

Income and Expenditure Account

for the year ended 31st March, 2001

收入支出賬

截至二零零一年三月三十一日止年度

(in HK\$ million)	Note 附註	2001	2000	(港幣百萬元)
Turnover	4	4,001.1	10,136.5	營業額
Other revenue	5	596.6	842.3	其他收入
		<u>4,597.7</u>	<u>10,978.8</u>	
Less: Staff costs		200.4	203.7	減：職工成本
Property development and related costs		2,618.9	5,479.4	物業發展及有關成本
Marketing and selling expenses		71.0	223.1	市場及銷售物業費用
Estate management expenses	2	265.5	216.8	屋宇管理支出
Provision for major repairs and maintenance	2	–	107.9	重大維修及保養準備
Provision for bad and doubtful debts		21.3	59.0	呆壞賬準備
Depreciation on fixed assets		145.1	143.4	固定資產折舊
Auditors' remuneration		0.4	0.4	核數師酬金
Other operating expenses		26.8	13.7	其他營運支出
		<u>3,349.4</u>	<u>6,447.4</u>	
Less: Staff costs capitalised		43.0	39.0	減：職工成本資產化
		<u>3,306.4</u>	<u>6,408.4</u>	
Surplus from operations		1,291.3	4,570.4	營運盈餘
Finance costs	6	(41.6)	(203.1)	財務成本
Net operating surplus		<u>1,249.7</u>	<u>4,367.3</u>	營運盈餘淨額
Accumulated surplus at beginning of the year				承上年度累積盈餘
As previously reported		20,373.0	15,869.8	以往呈報
Effect of adopting SSAP 28	2	183.8	–	採納標準會計準則第二十八條的影響
As restated		<u>20,556.8</u>	<u>15,869.8</u>	餘額重列
Amount transferred from fire insurance fund		<u>–</u>	<u>135.9</u>	由火險基金撥入
Accumulated surplus at end of the year		<u>21,806.5</u>	<u>20,373.0</u>	累積盈餘結轉下年

Balance Sheet

at 31st March, 2001

資產負債表

於二零零一年三月三十一日結算

(in HK\$ million)	Note 附註	2001	2000	(港幣百萬元)
Non-current assets				非流動資產
Fixed assets	10	6,012.8	6,068.7	固定資產
Investments in securities	11	1,859.3	2,254.8	證券投資
Loans receivable – amount due after one year	12	2,459.0 <u>10,331.1</u>	2,011.5 <u>10,335.0</u>	應收貸款 — 於一年後到期的款額
Current assets				流動資產
Properties under development for sale	13	3,738.7	3,250.5	作出售用途的發展中物業
Housing inventories	14	3,259.9	5,644.8	樓宇存貨
Loans receivable – amount due within one year	12	11.9	9.1	應收貸款 — 於一年內到期的款額
Accounts receivable, sundry debtors and prepayments		88.4	116.6	應收賬項、雜項應收賬款及預付費用
Cash and bank balances		7,367.8 <u>14,466.7</u>	4,977.8 <u>13,998.8</u>	現金及銀行結餘
Current liabilities				流動負債
Loans from Government – amount due within one year	15	(1,515.6)	(1,444.7)	政府貸款 — 於一年內到期的款額
Sundry deposits, accounts payable and accruals		(755.3)	(1,016.0)	雜項按金、應付賬項及應付費用
Property sales deposits		(13.7)	(96.7)	銷售物業按金
Provisions	16	(94.7) <u>(2,379.3)</u>	(183.8) <u>(2,741.2)</u>	準備
Net current assets		<u>12,087.4</u>	<u>11,257.6</u>	流動資產淨額
Non-current liabilities				非流動負債
Loans from Government – amount due after one year	15	(121.2)	(153.1)	政府貸款 — 於一年後到期的款額
Deferred income		(522.8) <u>(644.0)</u>	(530.3) <u>(683.4)</u>	遞延收入
Net Assets		<u>21,774.5</u>	<u>20,909.2</u>	資產淨值

<i>(in HK\$ million)</i>	Note 附註	2001	2000	<i>(港幣百萬元)</i>
Reserves				儲備
Accumulated surplus		21,806.5	20,373.0	累積盈餘
Investments revaluation reserve	17	<u>(32.0)</u>	536.2	投資重估儲備
		<u>21,774.5</u>	<u>20,909.2</u>	

The financial statements on pages 53 to 79 were approved by the Executive Committee and authorised for issue on 19th July, 2001 and are signed on its behalf by:

載於第 53 至 79 頁的財務報表已於二零零一年七月十九日經執行委員會批准及授權發放，並由下列委員代表簽署：

S M Chung (Chairman)

Victor H W So (Executive Director)

鍾瑞明 (主席)

蘇慶和 (執行總幹事)

Statement of Recognized Gains and Losses

for the year ended 31st March, 2001

收益及虧損確認表

截至二零零一年三月三十一日止年度

(in HK\$ million)	Note 附註	2001	2000	(港幣百萬元)
Revaluation (decrease)/increase in investments in securities not recognized in the income and expenditure account	17	(255.7)	582.1	未於收入支出賬內確認的證券投資的重估(減少)/增加
Operating surplus for the year		<u>1,249.7</u>	<u>4,367.3</u>	本年度營運盈餘
Total recognized gains		<u>994.0</u>	<u>4,949.4</u>	收益確認總額
Effect of change in accounting policy on adoption of SSAP28 : Increase in accumulated surplus at 1st April, 2000		<u>183.8</u>	<u>—</u>	採納標準會計準則第二十八條的影響： 對截至二零零零年四月一日累積盈餘的增加

