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URBAN REDEVELOPMENT AUTHORITY

Financial Statements
for the financial year ended 31 March 2017

INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Urban Redevelopment Authority (the "Authority"), which comprise the statement of financial position as at 31 March 2017, and the statement of comprehensive income, statement of changes in capital and reserves and statement of cash flows for the financial year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements of the Authority are properly drawn up in accordance with the provisions of the Urban Redevelopment Authority Act (Cap. 340) (the "Act") and Statutory Boards Financial Reporting Standards so as to present fairly, in all material respects, the state of affairs of the Authority as at 31 March 2017 and the results, changes in capital and reserves and cash flows of the Authority for the financial year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Authority in accordance with the Accounting and Corporate Regulatory Authority ("ACRA") *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the provisions of the Act and Statutory Board Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

A statutory board is constituted based on its Act and its dissolution requires Parliament's approval. In preparing the financial statements, the management is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as appropriate, matters related to going concern and using the going concern basis of accounting unless there is intention to wind up the Authority or for the Authority to cease operations.

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

INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Financial Statements (Continued)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs 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 financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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 Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management'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 Authority'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 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 Authority to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Financial Statements (Continued)

Report on Other Legal and Regulatory Requirements

Opinion

In our opinion,

- (a) the receipts, expenditure, investment of moneys and the acquisition and disposal of assets by the Authority during the year are, in all material respects, in accordance with the provisions of the Act; and
- (b) proper accounting and other records have been kept, including records of all assets of the Authority whether purchased, donated or otherwise.

Basis for Opinion

We conducted our audit in accordance with SSAs. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Compliance Audit* section of our report. We are independent of the Authority in accordance with the ACRA Code together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on management's compliance.

Responsibilities of Management for Compliance with Legal and Regulatory Requirements

Management is responsible for ensuring that the receipts, expenditure, investment of moneys and the acquisition and disposal of assets, are in accordance with the provisions of the Act. This responsibility includes implementing accounting and internal controls as management determines are necessary to enable compliance with the provisions of the Act.

Auditor's Responsibilities for the Compliance Audit

Our responsibility is to express an opinion on management's compliance based on our audit of the financial statements. We planned and performed the compliance audit to obtain reasonable assurance about whether the receipts, expenditure, investment of moneys and the acquisition and disposal of assets, are in accordance with the provisions of the Act.



INDEPENDENT AUDITOR'S REPORT

Report on Other Legal and Regulatory Requirements (Continued)

Auditor's Responsibilities for the Compliance Audit (Continued)

Our compliance audit includes obtaining an understanding of the internal control relevant to the receipts, expenditure, investment of moneys and the acquisition and disposal of assets; and assessing the risks of material misstatement of the financial statements from non-compliance, if any, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Because of the inherent limitations in any accounting and internal control system, non-compliances may nevertheless occur and not be detected.

BDO CP

BDO LLP
Public Accountants and
Chartered Accountants

Singapore
30 June 2017

URBAN REDEVELOPMENT AUTHORITY

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2017

	Note	31 March 2017 \$'000	31 March 2016 \$'000
Non-current assets			
Property, plant and equipment	4	223,628	225,841
Infrastructural projects-in-progress	5	77,463	61,220
		<u>301,091</u>	<u>287,061</u>
Current assets			
Debtors and prepayments	6	22,590	33,678
Other financial assets	7	535,921	670,929
Cash and cash equivalents	8	353,069	195,771
		<u>911,580</u>	<u>900,378</u>
Less:			
Current liabilities			
Creditors and accrued operating expenses	9	46,027	49,619
Agency and other deposits	10	11,151	8,856
Contribution to Consolidated Fund	11	7,499	983
Deferred income	12	3,286	3,143
Other financial liabilities	7	4,278	3,826
		<u>72,241</u>	<u>66,427</u>
Net current assets		<u>839,339</u>	<u>833,951</u>
Less:			
Non-current liabilities			
Project advances		8,234	6,534
Provision for pensions and gratuities	13	3,599	3,732
Deferred income	12	1,447	1,723
		<u>13,280</u>	<u>11,989</u>
Net assets		<u>1,127,150</u>	<u>1,109,023</u>
Capital and reserves			
Capital account	14	27,692	27,692
Accumulated surplus		1,099,458	1,081,331
		<u>1,127,150</u>	<u>1,109,023</u>



PETER HO HAK EAN
Chairman



NG LANG
Chief Executive Officer

30 June 2017

The accompanying notes form an integral part of these financial statements.

URBAN REDEVELOPMENT AUTHORITY

STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

	Note	2016/2017 \$'000	2015/2016 \$'000
Operating income			
Income from planning and other services	15	89,465	88,414
Agency and consultancy fees	16	21,348	25,433
Income from development control	17	23,441	20,023
Parking fees and related charges	18	72,677	69,303
Rental income		7,682	7,656
Other operating income		1,414	1,558
		<u>216,027</u>	<u>212,387</u>
Less:			
Operating expenses			
Expenditure on manpower and staff benefits	20	115,066	110,481
Operating supplies and services		45,432	40,294
Temporary occupation licence fees	21	28,169	27,610
Depreciation of property, plant and equipment	4	12,696	12,014
Property and car park maintenance		11,061	11,936
		<u>212,424</u>	<u>202,335</u>
Operating surplus	22	3,603	10,052
Non-operating surplus			
Net income/(loss) from bank deposits and investments	19	40,502	(4,378)
Other non-operating income		7	108
		<u>40,509</u>	<u>(4,270)</u>
Surplus before contribution to Consolidated Fund		44,112	5,782
Contribution to Consolidated Fund	11	(7,499)	(983)
Net surplus for the financial year, representing total comprehensive income for the financial year		<u><u>36,613</u></u>	<u><u>4,799</u></u>

The accompanying notes form an integral part of these financial statements.

URBAN REDEVELOPMENT AUTHORITY

STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

	Note	Capital Account \$'000	Accumulated Surplus \$'000	Total \$'000
Balance at 1 April 2016		27,692	1,081,331	1,109,023
Total comprehensive income for the year		-	36,613	36,613
Transfer of completed infrastructural projects	23	-	(353)	(353)
Funding for government projects	23	-	(13,334)	(13,334)
Dividend paid	24	-	(4,799)	(4,799)
Balance at 31 March 2017		<u>27,692</u>	<u>1,099,458</u>	<u>1,127,150</u>
Balance at 1 April 2015		27,692	1,120,141	1,147,833
Total comprehensive income for the year		-	4,799	4,799
Transfer of completed infrastructural projects	23	-	(5,072)	(5,072)
Funding for government projects	23	-	(5,118)	(5,118)
Dividend paid	24	-	(33,419)	(33,419)
Balance at 31 March 2016		<u>27,692</u>	<u>1,081,331</u>	<u>1,109,023</u>

The accompanying notes form an integral part of these financial statements.

