

HKIA Services Limited - Financial Statement 2006  
2006年度香港建築師學會服務有限公司財務報表



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## 2006年度香港建築師學會服務有限公司財務報表

### HKIA SERVICES LIMITED

#### DIRECTORS' REPORT

The directors have pleasure in presenting their annual report and the audited financial statements of the Company for the year ended 31st March 2006.

#### PRINCIPAL ACTIVITY

The principal activity of the Company is investment holding.

#### RESULTS AND APPROPRIATIONS

The results of the Company for the year ended 31st March 2006 are set out in the income statement on page 4 of the annual report.

The directors do not recommend the payment of a dividend.

#### PROPERTY, PLANT AND EQUIPMENT

Details of the movements in the property, plant and equipment of the Company during the year are set out in note 8 to the financial statements.

#### DIRECTORS

The directors of the Company during the year and up to the date of this report were:

Ms. Kwong Sum Yee, Anna

Mr. Lim Wan Fung, Bernard Vincent

Mr. Ng Wing Shun, Anthony Vincent

There being no provision in the Company's Articles of Association for retirement of directors, all directors continue in office.

#### DIRECTORS' INTERESTS IN CONTRACTS OF SIGNIFICANCE

No contracts of significance to which the Company or its holding company was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

#### MANAGEMENT CONTRACTS

No contracts of significance concerning the management and administration of the whole or any substantial part of the business of the Company was entered into during the year or subsisted at the end of the year.

#### ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

At no time during the year was the Company or its holding company a party to any arrangements to enable the directors of the Company to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

#### AUDITORS

The financial statements have been audited by Katon CPA Limited who retire and, being eligible, offer themselves for re-appointment.

On behalf of the Board  
董事會命



Director 董事

Hong Kong, 3rd October 2006  
香港，二零零六年十月三日

### 香港建築師學會服務有限公司

#### 董事會報告

董事會欣然提呈本公司截至二零零六年三月三十一日止年度之報告書及經審核之財務報表。

#### 主要業務

本公司的主要業務為投資控股。

#### 業績及盈餘分配

本公司截至二零零六年三月三十一日止年度之業績載於本年報第四頁損益表。

董事並不建議派發股息。

#### 物業、廠房及設備

本公司於年內之物業、廠房及設備變動詳情分別載於財務報表附註八。

#### 董事

本公司於年度內及截至本報告日期止之董事為：

鄭心怡小姐

林雲峯先生

吳永順先生

現時公司之組織章程細則中並無有關董事卸任的規定，所有董事繼續留任。

#### 董事於重要合約之權益

於年結日或年內任何時間，本公司或其任何控股公司概無訂有本公司董事直接或間接擁有重大權益之重要合約。

#### 管理合約

於年內或年結日時並無就本公司之全部或任何重大部份業務之管理及行政事務而簽訂或存在之重大合約。

#### 購入股份及債券安排

本公司或其控股公司於年內任何時間概無參與訂立任何安排，致使本公司董事可藉購入本公司或任何其他法人團體之股份或債券而得益。

#### 核數師

本公司賬目經由華悅會計師行有限公司審核。彼等依章告退，但願繼續受聘為本公司之核數師。

## AUDITORS' REPORT TO THE SHAREHOLDERS OF HKIA SERVICES LIMITED (incorporated in Hong Kong with limited liability)

We have audited the financial statements on pages 4 to 16 which have been prepared in accordance with accounting principles generally accepted in Hong Kong.

### Respective responsibilities of directors and auditors

The Hong Kong Companies Ordinance requires the directors to prepare financial statements which give a true and fair view. In preparing financial statements which give a true and fair view it is fundamental that appropriate accounting policies are selected and applied consistently.

It is our responsibility to form an independent opinion, based on our audit, on those financial statements and to report our opinion solely to you, as a body, in accordance with section 141 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

### Basis of opinion

We conducted our audit in accordance with Statements of Auditing Standards issued by the Hong Kong Institute of Certified Public Accountants. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance as to whether the financial statements are free from material misstatement. In forming our opinion, we also evaluated the overall adequacy of the presentation of information in the financial statements. We believe that our audit provides a reasonable basis for our opinion.

### Opinion

In our opinion, the financial statements give a true and fair view of the state of affairs of the Company as at 31st March 2006 and of its profit and cash flows for the year then ended and have been properly prepared in accordance with the disclosure requirements of the Hong Kong Companies Ordinance.

## 核數師報告： 致香港建築師學會服務有限公司全體股東 香港建築師學會服務有限公司 (於香港註冊成立的有限公司)

本核數師（下稱「吾等」）已審核載於第四頁至第十六頁按照香港公認會計原則編製的財務報表。

### 董事及核數師的責任

香港《公司條例》規定董事須編製真實和公允的財務報表。在編製該等財務報表時，董事必須貫徹採用合適的會計政策。

吾等的責任是根據吾等審核工作的結果，對該等財務報表提出獨立意見，並按照香港《公司條例》第 141 條規定僅向整體股東報告，不作其他用途。

吾等概不就本報告的內容向其他人士負責或承擔任何責任。

### 意見基礎

吾等是按照香港會計師公會頒布的《核數準則》進行審核工作。

審核範圍包括以抽查方式查核財務報表所載數額及披露事項有關的憑證，亦包括評估董事於編製該等賬項時所作的主要估計和判斷、所釐定的會計政策是否適合貴公司的具體情況，以及有否貫徹運用並足夠披露該等會計政策。

