \$894 million (2004 : \$1,350 million) for the Secondary Market Scheme;
- h) default guarantees for flats sold under Tenants Purchase Scheme (TPS) amounted to \$4,573 million (2004 : \$5,331 million) for the primary market and \$60 million (2004 : \$44 million) for secondary market. However following the rationale in (g) above and assuming that the properties can be re-sold at the original selling price for flats within the first 2 years of the resale restriction period, at the prevailing TPS price for flats from the 3rd to the 5th year of such

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，房委會據此估計其財務風險，屬於第一市場的為 12.49 億元 (2004 : 28.68 億元)，屬於第二市場的則為 1,400 萬元 (2004 : 1,500 萬元)；

- i) 一名發展商就過去數年內取消出售的若干私人參建居屋單位，對房委會採取法律行動，申索約 2 億元 (2004 : 1.06 億元)；
- j) 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，保證由屋苑完工日期起計十年內（天水圍地區則為二十年內）有效，這項保證亦適用於截至二〇〇〇年四月十三日止仍在有關樓宇結構安全保證期限內的現存屋苑。截至二〇〇五年三月三十一日止，仍在樓宇結構安全保證期限以內的居屋及私人參建居屋單位約有 134,000 個 (2004 : 142,000 個)。然而，房委會無法確定為作出樓宇結構安全保證而須承擔的負債，因此，除自二〇〇〇至〇一年度起用於樓宇結構安全保證的維修費用總額 480 萬元 (2004 : 470 萬元) 外，帳目未有反映房委會因有關保證而或須承擔的負債；
- k) 兩個私人參建計劃發展項目的發展商指稱房委會及政府違反批地條件，向房委會及律政司司長發出傳訊令狀，提出索償，而索償金額有待估算。房委會及政府均會提出抗辯。現階段暫未能確定此事會造成的財政影響。

period (less the actual amount of special credit for primary market flats) and at the prevailing market price less premium payable after the resale restriction, HKHA estimates its financial exposure to be \$1,249 million (2004 : \$2,868 million) for the primary market and \$14 million (2004 : \$15 million) for the secondary market;

- i) a claim by legal action of a developer in the region of \$200 million (2004 : \$106 million) against HKHA arising from cancellation of sales of certain flats under PSPS in previous years;
- j) 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. As at 31 March 2005, there were about 134,000 units (2004 : 142,000 units) of HOS and PSPS flats covered by the SSG. However, HKHA's liabilities under the SSG could not be reasonably ascertained and have not been recognised in the accounts, except for the total repair costs incurred under the SSG of \$4.8 million (2004 : \$4.7 million) since the year 2000-01; and
- k) writs of summons on HKHA and the Secretary for Justice were served by developers of two PSPS development projects claiming for damages to be assessed as a result of the alleged breach of the land grant conditions by HKHA and the Government. Both HKHA and the Government would defend their case. The financial implications cannot be reasonably ascertained at this stage.

33. 建造、經營及移交安排下的資產 Assets under Build-Operate-Transfer arrangements

於二〇〇五年三月三十一日，在建造、經營及移交安排下的資產名稱及屆滿日期如下：

- a) 東區海底隧道(二〇一六年八月屆滿)；
- b) 大老山隧道(二〇一八年七月屆滿)；

The names of the assets under Build-Operate-Transfer arrangements as at 31 March 2005 and the expiry dates of the arrangements are as follows:

- a) The Eastern Harbour Crossing (expires in August 2016);
- b) The Tate's Cairn Tunnel (expires in July 2018);

- | | | | |
|----|-----------------------|----|---|
| c) | 西區海底隧道(二〇二三年八月屆滿)；以及 | c) | The Western Harbour Crossing (expires in August 2023); and |
| d) | 大欖隧道及元朗引道(二〇二五年五月屆滿)。 | d) | Tai Lam Tunnel and Yuen Long Approach Road (expires in May 2025). |

