



## 9. Report from the Honorary Treasurer & Presentation of Audited Accounts ending 31 March 2021

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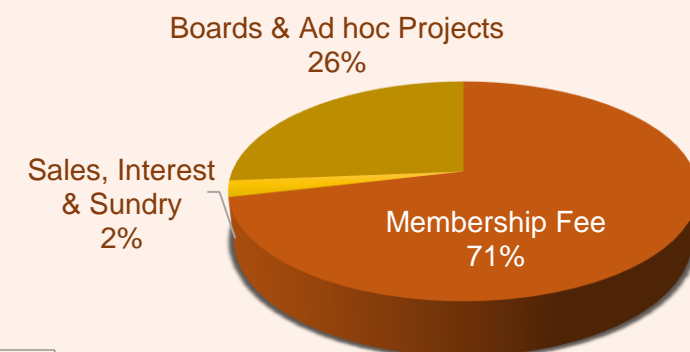
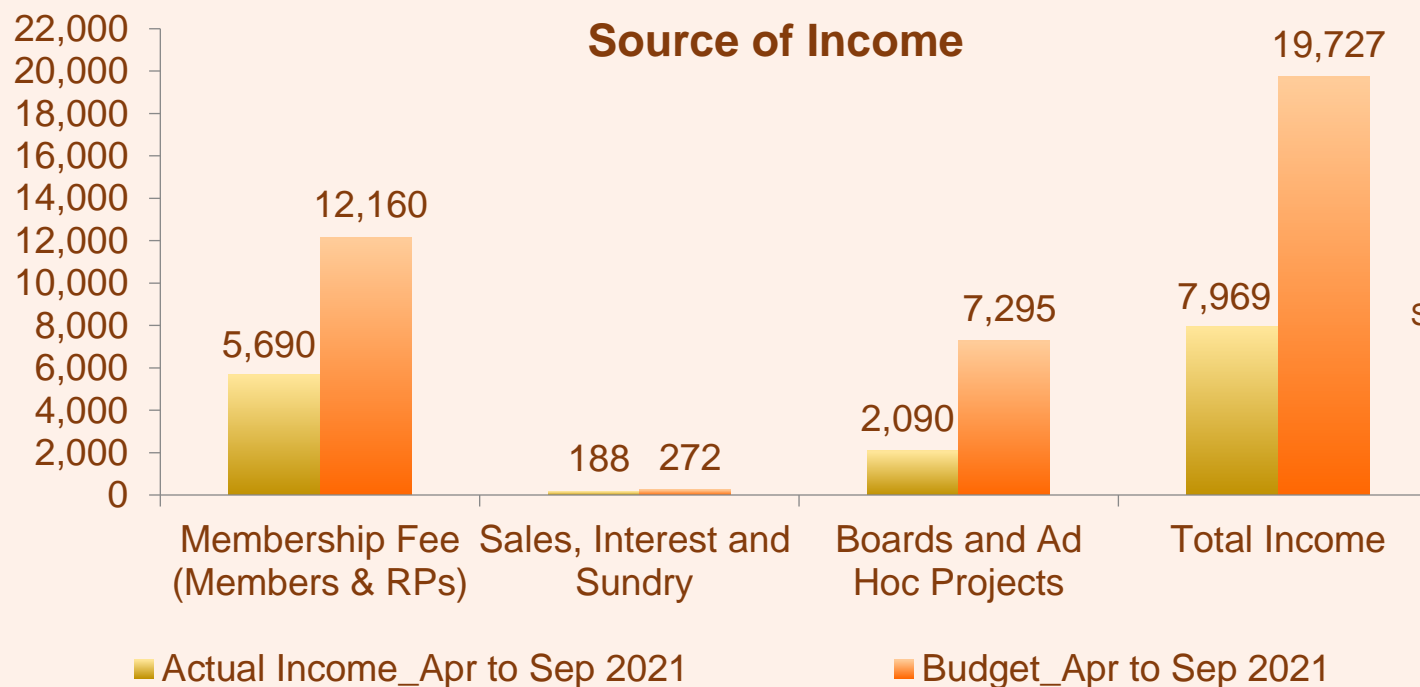
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# Actual Income – Apr to Sep 2021

Income	Total Amount	Budget	Budget Balance	% of budget used
Membership Fee (Members & RPs)	5,690,413	12,160,145	6,469,732	47%
Sales, Interest and Sundry	188,404	272,000	83,596	69%
Boards and Ad Hoc Projects	2,089,971	7,294,980	5,205,009	29%
	<u>7,968,788</u>	<u>19,727,125</u>	<u>11,758,337</u>	