URBAN REDEVELOPMENT AUTHORITY

STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

	Note	2016/2017 \$'000	2015/2016 \$'000
Cash flows from operating activities			
Surplus before contribution to Consolidated Fund		44,112	5,782
Adjustments for:			
- Depreciation of property, plant and equipment		12,696	12,014
- Provision made for pensions and gratuities		224	682
- Deferred income recognised		(3,143)	(4,538)
- (Income)/loss from bank deposits and investments		(40,502)	4,378
- Loss/(gain) on disposal of property, plant and equipment		15	(10)
- Debts written off		-	10
Operating cash flows before working capital changes		13,402	18,318
Change in operating assets and liabilities			
- Debtors and prepayments		12,347	9,232
- Agency and other deposits		2,295	(2,163)
- Creditors and accrued operating expenses		6,657	(8,327)
Payments for pensions and gratuities		(357)	(517)
Deferred income received		3,010	2,410
Cash generated from operations		37,354	18,953
Contribution to Consolidated Fund		(983)	(11,343)
Net cash generated from operating activities		36,371	7,610
Cash flows from investing activities			
Purchase of property, plant and equipment		(10,813)	(15,612)
Proceeds from disposal of property, plant and equipment		-	10
Interest received		12,731	12,300
Dividend received		4,166	3,906
Net proceeds/(payment) for sale and purchase of financial assets at fair value through profit or loss		150,593	(10,762)
Net cash from/(used in) investing activities		156,677	(10,158)
Cash flows from financing activities			
Funding for government projects		(13,334)	(5,118)
Payments made for infrastructural projects-in-progress		(17,617)	(47,030)
Dividend paid		(4,799)	(33,419)
Net cash used in financing activities		(35,750)	(85,567)
Net change in cash and cash equivalents		157,298	(88,115)
Cash and cash equivalents at beginning of financial year		195,771	283,886
Cash and cash equivalents at end of financial year	8	353,069	195,771

The accompanying notes form an integral part of these financial statements.

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. General

The Urban Redevelopment Authority (the "Authority") is a statutory board established in Singapore under the Urban Redevelopment Authority Act (Cap. 340). The supervisory ministry is the Ministry of National Development. The Authority is domiciled in Singapore with its principal place of business and registered office at 45 Maxwell Road, The URA Centre, Singapore 069118.

The principal activities of the Authority are to:

- (a) plan and facilitate the physical development of Singapore;
- (b) sell and manage land for the government;
- (c) undertake development projects on behalf of the government and other organisations;
- (d) manage car parks; and
- (e) carry out such other functions as imposed upon the Authority by or under the Urban Redevelopment Authority Act (Cap. 340) or any other written law.

These financial statements are presented in Singapore dollars, which is the Authority's functional currency. All values presented are rounded to the nearest thousand ("S\$'000") as indicated.

2. Summary of significant accounting policies

2.1 Basis of preparation

The financial statements have been prepared in accordance with the historical cost basis, except as disclosed in accounting policies below, and are drawn up in accordance with the provisions of the Urban Redevelopment Authority Act (Cap. 340) and Statutory Board Financial Reporting Standards ("SB-FRS") including related Interpretations of SB-FRS ("INT SB-FRS").

The preparation of financial statements in compliance with SB-FRS requires management to make judgements, estimates and assumptions that affect the Authority's application of accounting policies and reported amounts of assets, liabilities, revenue and expenses. Although these estimates are based on management's best knowledge of current events and actions, actual results may differ from those estimates. The areas where such judgements or estimates have the most significant effect on the financial statements are disclosed in Note 3.

In the current financial year, the Authority adopted all the new and revised SB-FRSs and INT SB-FRS that are effective from that date and are relevant to its operations. The adoption of these new and revised SB-FRSs and INT SB-FRSs does not result in changes to the Authority's accounting policies and has no material effect on the amounts reported for the current or prior years.

SB-FRS and INT SB-FRS issued but not yet effective

Certain new standards, amendments and interpretations to SB-FRSs have been issued and are relevant for the Authority's accounting periods beginning on or after 1 April 2017 or later periods and which the Authority has not early adopted. Except as disclosed below, management does not expect them to have any material impact on the Authority's financial position or financial performance when adopted.

2. Summary of significant accounting policies (Continued)

2.1 Basis of preparation (Continued)

SB-FRS and INT SB-FRS issued but not yet effective (Continued)

SB-FRS 109 Financial Instruments

SB-FRS 109 supersedes SB-FRS 39 *Financial Instruments: Recognition and Measurement* with new requirements for the classification and measurement of financial assets and liabilities, impairment of financial assets and hedge accounting.

Under SB-FRS 109, financial assets are classified into financial assets measured at fair value or at amortised cost depending on the Authority's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. Fair value gains or losses will be recognised in profit or loss except for certain equity investments, for which the Authority will have a choice to recognise the gains and losses in other comprehensive income. A third measurement category has been added for debt instruments - fair value through other comprehensive income. This measurement category applies to debt instruments that meet the Solely Payments of Principal and Interest contractual cash flow characteristics test and where the Authority is holding the debt instrument to both collect the contractual cash flows and to sell the financial assets.

SB-FRS 109 carries forward the recognition, classification and measurement requirements for financial liabilities from SB-FRS 39, except for financial liabilities that are designated at fair value through profit or loss, where the amount of change in fair value attributable to change in credit risk of that liability is recognised in other comprehensive income unless that would create or enlarge an accounting mismatch. In addition, SB-FRS 109 retains the requirements in SB-FRS 39 for de-recognition of financial assets and financial liabilities.

SB-FRS 109 introduces a new forward-looking impairment model based on expected credit losses to replace the incurred loss model in SB-FRS 39. This determines the recognition of impairment provisions as well as interest revenue. For financial assets at amortised cost, the standard requires recognition of (at a minimum) 12 months of expected losses in profit or loss. Lifetime expected losses will be recognised on these assets when there is a significant increase in credit risk after initial recognition.

In line with the SB-FRS requirements on the implementation date, the Authority plans to adopt SB-FRS 109 in the financial year beginning on 1 April 2018 and will include additional disclosures in the financial statements for that year.

The Authority's initial assessment is as described below.

Classification and measurement

The Authority does not expect a significant change to the measurement basis arising from adopting the new classification and measurement model under SB-FRS 109.

The Authority has commenced its preliminary assessment of the classification and measurement of its financial assets and liabilities, and does not expect any significant changes to the classification and measurement of its financial assets and liabilities currently measured at amortised cost upon adoption of the standard.

For financial assets and financial liabilities designated at fair value through profit or loss ("FVTPL"), the Authority is assessing whether these financial assets and liabilities will continue to qualify for measurement at FVTPL.

2. Summary of significant accounting policies (Continued)

2.1 Basis of preparation (Continued)

SB-FRS and INT SB-FRS issued but not yet effective (Continued)

SB-FRS 109 Financial Instruments (Continued)

Impairment

The new impairment requirements are expected to result in changes to and likely increases in impairment loss allowances on operating debtors and other debtors and receivables, due to earlier recognition of credit losses. The Authority expects to adopt the simplified model for its operating debtors and will record an allowance for lifetime expected losses from initial recognition. The Authority is still in the process of determining how it will estimate lifetime expected losses and the sources of forward-looking data.

SB-FRS 115 Revenue from Contracts with Customers

SB-FRS 115 introduces a comprehensive model that applies to revenue from contracts with customers and supersedes all existing revenue recognition requirements under SB-FRS. The model features a five-step analysis to determine whether, how much and when revenue is recognised, and two approaches for recognising revenue: at a point in time or over time. The core principle is that an entity recognises revenue when control over promised goods or services is transferred to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. SB-FRS 115 also introduces extensive qualitative and quantitative disclosure requirements which aim to enable users of the financial statements to understand the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers.