吾等在策劃和進行審核工作時，是以取得一切吾等認為必須的資料及解釋為目標，使吾等能獲得充份的憑證，就財務報表是否存在重大的錯誤陳述，作合理的確定。在提出意見時，吾等亦已衡量財務報表所載資料在整體上是否足夠。吾等相信，吾等的審核工作已為下列意見建立合理的基礎。

### 意見

吾等認為財務報表已真實和公允地反映貴公司於二零零六年三月三十一日的財政狀況及貴公司截至該日止全年的盈餘和現金流量，並已按照香港《公司條例》的披露規定適當編製。



Katon CPA Limited 華悅會計師行有限公司  
Certified Public Accountants 執業會計師  
Hong Kong, 3 October 2006 香港，二零零六年十月三日  
Lee Kit Wah 李傑華  
Practising Certificate number P1453 執業證書編號 P1453

**INCOME STATEMENT 損益表**  
**FOR THE YEAR ENDED 31ST MARCH 2006**  
 截至二零零六年三月三十一日止年度

		Year ended 31/03/2006 截至二零零六年 三月三十一日止 年度	01/10/2004 二零零四年 十月一日 to 至 31/03/2005 二零零五年 三月三十一日
	Notes 附註	HK\$ 港幣	HK\$ 港幣
<b>Turnover 營業額</b>	4	195,400	87,000
Other revenue 其他收入	4	10,470	194
		<u>205,870</u>	<u>87,194</u>
<b>Less: Administrative and other operating expenses</b> 減：行政費用及其他經營支出		<u>(65,175)</u>	<u>(38,436)</u>
<b>Profit before taxation 除稅前盈利</b>	5	140,695	48,758
<b>Taxation 稅項</b>			
Hong Kong profits tax 香港利得稅	7	(19,090)	(8,683)
Deferred taxation 遞延稅項	7	(3,787)	185
<b>Profit after taxation 稅後盈利</b>		<u>117,818</u>	<u>40,260</u>

**STATEMENT OF CHANGES IN EQUITY 股權變動表**

**FOR THE YEAR ENDED 31ST MARCH 2006**

截至二零零六年三月三十一日止年度

	Share capital 股本 HK\$ 港幣	Accumulated profits 累積溢利 HK\$ 港幣	Total 總計 HK\$ 港幣
<b>Balance at 30th September 2004</b> 於二零零四年九月三十日	2	759,029	759,031
Net profit for the period 期內純利	0	40,260	40,260
<b>Balance at 31st March 2005</b> 於二零零五年三月三十一日			
As per above 按上文所述	2	799,289	799,291
Effect of changes in accounting policies 會計政策變動影響 〔Note 2 附錄二〕	0	2,284,327	2,284,327
As restated 經重列	2	3,083,616	3,083,618
Net profit for the year 本年純利潤	0	117,818	117,818
<b>Balance at 31st March 2006</b> 於二零零六年三月三十一日	2	3,201,434	3,201,436

# HKIA SERVICES LIMITED 香港建築師學會服務有限公司

## BALANCE SHEET 資產負債表

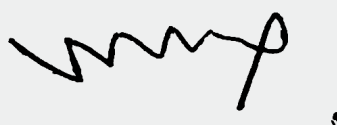
AS AT 31ST MARCH 2006 於二零零六年三月三十一日

			2006 二零零六年	2005 二零零五年
	Notes 附註	HK\$ 港幣	HK\$ 港幣	HK\$ 港幣
<b>ASSETS 資產</b>				
<b>Non-current assets 非流動資產</b>				
Property, plant and equipment 物業、廠房及設備	8		3,708,764	3,665,840
<b>Current assets 流動資產</b>				
Trade and other receivables 貿易及其他應收款	9	46,478		29,077
Bank and cash balances 銀行及現金結餘	10	1,079,293		1,015,612
			1,125,771	1,044,689
<b>TOTAL ASSETS 資產總額</b>			<b>4,834,535</b>	<b>4,710,529</b>
<b>EQUITY AND LIABILITIES 權益及負債</b>				
<b>Capital and reserves 資本及儲備</b>				
Share capital 股本	11	2		2
Accumulated profits 累積溢利		3,201,434		3,083,616
			3,201,436	3,083,618
<b>Non-current liabilities 非流動負債</b>				
Long term loan from ultimate holding company 來自最終控股公司的借貸	12	1,517,012		1,508,957
Deferred taxation 遞延稅項	13	35,463		31,676
			1,552,475	1,540,633
<b>Current liabilities 流動負債</b>				
Other payables 其他應付款	14	75,900		75,080
Tax payable 應繳稅項		4,724		11,198
			80,624	86,278
<b>TOTAL EQUITY AND LIABILITIES 股東權益及負債總額</b>			<b>4,834,535</b>	<b>4,710,529</b>