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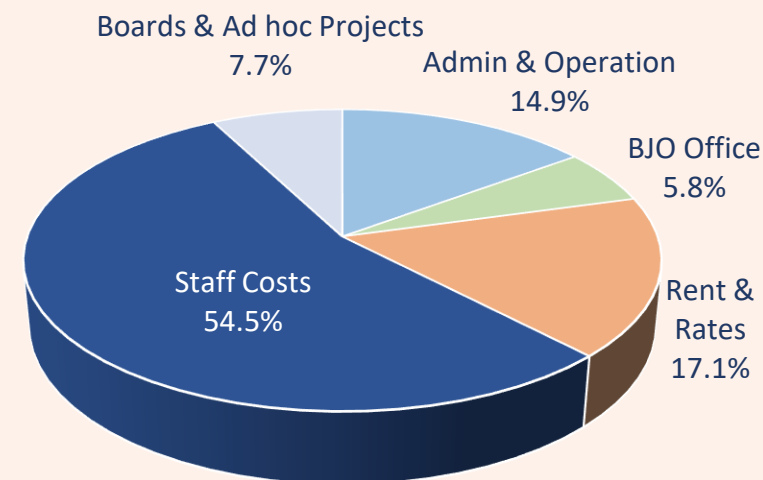
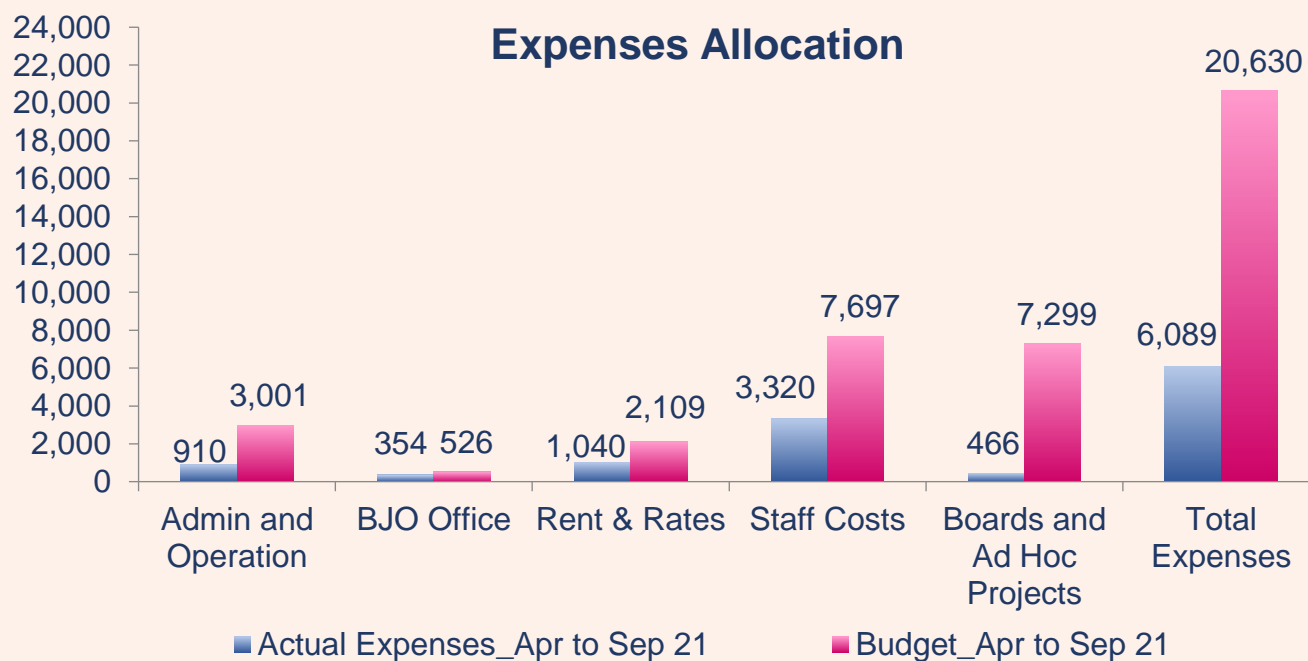
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# Actual Expenses – Apr to Sep 2021

Expenses	Total Amount	Budget	Budget Balance	% of budget used
Admin and Operation	909,594	3,000,509	2,090,915	30%
BJO Office	353,697	525,838	172,141	67%
Rent & Rates	1,040,090	2,108,599	1,068,509	49%
Staff Costs	3,319,790	7,696,547	4,376,757	43%
Boards and Ad Hoc Projects	466,053	7,298,907	6,832,854	6%
	6,089,224	20,630,400	14,541,176	





