

(二十五)貸款及其他賬項

25 Advances and other accounts

甲、貸款及其他賬項

(a) Advances and other accounts

		本集團		本行	
		The Group		The Bank	
		2005	2004	2005	2004
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
客戶貸款	Advances to customers	<b>36,855,547</b>	31,143,988	<b>36,458,728</b>	30,797,642
減值準備[註釋(二十六)]	Impairment allowances (note 26)				
– 綜合	– Collective	<b>(115,444)</b>	–	<b>(93,583)</b>	–
– 個別	– Individual	<b>(71,597)</b>	–	<b>(48,994)</b>	–
呆壞賬準備[註釋(二十七)]	Provision for bad and doubtful debts (note 27)				
– 一般	– General	–	(367,628)	–	(362,128)
– 特殊	– Specific	–	(92,861)	–	(77,681)
		<b>36,668,506</b>	30,683,499	<b>36,316,151</b>	30,357,833
同業貸款	Advances to banks and other financial institutions	<b>152,789</b>	208,807	<b>122,789</b>	178,807
應計利息	Accrued interest	<b>269,374</b>	176,882	<b>263,012</b>	171,907
減值準備[註釋(二十六)]	Impairment allowances (note 26)				
– 個別	– Individual	<b>(7,855)</b>	–	<b>(7,631)</b>	–
呆壞賬準備[註釋(二十七)]	Provision for bad and doubtful debts (note 27)				
– 特殊	– Specific	–	(771)	–	(677)
		<b>261,519</b>	176,111	<b>255,381</b>	171,230
其他賬項	Other accounts	<b>1,069,769</b>	1,237,020	<b>799,946</b>	1,044,851
減值準備[註釋(二十六)]	Impairment allowances (note 26)				
– 個別	– Individual	<b>(581)</b>	–	<b>(371)</b>	–
呆壞賬準備[註釋(二十七)]	Provision for bad and doubtful debts (note 27)				
– 一般	– General	–	(1,395)	–	–
– 特殊	– Specific	–	(883)	–	(640)
		<b>1,069,188</b>	1,234,742	<b>799,575</b>	1,044,211
遞延稅項資產[註釋(三十六)]	Deferred tax assets (note 36)	<b>3,413</b>	21,669	–	20,920
		<b>38,155,415</b>	32,324,828	<b>37,493,896</b>	31,773,001

## (二十五)貸款及其他賬項(續) 25 Advances and other accounts (continued)

### 甲、貸款及其他賬項(續)

以金融資產類別作分析之應計利息如下：

二〇〇五年

短期資金  
定期存放同業  
(一至十二個月內到期)  
持有之存款證  
持作買賣用途之證券  
衍生金融工具  
以公平價值誌入損益賬之  
金融資產  
可供出售之證券  
持至到期證券  
客戶貸款  
同業貸款

### (a) Advances and other accounts (continued)

Accrued interest is analysed by types of financial assets as follows:

2005

Short-term funds  
Placements with banks and other financial institutions  
maturing between one and twelve months  
Certificates of deposit held  
Trading securities  
Derivative financial instruments  
  
Financial assets at fair value through profit or loss  
Available-for-sale securities  
Held-to-maturity securities  
Advances to customers  
Advances to banks and other financial institutions

	本集團 The Group HK\$'000	本行 The Bank HK\$'000
	42,502	43,217
	10,975	15,915
	4,358	4,348
	2,488	2,488
	27,637	27,637
	26,812	20,039
	22,073	22,073
	11,457	10,434
	120,875	116,668
	197	193
	<u>269,374</u>	<u>263,012</u>

### 乙、融資租賃及租購合約

客戶貸款內包括融資租賃及租購合約之投資，其分析如下：

應收投資總額  
– 一年內  
– 一年以上至五年  
– 五年以上

### (b) Finance leases and hire purchase contracts

Advances to customers include investment in finance lease receivables and hire purchase contracts, analysed as follows:

Gross investment, receivable  
– Not later than one year  
– Later than one year and not later than five years  
– Later than five years

