SINGAPORE
LAND AUTHORITY

Discovering Unlimited Possibilities

Annual Report 2009/10

SLA
SINGAPORE
LAND AUTHORITY

Annual Report
2009/10

Contents




PLATINUM


SLA

Building Blocks

Vision

To be a world-class land authority

Mission

To optimise land resources for the economic and social development of Singapore

We balance our economic and social needs while:

- *ensuring the best use of State land and buildings,*
- *providing an effective and reliable land management system, including the issuance and guarantee of land titles and geospatial demarcation of land, and*
- *enabling the full use of land information for better land management and creation of new business opportunities*

Core Values

Nation First
People Organisation
Innovation and Dynamism
Always Delighting Customers
Integrity and Professionalism

Joint Message

2009 was a busy year for Singapore Land Authority (SLA). The year began with one of the worst recessions in Singapore's history, but ended on a better note with the economy recovering its growth momentum. SLA's operating income grew 9% from $92.5m in FY08 to $100.9m in FY09, on the back of an active property market which saw an increase in the number of property transactions registered, and sale of related property information.

As the custodian of over 14,000 hectares of State land and more than 5,000 State buildings, we focused on key pro-business and customer-centric initiatives.

SLA played a significant role in ensuring that State land and property continued to be used to support a variety of industries and uses. SLA collaborated with the National Heritage Board (NHB) to develop Integrated Museum and Art facilities, notably for State properties at 222 Queen Street and Loewen Road.

In partnership with the EDB and other agencies, SLA also worked to offer sites for education-related uses by foreign system schools in Singapore. Key sites included the former Chong Boon Primary School in Ang Mo Kio St 44 and the former Nan Chiau High School in Kim Yam Road.

In 2009, SLA worked to further enhance IT services, such as the Integrated Land Information Service (INLIS), the Singapore Titles Automated Registration System 21 (STARS 21), and the Singapore Geospatial Collaborative Environment (SG-SPACE) initiative.

Several pilot projects were launched in collaboration with eight public agencies under the SG-SPACE initiative. They included the use of Geographic Information System (GIS) in the planning of foreign workers' dormitories and the launch of the SG-SPACE Geospatial Data Discovery Portal. This facility enables users within the public sector to search for spatial datasets from multiple sources and provides a set of tools and service components for users to build applications.

SLA was pleased to launch OneMap, a multi-agency intelligent map portal, in March 2010. This Government-wide platform allows for delivery of reliable, timely and accurate location-based services and information, which end users can use to search for places of interest or perform queries through its map-enabled e-services. Its advanced web-mapping technologies can be tapped by users to create useful and value-added services within their own web presence.

SLA staff won several national awards for quality, excellence and innovative thinking, including a silver award for Best PS21 Project at the PS21 Excel Convention in November 2009.

We appreciate and are thankful for the commitment, dedication and support of the team of professionals at SLA's board, management and staff, who are all committed to continuing to provide good service to our customers and stakeholders.

SLA would like to place on record its gratitude to Greg Seow, Latiff Ibrahim, Yap Kim Wah and Koh Lin-Net, who retired as Chairman and Members of the Authority respectively on 31 July 2010. SLA also warmly welcomes Mr Chaly Mah as its new Chairman and Mr George Lim, Ms Teo Lay Lim and Mr Wong Hong Kuan as its Members of the Authority effective 1 August 2010.

We look forward to the team's continuing spirit of innovation and enthusiasm in creating value for our customers and the community.

Greg Seow
Chairman

Vincent Hoong
Chief Executive

Dr Peter Kellock
Founder
muvee Technologies Pte Ltd

Mr Vincent Hoong
Chief Executive
Singapore Land Authority

Dr Lee Tsao Yuan
Executive Coach and Coach Practice Leader
OTi-SDC Consulting

Mr Ed Ng
Group Chief Executive Officer
PT. Gunung Sewu Kencana

Professor Pang Eng Fong
Professor of Management Practice
Singapore Management University

Mr Chaly Mah
Chairman, Deloitte Singapore
CEO, Deloitte Asia Pacific, Deloitte Southeast Asia

Mr Greg Seow
Chairman
Singapore Land Authority

Ms Rita Soh Siow Lan
Director
RDC Architects Pte Ltd

Mr Tan Tong Hai
Chief Operating Officer
Starhub Ltd

Mr Yap Kim Wah
Senior Vice President (Products & Services)
Singapore Airlines Ltd

Mr Latiff Ibrahim
Managing Director
INCA Law LLC

Ms Koh Lin-Net
Deputy Secretary (Trade)
Ministry of Trade and Industry

Executive Management

Vincent Hoong
Chief Executive
Registrar of Titles and Deeds
Controller of Residential
Property

Simon Ong
Deputy Chief Executive
Commissioner of Lands

Bryan Chew
Executive Director, Regulatory Cluster
Senior Deputy Registrar of
Titles & Deeds
Deputy Controller of
Residential Property

June Celine Low
Director, Land Titles Registry
Senior Deputy Registrar of
Titles & Deeds

Manimegalai Vellasamy
Director
Legal

Ng Siau Yong
Director
GeoSpatial

Chim Voon How
Chief Information Officer

Gaw Seng Suan
Director
Land Data

Lee Seng Lai
Director
Land Operations (Private)

Mabel Pek
Director
Corporate Services

Soh Kheng Peng
Director, Land Survey
Chief Surveyor

Teo Cher Hian
Director
Land Operations (Public)

Thong Wai Lin
Director
Land Sales and Acquisition

Organisation Chart

CHAIRMAN & Members of the Authority

CHIEF EXECUTIVE
Registrar of Titles & Deeds/
Controller of Residential Property
Vincent Hoong

DEPUTY CHIEF EXECUTIVE
Commissioner of Lands
Land Operations Group
Simon Ong

Land Sales & Acquisition Division
Director
Thong Wai Lin
- Land Acquisition
- Lease Management & Sales
- Valuation

Land Ops (Public) Division
Director
Teo Cher Hian
- Land Lease (Public)
- Land Asset Management Sevices

Land Ops (Private) Division
Director
Lee Seng Lai
- Land Lease (Private)
- Land Asset Business

Planning & Policy Division
Director
Vacant
- Planning & Policy

Administrative Reporting

Internal Audit

ASSISTANT CHIEF EXECUTIVE
Regulatory & Corporate Services Group
Vacant

Regulatory Cluster
Executive Director/
Snr Dy Registrar Titles & Deeds/
Dy Controller of Residential Property
Bryan Chew

- **Land Survey Division** — Director/ Chief Surveyor — **Soh Kheng Peng**
- **Land Titles Registry** — Director/Snr Dy Registrar Titles & Deeds — **June Celine Low**
- Land Dealings Approval Unit

Divisions

- **GeoSpatial Division** — Director — **Ng Siau Yong**
  - GeoSpatial Operations & Development
- **Land Data Division** — Director/CDO — **Gaw Seng Suan**
- **Corporate Services Division** — Director/QSM — **Mabel Pek**
  - Human Resource
  - Finance
  - Managing for Excellence
- **Information Technology Division** — CIO — **Chim Voon How**
- **Legal Division** — Director — **Manimegalai Vellasamy**
- Corporate Communications


