



FINANCIAL STATEMENTS

財務報表

Consolidated statement of profit or loss and other comprehensive income

For the year ended 31 December 2019

綜合損益及其他全面收益表

截至2019年12月31日止年度

		Notes 附註	2019 HK\$ 港元	2018 HK\$ 港元
Income	收入			
Levy income	徵款收入	4	1,103,155,329	1,214,220,180
Workers registration fee income	工人註冊費收入	5	7,909,794	6,463,708
Course fees and related income	課程收費及相關收入	6	27,954,724	27,637,263
Trade testing income	工藝測試收入	6	7,096,332	7,657,748
Investment and interest income	投資及利息收入	7	54,879,453	38,425,037
Other income	其他收入	8	45,798,357	36,177,454
			1,246,793,989	1,330,581,390
Expenditure	支出			
Staff costs	僱員費用	9	463,452,261	413,565,789
Training expenses	訓練費用		249,143,575	268,285,175
Workshop expenses	工場費用		28,812,565	35,011,650
General and administrative expenses	一般行政費用	10	120,632,421	114,172,855
Repair and maintenance expenses	維修保養費用		39,738,985	40,804,981
Advertising and publicity expenses	廣告宣傳費用		83,462,764	62,972,016
Depreciation and amortisation	折舊及攤銷	11	157,381,630	114,552,825
(Net reversal of) Impairment loss on levy receivables	應收徵款(淨撥回)減值虧損	14	(482,668)	3,359,990
			1,142,141,533	1,052,725,281
Surplus for the year	本年度盈餘		104,652,456	277,856,109
Other comprehensive expense for the year	本年度其他全面支出			
Item that will not be reclassified to profit or loss:	不可分類為損益之項目:			
Equity instruments at fair value through other comprehensive income	按公允價值計量之權益工具			
- Decrease in fair value	- 公允價值之減值		(399,883)	(7,548,729)
Surplus and total comprehensive income for the year	本年度盈餘及總全面收益		104,252,573	270,307,380


Consolidated statement of financial position 綜合財務狀況表

At 31 December 2019

於2019年12月31日

		Notes 附註	2019 HK\$ 港元	2018 HK\$ 港元
Non-current assets	非流動資產			
Property, plant and equipment	物業、機器及設備	11	935,222,611	924,003,697
Construction in progress	在建工程	11	20,343,901	4,833,815
Debt instruments at amortised cost	按攤銷成本計量之債務 工具	12	–	70,210,581
Equity instruments at fair value through other comprehensive income	按公允價值計量並計入其 他全面收益之股權工具	13	37,467,957	37,867,840
			993,034,469	1,036,915,933
Current assets	流動資產			
Debt instruments at amortised cost	按攤銷成本計量之債務 工具	12	70,054,642	–
Levy receivables	應收徵款	14	88,573,393	77,717,483
Deposits, prepayments and other receivables	按金、預付費用及其他 應收賬項	15	52,761,778	53,474,471
Cash and bank balances	現金及銀行存款	16	3,092,327,878	2,984,523,907
			3,303,717,691	3,115,715,861
Current liabilities	流動負債			
Accounts and other payables and accruals	應付賬項、其他應付賬項 及應計費用	17	254,289,839	243,243,600
Construction Innovation and Technology Fund	建造業創新及科技基金	18	1,003,913,440	1,003,714,908
Lease liabilities	租賃負債	19	13,843,600	–
Contract liabilities	合同負債	20	13,349,447	12,593,949
			1,285,396,326	1,259,552,457
Net current assets	流動資產淨額		2,018,321,365	1,856,163,404
Total assets less current liabilities	總資產減流動負債		3,011,355,834	2,893,079,337



Consolidated statement of financial position (continued) 綜合財務狀況表(續)

At 31 December 2019

於2019年12月31日

		Notes 附註	2019 HK\$ 港元	2018 HK\$ 港元
Non-current liabilities	非流動負債			
Lease liabilities	租賃負債	19	14,734,771	–
Contract liabilities	合同負債	20	16,565,082	17,532,720
			31,299,853	17,532,720
Net assets	資產淨值		2,980,055,981	2,875,546,617
Represented by:	代表:			
Accumulated fund	累積基金		2,586,969,204	2,482,059,957
General reserve	普通儲備		389,353,310	389,353,310
Investment revaluation reserve	投資重估儲備		3,733,467	4,133,350
Total fund and reserves	基金及儲備總額		2,980,055,981	2,875,546,617

The consolidated financial statements on pages 246 to 291 were approved and authorised for issue by the Council members of Construction Industry Council on 28 April 2020 and were signed on their behalf by:

