

**URBAN REDEVELOPMENT AUTHORITY  
FINANCIAL STATEMENTS FOR THE  
FINANCIAL YEAR ENDED 31 MARCH 2019**

**URBAN REDEVELOPMENT AUTHORITY**

**REPORT AND FINANCIAL STATEMENTS**

**C O N T E N T S**

	<u>PAGE</u>
Statement by Urban Redevelopment Authority	1
Independent auditor's report	2 - 5
Statement of financial position	6
Statement of comprehensive income	7
Statement of changes in equity	8
Statement of cash flows	9
Notes to financial statements	10 - 37

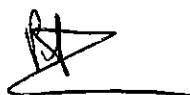
## URBAN REDEVELOPMENT AUTHORITY

### STATEMENT BY URBAN REDEVELOPMENT AUTHORITY

In our opinion,

- (a) the accompanying financial statements of Urban Redevelopment Authority (the "Authority"), set out on pages 6 to 37 are properly drawn up in accordance with the provisions of the Public Sector (Governance) Act 2018, Act 5 of 2018 (the "Act"), and Statutory Board Financial Reporting Standards ("SB-FRS") so as to present fairly, in all material respects, the financial position of the Authority as at 31 March 2019, and the financial performance, changes in equity and cash flows for the financial year ended on that date;
- (b) the receipts, expenditure, investment of moneys and the acquisition and disposal of assets by the Authority during the financial year have been in accordance with the provisions of the Act, the Urban Redevelopment Authority Act (Cap. 340) and the requirements of any other written law applicable to moneys of or managed by the Authority; and
- (c) proper accounting and other records have been kept, including records of all assets of the Authority, whether purchased, donated or otherwise.

On behalf of Urban Redevelopment Authority



.....  
Peter Ho Hak Ean  
Chairman



.....  
Lim Eng Hwee  
Chief Executive Officer

25 June 2019

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE BOARD OF URBAN REDEVELOPMENT AUTHORITY**

### **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 2019, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, as set out on pages 6 to 37.

In our opinion, the accompanying financial statements of the Authority are properly drawn up in accordance with the provisions of the Public Sector (Governance) Act 2018, Act 5 of 2018 (the "Act") and Statutory Board Financial Reporting Standards ("SB-FRS") so as to present fairly, in all material respects, the financial position of the Authority as at 31 March 2019 and the financial performance, changes in equity and cash flows of the Authority for the 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.

#### **Other Matters**

The financial statements of the Authority for the financial year ended 31 March 2018 were audited by another firm of auditors who expressed an unmodified opinion on those financial statements in their report dated 19 June 2018.



**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE BOARD OF  
URBAN REDEVELOPMENT AUTHORITY**

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

Management is responsible for the other information. The other information comprises the Statement by Urban Redevelopment Authority set out on page 1, but does not include the financial statements and our auditor's report thereon.

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

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

**Responsibilities of Management's 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 SB-FRS, 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, management is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless 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.

**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 skepticism throughout the audit. We also:

- (a) 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.

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE BOARD OF URBAN REDEVELOPMENT AUTHORITY**

- (b) 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.
- (c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- (d) 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.
- (e) 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 controls that we identify during our audit.

### **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, the Urban Redevelopment Authority Act (Cap. 340) (the "URA Act") and the requirements of any other written law applicable to moneys of or managed by the Authority.
- (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.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE BOARD OF  
URBAN REDEVELOPMENT AUTHORITY**

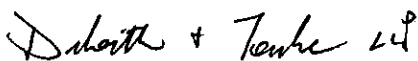
**Responsibilities of Management for Compliance with Legal and Regulatory Requirements**

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, the URA Act and the requirements of any other written law applicable to moneys of or managed by the Authority. This responsibility includes monitoring related compliance requirements relevant to the Authority, and implementing internal controls as management determines are necessary to enable compliance with the requirements.

**Auditor's Responsibility 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, the URA Act and the requirements of any other written law applicable to moneys of or managed by the Authority.

Our compliance audit includes obtaining an understanding of the internal control relevant to the receipts, expenditure, investment of moneys, 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 Authority's internal control. Because of the inherent limitations in any internal control system, non-compliances may nevertheless occur and not be detected.



Public Accountants and  
Chartered Accountants  
Singapore

25 June 2019

**URBAN REDEVELOPMENT AUTHORITY****STATEMENT OF FINANCIAL POSITION  
31 March 2019**

	Note	31 March 2019 \$'000	31 March 2018 \$'000
<b><u>ASSETS</u></b>			
<b>Non-current assets</b>			
Property, plant and equipment	4	219,499	222,509
Infrastructural projects-in-progress	5	3,750	302
Total non-current assets		<u>223,249</u>	<u>222,811</u>
<b>Current assets</b>			
Debtors, prepayments and accrued revenue	6	24,375	21,865
Other financial assets:			
- At fair value through profit or loss	7	655,521	626,865
- At amortised cost	7	32,940	-
Cash and cash equivalents	8	403,890	450,898
Total current assets		<u>1,116,726</u>	<u>1,099,628</u>
<b>Total assets</b>		<u><u>1,339,975</u></u>	<u><u>1,322,439</u></u>
<b><u>LIABILITIES AND EQUITY</u></b>			
<b>Current liabilities</b>			
Creditors and accrued operating expenses	9	216,646	230,657
Agency and other deposits	10	9,168	9,197
Provision for contribution to Consolidated Fund	11	10,205	7,098
Deferred income	12	7,956	3,915
Other financial liabilities at fair value through profit or loss	7	1,400	508
Total current liabilities		<u>245,375</u>	<u>251,375</u>
<b>Non-current liabilities</b>			
Project advances		8,234	8,234
Deferred income	12	1,970	1,804
Provision for pensions and gratuities	13	1,977	3,184
Total non-current liabilities		<u>12,181</u>	<u>13,222</u>
<b>Equity</b>			
Capital account	14	27,692	27,692
Accumulated surplus		1,054,727	1,030,150
Total equity		<u>1,082,419</u>	<u>1,057,842</u>
<b>Total liabilities and equity</b>		<u><u>1,339,975</u></u>	<u><u>1,322,439</u></u>

See accompanying notes to financial statements.