STATE LAND

Creativity & Value


TANGL
VILLAG

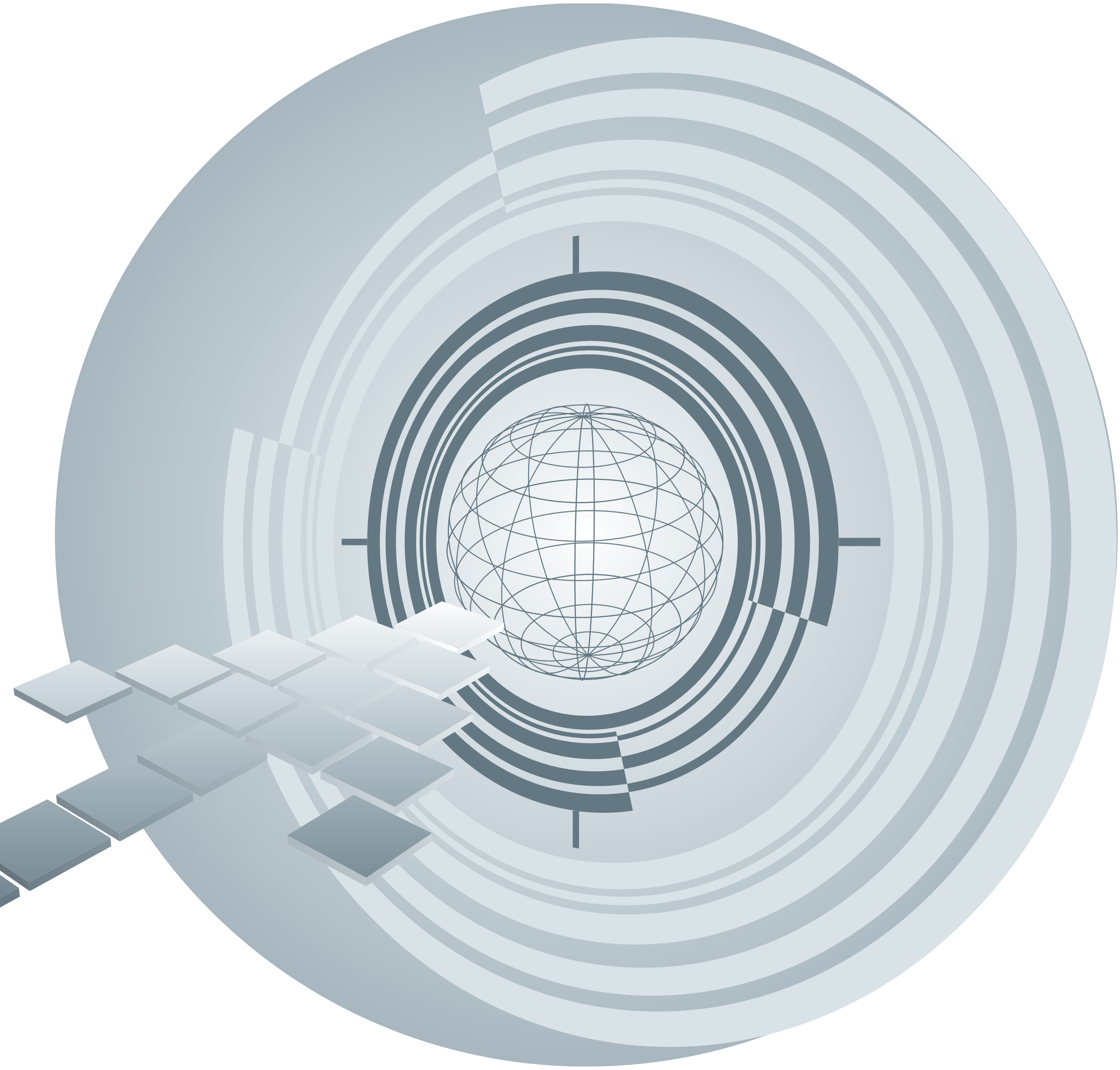
Corporate Profile

For an island-state like Singapore, it is vital that available land resources be fully and efficiently utilised at all times. With this mission in mind, the SLA applies its expertise, know-how and innovative thinking to creatively manage this limited resource.

SLA directly manages 14,000 hectares of State land and 5,000 properties, including heritage sites, industrial, commercial and residential areas. It continually seeks new ways to make use of existing land, and applies cutting-edge technology to collect and market land-related information for the benefit of its corporate and mainstream customers.

Its scope includes land sales, leases, land surveys, acquisition and allocation of State land, issuance and guarantee of land titles, among others.

For more information, please visit www.sla.gov.sg.



Optimising State Land & Properties

Creative approaches to adding value

As the primary entity in charge of optimising the use of State land and properties, SLA applies its lease management experience and expertise to seek novel ways to generate value. It strikes a fine balance between managing the demands of the private sector and promoting community well-being.

SLA is also committed to helping other Government agencies maximise the value and potential of their land resources. This year, SLA introduced an interim land return framework that allowed Ministries to return unutilised, allocated State land to SLA when they received interim use requests. SLA then facilitated and managed the lease arrangements on behalf of the agencies.

SLA also developed a win-win system for generating more value from land earmarked under the Government Land Sales programme. By allowing existing tenants to remain while the land was being prepared for sale, SLA was able to achieve cost savings and revenue in excess of $6 million, while, at the same time, giving tenants more time to seek alternative locations.

Working with JTC, SLA introduced a just-in-time alienation approach to support strategic industrialists. Under the system, industrialists with applications under processing were allowed early entry into sites to prepare for commencement of operations. This reduced the waiting time from 17 weeks to 4 weeks.

SLA also saw the need for more pedestrian linkages in the city, to enhance inter-connectivity between buildings and improve traffic conditions. SLA worked closely with the Ministry of Law (MinLaw) and the Chief Valuer on the pricing mechanism for the alienation of air and subterranean spaces, thereby encouraging building owners to construct linkages. This new policy resulted in several new linkages being built, such as the mid-block link at the Marina Business Financial Centre and the underpass at One Fullerton.

Breathing new life into history and arts

To better promote its strategy of transformation and adaptive reuse, SLA partnered with MOE, NLB and the media to organise an art competition that focused on injecting creative dynamism into old State properties. The competition reaped the intangible benefit of widening the pool of potential customers for our State properties. It also successfully repositioned our State properties and showcased the beauty and history of our architectural heritage to the youth and general public.

SLA also saw a unique opportunity to promote the arts while, at the same time, involving private entrepreneurs and private collectors in the development of Singapore's heritage eco-system. We collaborated with NHB to initiate a Request-for-Information (RFI) on the development of Integrated Museum and Art Facilities. Working through an inter-agency committee comprising of MICA, NHB, and URA, SLA was able to select two successful operators for the State properties located at 222 Queen Street and Loewen Road.

Support locally, reach out internationally

SLA has worked with AVA and URA to identify 14 State land parcels at Lorong Chencharu for sale as fish export centres. We invested in infrastructure such as roads, water, sewerage and electrical services on the parcels. The parcels were made available for sale to facilitate the relocation of fish exporters from Jalan Kayu whose sites were affected by public infrastructure development works. To date, 11 parcels have been successfully awarded.

In support of EDB's goal of attracting international organisations (IOs) to Singapore and making the country a regional hub for IOs, SLA carried out substantial refurbishment works on the State property at Tanglin International Centre.

Just one year after being returned, the conservation State building at 32 Maxwell Road, known as the Maxwell Chambers, was refurbished and tenanted to serve as an international arbitration centre which provides world-class hearing room facilities and relevant support services.

In support of the Government's plan to develop more waterfront land for recreational purposes, SLA and other agencies upgraded the seawalls at Woodlands, Punggol and Marina Bay, one of SLA's largest seawall projects to date.

SLA also provided comprehensive support for our national projects, such as the Youth Olympic Games (YOG). Working closely with MCYS, SLA attended to all the YOG-related land requirements and issues, such as the allocation of the State property at 1 Kay Siang Road to MCYS to serve as the Singapore Youth Olympic Games Organising Committee (SYOGOC) headquarters and YOG Learning Centre. Other allocations to MCYS included the properties used for the YOG Countdown Clocks; temporary Bus Holding Facilities at Kallang; the YOG Logistics Hub at Aviation Park Road and Olympic Superstore.