The Authority has performed a preliminary assessment and does not identify any potential impact on the timing and pattern of revenue recognition under SB-FRS 115 except for agency fees earned from the sale of lands for the government and parking fees. Other than these income streams, the Authority expects to continue to recognise income in accordance with its income recognition accounting policies described in Note 2.9.

The Authority is still in the process of making a detailed assessment of the implementation of SB-FRS 115.

Key issues for the Authority include identifying performance obligations, determining the transaction price, allocating the transaction price to performance obligations, measuring progress toward satisfaction of a performance obligation and addressing disclosure requirements.

The Authority plans to adopt the standard in the financial year beginning on 1 April 2018.

2. Summary of significant accounting policies (Continued)

2.1 Basis of preparation (Continued)

SB-FRS and INT SB-FRS issued but not yet effective (Continued)

SB-FRS 116 Leases

SB-FRS 116 supersedes SB-FRS 17 Leases and introduces a new single lessee accounting model which eliminates the current distinction between operating and finance leases for lessees. SB-FRS 116 requires lessees to capitalise all leases on the Statement of Financial Position by recognising a 'right-of-use' asset and a corresponding lease liability for the present value of the obligation to make lease payments, except for certain short-term leases and leases of low-value assets. Subsequently, the lease assets will be depreciated and the lease liabilities will be measured at amortised cost.

From the perspective of a lessor, the classification and accounting for operating and finance leases remains substantially unchanged under SB-FRS 116. SB-FRS 116 also requires enhanced disclosures by both lessees and lessors.

The Authority has performed a preliminary assessment and does not identify any potential impact on the current accounting treatment for the Authority's leases, particularly leasehold land, which the Authority, as lessee, currently capitalised on the statement of financial position. The Authority is still in the process of making a detailed assessment of the implementation of SB-FRS 116. The Authority plans to adopt the standard in the financial year beginning on 1 April 2019 with either full or modified retrospective effect in accordance with the transitional provisions, and will include the required additional disclosures in its financial statements for that financial year.

2.2 Financial instruments

Financial assets and financial liabilities are recognised in the Authority's Statement of Financial Position when the Authority becomes a party to the contractual provisions of the instrument.

(a) Financial assets

The Authority's financial assets are classified into the following specified categories: financial assets "at fair value through profit or loss" and "loans and receivables". The classification depends on the nature and purpose of financial assets and is determined at the time of initial recognition.

All financial assets are initially recognised at fair value, plus transaction costs, except for those financial assets classified as at fair value through profit or loss, which are initially recognised at fair value.

2. Summary of significant accounting policies (Continued)

2.2 Financial instruments (Continued)

(a) *Financial assets* (Continued)

(i) Financial assets at FVTPL

The Authority's investments in marketable securities and forward foreign exchange contracts are classified in the "financial assets at fair value through profit or loss" category. This category has two sub-categories: "financial assets held for trading", and those "designated as fair value through profit or loss at inception". A financial asset is classified as held for trading if acquired principally for the purpose of selling in the short term. Financial assets designated as FVTPL at inception are those that are managed and their performance is evaluated on a fair value basis, in accordance with a documented investment strategy. Assets in this category are classified as current assets if they are either held for trading or are expected to be realised within 12 months after the end of the reporting period. Financial assets designated as FVTPL upon initial recognition shall not be reclassified out of this category. Financial assets at FVTPL are stated at fair value, with any resultant gain or loss recognised in profit or loss.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those maturing more than 12 months after the end of the reporting period which are classified as non-current assets. Loans and receivables are classified within "Cash and cash equivalents" and "Debtors and prepayments" (excluding prepayments) in the Statement of Financial Position. Loans and receivables are measured at amortised cost using the effective interest method less impairment. Interest is recognised by applying the effective interest rate method, except for short-term receivables when the recognition of interest would be immaterial.

(iii) Impairment of financial assets

Financial assets, other than those at fair value through profit or loss, are assessed for indicators of impairment at the end of each reporting period. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been impacted.

For financial assets carried at amortised cost, the amount of the impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of receivables where the carrying amount is reduced through the use of an allowance account. When a receivable is uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss.

2. Summary of significant accounting policies (Continued)

2.2 Financial instruments (Continued)

(a) *Financial assets* (Continued)

(iii) Impairment of financial assets (Continued)

If in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment loss was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent the carrying amount of the financial assets at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

(iv) Derecognition of financial assets

The Authority derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

On derecognition, any difference between the carrying amount and the sum of proceeds received is recognised in the profit or loss.

(b) *Financial liabilities and equity instruments*

(i) Classification as debt or equity

Financial liabilities and equity instruments issued by the Authority are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

(ii) Financial liabilities

Financial liabilities are classified as financial liabilities “at fair value through profit or loss” and “Creditors and accrued operating expenses” (excluding advances).

Financial liabilities are classified as at fair value through profit or loss if the financial liability is either held for trading; or it is designated as such upon initial recognition.

(iii) Creditors

Creditors are initially measured at fair value, and are subsequently measured at amortised cost, using the effective interest method.

(iv) Equity instruments

Shares issued to the Minister for Finance are classified as equity. Any incremental cost directly attributable to the issuance of new shares are deducted against the capital account.

2. Summary of significant accounting policies (Continued)

2.2 Financial instruments (Continued)

(b) *Financial liabilities and equity instruments* (Continued)

(v) Derecognition of financial liabilities

The Authority derecognises financial liabilities when, and only when, the Authority's obligations are discharged, cancelled or expired. The difference between the carrying amount and the consideration paid is recognised in profit or loss.

(c) *Fair value of financial assets and financial liabilities*

The fair values of the equity shares are determined based on quoted market prices at the end of the reporting period. The quoted market price used for the equity shares held by the Authority is the current bid price; the appropriate quoted market price for financial liabilities is the current ask price.

The fair values of the bonds are determined through quotes from dealers.

The fair value of the unit trusts is determined based on the unit trusts' net asset values provided by the fund managers at the last market day of the reporting period. The net asset values approximate the fair value as the unit trusts comprise mainly quoted equities and bonds whose fair values are based on the quoted market prices at the last market day of the financial year.

The fair value of forward foreign exchange contracts is determined based on WM Reuters Fixing Rate.

The fair value of fixed income and equity futures contracts is determined based on quoted market prices at the end of the reporting period.

The Authority classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements.

2.3 Forward foreign exchange contracts, fixed income and equity futures contracts

Forward foreign exchange contracts, fixed income and equity futures contracts (collectively as "derivatives") are classified as financial assets/liabilities at fair value through profit or loss. A derivative is initially recognised at fair value on the date it is entered into and is subsequently re-measured at fair value at the end of each financial year.

Changes in fair value of derivatives are included in the profit or loss in the financial year in which the changes in fair value arise.

2.4 Operating leases

Leases of assets where substantially all risks and rewards incidental to ownership are retained by the lessors are classified as operating leases. Receipts and payments made under operating leases are recognised in the profit or loss on a straight-line basis over the period of the lease.

Assets leased out under operating leases are included in property, plant and equipment.

2. Summary of significant accounting policies (Continued)

2.5 Property, plant and equipment

(a) *Measurement*

Property, plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses.

The cost of an item of property, plant and equipment initially recognised includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the Authority.