Approved by the Board of Directors on 3rd October 2006.  
賬目已於二零零六年十月三日由董事局通過。



Director 董事



Director 董事

**CASH FLOW STATEMENT 現金流量表**

**FOR THE YEAR ENDED 31ST MARCH 2006 截至二零零六年三月三十一日止年度**

	Year ended 31/03/2006 截至二零零六年 三月三十一日止 年度	01/10/2004 二零零四年 十月一日 to 至 31/03/2005 二零零五年 三月三十一日
	HK\$ 港幣	HK\$ 港幣
<b>Operating activities 經營活動</b>		
Operating profit 經營溢利	140,695	48,758
Adjustments for 調整項目：		
Depreciation on property, plant and equipment 物業、廠房及設備折舊	15,131	1,760
Associated company written off 聯營公司作出的撇銷	0	1
Interest received 已收利息	(10,470)	(194)
Operating cash flows before movements in working capital 營運資金變動前之經營現金流動 (Increase) / Decrease in assets 資產 (增加) / 減少：	145,356	50,325
Trade and other receivables 貿易及其他應收款	(17,401)	(2,660)
Increase / (Decrease) in liabilities 資產增加 / (減少) 負債：		
Other payables 其他應付款	820	5,900
Cash from operations 營運所得現金	128,775	53,565
Income tax paid 已付所得稅	(25,564)	(18,499)
<b>Net cash from operating activities 經營活動所得現金淨額</b>	<b>103,211</b>	<b>35,066</b>
<b>Investing activities 投資活動</b>		
Interest received 已收利息	10,470	194
Purchases of property, plant and equipment 購置物業、廠房及設備	(58,055)	(17,600)
<b>Net cash used in investing activities 投資活動所耗現金淨額</b>	<b>(47,585)</b>	<b>(17,406)</b>
<b>Financing activities 融資活動</b>		
New long term loan from ultimate holding company raised 向來自最終控股公司新籌的借貸	8,055	0
<b>Net cash from financing activities 融資活動所得現金淨額</b>	<b>8,055</b>	<b>0</b>
<b>Net increase in cash and cash equivalents 現金及現金等值項目增加淨額</b>	<b>63,681</b>	<b>17,660</b>
<b>Cash and cash equivalents at the beginning of the year 年初現金及現金等值項目</b>	<b>1,015,612</b>	<b>997,952</b>
<b>Cash and cash equivalents at the end of the year 年終之現金及現金等值</b>	<b>1,079,293</b>	<b>1,015,612</b>
<b>Analysis of the balances of cash and cash equivalents 現金及現金等值項目結餘之分析</b>		
Bank and cash balances 銀行及現金結餘	1,079,293	1,015,612

# HKIA SERVICES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### 1 GENERAL

The Company is a private company incorporated in Hong Kong and its ultimate holding company is The Hong Kong Institute of Architects, a company registered in Hong Kong.

The principal activity of the Company is investment holding.

The address of its registered office is 19/F., One Hysan Avenue, Causeway Bay, Hong Kong.

### 2 ADOPTION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

The adoption of new / revised HKFRSs.

In 2006, the Company adopted all the new / revised standards and interpretations of HKFRSs below, which are relevant to its operations. The comparative have been amended as required, in accordance with the relevant requirements.

HKAS 1	Presentation of Financial Statements
HKAS 7	Cash Flow Statements
HKAS 8	Accounting Policies, Change in Accounting Estimates and Errors
HKAS 10	Events after the Balance Sheet Date
HKAS 16	Property, plant and equipment
HKAS 17	Leases
HKAS 32	Financial Instruments: Disclosures and Presentation
HKAS 36	Impairment of Assets
HKAS 39	Financial Instruments: Recognition and Measurement
HKAS 40	Investment property
HKAS-Int 15	Operating Leases - Incentive

## 香港建築師學會服務有限公司

### 財務報表附註

#### 1 概述

本公司為於香港註冊成立的私人公司，其最終控股公司為於香港註冊之香港建築師學會。

本公司的主要業務為投資控股。

本公司的註冊辦事處位於香港銅鑼灣希慎道 1 號 19 樓。

#### 2 採納新訂及經修訂《香港財務報告準則》

本公司於二零零六年採納了以下香港財務報告準則內與其營運有關之新訂 / 經修訂準則。

比較數字已根據該等新訂 / 經修訂準則之相關條文按規定進行修訂。

香港會計準則第 1 號	財務報表的呈列
香港會計準則第 7 號	現金流量表
香港會計準則第 8 號	會計政策、會計估計的變動及差錯
香港會計準則第 10 號	結算日後事項
香港會計準則第 16 號	物業、廠房及設備
香港會計準則第 17 號	租賃
香港會計準則第 32 號	金融工具：披露及呈列
香港會計準則第 36 號	資產減值
香港會計準則第 39 號	金融工具：確認及計量
香港會計準則第 40 號	投資物業
香港會計準則詮釋第 15 號	經營租賃 — 優惠

The adoption of new / revised HKASs 1, 7, 8, 10, 16, 17, 32, 36, 39, 40 and HKAS-Int 15 did not result in substantial changes to the Company's accounting policies. In summary:

- HKAS 1 affects the presentation of share of net after tax results of associates and other disclosures.
- HKASs 7, 8, 10, 16, 17, 32, 36, 39, 40 and HKAS-Int 15] had no material effect on Company's policies.

The adoption of HKASs 32 and 39 has resulted in a change in the accounting policy relating to classification of financial assets at fair value through profit or loss and available-for-sale financial assets. It has also resulted in the recognition of derivative financial instruments at fair value and the change in the recognition and measurement of hedging activities.