Singapore's strong economic growth in recent years has attracted an influx of foreign talent creating a demand for educational facilities. In this regard, SLA teamed up with other agencies to form a committee chaired by EDB. The committee launched a Request-for-Interest (RFI) on 29 March 2010 to invite proposals for the setting up of foreign system schools. The sites identified for this purpose included the former Chong Boon Primary School in Ang Mo Kio Street 44, the former Nan Chiau High School in Kim Yam Road and three empty sites in Bukit Batok Road, Punggol Field Walk and Yishun Avenue 1.

Bridging New Frontiers with Technology

Building efficiency, intelligently

This year, SLA launched the new SGeoid09 model to help Global Positioning System (GPS) users measure heights above the survey department's datum. This service is estimated to save building owners up to $2 million each year.

For the benefit of its customers, SLA's vertical control network was upgraded and the marker design was standardised to leverage on GPS coordinates to facilitate site location.

This year, SLA signed a Memorandum of Understanding with the Tropical Marine Science Institute at the National University of Singapore to install a 6th Singapore Satellite Positioning Reference Network (SiReNT) GPS reference station at Pulau Semakau. This will help to increase the coverage of the existing SiReNT network and support researchers engaged in environmental monitoring and management; studying coastline retreat and erosion; beach profile monitoring; inter-tidal habitat and bio-diversity mapping for Singapore; land subsidence studies; and real-time integration with environmental monitoring sensors.

To maximise the use of geospatial information and technology, SLA launched SG-SPACE. Through this, SLA successfully created 7 pilot projects with 8 public agencies, enabling the use of geospatial data in enhancing planning, operations and decision-making processes.

OneMap, an integrated mapping system, was launched in March 2010. A multi-agency effort led by SLA, OneMap will allow the public to access a wealth of location-based information and services. OneMap also aims to spur innovation in the private sector by allowing organisations to tap into its advanced web mapping technology to create value-added location services on their own websites.

Harnessing synergies

SLA embarked on the Singapore Titles Automated Registration System 21 (STARS21) project to transform its existing land titles registration system into an integrated solution for both private and HDB properties. Title searches, lodgements and registrations will be more convenient and efficient with this system, which is expected to be launched in 2013. Its streamlined processes will include an auto notification of caveats which provides customers nearly instantaneous notification of caveats lodged and also facilitates whole-of-Government Data Management, which allows the Land Titles Registry to obtain data from other public agencies directly to retrieve documentary evidence for the purpose of registration.

Another initiative launched in 2009 was a collaborative effort by the Land Titles Registry, Records Management, and the Information Technology Division. The team completed a new database system to facilitate searches for HDB leases and Subsidiary Certificates of Title through the Integrated Land Information Service (INLIS). With this, additional information in respect of the 800,000 manually registered leases, such as the strata lots and addresses of the properties, was made available in the new database. Daily updates are carried out to ensure the accuracy of the information. INLIS was also enhanced to perform validation checks online using the new database.

Pursuing Excellence

Global recognition

SLA garnered international recognition in the form of consultancy assignments to both Bahrain and Abu Dhabi. Dr Victor Khoo of Land Survey Division was engaged to advise on Bahrain's GIS development strategy, while the Land Titles Registry conducted a workshop to delegates from Abu Dhabi on Singapore's property registration process.

SLA, in partnership with GIS Development Pte Ltd, also organised the successful MapAsia 2009 Conference. This annual conference promotes the convergence and use of geospatial information, technologies and applications. It offers unique branding, networking and marketing opportunities through the free exchange of ideas and insights in the geospatial domain.

SLA will be organising the Global Spatial Data Infrastructure 12th World Conference in conjunction with the 16th Permanent Committee for GIS Infrastructure for Asia and the Pacific in 2010. Being appointed the host city for the conference is a sign of recognition for SLA's geospatial expertise and capability. Furthermore, the conference serves as an additional boost to Singapore's attractiveness as a prime destination for Meetings, Incentives, Conventions & Exhibitions activities.

Customer-first focus

SLA is committed to its customers, as evidenced by its rise in the Pro-Enterprise Index (PEI) since 2006, with a score of 70.47 in the 2009 Government-wide PE Ranking (PER) exercise. Despite achieving a rank of 21st, SLA will redouble its efforts to learn from agencies which have done well in the PER exercise, and continue to adapt their best practices.

Our bi-annual customer satisfaction survey showed a customer satisfaction index score improvement from 77 in 2007 to 78.8 in 2009.

People: Our greatest asset

SLA implemented the Enhanced Career Framework for Executives in October. The framework consists of 2 initiatives, which are part of SLA's on-going efforts to reward officers for their performance, broaden their career opportunities and to encourage continuous learning and development.

SLA also launched the ACE System, a joint project by 11 public agencies that adopted Ministry of Finance's whole-of-Government initiative for an integrated Human Resource, Finance and Procurement system.

A team from SLA, HIVE-5, emerged as one of the top 12 teams at the Best PS21 Project by the Ministries, at the PS21 Excel Convention in November last year. The team triumphed amidst some 43 nominations. Other SLA teams who were awarded Certificates of Recognition were The Black Box and Pathfinders.

At the MinLaw WITS Convention in September, one of SLA's I^3 teams, The Black Box, won the MinLaw WITS Challenge Trophy. This is the 8^{th} time that SLA has won the challenge trophy, a clear result of its continuing commitment to excellence.

Awards and Accolades

MinLaw WITS Convention Ho Peng Kee Challenge Trophy 8th consecutive time	
NTUC May Day Award – Plaque of Commendation	
Community Chest Gold Share Award	
PS21 ExCEL Convention Silver Award	HIVE-5
PS21 ExCEL Convention Certificate of Recognition	The Black Box Pathfinders
MinLaw Star Service Award Winner	Tan Lay Kuan
MinLaw Star Service Award Commendation	Mohd Arippen Sumokario Palanisamy Shivanand
PS21 Star Service Award	Tan Lay Kuan
MinLaw WITS Personality Award	Tan Siew Chin
MinLaw WITS Leader Award	Mohd Rashid Md Noor Sing Chun Siong, Alvin
MinLaw WITS Member Award	Lee Hwee Chuan Lu Yiting
MinLaw Best Staff Suggestion Award	Maryln Lim
MinLaw WITS Convention Edison Award	Pathfinders The Black Box
MinLaw WITS Best Presentation Award	HIVE-5
PS21 Best Pro-Enterprise Suggestion Silver Award	Meti Yawati

2009 National Day Award Recipients

Public Administration Medal (Bronze)

Miss Tay Lee Koon

Commendation Medal

Mr Lim Ming Khai

Ms Yap Eai-sy

Long Service Medal

Ms Rozanah Adon

Ms Tanam Thambusamy

Ms Zahariah Salim

Mr Ng Chin Sing

Long Service Award

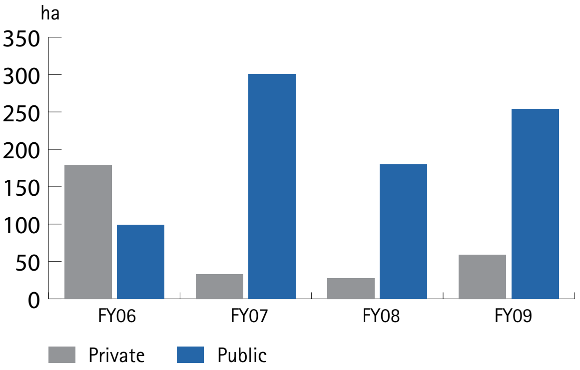
Lau Yin Yin Jessica
Lim Li Fung Maryln
Yeo Yee Wei
Basheer Mohamed
Teo Kok Seng
Palanisamy Shivanand
Goh Sok Whee Juliana
Rashid Bin Abdul Rahman
Lee Siok Tin, Joan
Gan Cheng Huan
Lee Wah
Gaw Seng Suan
Pek Hock Lye
Lim Teck Yew
Lo Wai Ping
Mazlan Muhamad
Ng Han Seng
Theo Fah San Petrina
Zainab bte Djamil
Ragupathy Thiagarajah
Ong Lung Hua
Mahmootha Haniffa

