

# Financial Statements

For the financial year ended 31 March 2015

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## Statement By The Council

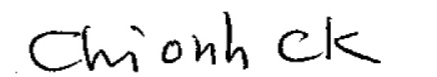
For the financial year ended 31 March 2015

In our opinion the accompanying statement of financial position, statement of comprehensive income, statement of changes in equity and the statement of cash flows of the Council for Estate Agencies (the "Council"), together with the notes thereon, are drawn up in accordance with the provisions of the Estate Agents Act, Chapter 95A and Statutory Board Financial Reporting Standards, so as to present fairly, in all material respects, the state of affairs of the Council for the financial year ended 31 March 2015 and the results and changes in equity of the Council and cash flows of the Council for the financial year then ended.

On behalf of the Council:



Greg Seow  
President



Chionh Chye Khye  
Executive Director

Singapore

17 June 2015

## Independent Auditor's Report To The Members Of The Council For Estate Agencies

(Established under the Estate Agents Act, Chapter 95A)  
For the financial year ended 31 March 2015

### Report on the Financial Statements

We have audited the accompanying financial statements of the Council for Estate Agencies (the "Council"), which comprise the statement of financial position as at 31 March 2015, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the financial year ended, and a summary of significant accounting policies and other explanatory information.

#### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the provisions of the Estate Agents Act, Chapter 95A (the "Act") and Statutory Board Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

#### *Auditor's Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Opinion*

In our opinion, the financial statements are properly drawn up in accordance with the provisions of the Act and Statutory Board Financial Reporting Standards so as to present fairly, in all material respects, the state of affairs of the Council as at 31 March 2015, and the results, changes in equity and cash flows of the Council for the year ended on that date.

## Independent Auditor's Report To The Members Of The Council For Estate Agencies

(Established under the Estate Agents Act, Chapter 95A)  
For the financial year ended 31 March 2015

### Report on Other Legal and Regulatory Requirements

#### *Management's Responsibility for Compliance with Legal and Regulatory Requirements*

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

#### *Auditor's Responsibility*

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

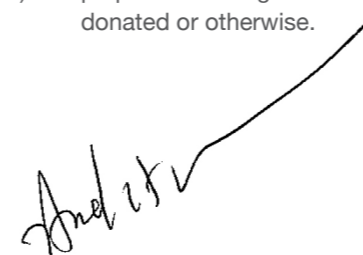
Our compliance audit includes obtaining an understanding of the internal control relevant to the receipts, expenditure, investment of moneys and the acquisition and disposal of assets; and assessing the risks of material misstatement of the financial statement from non-compliance, if any, but not for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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on management's compliance.

#### *Opinion*

In our opinion:

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



#### **Audit Alliance LLP**

Public Accountants and Chartered Accountants

Singapore

17 June 2015

## Statement of Financial Position

As at 31 March 2015

	Note	2015 \$'000	2014 \$'000
<b>ASSETS LESS LIABILITIES</b>			
<b>Non-current assets</b>			
Plant and equipment	4	141	211
Intangible assets	5	96	242
		<u>237</u>	<u>453</u>
<b>Current assets</b>			
Trade and other receivables	6	133	433
Prepayments		17	20
Government grant receivable	7	4,676	993
Cash and cash equivalents	8	5,306	8,089
		<u>10,132</u>	<u>9,535</u>
<b>Less:</b>			
<b>Current liabilities</b>			
Trade and other payables	9	2,568	1,869
Deferred revenue	10	5,879	6,172
		<u>8,447</u>	<u>8,041</u>
<b>Net current assets</b>		<u>1,685</u>	<u>1,494</u>
<b>Non-current liabilities</b>			
Deferred capital grant	11	62	87
Provision	12	141	141
		<u>203</u>	<u>228</u>
<b>Net assets</b>		<u>1,719</u>	<u>1,719</u>
<b>Equity</b>			
Share capital	13	1,719	1,719
<b>Total equity</b>		<u>1,719</u>	<u>1,719</u>