34. 在這些財務報表內綜合匯報的單位 Entities consolidated in these financial statements

- | | | | |
|-------|--|-------|---|
| a) | 採用分項總計法方式綜合匯報的單位 | a) | Entities consolidated on a line-by-line basis |
| (i) | <p>核心政府 — 包括政府一般收入帳目及根據《公共財政條例》(第二章) 第 29 條設立的基金：</p> <ol style="list-style-type: none"> 1. 基本工程儲備基金 2. 資本投資基金 3. 公務員退休金儲備基金 4. 賑災基金 5. 創新及科技基金 6. 土地基金 7. 貸款基金 8. 獎券基金 | (i) | <p>Core Government – comprising the General Revenue Account and the Funds established under Section 29 of the Public Finance Ordinance (Cap. 2):</p> <ol style="list-style-type: none"> 1. Capital Works Reserve Fund 2. Capital Investment Fund 3. Civil Service Pension Reserve Fund 4. Disaster Relief Fund 5. Innovation and Technology Fund 6. Land Fund 7. Loan Fund 8. Lotteries Fund |
| (ii) | <p>政府為特定目的而設立的基金，其財政資源主要來自政府，而政府須就其用途負責：</p> <ol style="list-style-type: none"> 1. 愛滋病信託基金 2. 禁毒基金會 3. 消費者訴訟基金 4. 提早退休特惠金基金 φ 5. 教育發展基金 φ 6. 緊急救援基金 7. 環境及自然保育基金 8. 健康護理及促進基金 9. 醫療服務研究基金 10. 香港展能精英運動員基金 11. 語文基金 † 12. 新科技培訓基金 13. 優質教育基金 † 14. 伊利沙伯女皇弱智人士基金 15. 戴麟趾爵士康樂基金 16. 法律援助輔助計劃基金 † 17. 嚴重急性呼吸系統綜合症信託基金 | (ii) | <p>Funds established by the Government for specific purposes with their funding mainly from the Government and the Government being responsible for their use:</p> <ol style="list-style-type: none"> 1. AIDS Trust Fund 2. Beat Drugs Fund Association 3. Consumer Legal Action Fund 4. Early Retirement Ex-gratia Payment Fund φ 5. Education Development Fund φ 6. Emergency Relief Fund 7. Environment and Conservation Fund 8. Health Care and Promotion Fund 9. Health Services Research Fund 10. Hong Kong Paralympians Fund 11. Language Fund † 12. New Technology Training Fund 13. Quality Education Fund † 14. Queen Elizabeth Foundation for the Mentally Handicapped 15. Sir David Trench Fund for Recreation 16. Supplementary Legal Aid Fund † 17. Trust Fund for Severe Acute Respiratory Syndrome |
| (iii) | 香港房屋委員會 | (iii) | The Hong Kong Housing Authority |

(iv) 香港五隧一橋有限公司 ϕ	(iv) Hong Kong Link 2004 Limited ϕ	
b) 採用權益法方式綜合匯報的單位	b) Entities consolidated on an equity basis	
(i) 外匯基金 †	(i) The Exchange Fund †	
(ii) 政府持有不少於 20% 控股投資並分享其淨收益的政府企業：	(ii) Government business enterprises in which the Government has an investment holding of not less than 20 per cent and of which the Government shares the net earnings:	
		擁有比率 % owned *
1. 機場管理局	1. Airport Authority	100%
2. 公司註冊處營運基金	2. Companies Registry Trading Fund	100%
3. 機電工程營運基金	3. Electrical and Mechanical Services Trading Fund	100%
4. 香港數碼港發展控股有限公司	4. Hong Kong Cyberport Development Holdings Limited	100%
5. 香港國際主題樂園有限公司 †	5. Hongkong International Theme Parks Limited †	57%
6. 香港科技園公司	6. Hong Kong Science and Technology Parks Corporation	100%
7. 國際展覽中心控股有限公司	7. IEC Holdings Limited	89%
8. 九廣鐵路公司 †	8. Kowloon-Canton Railway Corporation †	100%
9. 土地註冊處營運基金	9. Land Registry Trading Fund	100%
10. 地鐵有限公司 †	10. MTR Corporation Limited †	76.45%
11. 電訊管理局營運基金	11. OFTA Trading Fund	100%
12. 郵政署營運基金	12. Post Office Trading Fund	100%
13. 貿易通電子貿易有限公司 †	13. Tradelink Electronic Commerce Limited †	42.5%
14. 市區重建局	14. Urban Renewal Authority	100%

* 政府直接擁有。
Directly owned by the Government.

† 財政年度結算日期與政府的不同。
Financial year-end date not coterminous with that of the Government.

ϕ 在二〇〇四至〇五財政年度開始納入綜合財務報表。
Included in the consolidated financial statements starting with the financial year 2004-05.

35. 即將終止的業務 **Discontinuing operations**

二〇〇三年七月，房委會通過把轄下零售和停車場設施分拆出售的建議，以便房委會集中資源，履行提供資助公營房屋的主要職責。原本計劃透過首次公開發售，安排領匯房產基金於二〇〇四年十二月在香港聯合交易所上市，以出售有關設施。然而，由於當時就房委會分拆出售轄下零售和停車場設施的法定權力而提出的司法覆核，未能在領匯房產基金的預定上市日期前終結，首次公開發售因而失效。二〇〇五年七月二十日，終審法院法官一致駁回上訴，裁定房委會出售轄下零售和停車場設施予領匯房產基金，符合房委會須確保提供設施的法定宗旨，故屬其權限之內。首次公開發售重新展開，而領匯房產基金已於二〇〇五年十一月二十五日在香港聯合交易所上市。分拆出售的物業共有 180 項：包括 149 項零售和停車場綜合設施、2 項獨立的零售設施和 29 項獨立的停車場設施。截至二〇〇五年三月三十一日，上述物業的帳面淨值約為 190 億元。

