



致市區重建局董事會

本核數師已完成審核刊於第八十五頁至第一百一十一頁之賬目，該等賬目乃按照香港普遍採納之會計原則編製。

市區重建局及核數師各自之責任

《市區重建局條例》規定市區重建局必須編製真實兼公平之賬目。在編製該等真實兼公平之賬目時，市區重建局必須採用適當之會計政策，並且貫徹應用該等會計政策。

本核數師之責任是根據審核之結果，對該等賬目作出獨立意見，並依據市區重建局條例第十八條僅向整體董事會報告。除此以外，本報告別無其他目的。本核數師不會就本報告之內容向任何其他人士負上或承擔任何責任。

意見之基礎

本核數師已按照香港會計師公會所頒佈之核數準則進行審核工作。審核範圍包括以抽查方式查核與賬目所載數額及披露事項有關之憑證，亦包括評審市區重建局於編製該等賬目時所作之重大估計和判斷、所採用之會計政策是否適合市區重建局及集團之具體情況，及有否貫徹應用並足夠披露該等會計政策。

本核數師在策劃和進行審核工作時，均以取得所有本核數師認為必需之資料及解釋為目標，以便獲得充分憑證，就該等賬目是否存有重大錯誤陳述，作出合理之確定。在作出意見時，本核數師亦

To the Members of the Board of the Urban Renewal Authority

We have audited the financial statements on pages 85 to 111 which have been prepared in accordance with accounting principles generally accepted in Hong Kong.

Respective responsibilities of the Authority and auditors

The Urban Renewal Authority Ordinance requires the Authority to prepare financial statements which give a true and fair view. In preparing financial statements which give a true and fair view, it is fundamental that appropriate accounting policies are selected and applied consistently.

It is our responsibility to form an independent opinion, based on our audit, on those financial statements and to report our opinion solely to you, as a body, in accordance with section 18 of the Urban Renewal Authority Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Basis of opinion

We conducted our audit in accordance with Statements of Auditing Standards issued by the Hong Kong Society of Accountants. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Authority in the preparation of the financial statements, and of whether the accounting policies are appropriate to the circumstances of the Authority and the Group, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance as to whether the financial statements are free from material misstatement. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the

已評估該等賬目所載之資料在整體上是否足夠。本核數師相信我們之審核工作已為下列意見提供合理之基礎。

意見

本核數師認為，上述之賬目足以真實兼公平地顯示市區重建局及集團於二零零四年三月三十一日結算時之財政狀況，及集團截至該日止年度之業績及現金流量，並已按照《香港公司條例》之披露規定妥為編製。

羅兵咸永道會計師事務所

香港執業會計師

香港，二零零四年四月二十六日

financial statements. We believe that our audit provides a reasonable basis for our opinion.

Opinion

In our opinion, the financial statements give a true and fair view of the state of affairs of the Authority and the Group as at 31 March 2004 and of the Group's results and cash flows for the year then ended and have been properly prepared in accordance with the disclosure requirements of the Hong Kong Companies Ordinance.

PricewaterhouseCoopers

Certified Public Accountants

Hong Kong, 26 April 2004