	本集團 The Group	
	2005 HK\$'000	2004 HK\$'000
	247,407	184,179
	276,992	174,189
	2,041	2,374
	<u>526,440</u>	360,742
	<u>(42,203)</u>	<u>(24,915)</u>
	<u>484,237</u>	<u>335,827</u>

未賺取之財務收入

Unearned finance income

投資淨額

Net investment

(二十五) 貸款及其他賬項(續)

乙、融資租賃及租購合約(續)

融資租賃及租購合約之投資淨額分析如下：

一年內  
一年以上至五年  
五年以上

上述融資租賃及租購合約之投資總額並無包括不受保證之剩餘價值(二〇〇四年為零)。

包括在已減值資產之減值準備金內為不可收回融資租賃及租購合約之準備金總額為港幣三千五百零九萬九千元(二〇〇四年包括在呆壞賬準備金內為港幣一千八百二十九萬元)。

丙、已減值貸款/不履行貸款

經採用香港會計準則第三十九號後，已減值貸款之利息乃按其可收回金額繼續被確認，故暫記利息及不履行貸款之概念已不適用。

(i) 已減值貸款：

已減值貸款總額是該等個別貸款於首次入賬後，因發生若干損失事項並存在減值之客觀證據，而該損失事項對貸款的預計未來現金流量造成影響。其分析如下：

二〇〇五年

已減值貸款  
佔客戶貸款總額之百分比  
對上述貸款提撥之個別減值準備

25 Advances and other accounts (continued)

(b) Finance leases and hire purchase contracts (continued)

The net investment in finance lease receivables and hire purchase contracts is analysed as follows:

	本集團	
	2005	2004
	HK\$'000	HK\$'000
Not later than one year	222,057	168,666
Later than one year and not later than five years	260,139	164,844
Later than five years	2,041	2,317
	<u>484,237</u>	<u>335,827</u>

No unguaranteed residual values were included in the gross investment in finance lease receivables and hire purchase contracts above (2004: Nil).

The allowance for uncollectible finance lease receivables and hire purchase contracts included in the impairment allowances for impaired assets amounted to HK\$35,099,000 (2004: included in the provision for bad and doubtful debts amounted to HK\$18,290,000).

(c) Impaired loans / Non-performing loans

Upon adoption of HKAS 39, the concepts of suspended interest and non-performing loans are no longer relevant as interest continues to be recognised on the recoverable element of impaired loans.

(i) Impaired loans:

The gross amount of impaired loans, which represents those individual advances where there is objective evidence of impairment resulting from loss events occurring after the initial recognition of the advances and where these loss events have an impact on the estimated future cash flows of the advances, is analysed as follows:

2005

	客戶貸款	
	本集團	本行
	The Group	The Bank
	HK\$'000	HK\$'000
Impaired loans	247,248	210,897
Percentage of total advances to customers	0.67%	0.58%
Individual impairment allowances in respect of such advances	<u>71,597</u>	<u>48,994</u>

## (二十五) 貸款及其他賬項(續)

## 25 Advances and other accounts (continued)

### 丙、已減值貸款/不履行貸款(續)

### (c) Impaired loans / Non-performing loans (continued)

#### (i) 已減值貸款(續)：

於二〇〇五年十二月三十一日，同業貸款中並無已減值貸款。

上述個別減值準備已考慮有關貸款之抵押品價值。

#### (ii) 不履行貸款：

不履行貸款總額是已記入利息暫記賬或已停止累計利息之貸款，其分析如下：

二〇〇四年

不履行貸款

佔客戶貸款總額之百分比

對上述貸款提撥之特殊準備

暫記利息金額

於二〇〇四年十二月三十一日，同業貸款中並無不履行貸款。

上述特殊準備已考慮有關貸款之抵押品價值。

#### (i) Impaired loans (continued):

At 31 December 2005, there were no impaired loans in respect of advances to banks and other financial institutions.

The above individual impairment allowances were made after taking into account the value of collateral in respect of such advances.