**URBAN REDEVELOPMENT AUTHORITY****STATEMENT OF COMPREHENSIVE INCOME**  
**Year ended 31 March 2019**

	<u>Note</u>	<u>2018/2019</u>	<u>2017/2018</u>
		<u>\$'000</u>	<u>\$'000</u>
<b>Operating income</b>			
Income from planning and other services	15	98,222	89,342
Agency and consultancy fees	16	22,271	22,897
Income from development control	17	41,216	39,918
Parking fees and related charges	18	67,092	73,542
Rental income		10,465	8,418
Other operating income	20	10,731	1,486
		<u>249,997</u>	<u>235,603</u>
Less:			
<b>Operating expenses</b>			
Expenditure on manpower and staff benefits	21	119,480	117,109
Operating supplies and services	22	45,794	40,608
Temporary occupation licence fees	23	28,354	28,146
Depreciation of property, plant and equipment	4	13,510	14,290
Property and car park maintenance		10,697	10,769
		<u>217,835</u>	<u>210,922</u>
<b>Operating surplus</b>		<u>32,162</u>	<u>24,681</u>
<b>Non-operating surplus</b>			
Net income from bank deposits and investments	19	27,860	25,568
Other non-operating income		8	10
		<u>27,868</u>	<u>25,578</u>
<b>Surplus before contribution to Consolidated Fund</b>		60,030	50,259
Contribution to Consolidated Fund	11	<u>(10,205)</u>	<u>(7,098)</u>
<b>Net surplus for the year, representing total comprehensive income for the year</b>		<u>49,825</u>	<u>43,161</u>

See accompanying notes to financial statements.

**URBAN REDEVELOPMENT AUTHORITY****STATEMENT OF CHANGES IN EQUITY  
Year ended 31 March 2019**

	<u>Note</u>	<u>Capital account</u>	<u>Accumulated surplus</u>	<u>Total</u>
		<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>
Balance at 1 April 2017		27,692	1,090,952	1,118,644
Net surplus for the year, representing total comprehensive income for the year		-	43,161	43,161
Transfer of completed infrastructural projects	24	-	(77,961)	(77,961)
Funding for government projects	24	-	(1,917)	(1,917)
Dividend paid	25	-	(24,085)	(24,085)
Balance at 31 March 2018		27,692	1,030,150	1,057,842
Adoption of SB-FRS 115 (Note 2.2)		-	(792)	(792)
Balance at 1 April 2018		27,692	1,029,358	1,057,050
Net surplus for the year, representing total comprehensive income for the year		-	49,825	49,825
Transfer of completed infrastructural projects	24	-	(71)	(71)
Funding for government projects	24	-	(5,015)	(5,015)
Dividend paid	25	-	(19,370)	(19,370)
Balance at 31 March 2019		<u>27,692</u>	<u>1,054,727</u>	<u>1,082,419</u>

See accompanying notes to financial statements.

## URBAN REDEVELOPMENT AUTHORITY

### STATEMENT OF CASH FLOWS Year ended 31 March 2019

	2018/2019	2017/2018
	\$'000	\$'000
<b>Operating activities</b>		
Surplus before contribution to Consolidated Fund	60,030	50,259
Adjustments for:		
Depreciation of property, plant and equipment	13,510	14,290
Provisions made for pensions and gratuities	461	245
Deferred income recognised	(8,762)	(3,286)
Net income from bank deposits and investments	(27,860)	(25,568)
Loss on disposal of property, plant and equipment	58	34
Debts written off	-	22
Operating cash flows before movements in working capital	37,437	35,996
Debtors, prepayments and accrued revenue	(237)	(1,676)
Agency and other deposits	(29)	(1,954)
Creditors and accrued operating expenses	(4,764)	(1,185)
Payments for pensions and gratuities	(1,668)	(660)
Deferred income received	12,177	4,272
Cash generated from operations	42,916	34,793
Contribution to Consolidated Fund	(7,098)	(7,499)
Net cash from operating activities	35,818	27,294
<b>Investing activities</b>		
Purchase of property, plant and equipment	(7,211)	(12,792)
Interest received	15,014	11,891
Dividend received	3,876	3,445
Net payment for sale and purchase of financial assets at fair value through profit or loss	(53,200)	(82,643)
Net cash used in investing activities	(41,521)	(80,099)
<b>Financing activities</b>		
Funding for government projects	(5,015)	(1,917)
Payments made for infrastructural projects-in-progress	(700)	(1,951)
Dividend paid	(19,370)	(24,085)
Net cash used in financing activities	(25,085)	(27,953)
Net decrease in cash and cash equivalents	(30,788)	(80,758)
Cash and cash equivalents at beginning of year	269,551	350,309
<b>Cash and cash equivalents at end of year (Note 8)</b>	<b>238,763</b>	<b>269,551</b>

#### Note:

During the year, the Authority acquired property, plant and equipment amounting to \$10,558,000 (2017/2018 : \$13,205,000), of which \$5,074,000 (31 March 2018 : \$1,727,000) has not been paid at the end of the reporting period.

See accompanying notes to financial statements.

## **URBAN REDEVELOPMENT AUTHORITY**

### **NOTES TO FINANCIAL STATEMENTS**

**31 March 2019**

#### **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 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 ("'\$'000"), unless indicated otherwise.

These financial statements of the Authority for the year ended 31 March 2019 were authorised for issue by the Board on 25 June 2019.

#### **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 Act and Statutory Board Financial Reporting Standards ("SB-FRS"), including Interpretations of SB-FRS ("INT SB-FRS") and SB-FRS Guidance Notes.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Authority takes into account the characteristics of the asset or liability which market participants would take into account when pricing the asset or liability at the measurement date.

Fair value for measurement and/or disclosure purposes in the financial statements is determined on such a basis, except for leasing transactions that are within the scope of SB-FRS 17 *Leases*, and measurements that have some similarities to fair value but are not fair value, such as value in use in SB-FRS 36 *Impairment of Assets*.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly: for bonds - based on quotes from dealers, for unit trusts - based on net asset values from fund managers, for forward foreign exchange contracts - based on WM Reuters fixing rates, for cross currency swaps - based on WM Reuters fixing rates and quotes from dealers; and
- Level 3 inputs are unobservable inputs for the asset or liability.