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

## Statement of Comprehensive Income

For the financial year ended 31 March 2015

	Note	2015 \$'000	2014 \$'000
<b>Revenue</b>	14	11,214	12,639
<b>Less: Expenditure</b>			
Real estate examinations related costs		819	1,565
Depreciation and amortisation	4, 5	301	394
Fees and charges		3,436	2,435
Rental of premises		1,065	1,059
Expenditure on manpower	15	9,714	8,334
Administrative and other expenses	16	1,625	1,047
<b>Total operating expenses</b>		<u>16,960</u>	<u>14,834</u>
Operating deficit before government grant		(5,746)	(2,195)
<b>Grants</b>			
Government grant	7, 11	5,746	2,195
Comprehensive income for the financial year before statutory contribution to Consolidated Fund		-	-
Statutory contribution to Consolidated Fund	18	-	-
<b>Total comprehensive income for the financial year</b>		<u>-</u>	<u>-</u>

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

## Statement of Changes in Equity

For the financial year ended 31 March 2015

	Note	Share capital \$'000	Reserve \$'000	Total \$'000
Balance as at 1 April 2013	13	1,719	-	1,719
Total comprehensive income for the financial year		-	-	-
Balance as at 31 March 2014 and 1 April 2014		1,719	-	1,719
Total comprehensive income for the financial year		-	-	-
<b>Balance as at 31 March 2015</b>		<b>1,719</b>	<b>-</b>	<b>1,719</b>

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

## Statement of Cash Flows

For the financial year ended 31 March 2015

	Note	2015 \$'000	2014 \$'000
<b>Cash flows from operating activities</b>			
Operating deficit before government grant		(5,746)	(2,195)
Adjustments:			
Depreciation of plant and equipment	4	126	227
Amortisation of intangible assets	5	175	167
Interest income		(11)	(3)
Amortisation of deferred revenue		(8,760)	(9,199)
<b>Operating deficit before working capital changes</b>		<b>(14,216)</b>	<b>(11,003)</b>
Decrease in trade and other receivables		300	89
Decrease/(increase) in prepayments		3	(4)
Increase in trade and other payables		699	192
<b>Cash flows used in operations</b>		<b>(13,214)</b>	<b>(10,726)</b>
Deferred revenue received		8,467	9,267
Interest received		11	3
<b>Net cash flows used in operating activities</b>		<b>(4,736)</b>	<b>(1,456)</b>
<b>Cash flows from investing activities</b>			
Purchase of plant and equipment		(56)	-
Purchase of intangible assets		(29)	(39)
<b>Net cash flows used in investing activities</b>		<b>(85)</b>	<b>(39)</b>
<b>Cash flows from financing activities</b>			
Government grants received		2,038	-
<b>Net cash flows from financing activities</b>		<b>2,038</b>	<b>-</b>
Net decrease in cash and cash equivalents		(2,783)	(1,495)
Cash and cash equivalents at the beginning of the financial year		8,089	9,584
<b>Cash and cash equivalents at end of the financial year</b>	8	<b>5,306</b>	<b>8,089</b>

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

# Notes to the Financial Statements

For the financial year ended 31 March 2015

## 1. General information

The Council for Estate Agencies (the "Council") was established on 22 October 2010 under the Estate Agents Act (Chapter 95A) (the "Act") and is under the purview of the Ministry of National Development ("MND"). As a statutory board, the Council is subject to the directions of the MND and is required to implement policies and comply with instructions from its supervisory Ministry and other Government Ministries such as the Ministry of Finance ("MOF").

The registered office and principal place of operations of the Council is located at 490, Lorong 6 Toa Payoh, HDB Hub Biz 3 #05-10, Singapore 310490.

The primary functions and duties of the Council are:

- i) To administer the licensing and registration regimes under the Act;
- ii) To regulate and control the practice of estate agents and salespersons;
- iii) To promote integrity and competence of estate agents and salespersons and to maintain or enhance their status;
- iv) To administer examination and a professional development framework for the purposes of licensing and registration under the Act;
- v) To develop codes of practice, ethics and conduct for estate agents and salespersons;
- vi) To conduct investigations and disciplinary proceedings in relation to offences and unsatisfactory conduct or misconduct in relation to estate agency work;
- vii) To develop measures to equip consumers with the necessary knowledge to conduct their real estate transactions with prudence and diligence; and
- viii) To perform such other functions and discharge such other duties as may be conferred on the Council by any written law.

## 2. Summary of significant accounting policies

### 2.1 Basis of preparation

The financial statements have been prepared in accordance with the Statutory Board Financial Reporting Standards ("SB-FRS") promulgated by the Accountant-General and the provisions of the Act.

The financial statements have been prepared on the historical cost basis except as disclosed in the accounting policies below.