#### (ii) Non-performing loans:

The gross amount of non-performing loans, which represents advances on which interest is being placed in suspense or on which interest accrual has ceased, is analysed as follows:

2004

Non-performing loans

Percentage of total advances to customers

Specific provisions made in respect of such advances

Amount of interest in suspense

At 31 December 2004, there were no non-performing loans in respect of advances to banks and other financial institutions.

The above specific provisions were made after taking into account the value of collateral in respect of such advances.

客戶貸款	
Advances to customers	
本集團	本行
The Group	The Bank
HK\$'000	HK\$'000

258,067 228,297

0.83% 0.74%

91,263 77,681

23,548 22,465

(二十六)貸款減值準備

二〇〇五年

本集團

一月一日  
年內撇除  
收回往年已撇除之貸款  
[註釋(八)]  
支取損益賬[註釋(八)]  
匯率差額調整

十二月三十一日

於下列賬項內扣除：

商業票據[註釋(十七)]  
客戶貸款[註釋(二十五)]  
應計利息[註釋(二十五)]  
其他賬項[註釋(二十五)]

本行

一月一日  
年內撇除

收回往年已撇除之貸款  
(撥回)/支取損益賬  
匯率差額調整

十二月三十一日

於下列賬項內扣除：

商業票據[註釋(十七)]  
客戶貸款[註釋(二十五)]  
應計利息[註釋(二十五)]  
其他賬項[註釋(二十五)]

26 Impairment allowances on loans and advances

2005

The Group

At 1 January  
Amounts written off  
Recoveries of advances written off in  
previous years (note 8)  
Charge to profit and loss account (note 8)  
Exchange difference adjustment

At 31 December

Deducted from:

Trade bills (note 17)  
Advances to customers (note 25)  
Accrued interest (note 25)  
Other accounts (note 25)

The Bank

At 1 January  
Amounts written off  
Recoveries of advances written off in  
previous years  
(Credit)/charge to profit and loss account  
Exchange difference adjustment

At 31 December

Deducted from:

Trade bills (note 17)  
Advances to customers (note 25)  
Accrued interest (note 25)  
Other accounts (note 25)

	個別評估 Individual assessment HK\$'000	綜合評估 Collective assessment HK\$'000	合計 Total HK\$'000
At 1 January	98,416	100,153	198,569
Amounts written off	(28,432)	–	(28,432)
Recoveries of advances written off in previous years (note 8)	5,707	–	5,707
Charge to profit and loss account (note 8)	4,342	15,488	19,830
Exchange difference adjustment	–	(32)	(32)
At 31 December	<u>80,033</u>	<u>115,609</u>	<u>195,642</u>
Deducted from:			
Trade bills (note 17)	–	165	165
Advances to customers (note 25)	71,597	115,444	187,041
Accrued interest (note 25)	7,855	–	7,855
Other accounts (note 25)	581	–	581
	<u>80,033</u>	<u>115,609</u>	<u>195,642</u>
At 1 January	81,028	83,037	164,065
Amounts written off	(20,919)	–	(20,919)
Recoveries of advances written off in previous years	5,696	–	5,696
(Credit)/charge to profit and loss account	(8,809)	10,743	1,934
Exchange difference adjustment	–	(32)	(32)
At 31 December	<u>56,996</u>	<u>93,748</u>	<u>150,744</u>
Deducted from:			
Trade bills (note 17)	–	165	165
Advances to customers (note 25)	48,994	93,583	142,577
Accrued interest (note 25)	7,631	–	7,631
Other accounts (note 25)	371	–	371
	<u>56,996</u>	<u>93,748</u>	<u>150,744</u>