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# The Hong Kong Institute of Architects Total Income and Total Expenses For period Apr to Sep 2021

Total Sum	Actual HKD	Budget HKD
Total Income	7,968,788	19,727,125
Total Expenses	6,089,224	20,630,400
Total Surplus / (Deficit)	1,879,564	(903,275)

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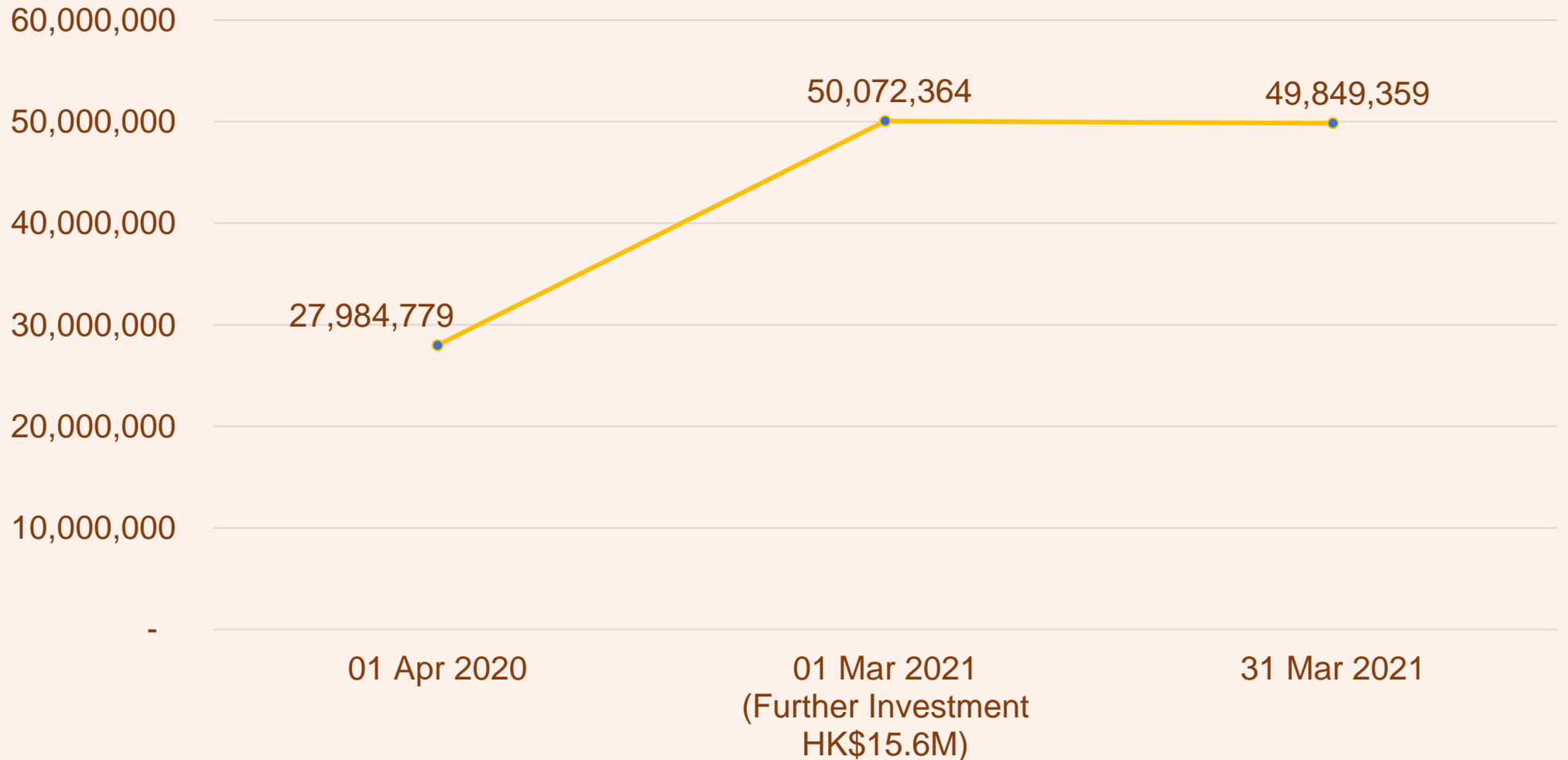
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# Schroder Investment Return

## Schroder Investment Gain/Loss





**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**

**THE HONG KONG INSTITUTE OF ARCHITECTS**

**香港建築師學會**

(Registered under the Hong Kong Institute of Architects Incorporation Ordinance)

**Qualified Opinion**

We have audited the consolidated financial statements of The Hong Kong Institute of Architects ("the Institute") and its subsidiaries (collectively referred to as "the Group") set out on pages 9 to 46, which comprise the consolidated statement of financial position as at 31 March 2021, and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in reserves and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, except for the effects of matter described in the Basis for Qualified Opinion section of our report, the consolidated financial statements give a true and fair view of the financial position of the Group as at 31 March 2021 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Hong Kong Institute of Architects Incorporation Ordinance.