#### 2.2 Adoption of new and revised standards

In the current financial year, the Authority has adopted all the new and revised SB-FRSs, INT SB-FRS and SB-FRS Guidance Notes that are effective from that date and relevant to the its operations. The adoption of these Standards do 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 except as disclosed below.

#### **SB-FRS 109 *Financial Instruments***

SB-FRS 109 introduces new requirements for 1) the classification and measurement of financial assets and financial liabilities, 2) impairment of financial assets and 3) general hedge accounting. Details of these new requirements as well as their impact on the financial statements are described below.

The Authority applied SB-FRS 109 with an initial application date of 1 April 2018. The Authority has not restated the comparative information, which continues to be reported under SB-FRS 39. There is no material impact on adoption of SB-FRS 109.

#### (a) Classification and measurement of financial assets and financial liabilities

The Authority has applied the requirements of SB-FRS 109 to instruments that have not been derecognised as at 1 April 2018 and has not applied the requirements to instruments that have already been derecognised as at 1 April 2018. The classification of financial assets is based on two criteria: the Authority's business model for managing the assets and whether the instruments' contractual cash flows represent 'solely payments of principal and interest' on the principal amount outstanding. There are no changes in classification and measurement of the Authority's financial assets and financial liabilities, other than those disclosed in the notes to the financial statements.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

(b) Impairment of financial assets

SB-FRS 109 requires an expected credit loss model as opposed to an incurred credit loss model under SB-FRS 39. The expected credit loss model requires the Authority to account for expected credit losses and changes in those expected credit losses at each reporting date to reflect changes in credit risk since initial recognition of the financial assets. It is no longer necessary for a credit event to have occurred before credit losses are recognised.

Specifically, SB-FRS 109 requires the Authority to recognise a loss allowance for expected credit losses on debt investments subsequently measured at amortised cost and accrued revenue to which the impairment requirements of SB-FRS 109 apply.

#### **SB-FRS 115 Revenue from Contracts with Customers**

SB-FRS 115 supersedes SB-FRS 18 *Revenue* and the related Interpretations. SB-FRS 115 introduces a 5-step approach to revenue recognition. Far more prescriptive guidance has been added in SB-FRS 115 to deal with specific scenarios. Details of these new requirements as well as their impact on the financial statements are described below.

The Authority has applied SB-FRS 115 using the modified retrospective method with the cumulative effect of initially applying this Standard recognised at the date of initial application (1 April 2018) as an adjustment to the opening balance of accumulated surplus. Therefore, the comparative information was not restated and continues to be reported under SB-FRS 18 and the related Interpretations. The Authority has elected to apply this Standard retrospectively only to contracts that are not completed contracts at the date of initial application.

SB-FRS 115 uses the terms 'contract asset' and 'contract liability' to describe what might more commonly be known as 'accrued revenue' and 'deferred revenue'. However, the Standard does not prohibit an entity from using alternative descriptions in the statement of financial position. The Authority has adopted the terminology of 'accrued revenue' and 'deferred income' to describe such balances.

The Authority's significant accounting policies for its revenue streams are disclosed in Note 2.12.

The effects of adopting SB-FRS 115 under the modified retrospective approach are presented and explained below:

(A) Impact on the Statement of Financial Position as at 1 April 2018 (date of initial application):

	Previously reported as at 31 March 2018	Adoption of SB-FRS 115	(Note)	Adjusted as at 1 April 2018
	\$'000	\$'000		\$'000
<b>Current assets</b>				
Debtors and prepayments	21,865	(2,054)	(a)	19,811
Accrued revenue	-	2,054	(a)	2,054
<b>Current liabilities</b>				
Deferred income	3,915	(491)	(b)	6,102
		2,678	(c)	
<b>Equity</b>				
Accumulated surplus	1,030,150	1,886	(b)	1,029,358
		(2,678)	(c)	

**URBAN REDEVELOPMENT AUTHORITY**

**NOTES TO FINANCIAL STATEMENTS**

**31 March 2019**

(B) Impact on the Statement of Financial Position as at 31 March 2019 (current reporting period):

	Under previous SB-FRS	Adoption of SB-FRS 115	(Note)	Under new SB-FRS
	\$'000	\$'000		\$'000
<b>Current assets</b>				
Debtors and prepayments	24,375	(6,362)	(a)	18,013
Accrued revenue	-	6,362	(a)	6,362
<b>Current liabilities</b>				
Current deferred income	8,036	(265)	(b)	9,926
		2,155	(c)	
<b>Equity</b>				
Accumulated surplus	1,056,867	538	(b)	1,054,727
		(2,678)	(c)	

(C) Impact on the Statement of Comprehensive Income for the year ended 31 March 2019 (current reporting period):

	Under previous SB-FRS	Adoption of SB-FRS 115	(Note)	Under new SB-FRS
	\$'000	\$'000		\$'000
<b>Operating income</b>				
Agency and consultancy fees	22,544	(273)	(b)	22,271
Parking fees and related charges	66,569	523	(c)	67,092

Note:

(a) Accrued revenue is recognised when the Authority has performed under the contract but has not yet billed the customer. It is transferred to "Operating debtors" when the right to consideration becomes unconditional. Hence under SB-FRS 115, such accrued revenue is presented separately from debtors.

(b) Agency fees from selling land

Previously, agency fees from selling land for the government were 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 fees was recognised. The remaining agency fees were deferred and recognised over the subsequent three years.

Under SB-FRS 115, agency fees are recognised based on performance obligations satisfied. On the date of award of the sale of land, the Authority continues to recognise a significant portion of the agency fees as most of the performance obligations are satisfied at that point in time. The remaining agency fees are deferred and recognised over the subsequent four years to reflect the satisfaction of the post land sales performance obligation over time.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

(c) Income from the sale of car park coupons

The Authority earns income from the sale of car park coupons, which is shared between the Authority and the Housing and Development Board. Previously, income from the sale of car park coupons were recognised based on the total annual coupon sales proceeds.