Cash Flow Statement

for the year ended 31st March, 2001

現金流量表

截至二零零一年三月三十一日止年度

(in HK\$ million)	Note 附註	2001	2000	(港幣百萬元)
Operating activities				營運活動
Cash receipts from tenants/flat owners/flat buyers/borrowers		3,509.8	8,796.6	從租客、業主、樓宇買家及貸款計劃借款人所收取的現金
Cash payments for estate management		(275.3)	(271.4)	屋宇管理的現金支出
Cash payments for land and development costs		(751.6)	(1,020.8)	土地及發展成本的現金支出
Cash payments to employees in respect of salaries and other benefits		(245.3)	(244.6)	員工薪酬及福利的現金支出
Other cash payments		(46.0)	(30.8)	其他現金支出
Net cash inflow from operating activities	18	<u>2,191.6</u>	<u>7,229.0</u>	營運活動的現金流入淨額
Returns on investments and servicing of finance				投資回報及融資費用
Interest received		422.0	451.7	利息收入
Interest paid		(3.6)	(1,526.4)	利息支出
Dividends received		<u>20.2</u>	<u>26.0</u>	股息收入
Net cash inflow/(outflow) from returns on investments and servicing of finance		<u>438.6</u>	<u>(1,048.7)</u>	投資回報及融資費用的現金流入／(流出) 淨額
Investing activities				投資活動
Proceeds from disposal of fixed assets		15.3	–	出售固定資產收入
Purchase of fixed assets		(167.3)	(599.5)	購買固定資產
Proceeds from sale of investments		14,155.1	9,325.7	出售投資所得款項
Purchase of investments		(14,220.5)	(9,445.1)	購買投資
Investment management fees and banks charges paid		(7.5)	(5.9)	投資管理費及銀行費用支出
Decrease in deposits with investment managers		<u>16.1</u>	<u>63.0</u>	由託管人管理的存款的減少
Net cash outflow from investing activities		<u>(208.8)</u>	<u>(661.8)</u>	投資活動的現金流出淨額
Net cash inflow before financing		<u>2,421.4</u>	<u>5,518.5</u>	融資前的現金流入淨額

<i>(in HK\$ million)</i>	Note 附註	2001	2000	<i>(港幣百萬元)</i>
Net cash inflow before financing		2,421.4	5,518.5	融資前的現金流入淨額
Cash outflow from financing				融資活動現金流出
Repayment of government loans	19	<u>(31.4)</u>	<u>(6,008.9)</u>	償還政府貸款
Increase/(decrease) in cash and cash equivalents		2,390.0	(490.4)	現金及現金等價項目增加／(減少)
Cash and cash equivalents at beginning of the year		<u>4,977.8</u>	<u>5,468.2</u>	年初現金及現金等價項目結存
Cash and cash equivalents at end of the year		<u>7,367.8</u>	<u>4,977.8</u>	年終現金及現金等價項目結存
Analysis of the balances of cash and cash equivalents				現金及現金等價項目結餘的分析
Cash and bank balances		<u>7,367.8</u>	<u>4,977.8</u>	現金及銀行存款

Notes to the Financial Statements

for the year ended 31st March, 2001

財務報表附註

截至二零零一年三月三十一日止年度

1. General

The Housing Society was incorporated on 18th May, 1951 under the Hong Kong Housing Society Incorporation Ordinance.

The principal activities of the Society are property sales, letting, management and financing.

2. Adoption of new statements of standard accounting practice

In the current year, the Housing Society has adopted, for the first time, the following Statements of Standard Accounting Practice (SSAPs) issued by the Hong Kong Society of Accountants:

SSAP 9 (Revised)	Events after the balance sheet date
SSAP 14 (Revised)	Leases
SSAP 17 (Revised)	Property, plant and equipment
SSAP 26	Segment reporting
SSAP 28	Provisions, contingent liabilities and contingent assets
SSAP 29	Intangible assets
SSAP 31	Impairment of assets

In prior years, the costs of the major repairs and maintenance were estimated and charged to the income and expenditure account by way of provisions over the period of each repair and maintenance cycle. Actual costs were charged to the provisions, and the differences between the provisions and the actual costs were included in the income and expenditure account in the period that the major repairs and maintenance works were carried out.

Following the adoption of SSAP 28, provisions are no longer made for major repairs and maintenance. The actual costs are charged to the income and expenditure account as and when incurred.

The effect of the change in accounting policy is an increase of HK\$68.9 million in the net operating surplus for the year ended 31st March, 2001, which is the net effect of charging the actual expenditure of HK\$49.7 million and not making a provision of HK\$118.6 million for major repairs and maintenance. The accumulated

1. 概述

房屋協會乃根據香港房屋協會法團條例於一九五一年五月十八日註冊成立。

本會的主要業務為樓宇出售、租賃、管理及融資。

2. 採納新標準會計準則

於本年度內，本會第一次採納下列由香港會計師公會頒佈的標準會計準則：

標準會計準則第九條(修訂)	結算日後事項
標準會計準則第十四條(修訂)	租賃
標準會計準則第十七條(修訂)	財產、廠房與設備
標準會計準則第二十六條	分類報告
標準會計準則第二十八條	準備、或有資產及或有負債
標準會計準則第二十九條	無形資產
標準會計準則第三十一條	資產減值

在以往年度中，重大維修及保養準備是按預計的成本及每次維修相間的年份分攤，並按年記入收入支出賬內，而當實際支出發生時，這支出則記入該項準備內。當維修工程的真實成本與預計成本有差別時，該差別會於該工程進行年份列入收入支出賬內。

採用標準會計準則第二十八條後，房協不會為重大維修及保養作出準備，而實際成本會於發生當期列入收入支出賬內。

此項會計政策的改變增加了本年度的營運盈餘淨額港幣六千八百九十萬元。而其中包括實際支出的增加港幣四千九百七十萬元及未有為此項成本作出的準備約港幣一億一千八百六十萬元。然而，截至二零零零年四月一日止的累積準備淨額即港幣一億八千三百八十萬元須在本

surplus as at 1st April, 2000 has also been increased by HK\$183.8 million which represents the cumulative effect of the change in accounting policy in respect of periods prior to 2000.

Taking advantage of the transitional provisions provided by paragraph 93 of SSAP 28, comparative figures for the previous year have not been restated.

Other than the above, the adoption of the above standard, has had no material effect on amounts reported in prior years.

All of the standards listed above have been applied in advance of their effective dates.

3. Significant accounting policies

The financial statements have been prepared under the historical cost convention as modified for the revaluation of investments in securities.

The financial statements have been prepared in accordance with accounting principles generally accepted in Hong Kong. The principal accounting policies adopted are as follows :

Revenue recognition

Proceeds on sale of properties are recognized when the occupation permit is granted or when the sale is completed, whichever is the later. Payments received from purchasers prior to this stage are recorded as deposits on sale of properties under current liabilities.