**Basis for Qualified Opinion**

Because of the absence of audited accounts of the associate, the Group had not adopted the equity method of accounting for the associate as required by "Investments in Associates and Joint Ventures" (HKAS 28 (2011)). The financial effects of this departure could not be quantified.

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants ("the Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

**Information Other than the Consolidated Financial Statements and Auditor's Report Thereon**

The Council and the Honorary Auditors are responsible for the other information. The other information comprises the information included in the Council's report set out on pages 1 to 3 and the statement by the Honorary Auditors set out on page 4, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

(To be continued)

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**

**THE HONG KONG INSTITUTE OF ARCHITECTS**

**香港建築師學會**

(Registered under the Hong Kong Institute of Architects Incorporation Ordinance)

(Continued)

**Information Other than the Consolidated Financial Statements and Auditor's Report Thereon (continued)**

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Responsibilities of Council and Those Charged with Governance for the Consolidated Financial Statements**

The Council of the Institute is responsible for the preparation of the consolidated financial statements pursuant to the Hong Kong Institute of Architects Incorporation Ordinance that give a true and fair view in accordance with HKFRSs issued by the HKICPA, and for such internal control as the Council determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Council is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

**Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with Rule 64 of "The Rules of the Institute", and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

(To be continued)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OFTHE HONG KONG INSTITUTE OF ARCHITECTS香港建築師學會

(Registered under the Hong Kong Institute of Architects Incorporation Ordinance)

(Continued)

**Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)**

As part of an audit in accordance with HKSA's, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the council members.
- Conclude on the appropriateness of the Council's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

(To be continued)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OFTHE HONG KONG INSTITUTE OF ARCHITECTS香港建築師學會

(Registered under the Hong Kong Institute of Architects Incorporation Ordinance)

(Continued)

**Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)**

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Katon CPA Limited  
Certified Public Accountants  
Hong Kong  
Date: [    Date    ]

Lee Kit Wah  
Practising Certificate Number P01453

09.12.2021  
7pm

THE HONG KONG INSTITUTE OF ARCHITECTS  
香港建築師學會

CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 HK\$	2020 HK\$
Revenue	4	19,699,387	20,143,686
Costs			
Functions costs		(2,359,412)	(5,269,668)
Lecture and examination costs		(4,027,417)	(1,780,643)
Publication costs		(81,500)	(94,400)
Gross profit		13,231,058	12,998,975
Other income	4	1,771,998	1,572,576
Employment costs	5	(5,915,350)	(7,411,523)
Other operating and administrative expenses	6	(5,761,835)	(5,866,488)
Surplus from operations		3,325,871	1,293,540
Finance cost	7	(466,482)	(108,701)
Surplus for the year		2,859,389	1,184,839
Other comprehensive income			
Item that will not be reclassified subsequently to profit or loss:			
- Change in fair value of financial assets at fair value through other comprehensive income		6,264,580	(1,497,553)
Other comprehensive income for the year		6,264,580	(1,497,553)
Total comprehensive income for the year		9,123,969	(312,714)



**THE HONG KONG INSTITUTE OF ARCHITECTS**  
**香港建築師學會**

**CONSOLIDATED STATEMENT OF CHANGES IN RESERVES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

	General reserves HK\$	Investments revaluation reserve HK\$	Capital fund HK\$	Sinking fund HK\$	Retained surplus HK\$	Total HK\$
At 1 April 2019	296,451	5,529,694	11,710,996	400,000	46,377,487	64,314,628
Surplus for the year	0	0	0	0	1,184,839	1,184,839
Other comprehensive income for the year	0	(1,497,553)	0	0	0	(1,497,553)
Total comprehensive income for the year	0	(1,497,553)	0	0	1,184,839	(312,714)
Donation from members and students	23,000	0	24,100	0	0	47,100
Transfer from retained surplus to sinking fund	0	0	0	50,000	(50,000)	0
	23,000	(1,497,553)	24,100	50,000	1,134,839	(265,614)
At 31 March 2020	319,451	4,032,141	11,735,096	450,000	47,512,326	64,049,014