Under SB-FRS 115, the Authority considers its performance obligations as satisfied at a point in time upon usage of car park coupons by end-users. An adjustment to defer a portion of the total annual coupon sales is made at the end of each reporting period. Previously, no amount was deferred.

#### 2.3 Standards issued but not yet effective

At the date of authorisation of these financial statements, the following SB-FRS that is relevant to the Authority was issued but not effective and is expected to have an impact to the Authority in the periods of its initial adoption:

Effective for annual periods beginning on or after 1 January 2019:

- SB-FRS 116 *Leases*

##### **SB-FRS 116 Leases**

The Standard provides a comprehensive model for the identification of lease arrangements and their treatment in the financial statements of both lessees and lessors. The identification of leases, distinguishing between leases and service contracts, are determined on the basis of whether there is an identified asset controlled by the customer.

Significant changes to lessee accounting are introduced, with the distinction between operating and finance leases removed and assets and liabilities are recognised in respect of all leases (subject to limited exemptions for short-term leases and leases of low value assets). The Standard maintains substantially the lessor accounting approach under the existing framework.

The Authority plans to adopt the standard in the financial year beginning on 1 April 2019 with the modified retrospective approach in accordance with the transitional provisions.

The Authority has performed an assessment of the impact of SB-FRS 116 and does not expect any material impact on the financial statements and any significant changes to the current accounting treatment for the Authority's leases, apart from the need to provide additional disclosures on the nature of certain leases. This assessment may be subject to changes arising from ongoing analysis.

#### 2.4 Financial instruments

##### **Financial assets**

###### *Initial recognition and measurement*

Financial assets are recognised when, and only when the Authority becomes party to the contractual provisions of the instruments.



## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

At initial recognition, the Authority measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVTPL are expensed in profit or loss.

Debtors are measured at the amount of consideration to which the Authority expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party, if the debtors do not contain a significant financing component at initial recognition.

#### *Subsequent measurement*

##### Investments in debt instruments

Subsequent measurement of debt instruments depends on the Authority's business model for managing the asset and the contractual cash flow characteristics of the asset. The three measurement categories for classification of debt instruments are amortised cost, fair value through other comprehensive income ("FVOCI") and FVTPL. The Authority only has debt instruments at amortised cost and FVTPL.

##### (i) Amortised cost

Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gains and losses are recognised in profit or loss when the assets are derecognised or impaired, and through the amortisation process.

##### (ii) Fair value through profit or loss

Assets that do not meet the criteria for amortised cost are measured at fair value through profit or loss. A gain or loss on a debt instrument that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss in the period in which it arises.

##### Investments in equity instruments

On initial recognition of an investment in equity instrument, changes in fair value are recognised in profit or loss.

##### Derivatives

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. Changes in fair value of the derivatives are recognised in profit or loss.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### *Derecognition*

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.

#### **Financial liabilities and equity instruments**

##### *Initial recognition and measurement*

##### Financial liabilities

Financial liabilities are recognised when, and only when, the Authority becomes a party to the contractual provisions of the financial instrument. The Authority determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value, plus in the case of financial liabilities not at FVTPL, directly attributable transaction costs.

##### Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Authority after deducting all of its liabilities. Equity instruments are recorded in the capital account at the proceeds received, net of significant direct issue costs. Shares issued to the Minister for Finance are classified as equity.

##### *Subsequent measurement*

After initial recognition, financial liabilities that are not carried at FVTPL are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

Financial liabilities at fair value through profit or loss include financial liabilities held for trading. Financial liabilities are classified as held for trading if they are acquired for the purpose of selling in the near term. This category includes derivative financial instruments entered into by the Authority that are not designated as hedging instruments in hedge relationships.

Subsequent to initial recognition, financial liabilities at fair value through profit or loss are measured at fair value. Any gains or losses arising from changes in fair value are recognised in profit or loss.

##### *Derecognition*

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 and payable is recognised in profit or loss.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### 2.5 Impairment of financial assets

The Authority recognises an allowance for expected credit losses ("ECLs") for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Authority expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is recognised for credit losses expected over the remaining life of the exposure, irrespective of timing of the default (a lifetime ECL).

For debtors, the Authority applies a simplified approach in calculating ECLs. Therefore, the Authority does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Authority has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment which could affect debtors' ability to pay.

The Authority considers a financial asset in default when internal or external information indicates that the Authority is unlikely to receive the outstanding contractual amounts in full. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

#### 2.6 Derivative financial instruments

Forward foreign exchange contracts, fixed income futures contracts, equity futures contracts and cross currency swaps (collectively as "derivatives") are initially recognised at fair value at the date the derivative contracts are entered into and are subsequently remeasured to their fair value as at each reporting date. The resulting gain or loss is recognised in profit or loss immediately. The Authority does not adopt hedge accounting as the derivatives are mainly short-term and are held for trading (Note 7).

#### 2.7 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

##### *The Authority as lessor*

Rental income from operating leases is recognised on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense over the lease term on the same basis as the lease income.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### *The Authority as lessee*

Assets held under finance leases are recognised as assets of the Authority at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments.

Rentals payable under operating leases are charged to profit or loss on a straight-line basis over the lease terms.

In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

#### 2.8 Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and any 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.

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

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, with the effect of any changes in estimate accounted for on a prospective basis.

Leasehold land and buildings are depreciated over the shorter of the estimated useful life of the asset and the lease term, if there is no reasonable certainty that the Authority will obtain ownership by the end of the lease term.

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.

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

## **URBAN REDEVELOPMENT AUTHORITY**

### **NOTES TO FINANCIAL STATEMENTS**

**31 March 2019**

#### **2.9 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.

#### **2.10 Impairment of non-financial assets**

At the end of each reporting period, the Authority reviews the carrying amounts of its non-financial 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.

Recoverable amount is the higher of its fair value less costs to sell and 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.

#### **2.11 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.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### 2.12 Income recognition

The Authority recognises income from the following major sources:

- Income from planning and other services
- Agency and consultancy fees
- Income from development control
- Parking fees and related charges
- Interest income
- Dividend income
- Rental income
- Other operating income

Income is measured based on the consideration specified in a contract with a customer and excludes amounts collected on behalf of third parties.