(b) *Depreciation*

Depreciation is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives or lease term, generally as follows:

	<u>Useful lives</u>
Leasehold land	Over the lease period of 99 years
Buildings (including covered car parks)	25 to 50 years
Plant and machinery installed in buildings	10 to 20 years
Surface car parks	5 years
Information Technology ("IT") systems	3 to 5 years
Other assets	3 to 10 years

Other assets consist of Singapore City Gallery exhibits, motor vehicles, office furniture, fittings and fixtures, office equipment, machinery and other equipment.

No depreciation is provided on projects-in-progress.

The residual values, estimated useful lives and depreciation method of property, plant and equipment are reviewed, and adjusted as appropriate, at the end of each reporting period. The effects of any revisions are included in profit or loss when the changes arise.

(c) *Subsequent expenditure*

Subsequent expenditure relating to property, plant and equipment that has already been recognised is added to the carrying amount of the asset when it is probable that future economic benefits associated with the items, will flow to the Authority and the cost of the item can be measured reliably. All other repair and maintenance expense are recognised in profit or loss when incurred.

(d) *Disposal*

On disposal of an item of property, plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in profit or loss.

2. Summary of significant accounting policies (Continued)

2.6 Infrastructural projects-in-progress

Project cost incurred by the Authority is recognised as an asset at cost in the Statement of Financial Position as its accumulated surplus is used to fund these projects. Upon completion of the projects, the assets will be transferred to the designated government agencies as contribution to the government, with a corresponding reduction against the Authority's accumulated surplus.

Any recovery of cost through reimbursement is directly deducted from the cost incurred.

2.7 Impairment of non-financial assets

At the end of each reporting period, the Authority 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). Where it is not possible to estimate the recoverable amount of an individual asset, the Authority estimates the recoverable amount of the cash-generating unit to which the asset belongs.

The recoverable amount of an asset is the higher of its fair value less costs to sell and its 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 is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss is subsequently reversed, the carrying amount of the asset 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 in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

2.8 Provisions

Provisions are recognised when the Authority has a present obligation (legal or constructive) as a result of a past event, it is probable that the Authority will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provision for pensions and gratuities is made for the payment of pension benefits to pensionable officers under the provisions of the Pensions Act (Cap. 225) and to eligible staff employed under the contract scheme.

The cost of pension benefit due to pensionable officers is determined based on the expected payouts to be made by the Authority in respect of services rendered by these pensionable officers up to the end of the reporting period.

2. Summary of significant accounting policies (Continued)

2.9 Income recognition

Income comprises the fair value of the consideration received or receivable for the sale of goods and rendering of services in the ordinary course of the Authority's activities. Income is presented, net of goods and services tax, rebates and discounts.

(a) *Rendering of services*

(i) Income from planning and other services

Revenue is recognised when the services are rendered.

(ii) Agency and consultancy fees

The basis of revenue recognition on agency fees from selling land for the government is explained in Note 3.2(b).

Agency and consultancy fees from managing carparks and undertaking development projects on behalf of the government are recognised when services are rendered.

(iii) Income from development control

Revenue is recognised when the services are rendered.

(b) *Parking fees and related charges*

Season parking fees are accounted for on a time proportion basis. Revenue recognition for sale of car park coupons is disclosed in Note 18. Licence fees from operators to operate and manage car parks are recognised on a straight line basis over the licence period. Other parking fees and related charges are accounted for when transacted.

(c) *Interest income*

Interest income is recognised on a time proportion basis using the effective interest method.

(d) *Dividend income*

Dividend income is recognised when the right to receive payment is established.

(e) *Rental income*

Rental income from operating leases on property, plant and equipment is recognised on a straight line basis over the lease term.

2. Summary of significant accounting policies (Continued)

2.10 Employee compensation

(a) *Defined contribution plans*

Defined contribution plans are post-employment benefit plans under which the Authority pays fixed contributions into separate entities such as the Central Provident Fund on a mandatory, contractual or voluntary basis. The Authority has no further payment obligations once the contributions have been paid. The Authority's contributions are recognised in profit or loss when they are due.

(b) *Employee leave entitlement*

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the end of the reporting period.

2.11 Foreign currency transactions and translation

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates at the dates of the transactions. Currency translation differences from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the end of the reporting period are recognised in profit or loss.

2.12 Cash and cash equivalents

Cash and cash equivalents include cash on hand and deposits with financial institutions, cash and bank balances held by fund managers and cash held by Accountant-General's Department, which are subject to an insignificant risk of changes in value.

3. Critical accounting judgements and key sources of estimation uncertainty

In the application of the Authority's accounting policies which are described in Note 2, these estimates and underlying assumptions are reviewed on an ongoing basis.

3.1 Critical judgements made in applying the entity's accounting policies

Management is of the opinion that there are no critical judgements (other than those involving estimates) that have a significant effect on the amounts recognised in the financial statements.

3.2 Key sources of estimation uncertainty

(a) *Revenue recognition for parking coupon sharing with Housing and Development Board ("HDB")*

The basis of estimation for revenue recognition of parking coupon income sharing with the Housing and Development Board is disclosed in Note 18.

3. Critical accounting judgements and key sources of estimation uncertainty (Continued)

3.2 Key sources of estimation uncertainty (Continued)

(b) *Recognition of agency fees from selling land*

The Authority earns agency fees from selling land for the government. Agency fees are recognised progressively upon receipt of land price in phases from the successful tenderer. Upon receipt of the full land price, a significant portion of the agency revenue will be recognised. The remaining agency revenue will be deferred and recognised over the subsequent three years. The Authority estimates the portion of agency fees to be deferred and the years of deferment based on past experience. The total agency revenue recognised during the financial year was \$7,977,000 (2015/2016: \$9,571,000).

(c) *Depreciation of leasehold land and buildings*

Leasehold land and buildings are depreciated on a straight-line basis over their estimated economic useful lives. Management estimates the useful lives of these leasehold land and buildings to be generally within 25 to 99 years. The carrying amount of the Authority's leasehold land and buildings at 31 March 2017 was \$187,173,000 (31 March 2016: \$191,473,000).

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

4. Property, plant and equipment

	Leasehold land \$'000	Buildings \$'000	Plant and machinery \$'000	Surface car parks \$'000	IT Systems \$'000	Other assets \$'000	Projects-in- progress \$'000	Total \$'000
Cost								
At 1 April 2016	153,151	116,839	32,025	45,830	23,371	21,568	10,954	403,738
Additions	-	-	1,007	-	2,509	522	6,461	10,499
Transfers	-	-	3,277	1,305	1,456	6,677	(12,715)	-
Disposals/write off	-	-	(2,727)	-	(654)	(17)	-	(3,398)
At 31 March 2017	153,151	116,839	33,582	47,135	26,682	28,750	4,700	410,839
Accumulated depreciation								
At 1 April 2016	28,300	50,217	26,327	39,874	17,083	16,096	-	177,897
Depreciation charge	1,627	2,673	1,519	2,045	2,774	2,058	-	12,696
Disposals/write off	-	-	(2,711)	-	(654)	(17)	-	(3,382)
At 31 March 2017	29,927	52,890	25,135	41,919	19,203	18,137	-	187,211
Net book value								
At 31 March 2017	123,224	63,949	8,447	5,216	7,479	10,613	4,700	223,628