In July 2003, HKHA approved the proposal to divest its retail and carparking (RC) facilities. The divestment plan would enable HKHA to focus its resources on its core function as a provider of subsidised public housing. The original plan was to sell the concerned facilities through an initial public offering (IPO) of units in a REIT, namely The Link REIT (the REIT) to be listed on the Hong Kong Stock Exchange in December 2004. However, since the judicial review challenge against HKHA's statutory power to divest its RC facilities could not reach finality before the scheduled listing date of the REIT at that time, the IPO lapsed. On 20 July 2005, the Court of Final Appeal unanimously dismissed the appeal and ruled that the sale of the RC facilities by HKHA to the REIT was consistent with its statutory objective of securing the provision of the facilities and therefore within the capacity of the Authority. The IPO was re-launched, and the REIT was listed on the Hong Kong Stock Exchange on 25 November 2005. The divestment portfolio comprised 180 properties, of which 149 are integrated retail and carpark facilities, two are standalone retail facilities and 29 are standalone carpark facilities. As at 31 March 2005, the net book value of such properties was about \$19 billion.

36. 貿易通電子貿易有限公司在香港聯合交易所上市 **Listing of Tradelink Electronic Commerce Limited on the Hong Kong Stock Exchange**

於二〇〇五年十月二十八日，貿易通電子貿易有限公司藉首次公開發售股票在香港聯合交易所上市。在這次發售股票後，政府的持股量已從 42.5% 減至 12.3%。

On 28 October 2005, Tradelink Electronic Commerce Limited was listed on the Hong Kong Stock Exchange after an initial public offering. After this offering, the Government's investment holding in the company was reduced from 42.5% to 12.3%.

37. 比較數字 **Comparative figures**

部分用作比較的數字已重新分類，以配合本年度的帳目編排。

Certain comparative figures have been re-classified to conform with the presentation of the current year.

資產保管報表

STEWARDSHIP STATEMENT

2005年3月31日 資產保管報表
Stewardship Statement as at 31 March 2005

引言

本報表載列有關政府擁有的建築物、基建資產及土地的非財務資料，以補充政府在應計制綜合財務報表中就這幾類資產所提供的財務資料。這報表的有些資產（即下文註有*號的項目）按財務報表附註 3(h) 的會計政策，在應計制綜合財務報表中作固定資產匯報。

INTRODUCTION

This statement provides non-financial information of Government-owned buildings, infrastructure assets and land in order to supplement the financial information given on these types of assets in the accrual-based consolidated financial statements. Some of the items (i.e. those marked with an asterisk below) included in this statement are recognized as fixed assets in the accrual-based consolidated financial statements according to the accounting policies for fixed assets set forth in note 3(h) to the financial statements.

(I) 建築物 BUILDINGS *

- (i) *各局及部門為提供公共服務所動用屬政府擁有的建築物*
Government-owned buildings employed by bureaux and departments for the delivery of public services

	面積 Area
	'000
	平方米 m ²
康樂及文化事務署 Leisure and Cultural Services Department	2,102
香港警務處 Hong Kong Police Force	1,313
食物環境衛生署 Food and Environmental Hygiene Department	722
懲教署 Correctional Services Department	490
運輸署 Transport Department	444
教育統籌局 Education and Manpower Bureau	367
消防處 Fire Services Department	350
水務署 Water Supplies Department	335
香港海關 Customs and Excise Department	180
衛生署 Department of Health	180
入境事務處 Immigration Department	170
司法機構 Judiciary	166
渠務署 Drainage Services Department	140
漁農自然護理署 Agriculture, Fisheries and Conservation Department	122
其他局及部門 Other bureaux and departments	1,265
	8,346

(ii) 公共租住房屋 *Public rental housing*

	面積 Area
	'000
	平方米 m ²
包括 676,676 個住宅單位及相關的零售設施、福利設施、學校、公共交通交匯處、政府機構及社區設施等，但不包括在租者置其屋計劃下已出售的單位。 Including 676,676 domestic housing units and associated retail facilities, welfare facilities, schools, public transport interchanges, government institution and community facilities, etc, but excluding those units sold under the Tenants Purchase Scheme.	25,547
	車位數目
	<u>No. of units</u>
停車場 Carparks	104,498