**(二十七)呆壞賬準備****27 Provision for bad and doubtful debts**

二〇〇四年

2004

本集團

The Group

		特殊準備 Specific provision HK\$'000	一般準備 General provision HK\$'000	合計 Total HK\$'000	暫記利息 Suspended interest HK\$'000
一月一日	At 1 January	207,022	445,471	652,493	42,982
年內撇除	Amounts written off	(83,691)	–	(83,691)	(14,235)
收回往年已撇除之 貸款[註釋(九)]	Recoveries of advances written off in previous years (note 9)	9,128	–	9,128	–
	Credit to profit and loss account (note 9)	(37,944)	(75,946)	(113,890)	–
撥回損益賬[註釋(九)]	Interest suspended during the year	–	–	–	19,350
年內暫記利息	Suspended interest recovered	–	–	–	(24,549)
收回暫記利息	Exchange difference adjustment	–	44	44	–
匯率差額調整					
十二月三十一日	At 31 December	94,515	369,569	464,084	23,548
於下列賬項內扣除：	Deducted from:				
商業票據[註釋(十七)]	Trade bills (note 17)	–	546	546	
客戶貸款[註釋(二十五)]	Advances to customers (note 25)	92,861	367,628	460,489	
應計利息[註釋(二十五)]	Accrued interest (note 25)	771	–	771	
其他賬項[註釋(二十五)]	Other accounts (note 25)	883	1,395	2,278	
		94,515	369,569	464,084	

本行

The Bank

		特殊準備 Specific provision HK\$'000	一般準備 General provision HK\$'000	合計 Total HK\$'000	暫記利息 Suspended interest HK\$'000
一月一日	At 1 January	196,740	437,521	634,261	40,812
年內撇除	Amounts written off	(79,995)	–	(79,995)	(14,235)
收回往年已撇除之貸款	Recoveries of advances written off in previous years	8,916	–	8,916	–
撥回損益賬	Credit to profit and loss account	(46,663)	(74,891)	(121,554)	–
年內暫記利息	Interest suspended during the year	–	–	–	15,529
收回暫記利息	Suspended interest recovered	–	–	–	(19,641)
匯率差額調整	Exchange difference adjustment	–	44	44	–
十二月三十一日	At 31 December	78,998	362,674	441,672	22,465
於下列賬項內扣除：	Deducted from:				
商業票據[註釋(十七)]	Trade bills (note 17)	–	546	546	
客戶貸款[註釋(二十五)]	Advances to customers (note 25)	77,681	362,128	439,809	
應計利息[註釋(二十五)]	Accrued interest (note 25)	677	–	677	
其他賬項[註釋(二十五)]	Other accounts (note 25)	640	–	640	
		78,998	362,674	441,672	

(二十八) 附屬公司權益

28 Interests in subsidiaries

		本行 The Bank	
		2005	2004
		HK\$'000	HK\$'000
非上市證券之成本值	Unlisted shares, at cost	300,163	300,191

下列為本行於二〇〇五年十二月三十一日，全資直屬擁有之主要附屬公司：

The following is a list of the principal subsidiaries wholly and directly owned by the Bank at 31 December 2005:

名稱	Name	註冊及營業地點	Place of incorporation and operation	已發行及已繳足之股本 Issued and paid up share capital		主要業務	Principal activities
				股數 Number of shares	每股面值 Nominal value		
永隆保險有限公司	Wing Lung Insurance Company Limited	香港	Hong Kong	29,000,000	HK\$10	保險業務	Insurance underwriting
永隆財務有限公司	Wing Lung Finance Limited	香港	Hong Kong	2,500,000	HK\$10	接受存款	Deposit-taking
永隆授信有限公司	Wing Lung Credit Limited	香港	Hong Kong	1,000,000	HK\$10	投資業務	Investment holding
永隆期貨有限公司	Wing Lung Futures Limited	香港	Hong Kong	800,000	HK\$10	期貨經紀服務	Futures broking
永隆證券有限公司	Wing Lung Securities Limited	香港	Hong Kong	700,000	HK\$10	證券經紀服務	Securities broking
永隆銀行信託有限公司	Wing Lung Bank (Trustee) Limited	香港	Hong Kong	300,000	HK\$10	信託業務	Trustee services
永隆保險顧問有限公司	Wing Lung Insurance Brokers Limited	香港	Hong Kong	250,000	HK\$10	投資業務及保險顧問	Investment trading and insurance broking
永隆代理有限公司	Wing Lung Agency Limited	香港	Hong Kong	50,000	HK\$10	保險代理	Insurance agency
永隆銀行受託代管有限公司	Wing Lung Bank (Nominees) Limited	香港	Hong Kong	1,000	HK\$10	受託代管服務	Nominee services
永隆管業有限公司	Wing Lung Property Management Limited	香港	Hong Kong	1,000	HK\$10	物業管理	Property management
Wingspan Incorporated	Wingspan Incorporated	美國	USA	1,500,000	US\$1	物業持有	Property holding