Where properties are sold under deferred terms with part of the sales proceeds not being receivable until after an interest-free period, the differences between the sale prices with and without such terms are treated as deferred income. The deferred income is recognized in the income and expenditure account over the duration of the interest-free period on the basis of the effective yields of the credit term.

Rental income from property under operating leases is recognized on a straight line basis over the terms of the respective leases.

Proceeds on sale of listed investments in securities are recognized on a trade date basis.

年度的期初累積盈餘中作出調整。此調整金額亦代表了由採納此會計政策下對二零零零年或以前年度賬目的影響。

根據標準會計準則第二十八條第九十三段所賦予的過渡條款，有關的比對數字資料是無須重列。

除上述之外，採納以上準則並沒有對以往年度已報告的金額有重大的影響。

以上所有會計準則全是於其生效日前採納。

3. 主要會計政策

除重估證券投資外，本財務報表乃採用歷史成本會計基準編製。

編製本財務報表所採用的會計政策乃符合香港普遍採納的會計原則，現載列如下：

收入確認

出售物業收入以下列二者日期的較後者入賬：取得入伙紙或完成出售手續。於上述日期前所收的買方訂金則作為預售樓宇按金入賬並列於流動負債內。

當物業在遞延條件下出售，而部份樓款可以在一段免息期後收取，在有或沒有遞延條件下的那部份售價差額，相當於遞延收益。這遞延收益則根據在免息期內可收取的樓款的實質回報率分攤於收入支出賬內。

從租賃物業獲取的租金收入乃按有關租約期以直線基準確認入賬。

出售上市證券投資收益以交易日確認入賬。

Interest income is accrued on a time basis by reference to the principal outstanding and at the interest rate applicable.

Dividend income is recognized when the shareholders' rights to receive payment have been established.

Foreign currencies

Transactions in foreign currencies are translated at the rates ruling on the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are re-translated at the rates ruling on the balance sheet date. Gains and losses arising on exchange are dealt with in the income and expenditure account.

Fixed assets, depreciation and amortization

Fixed assets are stated at cost less depreciation or amortization. The cost of an asset comprises its purchase price and any directly attributable costs of bringing the asset to its present working condition and location for its intended use.

The gain or loss arising on the disposal or retirement of an asset is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognized in the income and expenditure account.

Depreciation and amortization are provided to write off the cost of fixed assets over the estimated useful lives, using the straight line method at the following rates per annum:

Leasehold land	Over the unexpired period of lease
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Buildings	Over the estimated useful lives of 40 years or the unexpired period of lease, whichever is the shorter
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Properties under development	Nil
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Other fixed assets	20% – 25%
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No depreciation is provided for rental property under development until such asset is ready for its intended use.

利息收入以時間為基準參照未償還本金及適用利率確認入賬。

股息收入乃在股東有權收取款項時予以確認入賬。

外幣兌換

以外幣計算的交易乃按交易日期的匯率換算，而以外幣結算的貨幣性資產及負債則會按結算日的匯率再換算。因換算而產生的溢利及虧損均記入收入支出賬內。

固定資產、折舊及攤銷

固定資產乃按原值減去折舊或攤銷而列出。資產成本包括其購入價及為設定其用途投入運作前所需的直接應佔成本。

出售資產或資產報銷所帶來的溢利或虧損取決於出售資產收入與資產所持價值的差價，並於收入支出賬內確認入賬。

折舊及攤銷乃將固定資產的價值以直線方法按其估計可使用年期，依照下列折舊年率撇除：

批租土地	按官契剩餘年期
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樓宇	按四十年的估計可使用年期或官契剩餘年期二者的較短者
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發展中物業	無
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其他固定資產	百分之二十至百分之二十五
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除發展中出租物業已達到可作其預計用途外，這些物業是不提折舊。

Capitalization of borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalized as part of the cost of those assets. Capitalization of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs capitalized.

All other borrowing costs are recognized as an expense in the period in which they are incurred.

Properties under development

Properties under development for rental purposes are classified under fixed assets and are stated at cost less any impairment loss.

Properties under development for sale are stated at the lower of cost and net realizable value. Cost includes land premiums, development cost, capitalized interest cost and other attributable expenses. Net realizable value represents the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Investments in securities

Investments in securities are recognized on a trade-date basis and are initially measured at cost.

All securities other than held-to-maturity debt securities are measured at subsequent reporting dates at fair values.

Where securities are held for trading purposes, unrealized gains and losses are included in operating surplus and deficit for the year. For other securities, unrealized gains and losses are dealt with in reserves, until the security is disposed of or is determined to be impaired, at which time the cumulative gain or loss is included in net operating surplus and deficit for the year.

借貸成本撥作資產成本

因收購、建築及生產為合資格資產(即需一段長時間始能達至其擬定用途或予以銷售的資產)，直接應計的借貸成本均撥入此等資產成本值的一部份。當此等資產大體上已完成可作其預計用途或銷售時，即停止將該借貸成本撥作資產成本。當指定借貸尚未支付合資格資產開支而用作臨時投資時，所賺取的投資收入會從資產借貸成本款項中扣除。

其他借貸成本將於產生期間確認為費用。

發展中物業

作出租用途的發展中物業乃以成本值減降價準備(如須要)列入固定資產內。

待建成後用作出售用途的發展中物業乃以成本值及套現淨值的較低者入賬。成本包括地價、發展成本、成本化利息及其他直接費用。套現淨值為在正常情況下的估計售價減去直至完成的所有估計成本及有關的銷售費用。

證券投資

證券投資以交易日基準確認入賬，最初按成本值計算。

於其後的呈報日期，除持有至到期債務證券以外的證券全部均按公平價值計算。

當證券乃持作買賣用途時，未變現盈虧乃列入該年度的營運盈餘或虧損內。就其他證券而言，未變現盈虧乃撥入儲備內處理，直至有關證券予以出售或確定為已減值為止，屆時所累積盈虧則列入該年度的營運盈餘或虧損淨額內。

Loans receivable

Loans receivable are stated in the balance sheet after deducting provisions for estimated losses.

Provision for bad and doubtful debts is made, having regard to both specific and general risks.

The specific element of the provision relates to those loans that have been individually reviewed and specifically identified as bad or doubtful. Factors which are considered include expected cash flows, financial condition of the borrower and current economic conditions. The general element of the provision relates to those losses that, although not yet specifically identified, are known from experience to be present in the Housing Society's loans receivable. In determining the level of the provision required, management considers numerous factors including, but not limited to, domestic economic conditions and prior loan loss experience.