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

4. Property, plant and equipment (Continued)

	Leasehold land \$'000	Buildings \$'000	Plant and machinery \$'000	Surface car parks \$'000	IT systems \$'000	Other assets \$'000	Projects-in- progress \$'000	Total \$'000
Cost								
At 1 April 2015	153,151	116,839	31,618	42,185	22,537	21,354	5,040	392,724
Additions	-	-	407	1,894	1,285	446	7,931	11,963
Transfers	-	-	-	1,751	266	-	(2,017)	-
Disposals/write off	-	-	-	-	(717)	(232)	-	(949)
At 31 March 2016	153,151	116,839	32,025	45,830	23,371	21,568	10,954	403,738
Accumulated depreciation								
At 1 April 2015	26,673	47,544	25,035	37,848	15,177	14,555	-	166,832
Depreciation charge	1,627	2,673	1,292	2,026	2,623	1,773	-	12,014
Disposals/write off	-	-	-	-	(717)	(232)	-	(949)
At 31 March 2016	28,300	50,217	26,327	39,874	17,083	16,096	-	177,897
Net book value								
At 31 March 2016	124,851	66,622	5,698	5,956	6,288	5,472	10,954	225,841

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

4. Property, plant and equipment (Continued)

Land parcels with reversionary interest from past sale of sites were not included in the above assets schedule as these are carried at zero cost. The Authority had a total of 46 land parcels of which 42 land parcels were with nominal value of \$1 each. These are land parcels that have 4 years or less of reversionary interest. Management is of the view that it is difficult to reliably estimate the final future value of these land parcels when they revert back to the Authority in due course. The value of the other 4 land parcels with longer periods of reversionary interest was estimated at \$23,390,000 (31 March 2016: \$21,470,000). The external professional valuer has estimated the value, based on current market conditions by using the implied land value from the prevailing Development Charge sector rates on the approved/permissible gross floor area of the land parcels, and discounting the future value of the 4 land parcels to its present value based on the remaining number of years of the unexpired land sale tenure.

During the financial year, the Authority acquired property, plant and equipment which were financed as follows:

	2016/2017	2015/2016
	\$'000	\$'000
Additions to property, plant and equipment	10,499	11,963
Movement in payable for purchase of property, plant and equipment (Note 9)	314	3,649
Cash payments to acquire property, plant and equipment	<u>10,813</u>	<u>15,612</u>

5. Infrastructural projects-in-progress

The amounts incurred were mainly for city enhancement at Civic District.

	31 March	31 March
	2017	2016
	\$'000	\$'000
Beginning of financial year	61,220	22,996
Additions	16,596	43,296
Transfer upon completion	(353)	(5,072)
End of financial year	<u>77,463</u>	<u>61,220</u>

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

6. Debtors and prepayments

	31 March 2017 \$'000	31 March 2016 \$'000
Operating debtors	7,118	18,242
Recoverables		
- agency projects	3,186	3,895
- others	509	896
Accrued interest and dividend receivables	4,997	4,633
Prepayments	3,124	3,492
Other debtors	1,023	985
Amount due from brokers	479	269
Receivables for sale of investments (Note 7)	2,153	1,258
Staff loans	1	8
Debtors and prepayments	<u>22,590</u>	<u>33,678</u>
Less: Prepayments	(3,124)	(3,492)
Add: Cash and cash equivalents (Note 8)	353,069	195,771
Total loans and receivables	<u>372,535</u>	<u>225,957</u>

The Authority's operating debtors are mostly government agencies, other statutory boards and its supervisory ministry, the Ministry of National Development (Note 26). A majority of the Authority's operating debtors and recoverables are neither past due nor impaired and are due from the Ministry of National Development. The credit period given to the Authority's debtors is 30 days (31 March 2016: 30 days).

The ageing analysis of operating debtors past due and not impaired is as shown below. No allowance has been made for these debtors as management believes that there has not been a significant change in credit quality and the amounts are still considered recoverable.

	31 March 2017 \$'000	31 March 2016 \$'000
Past due 0 to 30 days	19	262
Past due 31 to 60 days	5	6
Past due 61 to 90 days	-	-
Past due more than 90 days	7	-
	<u>31</u>	<u>268</u>

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

7. Other financial assets/(liabilities)

Financial assets/(liabilities) are measured in accordance with the accounting policies as set out in Notes 2.2 and 2.3.

Other financial assets/(liabilities) include the following:

	31 March 2017 \$'000	31 March 2016 \$'000
<i>Financial assets at fair value through profit or loss</i>		
Quoted marketable securities:		
- bonds	359,221	456,571
- equity shares	102,974	101,662
- equity futures contracts	-	1
- fixed income futures contracts	34	1,042
Unit trusts	70,107	103,346
Forward foreign exchange contracts	3,585	8,307
	535,921	670,929
<i>Financial liabilities at fair value through profit or loss</i>		
Equity futures contracts	-	(13)
Fixed income futures contracts	-	(35)
Forward foreign exchange contracts	(4,278)	(3,778)
	(4,278)	(3,826)
	531,643	667,103

- (a) At the end of the reporting period, financial assets/(liabilities) at fair value through profit or loss comprised financial assets/(liabilities) classified as held for trading and designated as at fair value through profit or loss at inception of \$475,102,000 and \$56,541,000 respectively (31 March 2016: \$585,802,000 and \$81,301,000 respectively).
- (b) Bonds included in quoted marketable securities had a weighted average effective interest rate of 1.99% per annum (31 March 2016: 1.29% per annum). As at 31 March 2017, the bonds tenure ranged approximately from 1 day to 28.8 years (31 March 2016: 1 day to 59.3 years). Included in bonds are perpetual securities of \$4,731,000 (31 March 2016: \$2,943,000) with no fixed redemption date.
- (c) Equity futures contracts are used for efficient portfolio management to track benchmark performance arising from investments in quoted equities. The notional principal amounts of the outstanding equity futures contracts as at 31 March 2017 is nil (31 March 2016: \$1,038,000).

The settlement dates on equity futures contracts as at 31 March 2016 ranged between 28 days to 78 days.

- (d) Fixed income futures contracts are used to hedge interest rate risks arising from investments in quoted bonds. The notional principal amounts of the outstanding fixed income futures contracts as at 31 March 2017 is \$4,112,000 (31 March 2016: \$25,815,000).

At 31 March 2017, the settlement date on fixed income futures contracts was 91 days (31 March 2016: 69 days to 89 days).

7. Other financial assets/(liabilities) (Continued)

- (e) Foreign exchange contracts are used to hedge foreign exchange risks arising from investments in quoted bonds and equities. The notional principal amounts of outstanding forward foreign exchange contracts as at 31 March 2017 is \$205,512,000 (31 March 2016: \$354,431,000).

Total outstanding foreign exchange contracts comprise mainly contracts involving United States dollar and Euro, (31 March 2016: United States dollar and Euro), with notional principal which amounted to \$174,515,000 and \$12,482,000 respectively (31 March 2016: \$205,977,000 and \$74,121,000 respectively).

At 31 March 2017, the settlement dates on forward foreign exchange contracts ranged between 3 days to 266 days (31 March 2016: 4 days to 1.73 years). The Authority will settle the foreign exchange contracts on a net basis.

