

(以港元為單位)

(expressed in Hong Kong Dollars)

七. 除所得稅前營運盈餘 (續)

7. Operating surplus before income tax (Continued)

(四) 五名最高薪人士

截至二零零六年三月三十一日止年度內集團最高薪五名人士包括行政總監、兩名總監及兩名總經理。(二零零五年：行政總監、一名執行董事、兩名總監及一名總經理)。

五位最高薪人士於本年度的薪酬總數如下：

固定 — 薪金
— 公積金計劃供款
小計
浮薪
合計

上述人士的薪酬在以下範圍：

\$2,000,001 至 \$2,500,000
\$2,500,001 至 \$3,000,000
\$3,000,001 至 \$3,500,000
\$3,500,001 至 \$4,000,000
\$4,000,001 至 \$4,500,000
\$4,500,001 至 \$5,000,000
合計

## 不包括代替假期補償金，總數為二十八萬七千元（二零零五年：一百零二萬四千元）。

(d) Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year ended 31 March 2006 include the Managing Director, two Directors and two General Managers. (2005: the Managing Director, one Executive Director, two Directors and one General Manager).

The total emoluments paid to the five highest paid individuals during the year are as follow :

Fixed - Salaries	10,862	12,150
- Provident fund scheme contributions	543	401
Sub-total	11,405	12,551
Variable pay	3,157	3,003
Total	<u>14,562 ##</u>	<u>15,554 ##</u>

Their remuneration fell within the following bands :

	人數 No. of Individuals	人數 No. of Individuals
\$2,000,001 to \$2,500,000	1	1
\$2,500,001 to \$3,000,000	3	2
\$3,000,001 to \$3,500,000	-	1
\$3,500,001 to \$4,000,000	-	-
\$4,000,001 to \$4,500,000	-	-
\$4,500,001 to \$5,000,000	1	1
Total	<u>5 ##</u>	<u>5 ##</u>

## Excluding compensation in lieu of leave in the aggregate sum of \$287,000 (2005: \$1,024,000).

(以港元為單位)

(expressed in Hong Kong Dollars)

## 八. 所得稅

## 8. Income tax expenses

(一) 根據《市區重建局條例》第十九條，本局獲豁免繳交《稅務條例》（香港法例第一百一十二章）下的徵稅。

(a) In accordance with Section 19 of the Urban Renewal Authority Ordinance, the Authority is exempted from taxation under the Inland Revenue Ordinance (Chapter 112).

由於本年度內集團的附屬公司並無應課稅盈利，故未有提撥有關之香港利得稅準備（二零零五年：無）。

No provision for Hong Kong profits tax has been made for the Group's subsidiaries as there are no assessable profits for the year (2005: Nil).

(二) 截至二零零六年三月三十一日，集團之一附屬公司有由資產免稅額引致之未確認可扣減的暫時差異及稅務虧損，分別為五百二十八萬三千元及三百一十八萬八千元，（二零零五年：分別為四百一十一萬九千元及二百六十一萬八千元）可轉撥以抵銷未來應評稅收入。這些暫時差異及稅務虧損並無失效日期。

(b) As at 31 March 2006, a subsidiary of the Group has unrecognised deductible temporary differences arising from capital allowance and tax losses of \$5,283,000 and \$3,188,000 respectively (2005: \$4,119,000 and \$2,618,000 respectively) to carry forward against future taxable income. These temporary differences and tax losses have no expiry date.

## 九. 年度盈餘

## 9. Surplus for the year

年度綜合盈餘包括本局財務報表內已列報之盈餘十五億七千八百七十三萬五千元（二零零五年：三十億四百二十四萬三千元（重列））。

The consolidated surplus for the year includes a surplus of \$1,578,735,000 (2005: \$3,004,243,000, as restated) which has been dealt with in the financial statements of the Authority.