Dewi Puspa Indriani Machfoedy
Pung Choon Hua
Teo Hock Kee
Rozanah Adon
Azlina Abdul Jalal
Lim Kok Hwa
Yeo Gek Ngoh
Junaidah Mohamed Said
Yeo Soh Peng
Joriah Khalid
Tengku Kalsom Mohamed
Misnah Mawi
Amurutham Manickam
Ong Geok Eng
Gan Kaw Eng
Mohamed Idris Johari
Lim Ai Choo
Chan Hwee Ping
Lee Phek Khim
Low Teck Huay
Koh Mui Hoon
Tan Lay Tin

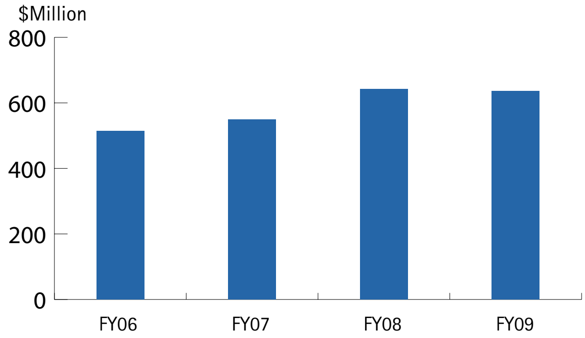
Suraiyah Rosidi
Azizah Mohamed Tahir
Lim Jee Kim
Mohd Arippen Sumokario
Ideris Senin
Chan Fook Lum
Tan Seow Hoon
Jaapar Mohamed Sainee

Corporate Output and Performance

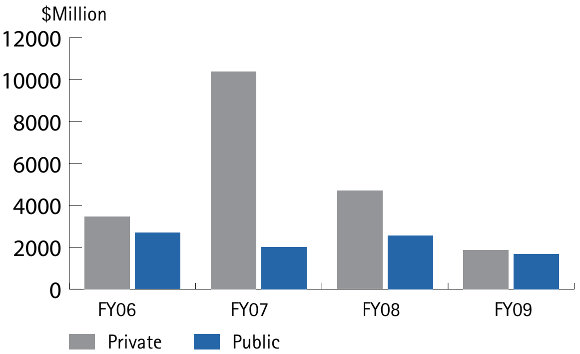
Total area of State land sold to private and public sector



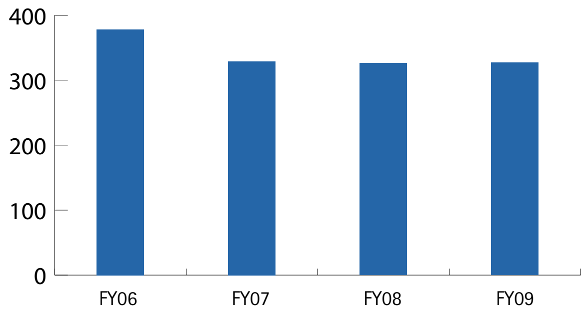
Rental collection from State land and properties



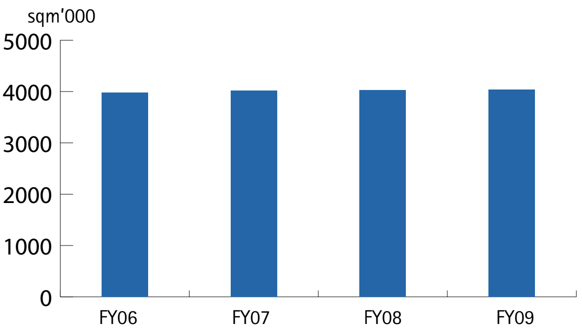
Land sales proceeds from sale to private and public sector



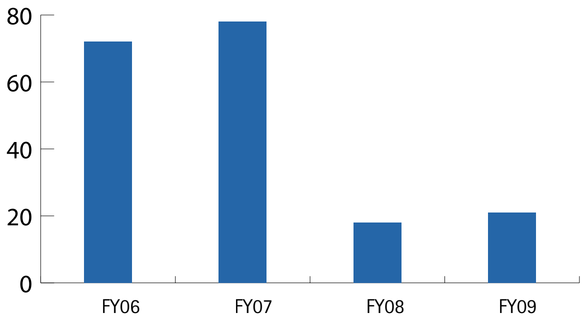
Number of licences for one-off events (wayangs, community events, etc)



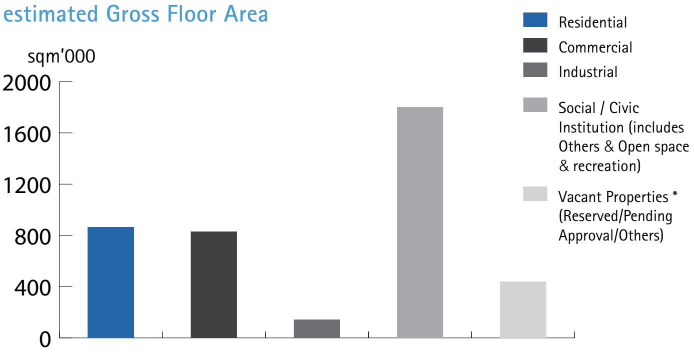
Total estimated Gross Floor Area of State properties managed by SLA



Number of State properties offered for public tender

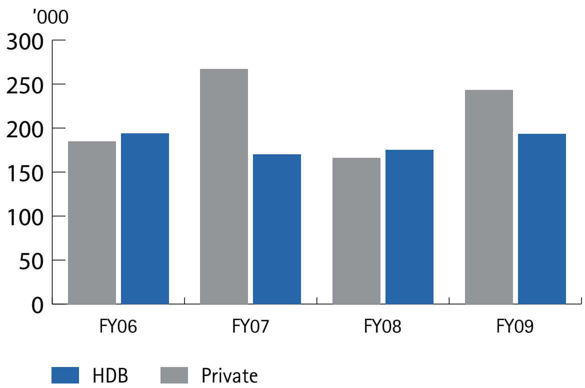


Breakdown by use of SLA-managed properties in estimated Gross Floor Area

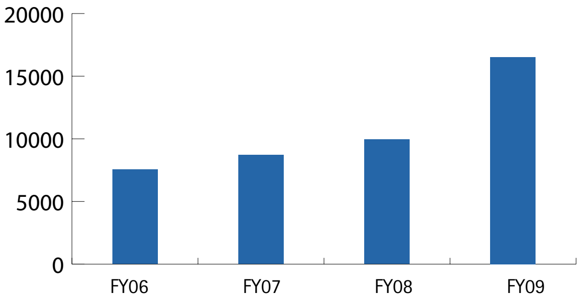


*GFA excludes MA vacant space. The vacant properties could be put for any of the above use(s) when tenanted out

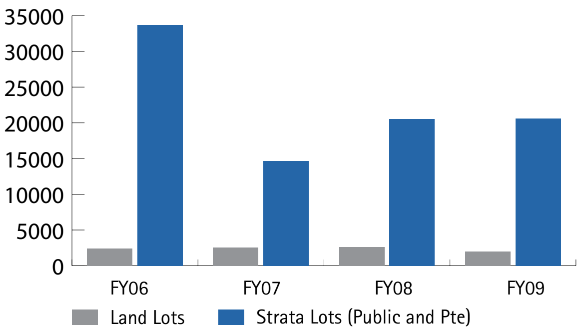
Registration of documents lodged for private and HDB properties