**THE HONG KONG INSTITUTE OF ARCHITECTS**  
**香港建築師學會**

**CONSOLIDATED STATEMENT OF CHANGES IN RESERVES (continued)**  
**FOR THE YEAR ENDED 31 MARCH 2021**

	General reserves HK\$	Investments revaluation reserve HK\$	Capital fund HK\$	Sinking fund HK\$	Retained surplus HK\$	Total HK\$
At 1 April 2020	319,451	4,032,141	11,735,096	450,000	47,512,326	64,049,014
Surplus for the year	0	0	0	0	2,859,389	2,859,389
Other comprehensive income for the year	0	6,264,580	0	0	0	6,264,580
Total comprehensive income for the year	0	6,264,580	0	0	2,859,389	9,123,969
Donation from members and students	900	0	5,000	0	0	5,900
Transfer from retained surplus to sinking fund	0	0	0	50,000	(50,000)	0
	900	6,264,580	5,000	50,000	2,809,389	9,129,869
At 31 March 2021	320,351	10,296,721	11,740,096	500,000	50,321,715	73,178,883

**THE HONG KONG INSTITUTE OF ARCHITECTS**  
**香港建築師學會**

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2021**

	Notes	HK\$	2021 HK\$	2020 HK\$
<b>ASSETS</b>				
<b>Non-current assets</b>				
Property, plant and equipment	12	250,488		123,541
Right-of-use assets	13	10,308,319		798,340
Other financial assets	14	49,849,359		27,984,779
			60,408,166	28,906,660
<b>Current assets</b>				
Inventories - Finished goods		45,995		45,995
Trade and other receivables	15	13,212,081		13,488,085
Amount due from a related company	16	3,533,885		2,022,522
Bank balances and cash		20,899,557		33,542,802
			37,691,518	49,099,404
<b>TOTAL ASSETS</b>			<b>98,099,684</b>	<b>78,006,064</b>
<b>RESERVES AND LIABILITIES</b>				
<b>Members' funds</b>				
General reserves	18	320,351		319,451
Investments revaluation reserve		10,296,721		4,032,141
Capital fund		11,740,096		11,735,096
Sinking fund		500,000		450,000
Retained surplus		50,321,715		47,512,326
			73,178,883	64,049,014
<b>Non-current liabilities</b>				
Lease liabilities			8,067,956	0
<b>Current liabilities</b>				
Lease liabilities	20	2,512,753		816,434
Trade and other payables	21	14,340,092		13,140,616
			16,852,845	13,957,050
<b>TOTAL RESERVES AND LIABILITIES</b>			<b>98,099,684</b>	<b>78,006,064</b>

Approved by the Council on [ Date ].

Choi Wun Hing, Donald  
President

Chan Chui Yi, Corrin  
Honorary Treasurer

**THE HONG KONG INSTITUTE OF ARCHITECTS**  
**香港建築師學會**

**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

	2021 HK\$	2020 HK\$
<b>Operating activities</b>		
Operating surplus	2,859,389	1,184,839
Adjustments for:		
Depreciation on owned property, plant and equipment	112,908	84,965
Depreciation on right-of-use assets	2,768,359	2,648,589
Finance cost	466,482	108,701
Interest income	(321,167)	(190,296)
Donation from members and students recognised in reserves	5,900	47,100
Operating cash flows before movements in working capital	5,891,871	3,883,898
(Increase)/Decrease in assets:		
Trade and other receivables	276,004	(7,620,780)
Amount due from a related company	(1,511,363)	1,476,355
Increase/(Decrease) in liabilities:		
Trade and other payables	1,199,476	7,677,359
<b>Net cash from operating activities</b>	<b>5,855,988</b>	<b>5,416,832</b>
<b>Investing activities</b>		
Interest received	321,167	190,296
Purchases of other financial assets	(15,600,000)	0
Purchases of property, plant and equipment	(239,855)	(87,055)
<b>Net cash (used in)/from investing activities</b>	<b>(15,518,688)</b>	<b>103,241</b>
<b>Financing activities</b>		
Lease payments	(2,980,545)	(2,739,196)
<b>Net cash used in financing activities</b>	<b>(2,980,545)</b>	<b>(2,739,196)</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(12,643,245)</b>	<b>2,780,877</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>33,542,802</b>	<b>30,761,925</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>20,899,557</b>	<b>33,542,802</b>
<b>Analysis of the balances of cash and cash equivalents</b>		
Bank balances and cash	20,899,557	33,542,802





香港建築師學會  
The Hong Kong Institute of Architects



人人 HKIA 65<sup>th</sup> ANNIVERSARY  
建築 architecture for people

# HKIA Annual General Meeting 2021 香港建築師學會2021年周年大會

09.12.2021 (Thur) 7pm 2021年12月9日 (星期四) 晚上7時正