- (f) Financial assets at fair value through profit or loss denominated in foreign currencies amounted to \$313,629,000 as at 31 March 2017 (31 March 2016: \$454,672,000). The foreign currency exposure arises primarily from the Authority's investment in unit trusts, quoted bonds and equity shares of which approximately 71% and 7% are denominated in United States dollar and Euro respectively (31 March 2016: approximately 56% and 18% are denominated in United States dollar and Euro respectively). The remaining investments are held in various currencies which are individually not significant.
- (g) Included in the Authority's financial assets at fair value through profit or loss were Singapore Government Securities and bonds issued by the Singapore statutory boards which amounted to \$24,340,000 (31 March 2016: \$35,928,000).
- (h) The financial assets at fair value through profit or loss as at 31 March 2017 included an investment portfolio managed internally amounting to \$56,541,000 (31 March 2016: \$81,301,000). The portfolio as at 31 March 2017 comprised mainly foreign corporate bonds and bonds issued by the Singapore Government (31 March 2016: mainly foreign corporate bonds and bonds issued by the Singapore Government).

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

7. Other financial assets/(liabilities) (Continued)

Financial assets/(liabilities) managed by external fund managers comprised the following:

	31 March 2017 \$'000	31 March 2016 \$'000
<i>Financial assets/(liabilities) at fair value through profit or loss</i>		
Quoted marketable securities:		
- bonds	301,317	374,786
- equity shares	102,974	101,662
- equity futures contracts	-	(13)
- fixed income futures contracts	34	1,007
Unit trusts	70,107	103,347
Forward foreign exchange contracts	670	5,013
	475,102	585,802
<i>Other financial assets/(liabilities)*</i>		
Cash and bank balances	5,535	10,954
Amount due from brokers	478	269
Interest, dividend receivables and recoverables	2,410	2,349
Receivables for sale of investments	2,153	1,258
Payables for purchase of investments	(1,329)	(8,544)
	9,247	6,286
	484,349	592,088

*These items have been included in the respective current assets and liabilities categories in the Statement of Financial Position.

8. Cash and cash equivalents

For the purpose of the Statement of Cash Flows, cash and cash equivalents comprised the following:

	31 March 2017 \$'000	31 March 2016 \$'000
Cash and bank balances	2,922	6,445
Cash with Accountant-General's Department	344,612	178,372
Cash and bank balances held by fund managers	5,535	10,954
Cash and cash equivalents per Statement of Cash Flows	353,069	195,771

- (a) Included in cash and bank balances was an amount of \$2,760,000 (31 March 2016: \$5,975,000) relating to collections on behalf of the Ministry of National Development and other government agencies, and classified as part of "Creditors and accrued operating expenses" (Note 9) and "Agency and other deposits" (Note 10).

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

8. Cash and cash equivalents (Continued)

- (b) Cash with the Accountant-General's Department ("AGD") comprises \$291,660,000 (31 March 2016: \$105,431,000) that are managed by AGD under the Centralised Liquidity Management ("CLM") and \$52,952,000 (31 March 2016: \$72,941,000) managed under the Statutory Board Approved Funds ("SBAF"). Under the CLM, cash is managed centrally to achieve greater efficiency. Under the SBAF, funds approved for infrastructural projects are placed with AGD and will not be subject to dividend payment (Note 24).
- (c) Cash and cash equivalents denominated in foreign currencies amounted to \$4,160,000 (31 March 2016: \$2,666,000) and were denominated mainly in United States dollar (31 March 2016: United States dollar and British Pound Sterling). The cash in foreign currencies were held in relation to the Authority's investment in quoted equity shares and bonds.

9. Creditors and accrued operating expenses

	31 March 2017 \$'000	31 March 2016 \$'000
Collections on behalf of the Ministry of National Development and government agencies		
- development charges and parking fees	4,932	6,067
- others	1,060	806
Operating creditors	13,182	12,959
Advances received	2,884	2,568
Accrued operating expenses and other creditors	19,449	14,152
Payables for infrastructural projects-in-progress	1,619	2,640
Payables for purchase of investments	1,587	8,799
Payables for property, plant and equipment	1,314	1,628
Creditors and accrued operating expenses	46,027	49,619
Less: Advance received	(2,884)	(2,568)
Less: Provision for unconsumed leave	(4,490)	(4,212)
Add: Agency and other deposits	11,151	8,856
Financial liabilities at amortised cost	49,804	51,695

In addition to project advances of \$8,234,000 (31 March 2016: \$6,534,000) disclosed as a non-current liability on the Statement of Financial Position, an amount of \$2,971,000 (31 March 2016: \$2,629,000) included in "Operating creditors", and "Accrued operating expenses and other creditors", totalling \$11,205,000 (31 March 2016: \$9,163,000) relates to agency projects.

Other than collections on behalf of the Ministry of National Development and government agencies, the average credit period is 30 days (31 March 2016: 30 days).

10. Agency and other deposits

Agency and other deposits pertain mainly to deposits received from government agencies for undertaking development projects on their behalf.

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

11. Contribution to Consolidated Fund

The contribution to the Consolidated Fund is made in accordance with Section (3)(a) of the Statutory Corporations (Contributions to Consolidated Fund) Act (Cap. 319A). Contribution for the financial year is determined based on 17% (2015/2016: 17%) of the surplus for the financial year.

12. Deferred income

This includes development application processing fees received for which decisions have not been committed and the portion of agency fees received on sale of sites which are deferred for services to be performed in future financial years.

	31 March 2017 \$'000	31 March 2016 \$'000
Presented as:		
Current - to be recognised within 12 months	3,286	3,143
Non-current - to be recognised after 12 months	1,447	1,723
	<u>4,733</u>	<u>4,866</u>

Movements in deferred income account were as follows:

	31 March 2017 \$'000	31 March 2016 \$'000
Beginning of financial year	4,866	6,994
Income deferred during the financial year	3,010	2,410
Transfer to profit or loss	(3,143)	(4,538)
End of financial year	<u>4,733</u>	<u>4,866</u>

13. Provision for pensions and gratuities

Movements in provision for pensions and gratuities were as follows:

	31 March 2017 \$'000	31 March 2016 \$'000
Beginning of financial year	3,732	3,567
Provision made during financial year	224	682
Provision utilised during financial year	(357)	(517)
End of financial year	<u>3,599</u>	<u>3,732</u>

The Authority is only liable for the pension costs for the period of service completed by the pensionable officers. The total pension costs are shared between the Authority and the government.

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

13. Provision for pensions and gratuities (Continued)

The officers are entitled to select one of the following pension options upon retirement:

- (i) Full pension without any gratuity;
- (ii) Reduced pension together with a gratuity; or
- (iii) Fully commuted pension gratuity without pension.

The amounts due to pensionable officers are determined based on their last drawn salaries and the pensionable service period served with the Authority at the time of retirement. This assumes all pensionable officers work till retirement and opt for fully commuted pension gratuity without pension upon retirement, based on historical trends. For retired pensioners who are receiving monthly pension, provision is based on payment of the actual monthly pension up to their life expectancy as per data provided by the Department of Statistics, Singapore.

14. Capital account

The balance in this account represents:

- (a) the value of certain leasehold land of the former Urban Renewal Department under the Ministry of National Development and some adjacent state land vested in the Authority when it was established;
- (b) the net book value of movable assets transferred from the former Planning Department and the Research and Statistics Unit under the Ministry of National Development upon their amalgamation with the Authority on 1 September 1989; and
- (c) 1,000 shares of one dollar each issued to the Minister for Finance, a body corporate incorporated under the Minister for Finance (Incorporation) Act (Cap. 183) for equity injection of \$1,000 on 23 February 2009.