Provisions are applied to write off loans receivable when all security has been realized and further recoveries are considered unlikely.

Housing inventories

Housing inventories represent properties held for sale and are stated at the lower of cost and net realizable value.

Cost is determined by apportionment of the relevant land and development costs attributable to the respective properties.

Net realizable value represents the estimated selling price in the ordinary course of business less estimated costs necessary to make the sale.

Impairment

At each balance sheet date, the Housing Society reviews the carrying amounts of its 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).

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. Impairment losses are recognized as an expense immediately.

應收貸款

應收貸款列示於資產負債表上已扣除估計的損失準備金。

呆壞賬準備的訂定均已參考有關的特殊及一般性的風險。

準備中的特殊性因素是關乎某些貸款已被個別地視為壞賬或呆賬。所考慮的因素包括可預見的現金流量、借款人的財政狀況及現時經濟狀況。至於一般性因素是關乎一些尚未明確地甄別，但根據過往經驗，在房協的應收貸款內，任何年結均可能存在的損失。於決定準備的數目，管理層會考慮的因素包括（但不局限於）本地的經濟狀況和過往貸款損失的經驗。

準備主要用於當所有的抵押品已作變賣及認為不可能有進一步還款的貸款作撇賬之用。

樓宇存貨

樓宇存貨乃可作出售的物業，以成本及可套現淨值的較低價入賬。

成本按有關物業發展的地價及發展成本總和的比例而決定。

可套現淨值為在正常營運情況下的估計售價減去有關銷售費用。

減值

於結算日，房協會就其資產的賬面金額作出審查以決定該資產是否有減值損失的跡象。如有此跡象，其可收回金額將作重估用以決定該資產的減值損失。

如某資產的可收回金額的估計是少於其賬面金額，該資產的賬面金額則會減至其可收回金額值。而所引致的減值損失則馬上當作費用確認。

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset in prior years. A reversal of an impairment loss is recognized as income immediately.

Provisions

Provisions are recognized when the Housing Society has a present legal or constructive obligation as a result of a past event for which it is probable that it will result in an outflow of economic benefits that can be reasonably estimated.

Cash equivalents

Cash equivalents represent short-term, highly liquid investments which are readily convertible into known amounts of cash and which were within three months of maturity when acquired, less advances from banks repayable within three months from the dates of the advances.

Retirement benefits scheme

The retirement benefits costs charged in the income and expenditure account represent the contributions payable in respect of the current year to the Housing Society's defined contribution scheme and mandatory provident fund scheme.

當某資產的減值損失期後須撤銷，該資產的賬面金額將會增加至其可收回金額的重估值直至其賬面金額相等於未減值前的價值。而撤銷的減值損失則馬上當作收入確認。

準備

當房協因一件過往事項引起一些法律或推定責任，而該責任的可能發生的經濟效益流出是可合理地被估計，這流出金額將被確認入賬。

現金等價項目

現金等價項目乃指短期、可隨時兌換為已知現金數額高度流動的投資，此等投資於購入後三個月內到期，惟須扣除由借款日期起計三個月內應償還的銀行借款。

退休金福利計劃

計入收入支出賬的退休金福利計劃供款乃房協指定供款計劃及強制性公積金於本年度應付的供款。

4. Turnover

Turnover represents gross proceeds on sale of properties, income from property letting and management, and home financing services during the year. In current year, the management considered home financing to be one of the principal activities of the Housing Society and the income arising therefrom is therefore included in turnover. Comparative figures in income and expenditure account, cash flow statement and the relevant notes to the financial statements have been reclassified to conform with current year's presentation.

(in HK\$ million)	2001	2000	(港幣百萬元)
Property sales	2,860.0	9,107.5	出售物業
Property leasing	906.2	923.3	物業租賃
Home financing income	216.3	85.6	樓宇融資收入
Property management and others	18.6	20.1	物業管理及其他
Total	4,001.1	10,136.5	總額

4. 營業額

營業額包括本年度出售物業、樓宇租賃、物業管理及樓宇融資收入。於本年度，管理層將樓宇融資收入視作主要活動之一，因此將其納入營業額內。而以前年度的收入支出賬、現金流量表及有關附註的比較數字亦相對更改以配合本年度報表的呈列形式。

5. Other revenue

(in HK\$ million)	2001	2000	(港幣百萬元)
Interest income	382.2	403.0	利息收入
Investment income			投資收入
Dividends and interest from listed securities and temporary deposits	56.4	61.6	上市證券及臨時存款的股息及利息
Net realized gains on disposal of non-trading securities	124.2	101.4	出售非貿易性證券的已實現淨溢利
	180.6	163.0	
Deposit forfeiture	1.4	253.7	按金沒收
Sundry income	22.8	22.6	雜項收入
Gain on disposal of fixed assets	9.6	–	出售固定資產溢利
Total	596.6	842.3	總額

5. 其他收入

6. Finance costs

(in HK\$ million)

	2001	2000	
Loans from Government wholly repayable within 5 years	73.2	269.3	須五年內全部償還的政府貸款
Loans from Government not wholly repayable within 5 years	0.8	1.1	無須五年內全部償還的政府貸款
	74.0	270.4	
Interest capitalized for properties under development for sale	(30.0)	(59.2)	作出售用途的發展中物業的成本化利息
Interest capitalized for properties under development for rental	(2.4)	(8.1)	作出租用途的發展中物業的成本化利息
	41.6	203.1	

6. 財務成本

(港幣百萬元)

7. Executive committee members' emoluments and fees

None of the members of the Executive Committee appointed up to 18th December, 2000, except the Executive Director, received any emoluments or fees in respect of their services to the Housing Society during the year (2000: nil).

The members of the Executive Committee appointed on or after 19th December, 2000 (except the Executive Director, the Deputy Executive Director, an ex-officio Executive Committee member, and two non ex-officio Executive Committee members) received emoluments in the sum of HK\$0.3 million in respect of their services to the Housing Society (2000: nil).

The emoluments of the Executive Director and the Deputy Executive Director are included in note 8.