(以港元為單位)

(expressed in Hong Kong Dollars)

## 十. 租賃土地

## 10. Leasehold land

		集團及本局 Group and Authority	
		2006 \$'000	2005 \$'000
於四月一日之結餘	Balance at 1 April	78,082	79,380
攤銷	Amortisation	(1,299)	(1,298)
於三月三十一日之結餘	Balance at 31 March	<u>76,783</u>	<u>78,082</u>

集團及本局所持有位於香港的租賃土地的權益指預付營運租賃款項及其帳面淨值分析如下：

The Group's and the Authority's interests in leasehold land, which are located in Hong Kong, represent prepaid operating lease payments and their net book value are analysed as follows:

		集團及本局 Group and Authority	
		2006 \$'000	2005 \$'000
五十年期以上的租賃	Leases of over 50 years	49,060	50,250
十年至五十年期的租賃	Leases of between 10 to 50 years	<u>27,723</u>	<u>27,832</u>
		<u>76,783</u>	<u>78,082</u>

(以港元為單位)

(expressed in Hong Kong Dollars)

## 十一. 物業、機器及設備

## 11. Property, plant and equipment

	集團 Group				
	建築物業 Buildings	有租約 物業修繕 Leasehold improvements	機器 及設備 Plant and machinery	傢具、工具 及車輛 Furniture, equipments and motor vehicles	總計 Total
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>於二零零四年四月一日</b>	<b>At 1 April 2004</b>				
成本	93,486	63,870	52,210	24,036	233,602
累積折舊	(63,796)	(35,063)	(47,712)	(20,121)	(166,692)
帳面淨值	29,690	28,807	4,498	3,915	66,910
<b>截止二零零五年三月三十一日止年度</b>	<b>Year ended 31 March 2005</b>				
期初帳面淨值	29,690	28,807	4,498	3,915	66,910
增添	-	473	231	3,177	3,881
出售	-	(32)	(85)	(23)	(140)
折舊	(775)	(4,957)	(1,886)	(2,128)	(9,746)
期終帳面淨值	28,915	24,291	2,758	4,941	60,905
<b>於二零零五年三月三十一日</b>	<b>At 31 March 2005</b>				
成本	93,486	63,587	52,100	23,145	232,318
累積折舊	(64,571)	(39,296)	(49,342)	(18,204)	(171,413)
帳面淨值	28,915	24,291	2,758	4,941	60,905
<b>截至二零零六年三月三十一日止年度</b>	<b>Year ended 31 March 2006</b>				
期初帳面淨值	28,915	24,291	2,758	4,941	60,905
增添	-	492	371	2,326	3,189
出售	-	-	-	(12)	(12)
折舊	(775)	(2,782)	(673)	(2,396)	(6,626)
期終帳面淨值	28,140	22,001	2,456	4,859	57,456
<b>於二零零六年三月三十一日</b>	<b>At 31 March 2006</b>				
成本	93,486	63,303	52,132	20,440	229,361
累積折舊	(65,346)	(41,302)	(49,676)	(15,581)	(171,905)
帳面淨值	28,140	22,001	2,456	4,859	57,456

(以港元為單位)

(expressed in Hong Kong Dollars)

十一. 物業、機器及設備 (續)

11. Property, plant and equipment (Continued)

	本局 Authority				總計 Total
	建築物業 Buildings	有租約 物業修繕 Leasehold improvements	機器 及設備 Plant and machinery	傢具、工具 及車輛 Furniture, equipments and motor vehicles	
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>於二零零四年四月一日</b>	<b>At 1 April 2004</b>				
成本	93,486	21,700	31,752	23,962	170,900
累積折舊	(63,796)	(9,983)	(28,061)	(20,074)	(121,914)
帳面淨值	29,690	11,717	3,691	3,888	48,986
<b>截止二零零五年三月三十一日止年度</b>	<b>Year ended 31 March 2005</b>				
期初帳面淨值	29,690	11,717	3,691	3,888	48,986
增添	-	473	231	3,177	3,881
出售	-	(32)	(85)	(23)	(140)
折舊	(775)	(2,799)	(1,658)	(2,120)	(7,352)
期終帳面淨值	28,915	9,359	2,179	4,922	45,375
<b>於二零零五年三月三十一日</b>	<b>At 31 March 2005</b>				
成本	93,486	21,417	31,642	23,071	169,616
累積折舊	(64,571)	(12,058)	(29,463)	(18,149)	(124,241)
帳面淨值	28,915	9,359	2,179	4,922	45,375
<b>截至二零零六年三月三十一日止年度</b>	<b>Year ended 31 March 2006</b>				
期初帳面淨值	28,915	9,359	2,179	4,922	45,375
增添	-	492	371	2,326	3,189
出售	-	-	-	(12)	(12)
折舊	(775)	(623)	(444)	(2,388)	(4,230)
期終帳面淨值	28,140	9,228	2,106	4,848	44,322
<b>於二零零六年三月三十一日</b>	<b>At 31 March 2006</b>				
成本	93,486	21,133	31,674	20,366	166,659
累積折舊	(65,346)	(11,905)	(29,568)	(15,518)	(122,337)
帳面淨值	28,140	9,228	2,106	4,848	44,322

集團及本局所持有之建築物業，乃安置受重建項目影響住戶之安置樓宇。

The Group's and Authority's buildings comprise rehousing blocks held for the purpose of rehousing affected tenants of development projects.