(二十九) 共同控制實體權益

29 Interests in jointly controlled entities

		本集團 The Group		本行 The Bank	
		2005	2004	2005	2004
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
非上市證券之成本值	Unlisted shares, at cost	—	—	25,000	25,000
應佔資產淨額	Share of net assets	73,278	68,459	—	—
		73,278	68,459	25,000	25,000
貸款予共同控制實體(註釋甲)	Loans to jointly controlled entities (note a)	32,300	31,300	32,300	31,300
		105,578	99,759	57,300	56,300

## (二十九) 共同控制實體權益 (續)

於二〇〇五年十二月三十一日之主要共同控制實體如下：

## 29 Interests in jointly controlled entities (continued)

The following is a list of the principal jointly controlled entities at 31 December 2005:

名稱	Name	註冊及 經營地點	Place of incorporation and operation	擁有權益 Ownership interest	投票權 之百分比 Proportion of voting power	主要業務	Principal activities
銀聯控股 有限公司*	Bank Consortium Holding Limited*	香港	Hong Kong	13.33%	14.29%	提供退休計劃 之信託、行政 及保管服務	Provision of trustee, administration and custodian services for retirement schemes
銀聯通寶 有限公司*	Joint Electronic Teller Services Limited*	香港	Hong Kong	(註釋乙) (note b)	(註釋乙) (note b)	提供自動櫃員 機之網絡服務	Provision of ATM network services
香港人壽保險 有限公司	Hong Kong Life Insurance Limited	香港	Hong Kong	16.67%	16.67%	人壽保險業務	Life insurance business
銀和再保險 有限公司	BC Reinsurance Limited	香港	Hong Kong	21.00%	21.00%	再保險業務	Reinsurance business
i-Tech Solutions Limited*	i-Tech Solutions Limited*	香港	Hong Kong	50.00%	50.00%	電子文件處理	Electronic document processing

\* 由本行直接持有之共同控制實體

Jointly controlled entities held directly by the Bank

甲、貸款予共同控制實體之款項包括一筆為港幣三千一百萬元(二〇〇四年為港幣三千一百萬元)之貸款，為無抵押、免息及還款期為二〇〇八年。其餘結欠均為無抵押、免息及無指定還款期。

(a) The loans to jointly controlled entities include an amount of HK\$31,000,000 (2004: HK\$31,000,000) which is unsecured, interest free and repayable in 2008. The remaining balance is unsecured, interest free and has no fixed term of repayment.

乙、本行乃五位創辦成員之一，並共同擁有該公司之控制權益。本行持有該公司發行予其創辦成員普通股 'A' 股之百分之二十及擁有該公司宣派股息之百分之二點八八權益。

(b) The Bank is one of the five founding members which together have a controlling interest in the company. The Bank holds 20% of the 'A' ordinary shares issued by the company to its founding members, and is entitled to 2.88% of dividends declared.