7. 執行委員會委員之酬金及費用

截至二零零零年十二月十八日止，除執行總幹事外，各執行委員會委員並沒有為其於房協的服務收取任何酬金或費用。(二零零零年：無)。

在二零零零年十二月十九日或以後，除執行總幹事、副執行總幹事、一位當然執行委員會委員及二位非當然執行委員會委員外，其他執行委員會委員共收取港幣三十萬元作為其為房協服務的酬金(二零零零年：無)。

執行總幹事及副執行總幹事的酬金則已包括在附註八內。

8. Emoluments of the five highest paid individuals

The aggregate emoluments of the five highest paid individuals are as follows:

<i>(in HK\$ million)</i>	2001	2000	<i>(港幣百萬元)</i>
Basic salary, housing allowances, other allowances and benefits in kind	15.4	14.7	基本薪金、房屋津貼、其他津貼及實物收益
Provident fund contribution	0.5	0.7	公積金供款
	<u>15.9</u>	<u>15.4</u>	

8. 五位最高酬金的人士

五位最高酬金人士的總薪酬概括如下：

The emoluments of the individuals fell within:

該等人士酬金分下列等級：

<i>Emoluments band (in HK\$ million)</i>	Number of employees 員工人數		<i>酬金等級 (港幣百萬元)</i>
	2001	2000	
2.0 – 2.5	1	1	2.0 – 2.5
2.5 – 3.0	1	2	2.5 – 3.0
3.0 – 3.5	2	1	3.0 – 3.5
4.5 – 5.0	1	1	4.5 – 5.0
	<u>5</u>	<u>5</u>	

9. Taxation

The Housing Society is a charitable institution and is exempt from Hong Kong taxation under Section 88 of the Hong Kong Inland Revenue Ordinance.

9. 稅項

房屋協會為慈善機構，根據稅務條例第八十八條獲豁免繳納香港稅項。

10. Fixed assets

10. 固定資產

(in HK\$ million)	Leasehold land 批租土地	Buildings 樓宇	Properties under development 發展中物業	Other assets 其他資產	Total 總額	(港幣百萬元)
Cost						成本
At 1st April, 2000	2,628.2	3,922.9	545.6	74.6	7,171.3	二零零零年四月一日
Additions	–	–	159.5	17.9	177.4	添置
Transfer to housing inventories	(38.5)	(47.5)	–	–	(86.0)	轉至樓宇存貨
Written off/disposed of	(1.7)	(27.5)	–	(0.6)	(29.8)	撇除／出售
At 31st March, 2001	<u>2,588.0</u>	<u>3,847.9</u>	<u>705.1</u>	<u>91.9</u>	<u>7,232.9</u>	二零零一年三月三十一日
Depreciation and amortisation						折舊及攤銷
At 1st April, 2000	154.3	893.5	–	54.8	1,102.6	二零零零年四月一日
Provided for the year	36.4	98.3	–	10.4	145.1	本年度折舊
Transfer to housing inventories	(1.8)	(1.7)	–	–	(3.5)	轉至樓宇存貨
Written off/disposed of	(1.1)	(22.4)	–	(0.6)	(24.1)	撇除／出售
At 31st March, 2001	<u>187.8</u>	<u>967.7</u>	<u>–</u>	<u>64.6</u>	<u>1,220.1</u>	二零零一年三月三十一日
Net book values						賬面淨值
At 31st March, 2001	<u>2,400.2</u>	<u>2,880.2</u>	<u>705.1</u>	<u>27.3</u>	<u>6,012.8</u>	二零零一年三月三十一日
At 31st March, 2000	<u>2,473.9</u>	<u>3,029.4</u>	<u>545.6</u>	<u>19.8</u>	<u>6,068.7</u>	二零零零年三月三十一日

The net book value of leasehold land which is situated in Hong Kong comprises :

位於香港的批租土地淨值包括：

(in HK\$ million)	2001	2000	(港幣百萬元)
Long leases (over 50 years)	188.9	189.9	多於五十年的長期租約
Medium-term leases (10 to 50 years)	2,211.3	2,284.0	十至五十年內的中期租約
Total	<u>2,400.2</u>	<u>2,473.9</u>	總額

Included in properties under development is net interest capitalized of approximately HK\$20.6 million (2000: HK\$18.2 million).

The properties under development are situated in Hong Kong and held under medium-term leases.

Fixed assets include assets carried at a cost of HK\$6,110.2 million (2000: HK\$6,225.4 million) and accumulated depreciation of HK\$1,114.0 million (2000: HK\$1,010.5 million) in respect of assets held for use under operating leases.

發展中物業包括資本化利息約港幣二千零六十萬元（二零零零年：港幣一千八百二十萬元）。

發展中物業乃位於香港及以中期租約持有。

固定資產中包括成本港幣六十一億一千零二十萬元（二零零零年：港幣六十二億二千五百四十萬元）及累積折舊港幣十一億一千四百萬元（二零零零年：港幣十億一千零五十萬元）乃作為營業租賃的資產。

11. Investments in securities

(in HK\$ million)

2001

2000

(港幣百萬元)

Other securities, at market value			其他證券(市值)
Listed debt securities			上市債券
Hong Kong	15.1	188.6	香港
Overseas	605.6	418.6	海外
	<u>620.7</u>	<u>607.2</u>	
Listed equity securities			上市股本證券
Hong Kong	392.9	618.6	香港
Overseas	793.3	963.2	海外
	<u>1,186.2</u>	<u>1,581.8</u>	
Deposits	48.9	65.0	存款
Accounts receivable in respect of sale of investments	31.4	106.1	有關出售投資的應收賬項
Accounts payable in respect of purchase of investments	(27.9)	(105.3)	有關購買投資的應付賬項
	<u>1,859.3</u>	<u>2,254.8</u>	

The investment portfolio of HK\$1,859.3 million (2000: HK\$2,254.8 million) above represents fund set aside for investment by fund managers on behalf of the Society.

上列投資組合的總額港幣十八億五千九百三十萬元（二零零零年：港幣二十二億五千四百八十萬元）為基金經理代表房協投資的基金。

12. Loans receivable

Loans receivable represents the second mortgage loans granted to the flat buyers by the Housing Society.