Income is recognised when the Authority satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of income recognised is the amount allocated to the satisfied performance obligation.

(i) Income from planning and other services

Income from planning and other services mainly relates to planning services rendered to the Ministry of National Development to carry out strategic physical development of Singapore in a sustainable manner. Income is recognised in the accounting period in which the services are rendered and transferred over time by the Authority.

(ii) Agency and consultancy fees

Agency and consultancy fees comprise mainly agency fees from selling and managing land for the government and from undertaking development projects on behalf of the government.

For agency fee from selling land, a significant portion of the agency revenue is recognised upon the date of award of the land to reflect the bulk of the work which has been rendered. The remaining agency fees received are deferred and recognised over time to reflect the satisfaction of performance obligations over time.

For agency fee from managing land and from undertaking development projects, income is recognised in the accounting period in which the services are rendered by the Authority.

## **URBAN REDEVELOPMENT AUTHORITY**

### **NOTES TO FINANCIAL STATEMENTS**

**31 March 2019**

(iii) Income from development control

Income from development control mainly relates to the services rendered in processing and reviewing applications for building projects. The Authority considers its performance obligations as satisfied upon the issuance of a formal decision. Accordingly, if the decision is not issued by financial year-end, a portion of the income from development control received at financial year end is deferred and recognised in the subsequent financial year when the formal decision is issued. Income is recognised in the accounting period in which the services are rendered and transferred at a point in time by the Authority.

(iv) Parking fees and related charges

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.

For income from the sale of car park coupons, the performance obligation is satisfied at a point in time, upon usage of car park coupons by end-users. A portion of the sales proceeds is hence deferred at the end of each reporting period to reflect the amount of unused car park coupons by end-users.

Season parking fees are accounted for over time, on a time proportion basis. Licence fees from operators to operate and manage car parks are recognised over time in the accounting period on a straight line basis over the licence period. Other parking fees and related charges are accounted for at a point in time when transacted.

(v) Interest income

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

(vi) Dividend income

Dividend income is recognised at a point in time when the right to receive payment is established.

(vii) Rental income

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

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### (viii) Other operating income

Other operating income comprises mainly government grants which are recognised as income over the periods necessary to match them with the costs for which they are intended to compensate, on a systematic basis. Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Authority with no future related costs are recognised in profit or loss in the period in which they become receivable.

#### 2.13 Employee compensation and superannuation benefits

##### Defined contribution plans

The Authority pays fixed contributions into separate entities such as the Central Provident Fund on a mandatory 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.

##### 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.

##### Pensions

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) (Note 13).

#### 2.14 Foreign currency transactions

In preparing the financial statements, transactions in currencies other than the Authority's functional currency are recorded at the rate of exchange prevailing on the date of the transaction. As at each reporting date, monetary items denominated in foreign currencies are retranslated at the rates prevailing at the end of the reporting period.

Exchange differences arising on the settlement of monetary items, and on retranslation of monetary items are included in profit or loss for the period.

#### 2.15 Cash and cash equivalents

Cash and cash equivalents in the statement of cash flows comprise 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.



## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### 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, management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Management is of the opinion that there are no critical judgements and key sources of estimation uncertainty at the end of the reporting period that have a significant effect on the amounts recognised in the financial statements.

#### 4 PROPERTY, PLANT AND EQUIPMENT

	Leasehold land	Buildings	Plant and machinery	Surface car parks	IT systems	Other assets	Projects-in- progress	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Cost:</b>								
At 1 April 2017	153,151	116,839	33,582	47,135	26,682	28,750	4,700	410,839
Additions	-	-	1,802	86	3,163	522	7,632	13,205
Transfers	-	-	2,084	963	3,515	-	(6,562)	-
Disposals/write-off	-	-	(1,311)	-	(223)	(2,524)	-	(4,058)
At 31 March 2018	153,151	116,839	36,157	48,184	33,137	26,748	5,770	419,986
Additions	-	-	189	35	2,042	2,436	5,856	10,558
Transfers	-	-	-	3,963	1,480	2,107	(7,550)	-
Disposals/write-off	-	-	(583)	-	(4,706)	(871)	-	(6,160)
At 31 March 2019	153,151	116,839	35,763	52,182	31,953	30,420	4,076	424,384
<b>Accumulated depreciation:</b>								
At 1 April 2017	29,927	52,890	25,135	41,919	19,203	18,137	-	187,211
Depreciation charge	1,627	2,672	1,993	1,798	3,683	2,517	-	14,290
Disposals/write-off	-	-	(1,312)	-	(223)	(2,489)	-	(4,024)
At 31 March 2018	31,554	55,562	25,816	43,717	22,663	18,165	-	197,477
Depreciation charge	1,627	2,673	2,071	2,069	3,405	1,665	-	13,510
Disposals/write-off	-	-	(526)	-	(4,706)	(870)	-	(6,102)
At 31 March 2019	33,181	58,235	27,361	45,786	21,362	18,960	-	204,885
<b>Carrying amount:</b>								
At 31 March 2019	119,970	58,604	8,402	6,396	10,591	11,460	4,076	219,499
At 31 March 2018	121,597	61,277	10,341	4,467	10,474	8,583	5,770	222,509

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

Land parcels with reversionary interest from past sale of sites were not included in the above assets schedule as the unguaranteed residual values could not be established at the lease inception dates in the 1970s and 1980s. Hence, these are carried at zero cost. The Authority has a total of 46 land parcels of which 42 land parcels have 4 years or less of reversionary interest and 4 land parcels have longer periods of reversionary interest.

#### 5 INFRASTRUCTURAL PROJECTS-IN-PROGRESS

As at 31 March 2019, the amounts incurred were mainly for Proposed Enhancement Works (Phase 1) for Bras Basah Bugis (31 March 2018 : Rail Corridor at Bukit Timah).