The adoption of revised HKAS 40 has resulted in a change in the accounting policy of which the changes in fair values of investment properties are recorded in the income statement as part of other income. In prior years, the increases in fair value were credited to the investment properties revaluation reserve. Decreases in fair value were first set off against increases on earlier valuations on a portfolio basis and thereafter expensed in the income statement.

All changes in the accounting policies have been made in accordance with the transition provisions in the respective standards, wherever applicable. All standards adopted by the Company require retrospective applicable other than:

- HKAS 39 does not permit to recognise, derecognise and measure financial assets and liabilities in accordance with this standard on a retrospective basis. The Company applied the previous SSAP 24 "Accounting for investments in securities" to investments in securities and also to hedge relationship for the 2005 comparative information. The adjustments required for the accounting differences between previous SSAP 24 and HKAS 39 are determined and recognised at 1st April 2005.
- HKAS 40 states that if the Company has adopted the fair value model, there is no requirement for the Company to restate the comparative information, any adjustment should be made to the accumulated profits / losses as at 1st April 2005, including the reclassification of any amount held in revaluation surplus for investment property.
- HKAS-Int 15 does not require the recognition of incentives for leases beginning before 1st April 2005.

採納新訂 / 經修訂的香港會計準則第 1、7、8、10、16、17、32、36、39、40 號及香港會計準則詮釋第 15 號，對本公司的政策並無帶來重大改變。概括而言：

- 採納香港會計準則第 1 號「財務報表的呈列」影響聯營公司除稅後業績及其他披露之呈列。
- 採納香港會計準則第 7、8、10、16、17、32、36、39、40 號及香港會計準則詮釋第 15 號對公司的會計政策並不造成重大影響。

採納香港會計準則第 32 及 39 號導致有關按盈虧計算公平值的金融資產，以及可出售金融資產分類的會計政策改變，亦導致按公平值確認衍生金融工具，以及改變對沖活動的確認與計算。

採納香港會計準則第 40 號（修訂本）後，有關投資物業的會計政策因而有所變更；投資物業的公平值將於損益表內確認，作為其他收入的一部份。而於過往年度，公平值的增加會撥入投資物業重估儲備內。公平值的減少會以組合基礎下先扣除較早前增加之估價，不敷之數再在損益表內撇除。

所有會計政策變動均按照相關準則的過渡條款執行，而本公司所採納之所有會計準則均須以追溯方式執行，惟以下準則除外：

- 香港會計準則第 39 號禁止在確認、註銷及計算金融資產及負債的過程中，以追溯方式應用此準則。對於二零零五年之投資證券比較數字，本公司均採用過往的會計實務準則第24號「投資證券會計」(SSAP 24)，並於二零零五年四月一日判斷和確認因會計實務準則第 24 號與香港會計準則第 39 號之會計差異而須作出之調整。
- 香港會計準則第 40 號訂明，如本公司已採納公平值模式，則毋須重列比較金額；任何調整，包括將物業重估儲備持有的任何金額重新分類，已於二零零五年四月一日之保留盈利 / 虧損中作出相對的調整。
- 香港會計準則詮釋第 15 號並無規定確認二零零五年四月一日以前之經營租賃的優惠。

## The adoption of HKAS 40 "Investment Properties" resulted in

	2005 HK\$
Decrease in property revaluation reserve	2,284,327
Increase in opening accumulated surplus	2,284,327

The Company has not applied the following new Standards of Interpretations that have been issued but not yet effective. The application of these Standards or Interpretations will not have material impact on the financial statements of the Company.

HKFRS 6	Exploration for an Evaluation of Mineral Resources
HKFRS 7	Financial Instruments: Disclosures
HKFRS-Int 4	Determining whether an Arrangement contains A Lease
HKFRS-Int 5	Rights to Interests Arising from Decommissioning, Restoration and Environmental Rehabilitation Funds
HK(IFRIC)-Int 6	Liabilities arising from Participating in a Specific Market - Waste Electrical and Electronic Equipment
HKAS 1 (Amendment)	Capital Disclosures
HKAS 19 (Amendment)	Actuarial Gains and Losses, Group Plans and Disclosures
HKAS 39 (Amendment)	Cash Flow Hedge Accounting of Forecast Intragroup Transactions
HKAS 39 (Amendment)	The Fair Value Option
HKAS 39 & HKFRS 4 (Amendment)	Financial Instruments: Recognition and Measurement and Insurance Contracts - Financial Guarantee Contracts

## 採納香港會計準則第 40 號「投資物業」導致

	二零零五年 港幣
物業重估儲備減少	2,284,327
物業重估儲備增加	2,284,327

本公司並無提早採納以下新頒佈（惟未生效）之新準則或詮釋。

預期採納此等準則或詮釋對本公司財務報表將無重大影響。

香港財務報告準則第 6 號	礦產資源勘探及評估
香港財務報告準則第 7 號	金融工具：披露
香港財務報告準則詮釋第 4 號	釐定安排是否包括租賃
香港財務報告準則詮釋第 5 號	終止運作、復原及環境修復基金產生權益
香港（國際財務報告詮釋委員會）詮釋第 6 號	參與特定市場產生之責任－廢棄電力及電子設備
香港會計準則第 1 號（修訂）	資本披露
香港會計準則第 19 號（修訂）	精算損益、集團計劃及披露
香港會計準則第 39 號（修訂）	預期集團內公司間交易之現金流量
香港會計準則第 39 號（修訂）	選擇以公平值入賬
香港會計準則第 39 號及	金融工具：確認及計量及保險合約
香港財務報告準則第 4 號（修訂）	－ 財務擔保合約

### 3 SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants.

The financial statements have been prepared on the historical cost basis, except for certain properties and financial instruments, which are measured at revalued amounts or fair values, as explained in the principal accounting policies set out below.<sup>1</sup>

#### (a) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is calculated to write off the cost of items of property, plant and equipment, less their estimated residual values, if any, using the straight-line method over their estimated useful lives at the following annual rates:

Leasehold improvements	20%
Office equipment	20%

The residual values and useful lives of the assets are reviewed and adjusted, if necessary, at each balance sheet date.

The gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in income statement.

#### (b) Investment properties

Investment properties, which are land and / or buildings which are owned or held under a leasehold interest to earn rental income and / or for capital appreciation, are stated at their fair value at the balance sheet date. Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

On disposal of investment properties, the gain or loss is directly recognise in the income statement.

### 3 重大會計政策

綜合財務報表乃按香港會計師公會頒佈之香港財務報告準則編製。

綜合財務報表乃按歷史成本慣例基準編製，惟若干金融工具按公平值釐定並於下列會計政策所闡述。

#### (a) 物業、廠房及設備

物業、廠房及設備按成本減累積折舊及累計減值虧損列賬。

物業、廠房及設備項目之折舊乃根據其估計可使用年期，減其估計剩餘價值（如有）後，以直線法撇銷其成本，折舊率如下：

租賃改善	20%
辦公室設備	20%

如有需要，資產之剩餘價值及可使用年期均於各結算日檢討及調整。

物業、廠房及設備出售或廢置時所產生之盈虧，按銷售所得款項與資產之賬面值兩者間之差額計算，並於損益表確認入賬。

#### (b) 投資物業

投資物業是根據租賃權益擁有或持有以賺取租金及 / 或作資本增值用途之土地及 / 或建築物，並按結算日的公平值列明。投資物業公平值變動產生之損益會於其產生期間計入損益表。

出售投資物業時的損益會於損益表直接確認。

### (c) Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the Company become a party to the contractual provisions of the instrument.

#### Trade and other receivables

Trade and other receivables are subsequently measured at amortised cost using the effective interest rate method. Appropriate allowance for estimated irrecoverable amounts are recognised in profit or loss when there is objective evidence that the asset is impaired. The allowance recognised is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the effective interest rate computed at initial recognition.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

#### Trade and other payables

Trade and other payables are subsequently measured at amortised cost, using the effective interest rate method.

### (c) 金融工具

當本公司成為工具合約條文之訂約方，則於資產負債表中確認金融資產及金融負債。

#### 貿易及其他應收款

貿易及其他應收款採用實際利率法按攤銷成本於損益表確認。當出現客觀證據顯示應收賬款無法收回時，則於損益表中確認估計不可收回金額之合適撥備。而撥備金額為資產賬面值與按實際利率（於首次確認時計算）貼現的估計未來現金流量之現值兩者之差額。

#### 現金及現金等值項目

現金及現金等值項目包括庫存現金、活期存款及其他短期高度流動投資項目；短期高度流動投資是指可隨時轉換為已知數額的現金，其涉及的價值改變風險不大。

#### 貿易及其他應付款

貿易及其他應付款乃採用實際利率法按經攤銷成本計算。

#### (d) Impairment of tangible and intangible assets

At each balance sheet date, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### (e) Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

##### The Company as lessor

Rental income from operating leases is recognised in the income statement on a straight-line basis over the terms of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as expense on a straight-line basis over the lease term.

#### (d) 有形資產和無形資產減值

本公司會於各結算日審閱有形資產及無形資產的賬面金額，以確定這些資產有否出現減值虧損的跡象。倘出現此等跡象，則會為估計資產的可收回金額作出估價，以確定所需作出的減值虧損（如有）。若不可能為個別資產可收回金額作出估計，本公司則對從屬該資產的現金產生單位的可收回金額進行估計。

可收回金額為減除成本後的公平值與使用價值兩者的較高者。在評估使用價值時，估計未來現金流乃使用除稅前所折現率折減至其現值，以反映市場對貨幣時間值的評估及該資產特有的風險。

倘若估計資產（或現金產生單位）的可收回金額低於賬面金額，則將該項資產（現金產生單位）的賬面值減至其可收回金額。減值虧損即時於損益表確認，除非有關資產以重估價值入賬。而在該等情況下，有關減值虧損被視作重估減值。

倘於其後撥回減值虧損，則該項資產（現金產生單位）的賬面金額將增加至經修訂的估計可收回金額，惟增加後的賬面金額不會超逾這項資產（現金產生單位）倘於過往年度並無確認減值虧損應有的賬面金額。減值虧損撥回即時於損益表確認，除非有關資產以重估價值入賬。而在該等情況下，有關撥回減值虧損被視作重估增加。

#### (e) 租賃

凡租約條款規定將租賃資產擁有權之絕大部份風險及回報轉移至承租人之租約，均列為融資租賃。所有其他租約則歸類為經營租約。

##### 本公司作為出租人

經營租約之租金收入會以直線法按有關租約年期在損益表確認。磋商及安排經營租約時產生之初步直接成本會加入租賃資產之賬面值，並以直線法按租約年期確認為開支。

#### (f) Revenue recognition

- i) Rental income under operating leases is recognised on a straight-line basis over the terms of the relevant leases.
- ii) Interest income is accrued on a time basis, by reference to the principal outstanding and at the interest rate applicable.