(in HK\$ million)	2001	2000	(港幣百萬元)
Due within 1 year	11.9	9.1	一年內到期
Due after 1 year, but within 2 years	13.2	11.7	一年至兩年內到期
Due after 2 years, but within 5 years	283.4	146.6	兩年至五年內到期
Due after 5 years	2,162.4	1,853.2	五年以上到期
	2,470.9	2,020.6	
Less: Amount due within one year included in current assets	11.9	9.1	減：包括在流動資產項目內的 一年內到期款額
Amount due after one year	2,459.0	2,011.5	一年後到期的款額

12. 應收貸款

應收貸款乃房協為其樓宇買家所提供的第二按揭貸款。

13. Properties under development for sale

(in HK\$ million)	2001	2000	(港幣百萬元)
Balance at beginning of the year	3,250.5	11,921.4	年初結餘
Additions			添置
Development cost	458.2	632.1	發展成本
Borrowing cost capitalized	30.0	59.2	成本化的借貸費用
	3,738.7	12,612.7	
Less: Amount transferred to housing inventories	–	9,362.2	減：撥入樓宇存貨
Balance at end of the year	3,738.7	3,250.5	年終結餘

13. 作出售用途的發展中物業

14. Housing inventories

Housing inventories of HK\$30.7 million (2000: HK\$29.2 million) are carried at net realizable value.

14. 樓宇存貨

樓宇存貨中的港幣三千零七十萬元(二零零零年：港幣二千九百二十萬元)為可變現淨值。

15. Loans from government

(in HK\$ million)

	2001	2000
Loans from Government repayable		
Within 1 year	1,515.6	1,444.7
After 1 year, but within 2 years	8.4	31.9
After 2 years, but within 5 years	23.1	25.1
After 5 years	89.7	96.1
	1,636.8	1,597.8
Less: Amount due within one year included in current liabilities	1,515.6	1,444.7
Amount due after one year	121.2	153.1

15. 政府貸款

(港幣百萬元)

政府貸款按以下期限償還

一年內

一年至兩年內

兩年至五年內

五年以上

減：包括在流動負債項目
內的一年內到期部份

一年後到期的款額

The loans, which are either interest free or carry interest rates ranging from 3.5% to 5% per annum, comprise:

a) Loans in the sum of HK\$1,484.0 million (2000: HK\$1,413.4 million) for the financing of the Sandwich Class Housing Scheme, which is repayable as follows:

- the lesser of 10% of loan or deposit money received upon concluding pre-sale of each lot to which the loan relates; and
- the balance of loan upon the completion of sales of all units of the buildings on each lot to which the loan relates or one year from the issuance of occupation permit, whichever is the earlier.

b) Loans in the sum of HK\$152.8 million (2000: HK\$184.4 million) for the financing of other housing schemes repayable either by 7 annual equal installments or by 480 monthly installments.

以上貸款利息為免息或按年利率三厘五分至五厘計算，其中包括：

a) 用以支付夾心階層住屋計劃的貸款總額為港幣十四億八千四百萬元（二零零零年：港幣十四億一千三百四十萬元）。還款方式如下：

- 首次還款期為每個屋苑預售完成時，償還款項為相關貸款金額一成或售樓按金收入，兩者以少為依歸；及
- 貸款餘額，在每個屋苑所有單位售出後或於入伙紙發出後一年內償還，兩者以時間較早者為準。

b) 用以支付興建其他屋苑，其貸款總額為港幣一億五千二百八十萬元（二零零零年：港幣一億八千四百四十萬元），還款期分別為七個等額每年還款，或按四百八十期等額每月還款。

16. Provisions

16. 準備

(in HK\$ million)	Major repairs and maintenance 重大維修及保養準備	Property development cost 物業發展成本	Total 總額	(港幣百萬元)
Balance at beginning of the year as previously reported	183.8	–	183.8	年初結餘 前年度所列
Effect upon adoption of SSAP 28				因採納標準會計準則第二十八條的影響
provision reversed	(183.8)	–	(183.8)	撤回準備
reclassified	–	121.5	121.5	重新分類
as restated	–	121.5	121.5	餘額重列
Amount provided during the year	–	44.7	44.7	本年度提撥準備
Amount utilized during the year	–	(71.5)	(71.5)	本年度已運用金額
Balance at end of the year	–	94.7	94.7	年終結餘

Provision for property development cost is made for the remaining development work to be carried out for the completed sales properties. It is expected that the majority of this expenditure will be incurred in the next two financial years.

物業發展成本準備是為出售物業的未完成工程部份作出準備。大部份的支出預計會於隨後的兩個財政年度內發生。

17. Investments revaluation reserve

17. 投資重估儲備

(in HK\$ million)	2001	2000	(港幣百萬元)
Balance at beginning of the year	536.2	208.6	年初結餘
Realized on disposal	(312.5)	(254.5)	於出售投資時轉撥
Revaluation (decrease) / increase in the year	(255.7)	582.1	本年度重估(減少)／增加
Balance at end of the year	(32.0)	536.2	年終結餘

18. Reconciliation of operating surplus to net cash inflow from operating activities

(in HK\$ million)

2001

2000

18. 營運活動內盈餘與現金流入淨額調節

(港幣百萬元)

Operating surplus as per			
Income and Expenditure Account	1,249.7	4,367.3	收入支出賬內的營運盈餘
Depreciation and amortization on			
fixed assets	145.1	143.4	固定資產折舊及攤銷
Gain on disposal of fixed assets	(9.6)	–	出售固定資產溢利
Interest expense	41.6	203.1	利息支出
Investment income	(562.8)	(566.0)	投資收入
Investment management fees and			
banks charges	7.8	6.0	投資管理費及銀行費用支出
(Increase)/decrease in:			下列項目的(增加)/減少:
Properties under development for			
sale	(458.2)	8,730.1	作出售用途的發展中物業
Loans receivable	(450.3)	(1,146.8)	應收貸款
Housing inventories	2,467.4	(4,153.0)	樓宇存貨
Accounts receivable, sundry			
debtors and prepayments	25.1	27.7	應收賬項、雜項應收賬項及預付費用
Increase/(decrease) in:			下列項目的增加/(減少):
Sundry creditors, accruals and			
provisions	(171.7)	90.2	雜項應付賬項、應付費用及準備
Tenants, property sales and other			
deposits	(85.0)	(772.1)	租客、銷售物業及其他按金
Deferred income	(7.5)	298.9	遞延收入
Fire insurance fund	–	0.2	火險基金
Net cash inflow from operating activities	2,191.6	7,229.0	營運活動內現金流入淨額

19. Analysis of changes in financing during the year

(in HK\$ million)

	2001	2000
Loans from Government :		
Balance at beginning of the year	1,597.8	8,862.7
Accrued interest	74.0	270.4
	1,671.8	9,133.1
Repayment		
Loan	(31.4)	(6,008.9)
Interest	(3.6)	(1,526.4)
Balance at end of the year	1,636.8	1,597.8

19. 本年內融資變動分析表

(港幣百萬元)

政府貸款：
年初結餘
應計利息

償還
貸款
利息
年終結餘

20. Major non-cash transactions

During the year the Housing Society granted second mortgage loans to flat buyers amounting to HK\$536.9 million (2000: HK\$1,231.1 million).