15. Income from planning and other services

	2016/2017	2015/2016
	\$'000	\$'000
Income from planning and other services from government agencies		
- planning services rendered to the Ministry of National Development	61,847	64,471
- place management	6,791	7,331
- promotion of architecture and urban design excellence	3,235	3,985
- others	17,592	12,627
	<u>89,465</u>	<u>88,414</u>

16. Agency and consultancy fees

The Authority sells and manages land for the government, manages car parks and undertakes development projects on behalf of the government and earns agency and consultancy fees for the provision of these services.

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
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17. Income from development control

The income from development control includes sale of approved plans, search fees, lodgement fees and development application processing fees collected under subsidiary legislation made under the Planning Act (Cap. 232) and administrative charges for planning clearance for projects submitted by government departments and ministries.

18. Parking fees and related charges

Included in parking fees and related charges is income from the sale of car park coupons. The Authority operates the common car park coupon system jointly with Housing and Development Board ("HDB") from 1 September 1981. The total annual coupon sales proceeds is shared between the Authority and HDB based on management's best estimate of the usage of coupons in the car parks managed by each party using an agreed sharing formula. Each party's share of the coupon sales proceeds is subject to adjustment that may arise from joint coupon income surveys carried out at periodic intervals that are mutually agreed by both parties.

In addition, the Authority manages car parks, mostly for commercial parking use and receives income such as season parking for cars and heavy vehicles as well as licence fees from operators to operate and manage the car parks.

The expenses incurred for managing car parks are reflected under property and car park maintenance and the other operating expense line items based on their nature.

19. Net income/(loss) from bank deposits and investments

	2016/2017	2015/2016
	\$'000	\$'000
Interest income from bank deposits	2,185	1,744
<i>Investments*</i>		
Gain from sale of investments	26,850	3,558
Dividend income	4,476	3,829
Interest income	10,600	10,703
Fair value loss arising from financial assets		
- designated as at fair value through profit or loss	(371)	(1,509)
- held for trading	(4,951)	(23,522)
Foreign exchange gain - net	3,549	2,228
Income from investments	40,153	(4,713)
Fund management expenses	(1,836)	(1,409)
	38,317	(6,122)
Net income/(loss) from bank deposits and investments	40,502	(4,378)

* Investments comprise financial assets at fair value through profit or loss (Note 7).

URBAN REDEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS
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20. Expenditure on manpower and staff benefits

	2016/2017	2015/2016
	\$'000	\$'000
Salaries, allowances and bonus	96,894	96,230
Employer's contribution to Central Provident Fund	15,856	11,997
Hospital and medical expenses	790	756
Staff welfare expenses	538	473
Other staff costs	988	1,025
	<u>115,066</u>	<u>110,481</u>

21. Temporary occupation licence fees

The Authority pays temporary occupation licence fees to other state-controlled entities for the use of land belonging to the State and other statutory boards for kerbside and off-street parking.

22. Operating surplus

In addition to those disclosed elsewhere in the notes to the statement of comprehensive income, the following items had been included in arriving at operating surplus:

	2016/2017	2015/2016
	\$'000	\$'000
Board members' allowances	<u>248</u>	<u>248</u>

23. Funding for government projects and transfer of completed projects

The Authority provides funding for government projects which are implemented by government agencies under the programme to develop Singapore into a vibrant and distinctive global city. The funding is recognised in the financial year when they become payable upon receipt of invoice. This amount was recorded as a reduction in the Authority's accumulated surplus during the financial year as this was a contribution to the government. Out of the \$13,334,000 (2015/2016: \$5,118,000) incurred during the financial year, \$13,326,000 (2015/2016: \$5,076,000) was to fund the Gardens by the Bay project. For infrastructural project costs incurred by the Authority which are recognised as assets at cost, the assets will be transferred to designated government agencies upon completion. During the year, completed project of \$353,000, pertaining to the new pedestrian bridge at Marina Bay was transferred. During the previous financial year, \$5,072,000 of completed projects, mainly for the pedestrian mall at Jurong Gateway was transferred. The Authority's accumulated surplus was correspondingly reduced by the amounts transferred.

24. Dividend paid

Dividend is recognised in the financial year in which it is approved by the Board. During the financial year, a dividend of \$4,799,000 (2015/2016: \$33,419,000) was paid to the Minister for Finance, a body corporate incorporated under the Minister for Finance (Incorporation) Act (Cap. 183), in respect of the results for the financial year ended 31 March 2016.

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25. Commitments

(a) Capital commitments

Capital expenditures contracted for at the end of the reporting period but not recognised in the financial statements are analysed as follows:

	31 March 2017 \$'000	31 March 2016 \$'000
Infrastructural projects	9,829	27,165
Property, plant and equipment	16,451	13,713
Amounts approved and contracted for	<u>26,280</u>	<u>40,878</u>

(b) Operating lease receivables - where the Authority is a lessor

The future minimum lease receivables under non-cancellable operating leases contracted for at the end of the reporting period but not recognised as receivables, are analysed as follows:

	31 March 2017 \$'000	31 March 2016 \$'000
Not later than one year	7,625	6,242
Between one and five years	15,475	137
	<u>23,100</u>	<u>6,379</u>

Operating lease receivables represent mainly rental receivable by the Authority for leasing of its office spaces at The URA Centre and The URA Centre East Wing. Generally, the leases are negotiated for a term of 3 years and rentals are fixed over the lease terms.

26. Significant related party transactions

The Authority is a statutory board domiciled in Singapore under the Urban Redevelopment Authority Act (Cap. 340) (Note 1). As a statutory board, all Government ministries, organs of state and statutory boards are deemed related parties of the Authority.

In addition to those disclosed, the Authority had the following significant transactions with its supervisory ministry, the Ministry of National Development, and other related parties during the year, at terms agreed between the related parties:

	2016/2017 \$'000	2015/2016 \$'000
Income		
Ministry of National Development		
- Income from planning and other services	85,588	85,857
- Agency and consultancy fees	12,808	15,065
Housing and Development Board		
- Income from development control	3,832	2,011

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26. Significant related party transactions (Continued)

	2016/2017 \$'000	2015/2016 \$'000
Income (Continued)		
Competition Commission of Singapore		
- Rental income	1,247	1,164
Ministry of Law		
- Agency and consultancy fees	5,804	6,164
- Rental income	3,956	4,343
Expenditure		
Singapore Land Authority		
- Temporary occupation licence fees	27,255	27,053
Ministry of Finance		
- Operating supplies and services	1,025	1,042
National Parks Board		
- Property and car park maintenance	1,075	1,161
Amounts due from related parties		
- Ministry of National Development	3,013	15,468
Amount due to a related party		
- Housing and Development Board	4,876	2,152

The amounts outstanding are unsecured and will be settled in cash. No expense has been recognised in the year for bad or doubtful debts in respect of the amounts due from related parties.

Key management personnel compensation is as follows:

	2016/2017 \$'000	2015/2016 \$'000
Salaries and other short-term employee benefits	5,629	5,386
Employer's contribution to Central Provident Fund	239	210
	5,868	5,596

Key management personnel refers to employees designated as Group Directors and above who have the authority and responsibility for planning, directing and controlling the activities of the Authority.

27. Financial risks and capital risks management

The main risks arising from the Authority's activities are market risk (including foreign currency, interest rate and price risks), credit risk and liquidity risk.

There has been no change to the Authority's exposure to these financial risks or the manner in which it manages and measures the risk.