	31 March 2019	31 March 2018
	\$'000	\$'000
At beginning of year	302	77,463
Additions	3,519	800
Transfer upon completion (Note 24)	(71)	(77,961)
At end of year	<u>3,750</u>	<u>302</u>

#### 6 DEBTORS, PREPAYMENTS AND ACCRUED REVENUE

	31 March 2019	31 March 2018
	\$'000	\$'000
Operating debtors	4,300	8,963
Recoverables:		
- Agency projects	1,948	2,640
- Others	285	371
Accrued interest and dividend receivables	5,382	4,771
Prepayments	4,200	3,518
Other debtors	224	1,059
Amount due from brokers	-	543
Receivables for sale of investment	1,662	-
Staff loans	12	-
Accrued revenue	6,362	-
	<u>24,375</u>	<u>21,865</u>

The Authority's operating debtors are mostly government agencies, other statutory boards and its supervisory ministry, the Ministry of National Development (Note 27). A majority of the Authority's operating debtors and recoverables are neither past due (within the credit period of 30 days) nor impaired and are due from the Ministry of National Development. The Authority does not have significant historical credit loss and the loss allowance measured using lifetime ECL is determined to be minimal.

**URBAN REDEVELOPMENT AUTHORITY**

**NOTES TO FINANCIAL STATEMENTS**

**31 March 2019**

**7 OTHER FINANCIAL ASSETS (LIABILITIES)**

Other financial assets (liabilities) include the following:

	31 March 2019	31 March 2018
	\$'000	\$'000
<u>Financial assets at fair value through profit or loss</u>		
Quoted marketable securities:		
- Bonds <sup>(b)</sup>	423,490	417,732
- Equity shares	125,381	108,577
- Fixed income futures contracts <sup>(c)</sup>	-	6
Unit trusts	106,028	98,927
Forward foreign exchange contracts <sup>(d)</sup>	225	1,373
Cross currency swaps <sup>(e)</sup>	397	250
Total other financial assets at FVTPL	<u>655,521</u>	<u>626,865</u>
<u>Financial assets at amortised cost</u>		
- Bonds <sup>(b) (g)</sup>	32,940	-
Total other financial assets	<u>688,461</u>	<u>626,865</u>
<u>Financial liabilities at fair value through profit or loss</u>		
Forward foreign exchange contracts <sup>(d)</sup>	(877)	(125)
Cross currency swaps <sup>(e)</sup>	(523)	(383)
Total other financial liabilities at FVTPL	<u>(1,400)</u>	<u>(508)</u>
Net other financial assets (liabilities)	<u>687,061</u>	<u>626,357</u>

The Authority's financial assets and financial liabilities are measured at fair value as at each reporting date. Other than equity shares and fixed income future contracts which are categorised as Level 1, the fair value measurement of other financial assets and financial liabilities are categorised as Level 2. There are no significant unobservable inputs and there was no transfer between Level 1 and Level 2 of the fair value hierarchy during the current and previous financial years.

- (a) All other financial assets (liabilities) are managed by external fund managers, except for cross currency swaps and bonds held at amortised cost.
- (b) Bonds included in quoted marketable securities and at amortised cost had a weighted average effective interest rate of 3.2% per annum (31 March 2018 : 2.8% per annum). The bonds tenure ranged approximately from 29 days to 29.8 years (31 March 2018 : 1 day to 29.7 years). Included in bonds are perpetual securities of \$44,125,000 (31 March 2018 : \$8,822,000) with no fixed redemption date. Singapore Government Securities and bonds issued by the Singapore statutory boards amounted to \$70,578,000 (31 March 2018 : \$55,717,000).

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

- (c) 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 is \$Nil (31 March 2018 : \$3,752,000).

The settlement date on fixed income futures contracts was Nil days (31 March 2018 : 90 days).

- (d) Foreign exchange contracts are used to hedge foreign exchange risks arising from investments in quoted bonds, equities and unit trusts. The notional principal amounts of outstanding forward foreign exchange contracts is \$248,029,000 (31 March 2018 : \$189,443,000) of which contracts involving United States dollars amounts to \$226,868,000 (31 March 2018 : \$170,089,000).

The settlement dates on forward foreign exchange contracts ranged between 2 days to 80 days (31 March 2018 : 2 days to 81 days). The Authority will settle the foreign exchange contracts on a net basis.

- (e) Cross currency swaps are used to hedge foreign exchange risks arising from investments in quoted foreign currency bonds. The notional principal amounts of outstanding cross currency swaps comprise contracts involving United States dollar and Euro amounted to \$17,662,000 and \$8,568,000 respectively (31 March 2018 : \$16,946,000 and \$8,972,000 respectively).

The settlement dates on cross currency swaps ranged between 2 to 4 years (31 March 2018 : 3 to 5 years). The Authority will settle the cross currency swaps on a gross basis.

- (f) Other financial assets at fair value through profit or loss denominated in foreign currencies amounted to \$426,991,000 (31 March 2018 : \$342,992,000). The foreign currency exposure arises primarily from the Authority's investment in unit trusts, quoted bonds and equity shares of which approximately 72% and 7% (31 March 2018 : 66% and 8%) are denominated in United States dollar and Hong Kong dollar respectively. The remaining investments are held in various currencies which are individually not significant.

- (g) The Authority has a bond portfolio amounting to \$32,940,000 (31 March 2018 : \$32,705,000). The portfolio was previously designated at fair value through profit or loss but has been reclassified and measured at amortised cost on 1 April 2018. The effect of the reclassification is not material. The portfolio comprised mainly foreign and domestic corporate bonds (31 March 2018 : mainly foreign and domestic corporate bonds).

## 8 CASH AND CASH EQUIVALENTS

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

	31 March 2019	31 March 2018
	\$'000	\$'000
Cash and bank balances	71,770	181,503
Cash with Accountant-General's Department	327,685	242,128
Cash and bank balances held by fund managers	4,435	27,267
Cash and cash equivalents per Statement of Financial Position	403,890	450,898
Cash held on behalf of government agencies	(165,127)	(181,347)
Cash and cash equivalents per Statement of Cash Flows	238,763	269,551

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

- (a) Included in cash and bank balances, as well as cash with Accountant-General's Department ("AGD") was an amount of \$165,127,000 (31 March 2018: \$181,347,000) 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).
- (b) Cash with the AGD comprises \$151,470,000 (31 March 2018 : \$60,172,000) that are managed by AGD under the Centralised Liquidity Management ("CLM") and \$176,215,000 (31 March 2018 : \$181,956,000) managed under the Statutory Board Approved Funds ("SBAF"). Under the CLM, cash is managed centrally to achieve greater efficiency and earns interest ranging from 1.44% to 1.98% (2017/2018 : 1.21% to 1.28%). Under the SBAF, funds approved for infrastructural projects are placed with AGD and will not be subject to dividend payment (Note 25).
- (c) Cash and cash equivalents denominated in foreign currencies amounted to \$1,306,000 (31 March 2018 : \$11,844,000) and were denominated mainly in United States dollar (31 March 2018 : United States dollar). The cash in foreign currencies were held by fund managers in relation to the Authority's investment in quoted equity shares and bonds.