20. 主要非現金交易

本年度房協為所售樓宇買家提供第二按揭貸款為港幣五億三千六百九十萬元(二零零零年：港幣十二億三千一百一十萬元)。

21. Commitments for property development and improvements

At the balance sheet date, the commitments in respect of properties under development and building improvement work which have not been provided for in the financial statements are as follows:

(in HK\$ million)

	2001	2000
Contracted for but not provided for	1,006.9	1,292.4
Authorized but not contracted for	14,662.1	8,228.3
	15,669.0	9,520.7

21. 物業發展及改善的承擔

於結算日有關發展中物業及樓宇改善工程未入賬的承擔金額概括如下：

已簽約但未作出撥備的工程
已經核準而未簽約的工程

22. Contingent liabilities

In relation to the sale of its properties, the Housing Society has requested a number of mortgage banks to grant the purchasers mortgage loans up to 80% or 90% of the price of the properties. The Housing Society has entered into agreements with the mortgage banks that in the event of a default, the Housing Society shall indemnify them for the lesser of :

- a) the amount of the shortfall which is the aggregate amount of the outstanding principal, interest, legal and related costs over the amounts recoverable from the sale proceeds and from the defaulted borrower; or
- b) an amount equal to the portion of loans that is over 70% but not exceeding 80% or 90% of the price of the property.

In addition, the Housing Society has also entered into other agreements with a number of mortgage banks, requesting them to grant to some other purchasers mortgage loans up to 70% or 80% of the purchase price of the properties. Under the terms of the agreements, in the event of a default, the Housing Society shall indemnify them for the lesser of:

- a) the amount of the shortfall which is the aggregate amount of the outstanding principal, interest, legal and related costs over the amounts recoverable from the sale proceeds and from the defaulted borrower; or
- b) an amount equal to the difference between 70% or 80% of the assessed price of the properties and the loan advanced by the mortgage bank. Assessed price is arrived at by deducting the average assessed full market value by the same percentage as the full market value set out in the assignment of the properties and has been deducted to arrive at the purchase price set out in the assignment.

At the balance sheet date, the total contingent liabilities arising from the above guarantees are estimated to be approximately HK\$4,075.7 million (2000: HK\$4,068.2 million).

22. 或然負債

房協就其出售樓宇，要求數間按揭業務銀行向其樓宇買家提供最高八成或九成買價的按揭貸款。房協與該等銀行簽訂協議，若買家不還債時，房協須作以下賠償，以金額較少為準：

- a) 未償還的本金、利息、法律及有關費用扣除從欠款者追回的款項及變賣其樓宇所得，所產生的不敷之數；或
- b) 超過七成樓價但不逾八成或九成樓價的貸款部份。

除此之外，房協也與數間按揭業務銀行簽訂協議，要求該等銀行向某一些樓宇買家提供最高七成或八成買價的按揭貸款。根據該協議，若買家不還債時，房協須作以下賠償，以金額較少為準：

- a) 未償還的本金、利息、法律及有關費用扣除從欠款者追回的款項及變賣其樓宇所得，所產生的不敷之數；或
- b) 金額相等於七成或八成樓宇估值和按揭銀行所借款的差額。樓宇估值是平均全市場估值減去該樓宇在樓契上所列明用以減去當時樓價的百分比率。

於結算日，因上述擔保而產生的或然負債估計約為港幣四十億七千五百七十萬元（二零零零年：港幣四十億六千八百二十萬元）。

23. Retirement benefits schemes

The Housing Society operates two defined contribution retirement benefits schemes, namely, Occupational Retirement Scheme and Mandatory Provident Fund Scheme, for all qualifying employees. The assets of the schemes are held separately from those of the Housing Society in the funds under the control of trustees.

The retirement benefits cost charged to income and expenditure account represents contribution payable to the funds by the Housing Society at rates specified in the rules of the schemes. Regarding the Occupational Retirement Scheme, where there are employees who leave the schemes prior to vesting fully in the contributions, the forfeited employer's contributions are used either to reduce future contribution or to pay the trustee's administration charges or to distribute to members who are entitled to such distributions under the rules of the scheme.

23. 退休金福利計劃

房協為其合資格僱員提供兩個界定供款退休金計劃 — 分別為職業退休計劃及強制性公積金計劃。這些計劃的資產與房協的資產乃分開持有，並存於由獨立信託人所管理的基金內。

計入收入支出賬的退休福利計劃供款為房協按計劃規則所指定比率而應付的供款。就職業退休計劃，倘僱員於全數達到享用退休福利前退出該計劃，所沒收的僱主供款的金額可用於減除房協應付的未來供款，或支付信託人行政費用，或根據此計劃條款分配給參與此計劃的僱員。

<i>(in HK\$ million)</i>	2001	2000	<i>(港幣百萬元)</i>
Contribution charged to Income and Expenditure Account	<u>22.6</u>	<u>23.6</u>	記入收入支出賬內的供款
Utilization of forfeited employer's contribution for :			沒收僱主供款用於：
Deduction of employer's contribution	3.3	6.5	減除僱主供款
Payment of trustee's administration charges	0.4	0.4	支付信託人行政費用
Distribution to members	<u>0.7</u>	<u>1.3</u>	分配給參與計劃的僱員
	<u>4.4</u>	<u>8.2</u>	
Balance of forfeited employer's contribution not utilized at the balance sheet date	<u>3.1</u>	<u>5.0</u>	於結算日未運用的沒收僱主供款結餘

24. Government's contribution to rural public housing projects

The Housing Society has obtained from the Government land without premium and loans without interest for the development of two rural public housing projects. The full market value of the land and the interest on the loans that would otherwise have been payable reflect the Government's contribution.