本綜合財務報表第246至291頁已於2020年4月28日獲建造業議會成員通過及獲授權發表，並由下列人士簽署確認：

CHAN Ka-kui
Chairman

陳家駒
建造業議會主席

WONG Hin-wing, Simon
Council member

黃顯榮
建造業議會成員



Consolidated statement of changes in fund and reserves

綜合基金及儲備變動表

For the year ended 31 December 2019

截至2019年12月31日止年度

		Accumulated fund 累積基金 HK\$ 港元	General reserve 普通儲備 HK\$ 港元 (Note a) (註(a))	Investment revaluation reserve 投資重估儲備 HK\$ 港元 (Note b) (註(b))	Total 總額 HK\$ 港元
At 1 January 2018	於2018年1月1日之結餘	2,204,203,848	389,353,310	11,682,079	2,605,239,237
Surplus for the year	本年度盈餘	277,856,109	-	-	277,856,109
Other comprehensive expense for the year	年內其他全面支出	-	-	(7,548,729)	(7,548,729)
At 31 December 2018	於2018年12月31日之 結餘	2,482,059,957	389,353,310	4,133,350	2,875,546,617
Initial application of HKFRS 16	初次應用香港財務報告 準則第16號	256,791	-	-	256,791
Restated balance at 1 January 2019	重估於2019年1月1日之 結餘	2,482,316,748	389,353,310	4,133,350	2,875,803,408
Surplus for the year	本年度盈餘	104,652,456	-	-	104,652,456
Other comprehensive expense for the year	年內其他全面支出	-	-	(399,883)	(399,883)
At 31 December 2019	於2019年12月31日之 結餘	2,586,969,204	389,353,310	3,733,467	2,980,055,981

Notes:

註：

- (a) The general reserve has been set up to record the statutory transfer of net assets from Construction Industry Training Authority on 1 January 2008 and Construction Workers Registration Authority on 1 January 2013. The general reserve was created for employing the reserve in the operations of the Council or by investing the reserve in such manner as the Council members think fit. The Council members may apply the general reserve for any other special purpose.
- (a) 普通儲備之成立在於紀錄來自建造業訓練局2008年1月1日及建造業工人註冊管理局2013年1月1日的資產淨值法定轉移。設立普通儲備是為運用該等儲備於議會的日常運作上或以成員認為適當的有關方式，對該等儲備作出投資。議會成員可就任何其他特別用途，應用有關普通儲備。
- (b) The investment revaluation reserve comprises the cumulative net change in the fair value of equity investments at fair value through other comprehensive income held at the end of the reporting period and is dealt with in accordance with the accounting policy in Note 3.
- (b) 投資重估儲備是包含按公允價值計量並計入其他全面收益之股權工具至匯報期結束為止累計的公允價值變更淨值及根據會計政策附註3入賬。



Consolidated statement of cash flows

For the year ended 31 December 2019

綜合現金流量表

截至2019年12月31日止年度

		2019 HK\$ 港元	2018 HK\$ 港元
Operating activities	營運活動		
Surplus for the year	本年度盈餘	104,652,456	277,856,109
Adjustments for:	調整：		
(Reversal of impairment loss) impairment loss on levy receivables	應收徵款(撥回)減值虧損	(482,668)	3,359,990
Interest expense on lease liabilities	租賃負債利息支出	654,238	-
Depreciation and amortisation	折舊及攤銷	157,381,630	114,552,825
Investment and interest income	投資及利息收入	(54,879,453)	(38,425,037)
Loss (gain) on disposal of property, plant and equipment	出售物業、機器及設備之虧損(收益)	3,464,315	(303,559)
Operating cash flow before movements in working capital	未計營運資金變動之營運現金流量	210,790,518	357,040,328
Increase in levy receivables	應收徵款增加	(10,373,242)	(4,803,232)
Increase in deposits, prepayments and other receivables	按金、預付費用及其他應收增加	(5,497,810)	(3,849,373)
Increase in accounts and other payables and accruals	應付賬項、其他應付賬項及應計費用增加	13,385,166	53,052,041
(Decrease) increase in contract liabilities	合同負債(減少)增加	(212,140)	7,184,833
Net cash from operating activities	來自營運活動之現金流入淨額	208,092,492	408,624,597
Investing activities	投資活動		
Placement in bank deposits with maturity over three months	存放超過三個月到期之銀行存款	(3,042,262,726)	(2,931,979,247)
Payment for purchase of property, plant and equipment	購入物業、機器及設備的付款	(149,058,026)	(208,996,722)
Withdrawal of bank deposits with maturity over three months	提取超過三個月到期之銀行存款	2,931,979,247	1,735,611,582
Interest received	收取的利息	59,258,987	26,157,827
Dividend received from equity instruments at fair value through other comprehensive income	收取按公允值計入其他全面收益之股權工具之股息	1,986,908	1,968,418
Purchase of debt instruments at amortised cost	購入以攤銷成本計量的債務工具	-	(30,150,000)
Proceeds from disposal of property, plant and equipment	出售物業、機器及設備之收入	-	1,024,000
Net cash used in investing activities	用於投資活動之現金流出淨額	(198,095,610)	(1,406,364,142)



Consolidated statement of cash flows (continued)

For the year ended 31 December 2019

綜合現金流量表(續)

截至2019年12月31日止年度

	Note	2019	2018
	附註	HK\$	HK\$
		港元	港元
Financing activities			
Repayment of lease liabilities	19	(12,476,390)	—
Construction Innovation and Technology Fund provided by Development Bureau, net of transaction cost		—	999,999,388
Net cash (used in) from financing activities		(12,476,390)	999,999,388
Net (decrease) increase in cash and cash equivalents		(2,479,508)	2,259,843
Cash and cash equivalents at the beginning of the year		52,544,660	50,284,817
Cash and cash equivalents at the end of the year		50,065,152	52,544,660
Analysis of the balances of cash and cash equivalents			
Cash and bank balances		3,092,327,878	2,984,523,907
Less: Time deposit with original maturity over three months		(3,042,262,726)	(2,931,979,247)
		50,065,152	52,544,660