The financial statements of the Council are presented in Singapore dollars ("SGD" or "\$") and rounded to the nearest thousand ("\$'000"), unless otherwise stated.

### 2.2 Adoption of new and revised standards

In the current financial year, the Council has adopted all the new and revised standards and interpretation of SB-FRS ("INT SB-FRS") that are effective for annual periods beginning on or after 1 April 2014. The adoption of these standards and interpretations did not have any effect on the financial performance or position of the Council.

# Notes to the Financial Statements

For the financial year ended 31 March 2015

## 2. Summary of significant accounting policies (continued)

### 2.3 Standard issued but not yet effective

The Council has not adopted the following standard that has been issued but not yet effective:

Description	Effective for annual periods beginning on or after
Amendment to SB-FRS 16 <i>Property, Plant and Equipment</i>	1 July 2014
Amendment to SB-FRS 24 <i>Related Party Disclosures</i>	1 July 2014
Amendment to SB-FRS 38 <i>Intangible Assets</i>	1 July 2014
Amendment to SB-FRS 113 <i>Fair Value Measurement</i>	1 July 2014
Amendments to SB-FRS 16 and SB-FRS 38: <i>Clarification of Acceptable Methods of Depreciation and Amortisation</i>	1 January 2016

The Council expects that the adoption of the above standard will have no material impact on the financial statements in the period of initial application.

### 2.4 Functional currency

Items included in the financial statements of the Council are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The financial statements are presented in Singapore dollars, which is the Council's functional currency.

### 2.5 Plant and equipment

Plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses, if any. Depreciation is computed utilising the straight-line method to write-off the cost of these assets over their estimated useful lives as follows:

Furniture and fittings	8 years
Office equipment	5 years
Renovation	1 – 3 years

The cost of plant and equipment includes expenditure that is directly attributable to the acquisition of the items. Dismantlement, removal or restoration costs are included as part of the cost of plant and equipment if the obligation for dismantlement, removal or restoration is incurred as a consequence of acquiring or using the asset.

Subsequent expenditure relating to plant and equipment that have been recognised is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of the standard of performance of the asset before the expenditure was made, will flow to the Council and the cost can be reliably measured. Other subsequent expenditure is recognised as an expense during the financial period in which it is incurred.

For acquisitions and disposals during the financial period, depreciation is provided from the period of acquisition and no depreciation is provided in the period of disposal respectively. Fully depreciated plant and equipment are retained in the books of accounts until they are no longer in use.

For the financial year ended 31 March 2015

**2. Summary of significant accounting policies (continued)****2.5 Plant and equipment (continued)**

Depreciation methods, useful lives and residual values are reviewed and adjusted as appropriate, at each reporting date as a change in estimates.

**2.6 Intangible assets**

Intangible assets acquired, which comprise computer softwares and development costs, are measured initially at cost. Following initial acquisition, intangible assets are measured at cost less any accumulated amortisation and accumulated impairment losses.

Intangible assets with finite useful lives are amortised over the estimated useful lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method are reviewed at least at each reporting period.

The estimated useful lives of the intangible assets are from 3 to 5 years.

**2.7 Impairment of non-financial assets**

The carrying amounts of the Council's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the assets' recoverable amounts are estimated.

The recoverable amount of an asset or cash-generating unit ("CGU") is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present values.

An impairment loss is recognised if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the income or expenditure (surplus or deficit).

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognised.

For the financial year ended 31 March 2015

**2. Summary of significant accounting policies (continued)****2.8 Financial assets*****Loans and receivables***

Loans and receivables comprise trade and other receivables and cash and cash equivalents.

Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, loans and receivables are measured at amortised cost using the effective interest method, less any impairment losses. Gains and losses are recognised in the income and expenditure when the loans and receivables are derecognised or impaired, and through the amortisation process.

Loans and receivables are derecognised when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred.

***Impairment of loans and receivables***

For financial assets carried at amortised cost, the Council first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, or collectively for financial assets that are not individually significant. If the Council determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is, or continues to be recognised are not included in a collective assessment of impairment.

To determine whether there is objective evidence that an impairment loss on financial assets has incurred, the Council considers factors such as the probability of insolvency or significant financial difficulties of the debtor and default or significant delays in payments.

**2.9 Cash and cash equivalents**

Cash and cash equivalents comprise cash balances at bank and on hand that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

**2.10 Provisions**

Provisions are recognised when the Council has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of economic resources will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

## Notes to the Financial Statements

For the financial year ended 31 March 2015

### 2. Summary of significant accounting policies (continued)

#### 2.11 Government grants

Government grants are recognised at their fair value where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with.