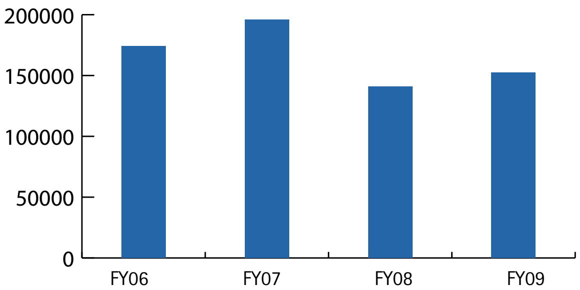
Issuance of title documents for completed private properties



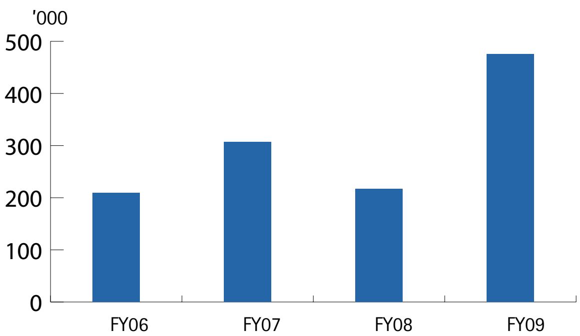
Approval of land and strata lots



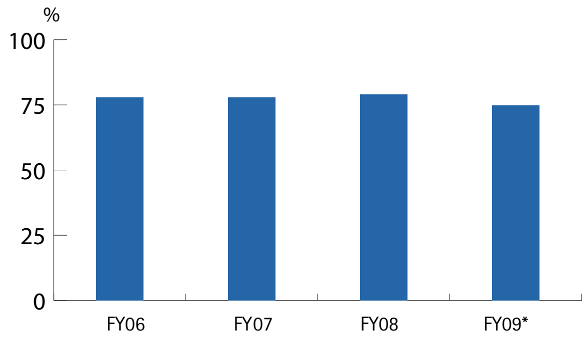
Electronic searches (Document Imaging Processing System (DIPS), Singapore Titles Automated Registration System (STARS))



Integrated Land Information Service (INLIS) Transaction Volume

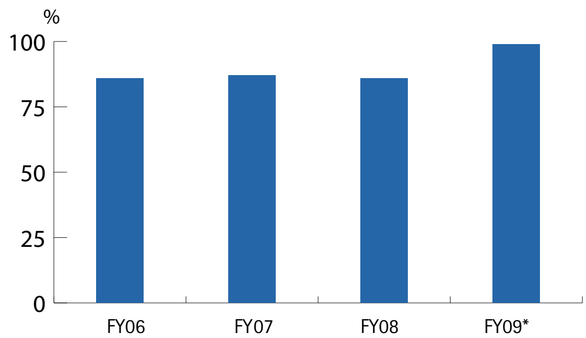


Efficiency Indicators



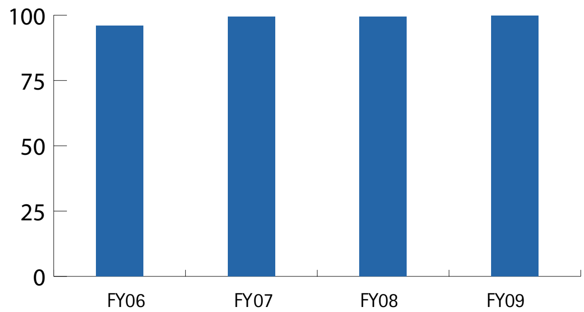
*Excludes unoccupied land managed by SLA's managing agents

Occupancy rate of State properties managed



*Excludes non-marketable stocks

% of e-enabled transactions performed electronically

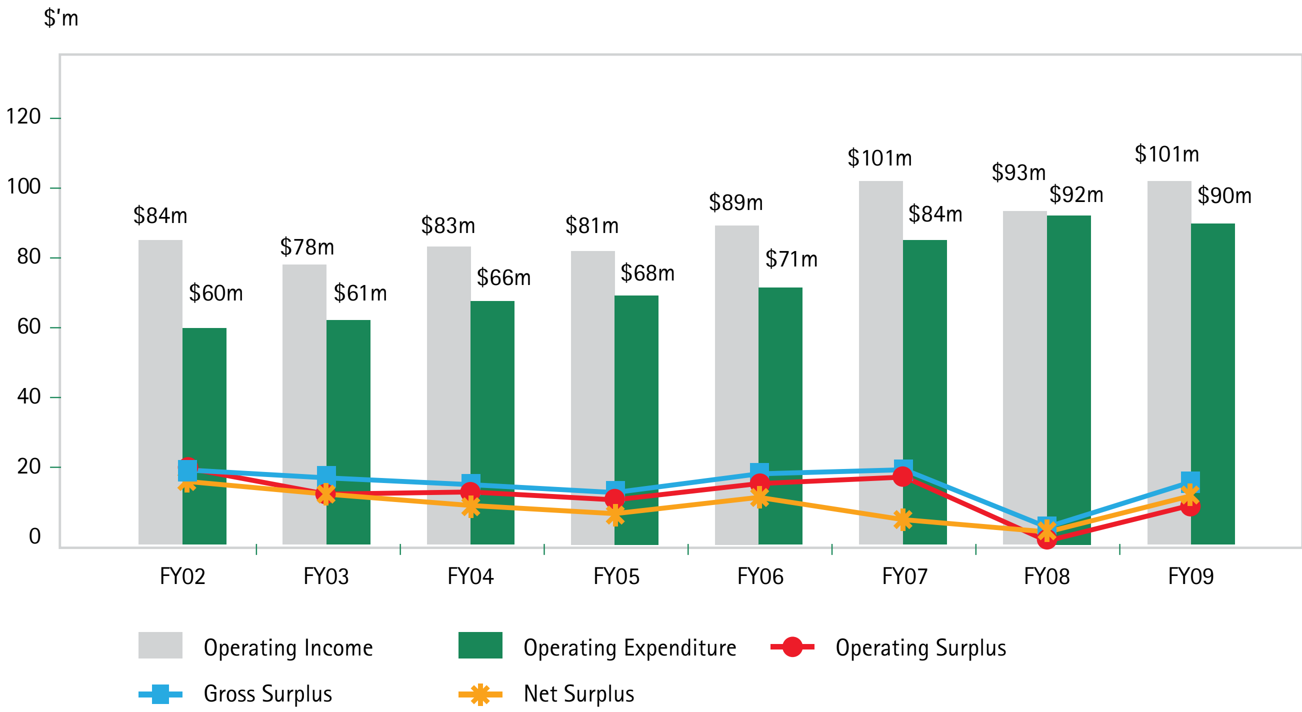



672.08
31142.45
+ 3542.55
+ 1352.14
+ 2100.36
+ 854.94
38992.44
954.36
874.48
+ 689.45