## (三十) 聯營公司權益

## 30 Interests in associates

	本集團	
	2005	2004
	HK\$'000	HK\$'000
應佔資產淨額	3,540	2,703

於二〇〇五年十二月三十一日，由本行一間附屬公司所持有之聯營公司非上市證券之成本值為港幣二百二十九萬一千元(二〇〇四年為港幣二百二十九萬一千元)，其資料如下：

The cost of the unlisted shares in the associates at 31 December 2005 held by a subsidiary of the Bank amounted to HK\$2,291,000 (2004: HK\$2,291,000). The particulars are as follows:

名稱	Name	註冊及 營業地點	Place of incorporation and operation	主要業務	Principal activities	持有之已發 行股份詳情	Particulars of issued shares held	間接持 有權益	Interest held indirectly
專業責任 保險代理 有限公司	Professional Liability Underwriting Services Limited	香港	Hong Kong	保險代理	Insurance agency	非上市之普 通股每股港 幣一元	Unlisted ordinary shares of HK\$1 each	27%	27%
加安保險 代理有限公司	Equity Underwriters Limited	香港	Hong Kong	保險代理	Insurance agency	非上市之普 通股每股港 幣一元	Unlisted ordinary shares of HK\$1 each	30%	30%



(三十一) 固定資產

31 Fixed assets

本集團	The Group	房產	投資物業	傢俬及設備	合計
		Premises	Investment properties	Furniture and equipment	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
成本或估值	Cost or valuation				
二〇〇五年一月一日，如往年列示	At 1 January 2005 as previously reported	590,597	1,261,950	458,274	2,310,821
會計政策變更之影響 - 採納香港會計準則第十七號	Effect of changes in accounting policies - on adoption of HKAS 17	(301,520)	-	-	(301,520)
二〇〇五年一月一日重列	At 1 January 2005 as restated	289,077	1,261,950	458,274	2,009,301
增置	Additions	12,794	1,414	32,105	46,313
出售	Disposals	-	-	(16,452)	(16,452)
轉賬淨額	Reclassifications, net	50,376	(50,376)	-	-
重估盈餘	Surplus on revaluation	1,150	188,652	-	189,802
匯率差額調整	Exchange difference adjustment	(25)	-	22	(3)
二〇〇五年十二月三十一日	At 31 December 2005	353,372	1,401,640	473,949	2,228,961
累積折舊	Accumulated depreciation				
二〇〇五年一月一日，如往年列示	At 1 January 2005 as previously reported	132,144	-	340,468	472,612
會計政策變更之影響 - 採納香港會計準則第十七號	Effect of changes in accounting policies - on adoption of HKAS 17	(55,546)	-	-	(55,546)
二〇〇五年一月一日重列	At 1 January 2005 as restated	76,598	-	340,468	417,066
本年度折舊[註釋(七)]	Charge for the year (note 7)	9,725	-	36,743	46,468
出售	Disposals	-	-	(14,474)	(14,474)
重估後撇除	Elimination on revaluation	(396)	-	-	(396)
匯率差額調整	Exchange difference adjustment	-	-	7	7
二〇〇五年十二月三十一日	At 31 December 2005	85,927	-	362,744	448,671
賬面淨值	Net book value				
二〇〇五年十二月三十一日	At 31 December 2005	267,445	1,401,640	111,205	1,780,290
二〇〇四年十二月三十一日重列	At 31 December 2004 as restated	212,479	1,261,950	117,806	1,592,235

**(三十一)固定資產(續) 31 Fixed assets (continued)**

上列資產之成本或估值  
分析如下：

The analysis of cost or valuation of the above assets is as follows:

**本集團****The Group**

		房產 Premises HK\$'000	投資物業 Investment properties HK\$'000	傢俬及設備 Furniture and equipment HK\$'000	合計 Total HK\$'000
<b>二〇〇五年</b>	<b>2005</b>				
成本值	At cost	141,318	–	473,949	615,267
	Reclassification from investment properties stated at professional valuation				
由投資物業轉賬為房產， 並以專業估值列示					
– 一九九五年	– 1995	50,560	–	–	50,560
– 一九九八年	– 1998	64,726	–	–	64,726
– 二〇〇一年	– 2001	15,552	–	–	15,552
– 二〇〇二年	– 2002	12,600	–	–	12,600
– 二〇〇三年	– 2003	15,690	–	–	15,690
– 二〇〇五年	– 2005	52,926	–	–	52,926
二〇〇五年專業估值	At professional valuation 2005	–	1,401,640	–	1,401,640
		<u>353,372</u>	<u>1,401,640</u>	<u>473,949</u>	<u>2,228,961</u>
<b>二〇〇四年</b>	<b>2004</b>				
成本值	At cost	128,549	–	458,274	586,823
	Reclassification from investment properties stated at professional valuation				
由投資物業轉賬為房產， 並以專業估值列示					
– 一九九五年	– 1995	50,560	–	–	50,560
– 一九九八年	– 1998	64,726	–	–	64,726
– 二〇〇一年	– 2001	16,952	–	–	16,952
– 二〇〇二年	– 2002	12,600	–	–	12,600
– 二〇〇三年	– 2003	15,690	–	–	15,690
二〇〇四年專業估值	At professional valuation 2004	–	1,261,950	–	1,261,950
		<u>289,077</u>	<u>1,261,950</u>	<u>458,274</u>	<u>2,009,301</u>

(三十一)固定資產(續)

31 Fixed assets (continued)

本行	The Bank	房產 Premises HK\$'000	投資物業 Investment properties HK\$'000	傢俬及設備 Furniture and equipment HK\$'000	合計 Total HK\$'000
成本或估值	Cost or valuation				
二〇〇五年一月一日，如 往年列示	At 1 January 2005 as previously reported	571,356	1,261,950	440,928	2,274,234
會計政策變更之影響 - 採納香港會計準則 第十七號	Effect of changes in accounting policies - on adoption of HKAS 17	(301,520)	-	-	(301,520)
二〇〇五年一月一日重列	At 1 January 2005 as restated	269,836	1,261,950	440,928	1,972,714
會計政策變更之影響 - 採納香港會計準則 第四十號	Effect of changes in accounting policies - on adoption of HKAS 40	(35,075)	31,884	-	(3,191)
二〇〇五年一月一日，經調整	At 1 January 2005 as adjusted	234,761	1,293,834	440,928	1,969,523
增置	Additions	2,311	1,414	23,997	27,722
出售	Disposals	-	-	(14,768)	(14,768)
轉賬淨額	Reclassifications, net	43,474	(43,474)	-	-
重估盈餘	Surplus on revaluation	(250)	194,160	-	193,910
匯率差額調整	Exchange difference adjustment	-	-	22	22
二〇〇五年十二月三十一日	At 31 December 2005	280,296	1,445,934	450,179	2,176,409
累積折舊	Accumulated depreciation				
二〇〇五年一月一日，如 往年列示	At 1 January 2005 as previously reported	130,488	-	328,019	458,507
會計政策變更之影響 - 採納香港會計準則 第十七號	Effect of changes in accounting policies - on adoption of HKAS 17	(55,546)	-	-	(55,546)
二〇〇五年一月一日重列	At 1 January 2005 as restated	74,942	-	328,019	402,961
會計政策變更之影響 - 採納香港會計準則 第四十號	Effect of changes in accounting policies - on adoption of HKAS 40	(5,346)	-	-	(5,346)
二〇〇五年一月一日，經調整	At 1 January 2005 as adjusted	69,596	-	328,019	397,615
本年度折舊	Charge for the year	9,117	-	33,198	42,315
出售	Disposals	-	-	(13,283)	(13,283)
重估後撇除	Elimination on revaluation	(171)	-	-	(171)
匯率差額調整	Exchange difference adjustment	-	-	7	7
二〇〇五年十二月三十一日	At 31 December 2005	78,542	-	347,941	426,483
賬面淨值	Net book value				
二〇〇五年十二月三十一日	At 31 December 2005	201,754	1,445,934	102,238	1,749,926
二〇〇四年十二月三十一日 重列	At 31 December 2004 as restated	194,894	1,261,950	112,909	1,569,753

### (三十一)固定資產(續) 31 Fixed assets (continued)

上列資產之成本或估值  
分析如下：

The analysis of cost or valuation of the above assets is as follows:

本行

The Bank

		房產 Premises HK\$'000	投資物業 Investment properties HK\$'000	傢俬及設備 Furniture and equipment HK\$'000	合計 Total HK\$'000
<b>二〇〇五年</b>	<b>2005</b>				
成本值	At cost	111,619	–	450,179	561,798
	Reclassification from investment properties stated at professional valuation				
由投資物業轉賬為房產， 並以專業估值列示					
– 一九九五年	– 1995	43,200	–	–	43,200
– 一九九八年	– 1998	42,771	–	–	42,771
– 二〇〇一年	– 2001	15,552	–	–	15,552
– 二〇〇二年	– 2002	6,840	–	–	6,840
– 二〇〇三年	– 2003	15,690	–	–	15,690
– 二〇〇五年	– 2005	44,624	–	–	44,624
二〇〇五年專業估值	At professional valuation 2005	–	1,445,934	–	1,445,934
		<u>280,296</u>	<u>1,445,934</u>	<u>450,179</u>	<u>2,176,409</u>
<b>二〇〇四年</b>	<b>2004</b>				
成本值	At cost	109,308	–	440,928	550,236
	Reclassification from investment properties stated at professional valuation				
由投資物業轉賬為房產， 並以專業估值列示					
– 一九九五年	– 1995	50,560	–	–	50,560
– 一九九八年	– 1998	64,726	–	–	64,726
– 二〇〇一年	– 2001	16,952	–	–	16,952
– 二〇〇二年	– 2002	12,600	–	–	12,600
– 二〇〇三年	– 2003	15,690	–	–	15,690
二〇〇四年專業估值	At professional valuation 2004	–	1,261,950	–	1,261,950
		<u>269,836</u>	<u>1,261,950</u>	<u>440,928</u>	<u>1,972,714</u>

投資物業按照二〇〇五年  
十二月三十一日之估值列  
賬，由獨立專業估值師以  
公開市值作基準而釐定，  
是次估值經由香港專業物  
業估值公司韋堅信產業測  
量師行進行。

The investment properties are stated at valuation made by an independent professional valuer as at 31 December 2005 on an open market value basis. The valuation was carried out by A.G. Wilkinson & Associates, a professional property valuation firm in Hong Kong.

(三十一)固定資產(續)

31 Fixed assets (continued)

房產及投資物業之賬面淨值  
包括：

The net book value of premises and investment properties comprises:

本集團

The Group

		2005		2004	
		房產 Premises HK\$'000	投資物業 Investment properties HK\$'000	房產 Premises HK\$'000	投資物業 Investment properties HK\$'000
位於香港之租約物業：	Leasehold properties in Hong Kong:				
– 長期租約(五十年以上)	– Long-term leases (over 50 years)	199,201	1,303,250	155,488	1,178,400
– 中期租約(十至五十年)	– Medium-term leases (between 10 to 50 years)	40,386	98,390	39,406	83,550
		<u>239,587</u>	<u>1,401,640</u>	194,894	1,261,950
位於海外之租約物業：	Leasehold properties outside Hong Kong:				
– 永久	– Freehold	20,593	–	10,135	–
– 長期租約(五十年以上)	– Long-term leases (over 50 years)	3,517	–	3,591	–
– 中期租約(十至五十年)	– Medium-term leases (between 10 to 50 years)	3,748	–	3,859	–
		<u>267,445</u>	<u>1,401,640</u>	212,479	1,261,950

本行

The Bank

		2005		2004	
		房產 Premises HK\$'000	投資物業 Investment properties HK\$'000	房產 Premises HK\$'000	投資物業 Investment properties HK\$'000
位於香港之租約物業：	Leasehold properties in Hong Kong:				
– 長期租約(五十年以上)	– Long-term leases (over 50 years)	161,368	1,347,544	155,488	1,178,400
– 中期租約(十至五十年)	– Medium-term leases (between 10 to 50 years)	40,386	98,390	39,406	83,550
		<u>201,754</u>	<u>1,445,934</u>	194,894	1,261,950