Government grants to meet the current period's operating expenses are recognised as income in the financial period in which the operating expenses are incurred.

Grants received from the Ministry of National Development for capital expenditure are taken to the deferred capital grants account upon the utilisation of the grants for purchase of plant and equipment and intangible assets, which are capitalised, or to income or expenditure for purchase of plant and equipment and intangible assets which are written off in the year of purchase.

Deferred capital grants are recognised as income over the periods necessary to match the depreciation, amortisation, write-off and/or impairment loss of the plant and equipment and intangible assets purchased with the related grants. Upon the amortisation or disposal of plant and equipment and intangible assets, the balance of the related deferred capital grants is recognised as income to match the carrying amount of the plant and equipment and intangible assets disposed of.

#### 2.12 Financial liabilities

##### Non-derivative financial liabilities

Non-derivative financial liabilities comprise trade and other payables.

Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs on the trade date at which the Council becomes a party to the contractual provisions of the instrument. Subsequent to initial recognition, these financial liabilities are measured at amortised cost using the effective interest method. Gains and losses are recognised in the income or expenditure when the liabilities are derecognised, and through the amortisation process. The Council derecognises a financial liability when its contractual obligations are discharged or cancelled or expired.

Financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Council has a legal right to set-off the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### 2.13 Employee benefits

##### (a) Defined contribution plan: Singapore Central Provident Fund ("CPF") Contributions

The contributions on the Council's employees' salaries are made to the CPF as required by law. The CPF contributions are recognised in the income or expenditure in the period when the employees rendered their services entitling them to the contributions.

The Council has no further payment obligations once the contributions have been paid.

##### (b) Employee leave entitlement

Employee entitlement to annual leave is recognised as a liability when they accrue to employees. The estimated liability for leave is recognised for services rendered by employees up to the balance sheet date.

## Notes to the Financial Statements

For the financial year ended 31 March 2015

### 2. Summary of significant accounting policies (continued)

#### 2.14 Leases

Leases where the lessor effectively retains substantially all the risk and benefits of ownership of the leased term, are classified as operating leases. Operating lease payments are recognised as an expense in the income or expenditure on a straight-line basis over the lease term.

The aggregate benefit of incentives provided by the lessor is recognised as a reduction of rental expense over the lease term on a straight-line basis.

#### 2.15 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Council and the revenue can be reliably measured. No revenue is recognised if there are significant uncertainties regarding recovery of the considerations due, associated costs or the possible refund of fee revenue.

##### *Licence and registration fees*

Licence and registration fees received from estate agents and salespersons respectively are recognised on a straight-line basis over the period for which the licence is granted.

##### *Application fees*

Application fees for licence and registration are recognised upon the receipt of fees.

##### *Examination fees*

Fees from candidates who signed up for the examinations are recognised as and when the examinations are taken.

##### *Interest income*

Interest income is recognised using the effective interest method.

#### 2.16 Share capital

Proceeds from equity financing received from the Minister of Finance (Note 13).

#### 2.17 Goods and services tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax except:

- Where the goods and services tax incurred on purchase of assets or services is not recoverable from the taxation authority, in which case the goods and services tax is recognised as part of the expense item as applicable; and
- Receivables and payables that are stated with the amount of goods and services tax included.

The net amount of goods and services tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position.

## Notes to the Financial Statements

For the financial year ended 31 March 2015

### 3. Significant accounting policies estimates

The preparation of the Council's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of the reporting period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

#### Key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the balance sheet date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

#### Useful lives of plant and equipment and intangible assets

The cost of plant and equipment and intangible assets are depreciated on a straight-line basis over the plant and equipment and intangible assets' estimated economic useful lives. Management estimates the useful lives of these plant and equipment and intangible assets to be within 1 year to 8 years. These are common life expectancies applied in the industry. Changes in the expected level of usage and technological developments could impact the economic useful lives and the residual values of these assets, therefore, future depreciation charges could be revised. The carrying amount of the Council's plant and equipment and intangible assets at the balance sheet date is disclosed in Notes 4 and 5 to the financial statements respectively.