(II) 基建資產 **INFRASTRUCTURE ASSETS**

基建資產是特定用途的不動產，構成為社會帶來經濟利益的主要基礎設施。以下是各局及部門負責管理／維修的主要基建資產：

These are specialised immovable assets forming part of a basic structural foundation that delivers economic benefits to the community. Major infrastructure assets under the management/maintenance of bureaux and departments are as follows:

土木工程拓展署 Civil Engineering and Development Department	
碼頭(數目) Piers (number)	302
渠務署 Drainage Services Department	
雨水渠及河道(公里) Stormwater drains and watercourses (km)	2,515
污水渠*(公里) Sewers*(km)	1,514
污水處理廠* Sewage treatment plants*	
— 數目 Number	67
— 每天吸納量(百萬立方米) Capacity (million m ³ per day)	3.3
環境保護署 Environmental Protection Department	
堆填區* Landfills*	
— 數目 Number	3
— 容量(百萬公噸) Capacity (million tonnes)	152
化學廢物處理中心* Chemical waste treatment centre*	
— 數目 Number	1
— 每年吸納量(公噸) Capacity (tonnes per year)	100,000
廢物轉運站* Refuse transfer stations *	
— 數目 Number	8
— 每天吸納量(公噸) Capacity (tonnes per day)	10,061
路政署 Highways Department	
道路(不包括收費隧道及青嶼幹線)(百萬平方米) Roads (excluding toll tunnels and Lantau Link) (million m ²)	22
海事處 Marine Department	
客運碼頭* Ferry terminals *	
— 碼頭數目 Number of terminals	2
— 泊位(數目) Berthing space (number)	23
公眾貨物裝卸區 Public cargo working areas	
— 數目 Number	8
— 泊位(米) Berthing space (m)	6,992
避風塘(數目) Typhoon shelters (number)	14

運輸署 Transport Department	
收費隧道* Toll tunnels *	
— 數目 Number	5
— 長度(公里) Length (km)	8.7
青嶼幹線* — 長度(公里) Lantau Link* – Length (km)	3.5
水務署 Water Supplies Department	
水塘* Reservoirs *	
— 數目 Number	17
— 容量(百萬立方米) Capacity (million m ³)	586
濾水廠* — 日產水量(百萬立方米) Water treatment plants* – Capacity (million m ³ per day)	4.8
水管* Water mains*	
— 食水(公里) Fresh water (km)	5,928
— 鹹水(公里) Salt water (km)	1,514

(III) 土地 LAND

- (i) 各局及部門為提供公共服務所動用的土地
Land employed by bureaux and departments for the delivery of public services

	面積 Area
	'000
	平方米 m ²
漁農自然護理署 Agriculture, Fisheries and Conservation Department	421,205
康樂及文化事務署 Leisure and Cultural Services Department	13,583
環境保護署 Environmental Protection Department	7,213
水務署 Water Supplies Department	4,890
土木工程拓展署 Civil Engineering and Development Department	3,533
懲教署 Correctional Services Department	3,152
食物環境衛生署 Food and Environmental Hygiene Department	2,814
渠務署 Drainage Services Department	1,532
香港警務處 Hong Kong Police Force	1,344
政府產業署 Government Property Agency	1,266
海事處 Marine Department	433
教育統籌局 Education and Manpower Bureau	370
消防處 Fire Services Department	366
民眾安全服務隊 Civil Aid Service	215
民政事務總署 Home Affairs Department	204
運輸署 Transport Department	197
路政署 Highways Department	191
衛生署 Department of Health	159
其他局及部門 Other bureaux and departments	1,053†
	463,720

† 不包括由地政總署作為政府地政監督所管理的一切土地
Exclude all land being managed by Lands Department as the Land Authority of the Government

(ii) 公共租住房屋所佔用的土地 *Land for public rental housing*

截至二〇〇五年三月三十一日，公共租住房屋所佔用的土地總面積為 15,472,652 平方米，其中包括相關的零售、福利及停車場用地、學校、公共交通交匯處、鄰舍休憩用地、獨立的政府機構及社區設施，以及不能發展的土地，如綠化地帶、斜坡等。公共租住房屋根據接管令所涵蓋的土地範圍通常較實際的發展範圍為大，原因是接管令是基於行政考慮而訂定的。就租者置其屋計劃下的屋邨而言，用地面積涵蓋整個屋邨，包括已售和未售的單位。

Total area of the land occupied by public rental housing estates was 15,472,652 m² as at 31 March 2005. They include associated retail, welfare and carparking areas, schools, public transport interchanges, local open spaces, free-standing Government institution and community facilities and areas that are not developable, such as green belts, steep slopes. The Vesting Order boundaries of public rental housing estates often cover a larger area than the actual development areas since the Vesting Orders are determined based on administrative considerations. In the case of Tenants Purchase Scheme estates, the site area covers the entire estate inclusive of sold and unsold flats.