27. Financial risks and capital risks management (Continued)

27.1 Market risk

(a) Foreign currency risk

The Authority has exposure to foreign exchange risk as a result of investments in foreign currency denominated assets and liabilities. The main foreign currency for these investments is the United States dollar. Foreign currency contracts are used to hedge foreign exchange exposure as and when required. Significant financial assets and liabilities denominated in currencies other than the Singapore dollar are disclosed in Notes 7 and 8 to the financial statements.

Sensitivity analysis

A 10% (2015/2016: 10%) weakening/strengthening in the Singapore dollar against the United States dollar with all other variables being held constant is expected to increase/decrease the net surplus of the Authority by \$5,281,000 (31 March 2016: \$5,144,000).

Management is of the view that the above sensitivity analysis may not be representative of the inherent foreign exchange risk as year-end exposure may not reflect the actual exposure and circumstances during the financial year.

(b) Interest rate risk

As the Authority maintains most of its cash and cash equivalents with the Accountant-General's Department ("AGD") under the Centralised Liquidity Management ("CLM") and the Statutory Board Approved Fund ("SBAF") and does not have any interest bearing liabilities, its exposure to interest rate risk is insignificant. The interest rates for cash under the CLM are based on deposit rates determined by the financial institutions where the cash is deposited and are expected to move in tandem with market interest rate movements. There is no interest earned for cash under the SBAF.

(c) Price risk

The Authority is exposed to price risk arising from financial assets at fair value through profit or loss.

Further details of these investments can be found in Note 7 to the financial statements.

Sensitivity analysis

In respect of financial assets at fair value through profit or loss, except bonds, if prices increase or decrease by 5% (2015/2016: 5%) with all other variables being held constant, the Authority's net surplus for the financial year ended 31 March 2017 would increase/decrease by \$8,671,000 (31 March 2016: \$10,250,000).

In respect of bonds classified as held for trading, if the interest rate decreases/increases by 50 basis points (2015/2016: 50 basis points), and all other variables are held constant, the Authority's net surplus for the financial year ended 31 March 2017 would increase/decrease by \$4,792,000 (31 March 2016: \$12,699,000).

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NOTES TO THE FINANCIAL STATEMENTS
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27. Financial risks and capital risks management (Continued)

27.2 Credit risk

Credit risk arises from transactions with debtors and financial institutions. The maximum exposure at the end of the financial year, in relation to each class of financial asset is the fair value of those assets in the Statement of Financial Position.

Cash and cash equivalents, unit trust and equities are placed with high credit quality financial institutions. Bonds held for investment are of at least a Moody's grading of Baa3 or its equivalent. Cash with AGD are placed with high credit quality financial institutions, and are available upon request.

There is no significant concentration of credit risk except as disclosed in Note 6 where the major customers are government bodies. There is also consistent monitoring of the credit quality of the customers.

27.3 Liquidity risk

In managing the liquidity risk, the Authority ensures that it maintains sufficient cash and flexibility in funding to finance its operations.

Liquidity risk analysis

The following table details the remaining contractual maturity of the Authority's financial liabilities (including derivative financial liabilities). The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Authority can be required to settle the liabilities. The table includes both interest and principal cash flows.

	On demand or within 1 year \$'000	Between 1 and 5 years \$'000	Total \$'000
31 March 2017			
Agency and other deposits	11,151	-	11,151
Creditors and accrued operating expenses	38,653	-	38,653
Forward foreign exchange contracts	4,278	-	4,278
	<u>54,082</u>	<u>-</u>	<u>54,082</u>
31 March 2016			
Agency and other deposits	8,856	-	8,856
Creditors and accrued operating expenses	42,839	-	42,839
Forward foreign exchange contracts	771	3,007	3,778
Equity futures contracts	13	-	13
Fixed income futures contracts	35	-	35
	<u>52,514</u>	<u>3,007</u>	<u>55,521</u>

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27. Financial risks and capital risks management (Continued)

27.4 Capital risk management policies and objectives

The capital structure of the Authority consists of capital account and accumulated surplus. The Authority manages its capital to ensure it will be able to continue as a going concern and in accordance with the Capital Management Framework formulated by the Ministry of Finance. The framework sets out the basis of equity contribution by the government to the Authority and the principle of dividend distribution to the government. The Authority's overall strategy remains unchanged from the previous financial year.

28. Fair value of financial assets and financial liabilities

A number of assets and liabilities included in the Authority's financial statements require measurement at, and/or disclosure of, fair value.

The carrying amounts of "Cash and cash equivalents", "Debtors and prepayments" (excluding prepayments) and "Creditors and accrued operating expenses" (excluding advances) approximate their fair values due to relative short term maturity of these financial instruments. The fair values of other classes of financial assets and liabilities are disclosed in Note 7 to the financial statements.

The fair value measurement of the Authority's financial assets and liabilities utilises market observable inputs and data as far as possible. Inputs used in determining fair value measurements are categorised into different levels based on how observable the inputs used in the valuation technique utilised are (the "fair value hierarchy"):

Level 1: Quoted prices in active markets for identical items (unadjusted)

Level 2: Observable direct or indirect inputs other than Level 1 inputs

Level 3: Unobservable inputs (i.e. not derived from market data)

The classification of an item into the above levels is based on the lowest level of the inputs used that has a significant effect on the fair value measurement of the item. Transfers of items between levels are recognised in the period they occur.

	Total \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000
31 March 2017				
Recurring fair value measurements				
Financial assets				
<u>Financial assets at fair value</u>				
<u>through profit or loss</u>				
Bonds	359,221	-	359,221	-
Equity shares	102,974	102,974	-	-
Unit trusts	70,107	-	70,107	-
Fixed income futures contracts	34	34	-	-
Forward foreign exchange contracts	3,585	-	3,585	-
Total	535,921	103,008	432,913	-
Financial liabilities				
<u>Financial liabilities at fair value</u>				
<u>through profit or loss</u>				
Forward foreign exchange contracts	(4,278)	-	(4,278)	-

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28. Fair value of financial assets and financial liabilities (Continued)

	Total \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000
31 March 2016				
Recurring fair value measurements				
Financial assets				
<u>Financial assets at fair value</u>				
<u>through profit or loss</u>				
Bonds	456,571	-	456,571	-
Equity shares	101,662	101,662	-	-
Unit trusts	103,346	-	103,346	-
Equity futures contracts	1	1	-	-
Fixed income futures contracts	1,042	1,042	-	-
Forward foreign exchange contracts	8,307	-	8,307	-
Total	670,929	102,705	568,224	-
Financial liabilities				
<u>Financial liabilities at fair value</u>				
<u>through profit or loss</u>				
Equity futures contracts	(13)	(13)	-	-
Fixed income futures contracts	(35)	(35)	-	-
Forward foreign exchange contracts	(3,778)	-	(3,778)	-
Total	(3,826)	(48)	(3,778)	-

There was no transfer between Level 1 and Level 2 of the fair value hierarchy during the current and previous financial years.

The financial instruments included in Level 1 are quoted on active markets and their fair values are based on quoted market prices at the reporting date.

The financial instruments included under Level 2 comprise bonds, unit trusts and forward foreign exchange contracts.

The fair value of all these financial instruments are determined through quotes from dealers, net asset values from fund managers, marked to market based on WM Reuters Fixing Rate. The financial instruments have been classified as Level 2 in the current and previous financial years.

There have been no changes in the valuation techniques of the various classes of financial instruments during the financial year.

29. Authorisation of financial statements

These financial statements were authorised for issue by the Board on 30 June 2017.