### 4. Plant and equipment

	Furniture and fittings \$'000	Office equipment \$'000	Renovation \$'000	Total \$'000
<b>Cost</b>				
At 1 April 2013, 31 March 2014 and 1 April 2014	147	135	1,120	1,402
Additions	-	31	25	56
Write-off	-	(2)	-	(2)
At 31 March 2015	<b>147</b>	<b>164</b>	<b>1,145</b>	<b>1,456</b>
<b>Accumulated depreciation</b>				
At 1 April 2013	35	54	875	964
Depreciation for the financial year	18	27	182	227
At 31 March 2014 and 1 April 2014	53	81	1,057	1,191
Depreciation for the financial year	19	39	68	126
Write-off	-	(2)	-	(2)
At 31 March 2015	<b>72</b>	<b>118</b>	<b>1,125</b>	<b>1,315</b>
<b>Net carrying amount</b>				
At 31 March 2015	<b>75</b>	<b>46</b>	<b>20</b>	<b>141</b>
At 31 March 2014	94	54	63	211

Included within the cost of renovation is a provision for premises reinstatement costs of \$141,000 (2014: \$141,000) (Note 12).

## Notes to the Financial Statements

For the financial year ended 31 March 2015

### 5. Intangible assets

	Computer software \$'000
<b>Cost</b>	
At 1 April 2013	602
Additions	39
At 31 March 2014 and at 1 April 2014	641
Additions	29
At 31 March 2015	<b>670</b>
<b>Accumulated amortisation</b>	
At 1 April 2013	232
Amortisation for the financial year	167
At 31 March 2014 and at 1 April 2014	399
Amortisation for the financial year	175
At 31 March 2015	<b>574</b>
<b>Net carrying amount</b>	
At 31 March 2015	<b>96</b>
At 31 March 2014	242

### 6. Trade and other receivables

	2015 \$'000	2014 \$'000
Trade receivables	27	409
Other receivables	106	24
	<b>133</b>	<b>433</b>

#### Trade receivables

Trade receivables are non-interest bearing and are generally on 30 days' term.

As at end of the reporting period, the Council has no trade receivable that is past due or impaired.



## Notes to the Financial Statements

For the financial year ended 31 March 2015

### 7. Government grant receivable

	2015 \$'000	2014 \$'000
At beginning of the financial year	993	(1,176)
Grant received	(2,038)	-
Grant recognised in income and expenditure for the financial year (Note 2.11)	5,667	2,130
Transferred to deferred capital grant during the financial year (Note 11)	54	39
At end of the financial year	4,676	993

### 8. Cash and cash equivalents

	2015 \$'000	2014 \$'000
Cash and bank balances	5,306	8,089

Cash at banks earns interest at floating rates based on daily bank deposit rates.

### 9. Trade and other payables

	2015 \$'000	2014 \$'000
Trade payables	693	148
Accrued expenses	1,619	1,328
Provision for unutilised leave	256	181
Security deposits	-	212
Total financial liabilities carried at amortised cost	2,568	1,869

#### *Trade payables*

These amounts are non-interest bearing. Trade payables are normally settled on 30 to 60 days' term.

## Notes to the Financial Statements

For the financial year ended 31 March 2015

### 10. Deferred revenue

	2015 \$'000	2014 \$'000
Within 1 year	5,879	6,172

Deferred revenue related to annual licence and registration fees received upon registration or renewal of licence from estate agents and salespersons. The revenue is recognised in accordance with the revenue recognition policy of the Council (Note 2.15).

### 11. Deferred capital grant

	2015 \$'000	2014 \$'000
At beginning of the financial year	87	113
Transferred from government grant during the financial year (Note 7)	54	39
Grant recognised in income and expenditure for the financial year (Note 2.11)	(79)	(65)
At end of the financial year	62	87

### 12. Provision

Provision was made for the estimated cost of reinstating the Council's rented premises to the original condition upon termination of the lease:

	2015 \$'000	2014 \$'000
At beginning and end of the financial year	141	141

### 13. Share capital

The Council received proceeds from equity financing of \$1,718,729 from the Ministry of Finance in 2012. 1,718,729 ordinary shares issued were held by the Minister for Finance, a body incorporated by the Minister for Finance (Incorporation) Act (Chapter 183) in its capacity as shareholder under the debt-equity framework for statutory boards.