#### 9 CREDITORS AND ACCRUED OPERATING EXPENSES

	31 March 2019	31 March 2018
	\$'000	\$'000
Collections on behalf of the Ministry of National Development and government agencies:		
- Sale of sites tender deposits	71,637	157,500
- Development charges and parking fees	91,565	24,145
- Others	1,970	1,293
Operating creditors	13,276	12,115
Advances received	3,189	7,831
Accrued operating expenses and other creditors	24,794	24,531
Payables for infrastructural projects-in-progress	3,287	468
Payables for purchase of investments	1,854	1,047
Payables for property, plant and equipment	5,074	1,727
Creditors and accrued operating expenses	<u>216,646</u>	<u>230,657</u>
Less: Advances received	(3,189)	(7,831)
Less: Provision for unconsumed leave	(4,417)	(4,428)
Add: Agency and other deposits	9,168	9,197
Financial liabilities at amortised cost	<u>218,208</u>	<u>227,595</u>

In addition to project advances of \$8,234,000 (31 March 2018 : \$8,234,000) disclosed as a non-current liability on the Statement of Financial Position, an amount of \$2,602,000 (31 March 2018 : \$4,080,000) included in "Operating creditors", and "Accrued operating expenses and other creditors", totalling \$10,836,000 (31 March 2018 : \$12,314,000) 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 2018 : 30 days).

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### 10 AGENCY AND OTHER DEPOSITS

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

#### 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% (2017/2018 : 17%) of the surplus for the financial year.

#### 12 DEFERRED INCOME

This includes mainly 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 2019	31 March 2018
	\$'000	\$'000
Presented as:		
Current	7,956	3,915
Non-current	1,970	1,804
	<u>9,926</u>	<u>5,719</u>

Movements in deferred income account were as follows:

	31 March 2019	31 March 2018
	\$'000	\$'000
At beginning of financial year	5,719	4,733
Adoption of SB-FRS 115 (Note 2.2)	2,187	-
Income deferred during the financial year	10,782	4,272
Transfer to profit or loss	(8,762)	(3,286)
At end of financial year	<u>9,926</u>	<u>5,719</u>

#### 13 PROVISION FOR PENSIONS AND GRATUITIES

Movements in provision for pensions and gratuities were as follows:

	31 March 2019	31 March 2018
	\$'000	\$'000
At beginning of financial year	3,184	3,599
Provision made during the financial year	461	245
Provision utilised during the financial year	(1,668)	(660)
At end of financial year	<u>1,977</u>	<u>3,184</u>

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

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.

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

	<u>2018/2019</u>	<u>2017/2018</u>
	\$'000	\$'000
Income from planning and other services:		
- Planning services rendered to the Ministry of National Development	74,608	68,111
- Place Management	7,079	6,426
- Promotion of architecture and urban design excellence	2,899	3,181
- Others	13,636	11,624
	<u>98,222</u>	<u>89,342</u>

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### 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.

#### 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.

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 and share of profit 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 FROM BANK DEPOSITS AND INVESTMENTS

	2018/2019	2017/2018
	\$'000	\$'000
Interest income from bank deposits	1,173	3,102
<u>Investments</u>		
(Loss) Gain from sale of investments	(4,570)	15,788
Dividend income	3,981	3,109
Interest income	14,290	12,001
Fair value gain (loss) arising from financial assets and financial liabilities:		
- Designated as at fair value through profit or loss	-	2,212
- Held for trading	13,602	(1,257)
Interest income from bonds measured at amortised cost	57	-
Foreign exchange gain (loss)	1,365	(7,386)
Income from investments	28,725	24,467
Fund management expenses	(2,038)	(2,001)
	<u>26,687</u>	<u>22,466</u>
Net income from bank deposits and investments	<u>27,860</u>	<u>25,568</u>



## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### 20 OTHER OPERATING INCOME

Other operating income comprises mainly operating government grants received from the Ministry of National Development to defray the cost incurred by the Authority in carrying out its regulatory and enforcement actions.

#### 21 EXPENDITURE ON MANPOWER AND STAFF BENEFITS

	<u>2018/2019</u>	<u>2017/2018</u>
	\$'000	\$'000
Salaries, allowances and bonus	103,175	101,328
Employer's contribution to Central Provident Fund	13,808	13,549
Hospital and medical expenses	885	848
Staff welfare expenses	621	560
Other staff costs	991	824
	<u>119,480</u>	<u>117,109</u>

#### 22 OPERATING SUPPLIES AND SERVICES

Key items included under operating supplies and services are expenditure on information technology, staging costs for exhibitions and events and cost incurred for enforcement services.

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:

	<u>2018/2019</u>	<u>2017/2018</u>
	\$'000	\$'000
Board members' allowances	<u>259</u>	<u>248</u>

#### 23 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.

#### 24 FUNDING FOR GOVERNMENT PROJECTS AND TRANSFER OF COMPLETED PROJECTS

The Authority provides funding for strategic and game-changing government infrastructure projects which are aligned with URA's mission and strategic objectives. 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. \$5,015,000 was incurred during the financial year to fund the Round Island Route Phase 1A project.

During the previous financial year, \$1,766,000 out of the \$1,917,000 incurred was to fund the Gardens by the Bay project.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS

31 March 2019

#### 25 DIVIDEND PAID

Dividend is recognised in the financial year in which it is approved by the Board. During the financial year, a dividend of \$19,370,000 (2017/2018 : \$24,085,000) 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 2018.