The full market value of the land at the balance sheet date is assessed to amount to HK\$506.9 million (2000: HK\$497.9 million). The assessment is based on rateable values and calculated in accordance with the residual method of valuation.

Aggregate notional interest from the loan draw down dates to the balance sheet date is estimated to amount to HK\$83.1 million (2000: HK\$77.9 million). The interest is calculated at 5% per annum on the outstanding balances of the loans.

At the balance sheet date, these two rural public housing projects carried a net book value of HK\$103.4 million (2000: HK\$107.1 million), being building costs borne by the Housing Society.

25. Related party transactions

During the year, the Housing Society entered into the following material transactions in the ordinary course of business with related parties which comprise the members of Supervisory Board, Committees and Sub-Committees, and key management personnel:

(in HK\$ million)	Transactions incurred during the year 於本年度產生的交易		Amount due from/ (to) related parties at 31st March 應收／(應付)有關連人士款額		(港幣百萬元)
	2001	2000	2001	2000	
Nature of transactions					交易性質
Construction works	276.0	591.8	(28.9)	(73.6)	建築工程
Professional fees	21.1	17.2	(8.7)	(1.5)	專業費用
Bank interest income	24.2	45.8	—	—	銀行存款利息收入
Bank deposits	—	—	358.6	338.3	銀行存款

The above transactions were carried out using competitive quotation or tendering procedures.

24. 政府對郊區公共屋宇計劃的貢獻

就兩項郊區公共屋宇發展計劃，政府向房協提供了兩幅無地價土地及免息貸款。而該土地的市值及沒有收取的貸款利息亦反映了政府對這計劃的貢獻。

於結算日，該兩幅土地的市值約為港幣五億零六百九十萬元（二零零零年：港幣四億九千七百九十萬元）。土地的市值是按其差餉值根據剩餘方法估值。

截至結算日，由貸款日起計，該免息貸款的累積假設利息估計為港幣八千三百一十萬元（二零零零年：港幣七千七百九十萬元）。利息是以欠款餘額年利率五厘計算。

就這兩項郊區公共屋宇發展計劃，由房協承擔的樓宇成本，於年終的賬面淨值為港幣一億零三百四十萬元（二零零零年：港幣一億零七百一十萬元）。

25. 有關連人士之交易

本年度房協與一些監事會、委員會及小組委員會委員及主要行政人員，於日常業務範圍內進行以下重大交易：

以上交易定價乃根據競爭性報價或投標程序決定。

26. Segment information

The segment information set out below is based on the requirements of SSAP 26 Segment reporting which has been adopted for the first time in these financial statements. Segment disclosures for the year ended 31st March, 2000 have been amended so that they are presented on a consistent basis.

Segment information is presented in respect of the Housing Society's business segments. Since the businesses of the Housing Society are entirely conducted in Hong Kong, geographical segment information is not presented.

Business segments

The Housing Society comprises the following main business segments :

Property sales – Property development for sales

Property leasing – Subsidized domestic leasing and commercial leasing

Home financing – Granting loans to buyers of domestic flats

Investments – Purchases and sales of equity and debt securities, and placements of time deposits

Segment information about these businesses is presented below :

(in HK\$ million) (港幣百萬元)	Property Sales 物業出售		Property Leasing 物業租賃		Home Financing 樓宇融資	
	2001	2000	2001	2000	2001	2000
Revenue 收入	2,864.3	9,364.3	927.0	934.4	216.4	85.6
Operating result Segment result 經營成果 分類成果	135.5	3,617.2	404.5	359.1	191.8	23.4
Unallocated expenses Finance costs 未分配費用 財務成本						
Operating surplus from ordinary activities 正常活動營運盈餘						
Segment assets 分類資產	7,043.1	8,965.7	5,710.6	5,773.6	2,470.9	2,020.7
Segment liabilities 分類負債	2,199.5	2,416.8	130.8	326.7	522.8	530.3
Depreciation for the year 本年度折舊	0.4	0.5	132.2	130.6	–	–
Significant non-cash expenses (other than depreciation) 除折舊外重大非現金費用	–	–	0.5	0.2	20.8	58.8
Capital expenditure incurred during the year 本年度發生資本支出	0.1	–	159.9	759.4	–	–

26. 分類資料

以下所列的分類資料是根據本財務報表首次採納的標準會計準則第二十六條所規定而編製。二零零零年三月三十一日的分類披露亦已更改以達致資料能在貫徹基礎下列報。

分類資料是以房協的活動分類而編製。因房協的活動全是於香港進行，所以沒有就地區分類資料列報。

活動分類

房協的主要分類活動包括：

物業出售 – 發展物業作出售用途

物業租賃 – 出租資助住宅及商業物業

樓宇融資 – 貸款給住宅買家

投資 – 買賣證券及債券及定期存款

以上活動的分類資料現列如下：

Investments 投資		Other Operations 其他營運		Unallocated Items 未分配項目		Total 總額	
2001	2000	2001	2000	2001	2000	2001	2000
<u>562.8</u>	<u>566.1</u>	<u>27.2</u>	<u>28.4</u>	<u>-</u>	<u>-</u>	<u>4,597.7</u>	<u>10,978.8</u>
<u>551.9</u>	<u>558.4</u>	<u>7.6</u>	<u>12.3</u>	<u>-</u>	<u>-</u>	<u>1,291.3</u>	<u>4,570.4</u>
				<u>41.6</u>	<u>203.1</u>	<u>41.6</u>	<u>203.1</u>
						<u>1,249.7</u>	<u>4,367.3</u>
<u>9,256.3</u>	<u>7,264.9</u>	<u>7.1</u>	<u>3.8</u>	<u>309.8</u>	<u>305.2</u>	<u>24,797.8</u>	<u>24,333.9</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>170.2</u>	<u>150.8</u>	<u>3,023.3</u>	<u>3,424.6</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12.5</u>	<u>12.3</u>	<u>145.1</u>	<u>143.4</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>21.3</u>	<u>59.0</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>17.4</u>	<u>4.2</u>	<u>177.4</u>	<u>763.6</u>