#### (g) Taxation

Income tax expenses represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income and expense that are taxable or deductible in other years and it further excludes income statement items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary difference arising on investments in subsidiaries and associates, and interests in joint ventures, except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, based on tax rates that have been enacted or substantively enacted by the balance sheet date. Deferred tax is charged or credited to the profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

#### (f) 收入確認

- i) 經營租約之租金收入會以直線法按有關租約年期確認。
- ii) 利息收入乃根據未償還本金及適用實際利率按時間基準累計。

#### (g) 稅項

所得稅支出指當期應付稅項及遞延稅項。

當期應付稅項乃按年度應課稅溢利計算。應課稅溢利與損益表所報純利不同，此乃由於其不包括在其他年度應課稅或可扣減之收入及支出項目，亦不包括損益表內永不課稅或扣減之項目。本公司的即期稅項負債，乃按結算日實施或大致上實施的稅率計算。

遞延稅項則確認於就財務報表內資產及負債賬面值與用於計算應課稅溢利之相應稅基兩者之差異，並以資產負債表負債法處理。遞延稅項負債通常會就所有應課稅暫時差異確認，而遞延稅項資產則限於較可能於日後取得應課稅溢利，並可用以抵銷可扣減暫時差異時確認。若暫時差異因於一項既不影響應課稅溢利亦不影響會計溢利之交易（業務合併除外）中開始確認其他資產及負債而引致，則不會確認該等資產及負債。

除非本公司可控制有關暫時差異之回撥，以及暫時差異在可見將來不會回撥之情況下，由投資附屬公司、聯營公司及共同控制實體產生之應課稅暫時差異，其遞延稅項負債均予以確認。

遞延稅項資產之賬面值會於每個結算日作檢討，並減少至不大可能再有足夠應課稅溢利收回全部或部份資產的程度。

遞延稅項乃按預期於負債或資產根據於結算日前已採用或實際採用之銷售償還或變現期間之稅率計算。遞延稅項會扣自或計入損益表，惟有關直接扣自或計入股本權益之項目，其遞延稅項亦會於股本權益中處理。

#### 4 TURNOVER AND OTHER REVENUE 營業額及其他收入

	Year ended 31/03/2006 截至二零零六年 三月三十一日止 年度	01/10/2004 二零零四年 十月一日 to 至 31/03/2005 二零零五年 三月三十一日
	HK\$ 港幣	HK\$ 港幣
<b>Turnover 營業額</b>		
Rental income from investment property 投資物業的租金收入	195,400	87,000
<b>Other revenue 其他收入</b>		
Bank interest income 銀行利息收入	10,470	194

#### 5 PROFIT BEFORE TAXATION 除稅前盈利

	Year ended 31/03/2006 截至二零零六年 三月三十一日止 年度	01/10/2004 二零零四年 十月一日 to 至 31/03/2005 二零零五年 三月三十一日
	HK\$ 港幣	HK\$ 港幣
Profit before taxation has been arrived at after charging the following: 除稅前盈利已計算以下各項：		
Auditors' remuneration 核數師酬金	6,000	6,000
Depreciation on property, plant and equipment 物業、廠房及設備折舊	15,131	1,760

## 6 DIRECTORS' REMUNERATION 董事酬金

None of the directors received any remuneration in respect of their services to the Company during the year  
本公司概無就董事於年內向本公司提供的服務而向其已付或應付酬金。  
(2005 : Nil 2005 年 : 零)

## 7 TAXATION 稅項

	Year ended 31/03/2006 截至二零零六年 三月三十一日止 年度	01/10/2004 二零零四年 十月一日 to 至 31/03/2005 二零零五年 三月三十一日
	HK\$ 港幣	HK\$ 港幣
The tax credit / (charge) comprises 稅項撥回 / (稅項支出) 包括 :		
Hong Kong profits tax 香港利得稅		
Current year 本年度	(19,090)	(8,683)
Deferred tax credit / (charge) 遞延稅項稅項撥回 / (支出) [Note 13 附錄十三]	(3,787)	185
	<u>(22,877)</u>	<u>(8,498)</u>

Hong Kong profits tax has been provided at the rate of 17.5%  
(2005 : 17.5%) on estimated assessable profits for the year.  
香港利得稅乃就本年度估計應課稅溢利按 17.5% (二零零五年 : 17.5%) 計算。

The tax credit / (charge) for the year can be reconciled to the profit /  
(loss) before taxation per the income statement as follows:  
年度之稅項撥回 (稅項支出) 與收支結算表之除稅前溢利 / (虧損) 對賬如下 :

	Year ended 31/03/2006 截至二零零六年 三月三十一日止 年度	01/10/2004 二零零四年 十月一日 to 至 31/03/2005 二零零五年 三月三十一日
	HK\$ 港幣	HK\$ 港幣
The Profit / (Loss) before taxation 除稅前溢利 / (虧損)	140,695	48,758
Tax credit / (charge) of Hong Kong Profit Tax rate of 17.5% (2005 : 17.5%) 稅項撥回 (稅項支出) : 香港利得稅率 17.5% (二零零五年 : 17.5%)	(24,622)	(8,532)
Tax effect of non-assessable revenues 不應評稅收入的稅務影響	1,832	34
Tax effect of non-deductible expenses 不應扣除支出的稅務影響	(87)	0
Tax credit / (charge) for the year 年度稅項撥回 / (稅項支出)	<u>(22,877)</u>	<u>(8,498)</u>
Details of the deferred tax are set out in note 13. 遞延稅項之詳情載於附註十三。		