#### 26 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 2019	31 March 2018
	\$'000	\$'000
Infrastructural projects	21,979	9,399
Property, plant and equipment	10,025	12,534
Amounts approved and contracted for	<u>32,004</u>	<u>21,933</u>

##### (b) 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 2019	31 March 2018
	\$'000	\$'000
Not later than one year	9,779	9,712
Between one and five years	6,913	12,647
Later than five years	1,585	2,450
	<u>18,277</u>	<u>24,809</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.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS 31 March 2019

#### 27 SIGNIFICANT RELATED PARTY TRANSACTIONS

For the purposes of these financial statements, related parties refer to Ministries, Organ of States and other Statutory Boards. The transactions with government-related entities other than Ministries, Organ of States, and other Statutory Boards, are not disclosed unless there are circumstances to indicate that these transactions are of interest to the readers of the financial statements.

Other than as disclosed elsewhere in the financial statements, 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:

	2018/2019	2017/2018
	\$'000	\$'000
<b>Income</b>		
Ministry of National Development:		
- Income from planning and other services	94,241	85,641
- Agency and consultancy fees	12,853	12,454
- Other operating income	7,789	32
Housing and Development Board:		
- Income from development control	4,640	7,078
Competition Commission of Singapore:		
- Rental income	1,433	1,331
Ministry of Law:		
- Agency and consultancy fees	7,888	8,105
- Rental income	3,965	3,956
<b>Expenditure</b>		
Singapore Land Authority:		
- Temporary occupation licence fees	27,660	27,295
National Environment Agency:		
- Property and car park maintenance	1,301	1,301
National Parks Board:		
- Property and car park maintenance	880	853

**URBAN REDEVELOPMENT AUTHORITY**

**NOTES TO FINANCIAL STATEMENTS  
31 March 2019**

	2018/2019	2017/2018
	\$'000	\$'000
<b>Amounts due from a related party</b>		
Ministry of National Development	828	3,808
<b>Amounts due to a related party</b>		
Housing and Development Board	44	3,266

The outstanding balances are disclosed in Notes 6 and 9 and they are unsecured, interest-free 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.

**Compensation of key management personnel**

Key management personnel compensation is as follows:

	2018/2019	2017/2018
	\$'000	\$'000
Salaries and other short-term employee benefits	5,973	5,614
Employer's contribution to Central Provident Fund	280	265
	6,253	5,879

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.

**28 FINANCIAL INSTRUMENTS, FINANCIAL RISKS AND CAPITAL RISK MANAGEMENT**

**(a) Categories of financial instruments**

The following table sets out the financial instruments as at the end of the reporting period:

	31 March 2019	31 March 2018
	\$'000	\$'000
<b>Financial assets</b>		
Financial assets at amortised cost:		
- Debtors and accrued revenue excluding prepayments (Note 6)	20,175	18,347
- Cash and cash equivalents (Note 8)	403,890	450,898
- Bonds (Note 7)	32,940	-
	457,005	469,245
Financial assets measured at FVTPL (Note 7)	655,521	626,865

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS 31 March 2019

	31 March 2019 \$'000	31 March 2018 \$'000
<b>Financial liabilities</b>		
Financial liabilities at amortised cost (Note 9)	218,208	227,595
Financial liabilities measured at FVTPL (Note 7)	1,400	508

#### (b) *Financial risk management policies and objectives*

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. Market risk exposures are measured using sensitivity analysis indicated below.

The Authority does not hold or issue derivative financial instruments for speculative purposes.

##### (i) *Foreign currency risk management*

The Authority has exposure to foreign exchange risk as a result of investments in foreign currency denominated financial assets and financial liabilities. The main foreign currency for these investments is the United States dollar. Foreign currency contracts and cross currency swaps are used to hedge foreign exchange exposure as and when required.

##### *Foreign currency sensitivity analysis*

The following details the sensitivity to a 10% increase and decrease in United States dollar against the functional currency of the Authority. 10% represents management's assessment of the reasonably possible change in foreign exchange rates.

A 10% (2017/2018 : 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 \$6,711,000 (2017/2018 : \$5,390,000).

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.

##### (ii) *Interest rate risk management*

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.

## URBAN REDEVELOPMENT AUTHORITY

### NOTES TO FINANCIAL STATEMENTS 31 March 2019

#### (iii) Price risk management

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

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

#### *Price sensitivity analysis*

In respect of financial assets at fair value through profit or loss, except bonds, if prices increase or decrease by 10% with all other variables being held constant, the Authority's net surplus for the year ended 31 March 2019 would increase/decrease by \$23,141,000 (2017/2018 : \$20,750,000).

In respect of bonds classified as held for trading, if the interest rate decreases/increases by 100 basis, and all other variables are held constant, the Authority's net surplus for the year ended 31 March 2019 would increase/decrease by \$17,687,000 (2017/2018 : \$10,719,000), determined based on a method using the weighted average duration of the bonds.

#### (iv) Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Authority. In managing credit risk exposure, credit review and approval processes as well as monitoring mechanisms are applied.

The Authority's major classes of financial assets are cash and cash equivalents with AGD, debtors, unit trust and equities placed with reputable financial institutions. Bonds held for investment are of at least investment grade as per globally understood definition. The maximum exposure to credit risk for each class of financial assets is the carrying amount of that class of financial instruments as presented on the statement of financial position.

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

#### (v) Liquidity risk management

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 Authority's non-derivative financial assets and financial liabilities are due on demand or within 1 year from the end of the reporting period.

#### (vi) Fair value of financial assets and financial liabilities

Management considers that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the financial statements approximate their fair values.

## **URBAN REDEVELOPMENT AUTHORITY**

### **NOTES TO FINANCIAL STATEMENTS**

**31 March 2019**

#### **(c) *Capital risk management policies and objectives***

The capital structure of the Authority consists of capital account and accumulated surplus. The Authority manages its capital and accumulated surplus in accordance with the Capital Management Framework formulated by the Ministry of Finance, to ensure it will be able to continue as a going concern and is able to support or carry out strategic and game-changing projects aligned with the Authority's mission and strategic objectives. 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.