Financials

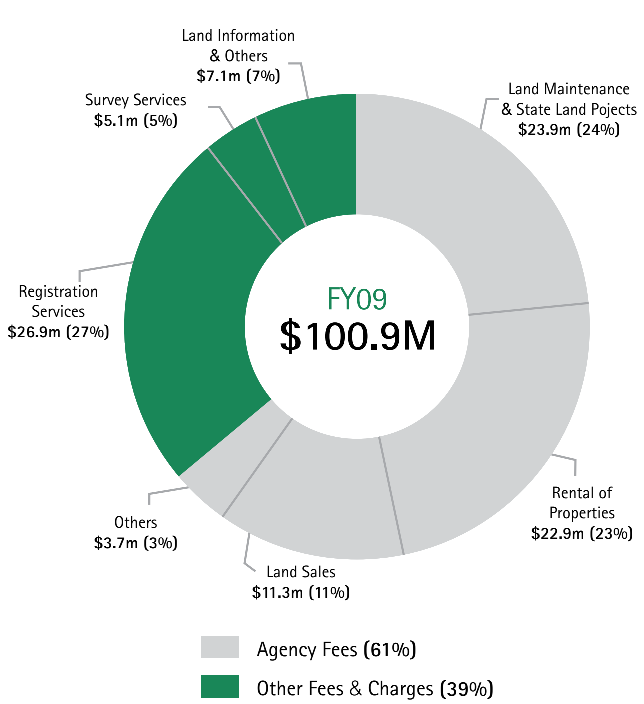
Contents

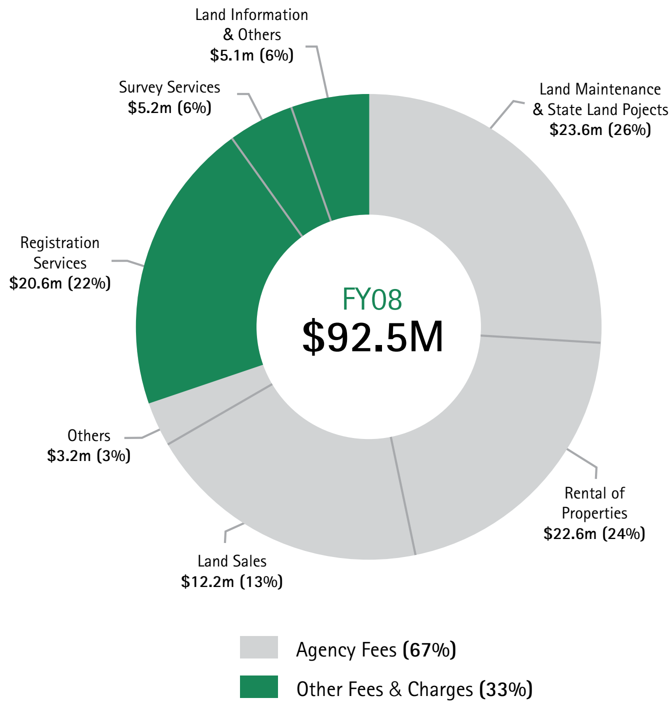
Financial Overview



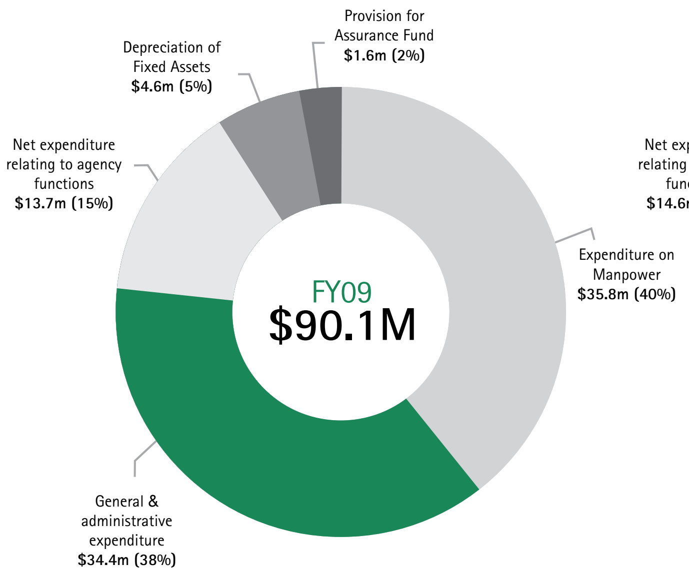
Financial Results

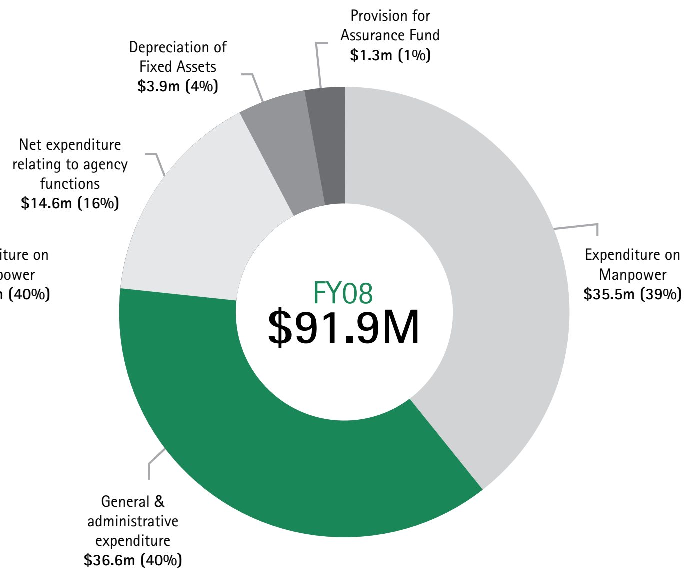
Financial Overview





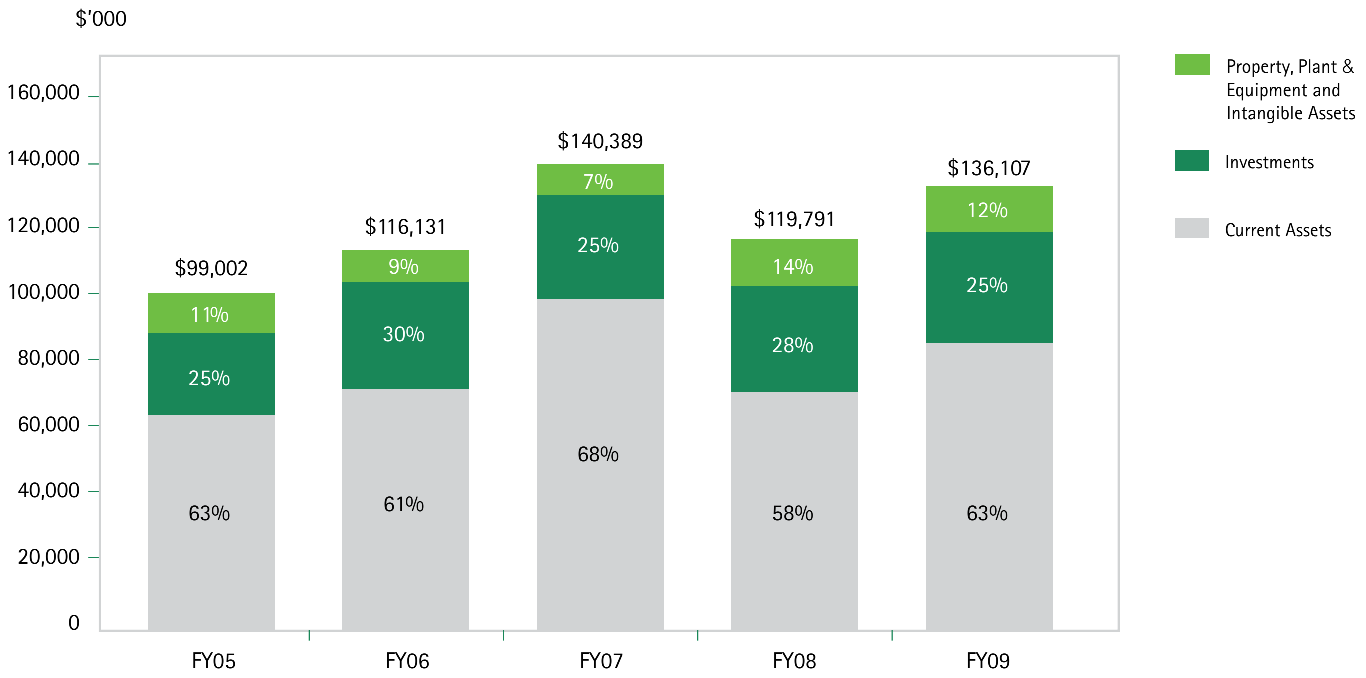
Operating Income



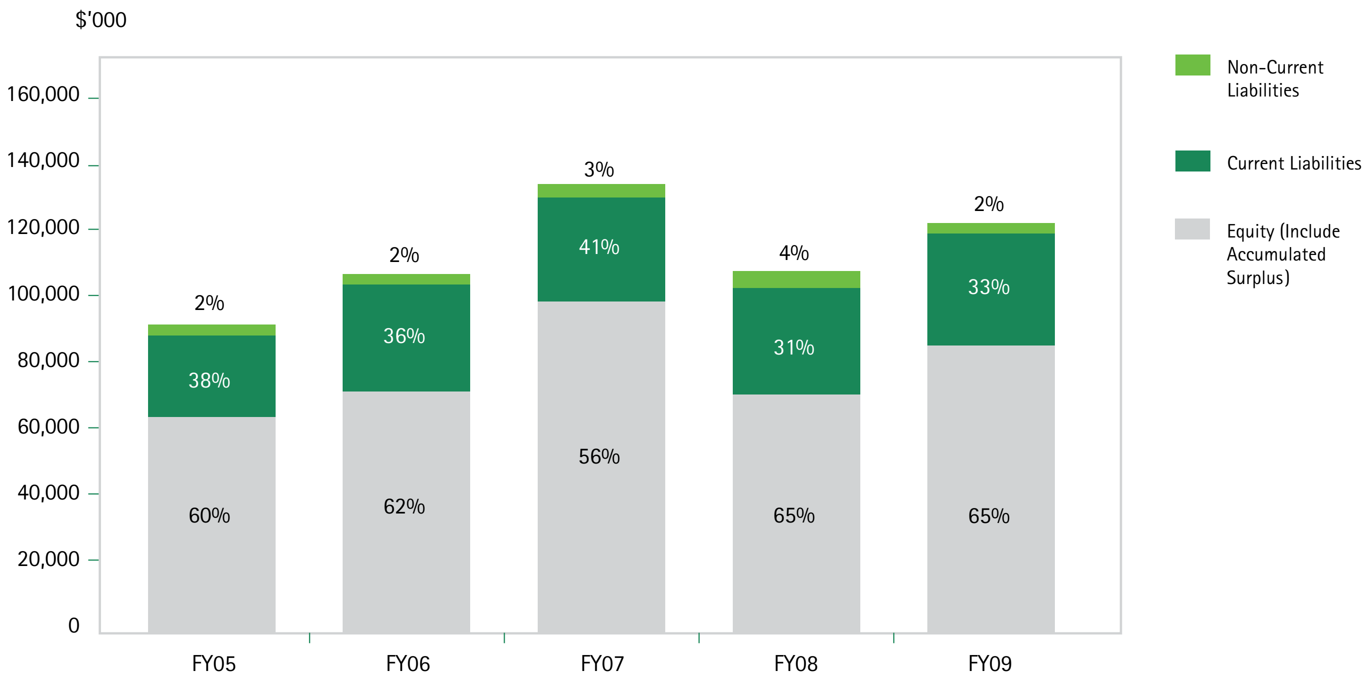


Operating Expenditure

Financial Overview



Financial Position
Total Assets



Financial Position
Total Equity and Liabilities

5-Year Financial Summary

Description	FY09 Actual	FY08 Actual	FY09 vs FY08 Difference		FY07 Actual	FY06 Actual	FY05 Actual
	$'000	$'000	$'000	%	$'000	$'000	$'000
INCOME & EXPENDITURE							
Operating Income	100,934	92,509	8,425	9%	100,863	88,624	80,817
Less: Operating Expenditure	90,098	91,879	(1,781)	-2%	83,813	71,449	68,057
Operating Surplus	10,836	630	10,206	1,977%	17,050	17,175	12,760
Non-Operating Income	4,043	1,837	2,206	120%	2,840	3,042	2,658
- Interest Income (net)	1,232	1,737	(505)	-29%	2,720	2,571	1,315
- Government Grants	2,811	100	2,711	2,711%	120	471	1,343
Gross Surplus	14,879	2,467	12,412	503%	19,890	20,217	15,418
Less: Statutory Contribution	2,532	446	2,086	468%	3,581	4,044	3,084
Less: Special Contribution	-	-	-	N/A	10,000	2,500	2,500
Net Surplus	12,347	2,021	10,326	511	6,309	13,673	9,834
CAPITAL EXPENDITURE	5,237	9,742	(4,505)	-46%	4,033	3,421	4,974
BALANCE SHEET							
Fixed Assets	8,155	8,621	(466)	-5%	2,569	1,640	1,952
Intangible Assets	8,592	7,558	1,034	14%	7,929	8,825	9,367
Investments	34,681	33,836	845	2%	34,705	34,816	24,996
Current Assets	84,679	69,776	14,903	21%	95,186	70,850	62,687
Total Assets	136,107	119,791	16,316	14%	140,389	116,131	99,002
Equity	87,263	77,623	9,640	12%	78,728	72,419	58,746
Current Liabilities	45,540	36,636	8,904	24%	57,314	41,624	38,101
Long-Term Liabilities	3,304	5,532	(2,228)	-40%	4,347	2,088	2,155
Total Equity & Liabilities	136,107	119,791	16,316	14%	140,389	116,131	99,002

Independent auditors' report to Singapore Land Authority