## 8 PROPERTY, PLANT AND EQUIPMENT 物業、廠房及設備

	Investment property 投資物業 HK\$ 港幣	Leasehold improvements 租賃改善工程 HK\$ 港幣	Office equipment 辦公室設備 HK\$ 港幣	Total 總計 HK\$ 港幣
<b>Cost or valuation 成本或估值</b>				
At 31st March 2005 於二零零五年三月三十一日	3,650,000	17,600	6,650	3,674,250
Additions 添置	0	50,000	8,055	58,055
At 31st March 2006 於二零零六年三月三十一日	3,650,000	67,600	14,705	3,732,305
<b>Accumulated depreciation 累積折舊</b>				
At 31st March 2005 於二零零五年三月三十一日	0	1,760	6,650	8,410
Charge for the year 年度支出	0	13,520	1,611	15,131
At 31st March 2006 於二零零六年三月三十一日	0	15,280	8,261	23,541
<b>Net book value or carrying amount 賬面淨值或賬面值</b>				
At 31st March 2006 於二零零六年三月三十一日	3,650,000	52,320	6,444	3,708,764
At 31st March 2005 於二零零五年三月三十一日	3,650,000	15,840	0	3,665,840

The Company's interests in investment property at their carrying amount are analysed as follows:

本公司對投資物業的權益計賬面值分析如下：

	2006 二零零六年 HK\$ 港幣	2005 二零零五年 HK\$ 港幣
In Hong Kong held on 於香港持有：		
Leases of over 50 years 五十年以上租約	3,650,000	3,650,000

The Company's investment property is held for rental purposes under operating leases.

本公司持有投資物業，目的為按經營租約收取租金。

The property was first revalued on 30th September 1993 on an open market value basis, by Prudential Surveyors International Limited, an independent professional property valuer. The surplus arose on valuation of this investment property amounted to HK\$8,697,185 was credited to revaluation reserve.

該物業的第一次重估，由獨立專業測計師行測建行有限公司於一九九三年九月三十日按公開市值基準進行重估。是項投資物業估值所產生的盈餘港幣 8,697,185 元已計入重估儲備。

The second revaluation was carried out on 30th September 1998 by the Council's representation. The surplus arose on valuation of this investment property amounted to HK\$2,616,833 was credited to revaluation reserve.

第二次重估由理事會代表於一九九八年九月三十日作出，是項投資物業估值所產生的盈餘港幣 2,616,833 元已計入重估儲備。

The third revaluation was carried out on 30th September 2001 on an open market value basis, by Debenham Tie Leung Limited, an independent professional property valuer. The deficit arose on valuation of this investment property amounted to HK\$7,896,000 was debited to revaluation reserve.

第三次重估乃由獨立專業測計師行 Debenham Tie Leung Limited 於二零零一年九月三十日按公開市值基準進行重估。是項投資物業估值所產生的虧損港幣 7,896,000 元已自重估儲備中扣除。

The fourth revaluation was carried out on 30th September 2003 on an open market value basis, by Debenham Tie Leung Limited, an independent professional property valuer. The surplus arose on valuation of this investment property amounted to HK\$100,000 was credited to revaluation reserve.

第四次重估乃由獨立專業測計師行 Debenham Tie Leung Limited 於二零零三年九月三十日按公開市值基準進行重估。是項投資物業估值所產生的盈餘港幣 100,000 元已計入重估儲備。

The latest revaluation was carried out on 25th November 2004 on an open market value basis, by Debenham Tie Leung Limited, an independent professional property valuer. The surplus arose on valuation of this investment property amounted to HK\$1,150,000 was credited to revaluation reserve.

最近一次重估乃由獨立專業測計師行 Debenham Tie Leung Limited 於二零零四年十一月二十五日按公開市值基準進行重估。是項投資物業估值所產生的盈餘港幣 1,150,000 元已計入重估儲備。

## 9 TRADE AND OTHER RECEIVABLES 貿易及其他應收款

	2006 二零零六年	2005 二零零五年
	HK\$ 港幣	HK\$ 港幣
Trade receivables 應收貿易賬款	28,050	10,150
Deposits and prepayments 按金及預付項目	18,428	18,927
	<u>46,478</u>	<u>29,077</u>

The directors consider that the carrying amount of trade and other receivables approximates their fair value.  
董事認為貿易及其他應收款的賬面值，與其公平值相約。

## 10 BANK AND CASH BALANCES 銀行及現金結餘

Bank balances and cash comprise cash held by the Company and short-term bank deposits with an original maturity of three months or less. The carrying amount of these assets approximates their fair value.