### 14. Revenue

	2015 \$'000	2014 \$'000
Licence, registration and application fees	10,053	10,388
Examination fees and others	1,161	2,251
	11,214	12,639

## Notes to the Financial Statements

For the financial year ended 31 March 2015

### 15. Expenditure on manpower

	2015 \$'000	2014 \$'000
<b>Key management personnel</b>		
Salaries and related costs	1,590	1,650
CPF contributions	45	42
	1,635	1,692
<b>Other than key management personnel</b>		
Salaries and related costs	7,257	5,947
CPF contributions	822	695
	8,079	6,642
	9,714	8,334

#### Key management personnel

Key management personnel are those persons having the authority and responsibility for planning, directing and controlling the activities of the Council.

### 16. Administrative and other expenses

Included in administrative and other expenses are:

	2015 \$'000	2014 \$'000
Council members' fees	113	103
Goods and services tax expenses	807	624
Plant and equipment expensed off	60	19

### 17. Related party transactions

For the purpose of these financial statements, parties are considered to be related to the Council if the Council has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Council and the party are subject to common control or common significant influence. Related parties may be individuals or other entities. Under SB-FRS 24, the parent Ministry and other state-controlled entities are deemed as related parties.

During the financial year, the Council rented premises, and procured administrative support services for human resources, information technology and finance from the Housing & Development Board. The total amounts for these transactions for the financial year are \$1,732,302 (2014: \$1,852,801).

## Notes to the Financial Statements

For the financial year ended 31 March 2015

### 17. Related party transactions (continued)

During the financial year, the Council also procured services amounting to \$585,550 (2014: \$420,550) from the Criminal Investigation Department for the screening of salespersons and estate agents.

Other than as disclosed elsewhere in the financial statements, there are no significant transactions with related parties which were carried out in the normal course of business.

### 18. Statutory contribution to consolidated fund

Under Section 13(1)(e) and the First Schedule of the Singapore Income Tax Act, Chapter 134, the income of the Council is exempt from income tax.

In lieu of income tax, the Council is required to make contribution to the Government Consolidated Fund in accordance with the Statutory Corporations (Contributions to Consolidated Fund) Act (Chapter 319A) and in accordance with the Finance Circular Minutes No M5/2005. The amount to be contributed is based on 17% of the net surplus of the Council.

### 19. Commitments

#### Operating lease commitments – as lessee

The Council has entered into lease agreements for its office premises and office equipment. These non-cancellable leases have lease terms of more than one year.

Future minimum rental payable under non-cancellable operating leases at the end of the reporting year are as follows:

	2015 \$'000	2014 \$'000
Not later than one year	1,210	890
Later than one year and not later than five years	821	833
	2,031	1,723

The leases on the Council's premises on which rentals are payable will expire on 31 May 2016.

### 20. Financial risk management objectives and policies

Risk management is integral to the whole activities of the Council. The Council has a system of controls in place to create an acceptable balance between the cost of risks occurring and the cost of managing the risks. The Council continually monitors its risk management process to ensure that an appropriate balance between risk and control is achieved. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Council's activities.

# Notes to the Financial Statements

For the financial year ended 31 March 2015

## 20. Financial risk management objectives and policies (continued)

### Credit risk

As at the end of the reporting year, the Council has no significant concentrations of credit risk. Cash and cash equivalents are placed with financial institutions which are regulated.

The maximum exposure to credit risk is represented by the carrying amounts of its financial assets in the statement of financial position.

### Liquidity risk

The Council receives its funds from the Government of Singapore and generates cash from its operating activities to meet its funding requirements. The Council monitors and maintains sufficient cash and cash equivalents to finance its operations.

All financial assets and liabilities (excluding the provision for reinstatement costs of rented premises) are repayable on demand or due within 1 year from the end of the reporting period.

### Interest rate risk

At the end of the reporting period, the Council has limited exposure to interest rate risk.

### Fair value for other financial assets and liabilities

The carrying amounts of financial assets and liabilities with a maturity of less than one year (including trade and other receivables, cash and cash equivalents and trade and other payables) are assumed to approximate their fair values because of the short period to maturity.

### Classification of financial instruments

The carrying amount of total loans and receivables are as below:

	2015 \$'000	2014 \$'000
Trade and other receivables	133	433
Grant receivable	4,676	993
Cash and bank balances	5,306	8,089
Total loans and receivables	10,115	9,515

Financial liabilities carried at amortised cost are disclosed in Note 9 to the financial statements.

## 21. Authorisation of financial statements for issue

The financial statements for the financial year ended 31 March 2015 were authorised for issue by members of the Council on 17 June 2015.