We have audited the accompanying financial statements of Singapore Land Authority (the "Authority"), which comprise the statement of financial position as at 31 March 2010, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

Management's responsibility for the financial statements

The Authority's management are responsible for the preparation and fair presentation of these financial statements in accordance with the provision of the Singapore Land Authority Act 2001 (No. 17 of 2001) (the "Act") and Statutory Board Financial Reporting Standards. This responsibility includes:

(a) devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition, and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair profit and loss accounts and balance sheets and to maintain accountability of assets;

(b) selecting and applying appropriate accounting policies; and

(c) making accounting estimates that are reasonable in the circumstances.

Auditors' 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 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 auditors' 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 auditors consider 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 opinion.

Opinion

In our opinion,

(a) the financial statements are properly drawn up in accordance with the provisions of the Act and Statutory Board Financial Reporting Standards so as to give a true and fair view of the state of affairs of the Authority as at 31 March 2010 and the results, changes in equity and cash flows of the Authority for the financial year ended on that date; and

(b) the accounting and other records required by the Act to be kept by the Authority have been properly kept in accordance with the provisions of the Act.

During the course of our audit, nothing came to our notice that caused us to believe that the receipt, expenditure and investments of monies and the acquisition and disposal of assets by the Authority during the financial year have not been in accordance with the provisions of the Act.

We draw your attention to Note 16 to the financial statements.