(以港元為單位)

(expressed in Hong Kong Dollars)

## 十二. 已購入有待重建物業

## 12. Properties acquired pending redevelopment

		集團及本局 Group and Authority	
		2006	2005
		\$'000	\$'000
租賃土地	Leasehold land	10,592	10,625
建築成本	Building costs	189	189
減值準備	Provision for impairment	(223)	(263)
		<u>10,558</u>	<u>10,551</u>

集團及本局所持有位於香港的租賃土地的權益指預付營運租賃款項及其帳面淨值分析如下：

The Group's and the Authority's interests in leasehold land, which are located in Hong Kong, represent prepaid operating lease payments and their net book value are analysed as follows:

		集團及本局 Group and Authority	
		2006	2005
		\$'000	\$'000
五十年期以上的租賃	Leases of over 50 years	9,708	9,720
十年至五十年期的租賃	Leases of between 10 to 50 years	884	905
		<u>10,592</u>	<u>10,625</u>

(以港元為單位)

(expressed in Hong Kong Dollars)

### 十三. 發展中物業

### 13. Properties under development

		集團及本局 Group and Authority	
		2006	2005
		\$'000	\$'000
為重建購入物業之成本 (註 (一))	Cost of properties acquired for redevelopment (Note (a))		
- 租賃土地	- leasehold land	2,867,840	1,767,243
- 其他成本	- other cost	283,471	163,845
發展費用	Development expenditure	20,757	14,989
總計成本 (包括資本化的累積利息及其他借貸成本共三十萬四千元 (二零零五年: 九十萬三千元))	Total cost (includes accumulated interest and other borrowing costs capitalised of \$304,000 (2005: \$903,000))	3,172,068	1,946,077
減值準備	Provision for impairment	(533,046)	(37,576)
		<u>2,639,022</u>	<u>1,908,501</u>

集團及本局所持有位於香港的租賃土地的權益指預付營運租賃款項及其帳面淨值分析如下:

The Group's and the Authority's interests in leasehold land, which are located in Hong Kong, represent prepaid operating lease payments and their net book value are analysed as follows:

		集團及本局 Group and Authority	
		2006	2005
		\$'000	\$'000
五十年期以上的租賃	Leases of over 50 years	2,531,479	1,750,749
十至五十年期的租賃	Leases of between 10 to 50 years	336,361	16,494
		<u>2,867,840</u>	<u>1,767,243</u>

註 (一):

二零零一年三月, 立法會財務委員會審議多項政府的建議, 其中通過了修改受政府收回土地影響的住宅業主所得的自置居所津貼與業主及自住業主所得的額外津貼的計算基礎。本局須按相關的政策, 在收購 / 收回物業時, 支付自置居所津貼及額外津貼。在遷出其中住客時, 本局按上述原則運作, 因此本局的重建項目成本高昂。

Note (a):

In March 2001, the Finance Committee of the Legislative Council approved, inter alia, the revised basis for calculating the Home Purchase Allowance ("HPA") payable to owners of domestic properties and ex-gratia allowances payable to owners and owner-occupiers affected by land resumption. The relevant policies governing the Authority's payment of HPA and ex-gratia allowances for properties acquired/resumed and the clearance of occupiers are based on the above framework which have resulted in a high cost base for the Authority's redevelopment projects.

對住宅物業而言, 自置居所津貼的評估是按一位於類似地區可比較之七年樓齡的樓宇為假設單位。自置居所津貼為假設單位與收回單位於收購日公開市值的差額。

In respect of domestic properties, the assessment of HPA is based on a notional flat, defined as a seven-year-old flat in a comparable building in a similar locality. The HPA paid represents the difference between the open market values of the notional flat and the acquired property at the offer date.