銀行結餘及現金包括本公司的手頭現金，以及其他原本到期日為三個月或以內之短期高流動性投資。該等資產的賬面值與公平值相若。

## 11 SHARE CAPITAL 股本

	2006 二零零六年	2005 二零零五年
	HK\$ 港幣	HK\$ 港幣
Authorised 法定： 10,000 ordinary shares of HK\$1 each 10,000 股普通股，每股港幣 1 元	<u>10,000</u>	<u>10,000</u>
Issued and fully paid 已發行及繳足： 2 ordinary shares of HK\$1 each 2 股普通股，每股港幣 1 元	<u>2</u>	<u>2</u>

## 12 LONG TERM LOAN FROM ULTIMATE HOLDING COMPANY 最終控股公司之借貸

The directors consider that the carrying amount of long term loan from ultimate holding company approximates their fair value.  
董事認為，來自最終控股公司之借貸的賬面值與公平值相若。

The loan is interest free, unsecured and not repayable within one year.  
該項貸款為免息貸款，並無抵押及並非一年內到期。

## 13 DEFERRED TAXATION 遞延稅項

The following are the major deferred tax assets and (liabilities) recognised by the Company, and movements thereon, during the current and prior reporting periods:

以下為本報告期間及過往報告期間本公司確認之主要遞延稅項資產（負債）及有關變動：

	Accelerated tax depreciation 加速稅項折舊 HK\$ 港幣
<b>At 30th September 2004 於二零零四年九月三十日</b>	(31,861)
Credited/(Charged) to income statement 撥入 / (扣自) 損益表	185
<b>At 31st March 2005 於二零零五年三月三十一日</b>	(31,676)
Credited/(Charged) to income statement 撥入 / (扣自) 損益表	(3,787)
<b>At 31st March 2006 於二零零六年三月三十一日</b>	(35,463)

#### 14 OTHER PAYABLES 其他應付款

	2006 二零零六年	2005 二零零五年
	HK\$ 港幣	HK\$ 港幣
Deposits received 已收按金	68,100	63,180
Accruals 應計項目	7,800	11,900
	<u>75,900</u>	<u>75,080</u>

The directors consider that the carrying amount of other payables approximates their fair value.  
董事會認為，其他應付款的賬面值與公平值相若。

#### 15 LEASE COMMITMENTS 租約承擔

##### The Company as a lessor 本公司作為出租人

At the balance sheet date, the Company had contracted with tenants for the following future minimum lease payments:

截至結算日，根據本公司與租戶簽訂之租約，其未來最低租金付款之還款期如下：

	2006 二零零六年	2005 二零零五年
	HK\$ 港幣	HK\$ 港幣
Within one year 一年內	198,000	18,850
In the second to fifth years inclusive 於第二年至第五年內	219,450	0
	<u>417,450</u>	<u>18,850</u>

## 16 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES 財務風險管理目標及政策

The Company's major financial instruments include trade and other receivables, bank balance, long term loan from ultimate holding company and other payables. Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

本公司主要金融工具包括應收貿易賬款及其他應收款、銀行結餘、最終控股公司的長期貸款及其他應付賬款。該等金融工具詳情於相關附註披露；該等金融工具相關風險及相關管理政策詳列如下。管理層密切管理及監察所面對風險，以確保及時及有效推行適當措施。

### Credit risks 信貸風險

The carrying amounts of trade and other receivables in the balance sheet represent the Company's maximum exposure to credit risk in relation to the Company's financial assets. No other financial assets carry a significant exposure to credit risk.

本公司所承受之相對於公司金融資產的最大信貸風險，為資產負債表內列示貿易及其他應收款之賬面值。其他的金融資產並無面對重大信貸風險。

The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings.

流動資金的信貸風險有限，皆因另一方是獲頒予高信貸評級之銀行。

### Interest rate risk 利率風險

The Company has no significant exposure to interest rate risks as the Company did not use derivative financial instruments to hedge its interest rate risk.

本公司並無面對重大利率風險，因為本公司並無使用衍生金融工具，以對沖利率風險。

### Liquidity risk 流動資金風險

The Company's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term.

本公司的政策定期監察目前及預期的流動資金規定，確保維持足夠的現金儲備，滿足其短期及長期的流動資金規定。

## FOR MANAGEMENT INFORMATION PURPOSES ONLY 僅供管理層參考用

### HKIA SERVICES LIMITED 香港建築師學會服務有限公司

#### DETAILED INCOME STATEMENT 詳細損益表

FOR THE YEAR ENDED 31ST MARCH 2006 截至二零零六年三月三十一日止年度

	Year ended 31/03/2006 截至二零零六年 三月三十一日止 年度	01/10/2004 二零零四年 十月一日 to 至 31/03/2005 二零零五年 三月三十一日
	HK\$ 港幣	HK\$ 港幣
<b>Rental income 租金收入</b>	195,400	87,000
<b>Other revenue 其他收入</b>		
Bank interest income 銀行利息收入	10,470	194
	<u>205,870</u>	<u>87,194</u>
<b>Less 減: Administrative and other operating expenses 行政及其他經營支出</b>		
Associated company written off 聯營公司作出的撇銷	0	1
Auditors' remuneration 核數師酬金	6,000	6,000
Bank charges 銀行費用	329	240
Business registration fee 商業註冊費	2,600	0
Depreciation on property, plant and equipment 物業、廠房及設備折舊	15,131	1,760
Insurance 保險	725	360
Legal and professional fees 法律及專業費用	5,232	1,000
Repair and maintenance 維修及保養	5,500	4,475
Web-site programme expenses 網站程式費用	29,658	24,600
	<u>(65,175)</u>	<u>(38,436)</u>
<b>Profit before taxation 除稅前盈利</b>	<u>140,695</u>	<u>48,758</u>