Public Accountants and
Certified Public Accountants

Singapore, 28 June 2010

Statement of financial position

as at 31 March 2010

	Note	2009/10 $	2008/09 $
Assets			
Non-Current			
Property, plant and equipment	4	8,154,752	8,621,250
Intangible assets	5	8,591,752	7,558,044
Investments	6	34,681,072	33,835,780
		51,427,576	50,015,074
Current			
Trade receivables		17,540,999	10,794,537
Other receivables		3,812,829	1,913,000
Prepayments		1,660,673	1,151,055
Cash and cash equivalents	7	61,664,495	55,917,407
		84,678,996	69,775,999
Total assets		136,106,572	119,791,073
Equity			
Capital		2,799,526	505,967
Accumulated surplus		84,463,337	77,116,699
Total equity		87,262,863	77,622,666
Liabilities			
Non-Current			
Other payables and accruals	8	585,192	2,682,572
Provisions	9	665,313	665,313
Finance lease payable	11	-	1,615
Deferred capital grants	13(b)	-	237,703
Provision for pension	14	2,053,742	1,945,012
		3,304,247	5,532,215
Current			
Trade payables		9,520,886	5,639,259
Other payables and accruals	8	5,951,229	5,821,194
Provisions	9	3,426,135	2,799,102
Deferred income		828,358	591,917
Deferred capital grants	13(b)	342,834	26,411
Retention payable	10	213,521	81,316
Finance lease payable	11	1,615	10,006
Provision for Assurance Fund	12	22,717,989	21,106,658
Provision for pension	14	4,411	114,364
Contribution payable to Government Consolidated Fund	17	2,532,484	445,965
		45,539,462	36,636,192
Total liabilities		48,843,709	42,168,407
Total equity and liabilities		136,106,572	119,791,073

Greg Seow
Chairman

Vincent Hoong
Chief Executive

Singapore, 24 June 2010

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

Statement of comprehensive income

for the financial year ended 31 March 2010

	Note	2009/10 $	2008/09 $
Income			
Agency fees		61,782,441	61,637,269
Other fees and charges		39,151,950	30,872,027
Total income		100,934,391	92,509,296
Less: Expenditure			
Expenditure on manpower	15	35,826,489	35,462,283
General and administrative expenditure	16	34,370,867	36,556,032
Depreciation of property, plant and equipment	4	2,120,786	1,585,801
Amortisation of intangible assets	5	2,493,249	2,322,134
Provision for Assurance Fund	12	1,611,331	1,323,089
Expenditure relating to agency functions		46,410,058	46,979,386
Total expenditure before reimbursement		122,832,780	124,228,725
Less: Reimbursement of pass-through costs		(32,734,484)	(32,349,612)
Total expenditure		90,098,296	91,879,113
Operating surplus		10,836,095	630,183
Non-operating income			
Interest income		1,233,714	1,744,860
Interest expense		(1,610)	(8,427)
Total non-operating income		1,232,104	1,736,433
Surplus before grants		12,068,199	2,366,616
Government grants			
Operating grants	13(a)	2,587,576	99,969
Deferred capital grants amortised	13(b)	223,347	-
Total Government grants		2,810,923	99,969
Surplus before contribution to Government Consolidated Fund		14,879,122	2,466,585
Less: Statutory contribution to Government Consolidated Fund	17	(2,532,484)	(445,965)
Net surplus for the year		12,346,638	2,020,620
Other comprehensive income		-	-
Total comprehensive income for the year		12,346,638	2,020,620

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

Statement of changes in equity

for the financial year ended 31 March 2010

	Note	2009/10 $	2008/09 $
Capital			
Balance at beginning of the year		505,967	504,967
Equity injection	18	2,293,559	1,000
Balance at end of the year		2,799,526	505,967
Accumulated surplus			
Balance at beginning of the year		77,116,699	78,223,079
Total comprehensive income for the year		12,346,638	2,020,620
Special contribution to Government	17	(5,000,000)	-
Dividend paid to Government		-	(3,127,000)
Balance at end of the year		84,463,337	77,116,699
Total equity		87,262,863	77,622,666

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

Statement of cash flows

for the financial year ended 31 March 2010

	Note	2009/10 $	2008/09 $
Cash Flows from Operating Activities			
Surplus before contribution to Government Consolidated Fund		14,879,122	2,466,585
Adjustments for:			
Depreciation of property, plant and equipment		2,120,786	1,585,801
Amortisation of intangible assets		2,493,249	2,322,134
(Gain)/loss on disposal of property, plant and equipment		(68,206)	129,466
Write-back of overprovision in office reinstatement cost		-	(782,158)
Interest expense		1,610	8,427
Interest income		(1,233,714)	(1,744,860)
Provision for Assurance Fund		1,611,331	1,323,089
Operating surplus before working capital changes		19,804,178	5,308,484
(Increase)/decrease in trade receivables		(6,746,462)	16,911,130
Increase in other receivables		(1,932,112)	(33,951)
Increase in prepayments		(509,618)	(618,167)
Increase/(decrease) in trade payables		3,881,627	(13,767,603)
Decrease in other payables and accruals		(1,801,682)	(2,849,765)
Increase/(decrease) in provisions		461,370	(759,134)
Increase in deferred income		236,441	578,174
Increase in deferred Government grant		78,720	264,114
(Decrease)/increase in provision for pension		(1,223)	83,376
Increase/(decrease) in retention payable		132,205	(7,985)
Cash generated from operations		13,603,444	5,108,673
Contribution to Government Consolidated Fund, paid		(445,965)	(3,580,967)
Net cash generated from operating activities		13,157,479	1,527,706
Cash Flows from Investing Activities			
Net receipts for matured and purchase of investments		(1,129,162)	686,038
Interest received		1,549,867	1,956,717
Proceeds from disposal of property, plant and equipment		349,277	23,042
Payments for purchase of property, plant and equipment		(2,042,381)	(7,790,746)
Payments for purchase of intangible assets		(3,419,935)	(1,951,661)
Net cash used in investing activities		(4,692,334)	(7,076,610)
Cash Flows from Financing Activities			
Dividend paid to Government		-	(3,127,000)
Special contribution to Government		(5,000,000)	-
Capital injection by Minister for Finance		2,293,559	1,000
Interest paid		(1,610)	(8,427)
Repayment of loan		-	(429,221)
Repayment of finance lease		(10,006)	(10,007)
Net cash used in financing activities		(2,718,057)	(3,573,655)
Net increase/(decrease) in cash and cash equivalents		5,747,088	(9,122,559)
Cash and cash equivalents at beginning of the year	7	55,917,407	65,039,966
Cash and cash equivalents at end of the year	7	61,664,495	55,917,407

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

Notes to the financial statements

for the financial year ended 31 March 2010

1 General

Singapore Land Authority (the "Authority"), a Statutory Board under the Ministry of Law ("MinLaw"), was established in Singapore under the Singapore Land Authority Act 2001 (No. 17 of 2001) (the "Act") on 1 June 2001. The Authority's registered office is at 55 Newton Road, #12-01 Revenue House, Singapore 307987.

The principal activities of the Authority are to:

(a) optimise land resources for the social and economic development of Singapore;

(b) manage all state land and buildings, land acquisitions, leases sales and leases;

(c) develop, maintain and market national land information;

(d) issue title to land, register instruments and deeds and approve cadastral surveys; and

(e) make available land for residential, commercial, educational, institutional, social and other related purposes.

There have been no significant changes in the nature of these activities during the financial year.

The Authority receives reimbursement from MinLaw of between 96.4% and 100% of certain direct expenditure relating to management of state land and buildings.

2 Summary of significant accounting policies

2.1 Effect in changes in legislation

Pursuant to the Accounting Standards Act 2008 which came into effect on 1 November 2008, statutory boards are required to prepare and present their financial statements in compliance with the accounting standards established by the Accountant-General, known as the Statutory Board Financial Reporting Standards ("SB-FRS"). Hence, these financial statements have been prepared in accordance with SB-FRS. The SB-FRS will have the same effective dates as those previously adopted under Singapore Financial Reporting Standards.

2.2 Basis of preparation

The financial statements of the Authority, which are expressed in Singapore dollars, have been prepared on a historical cost basis and in accordance with the provisions of the Act and SB-FRS.

The accounting policies have been consistently applied by the Authority and are consistent with those used in the previous financial year.

2.3 Significant accounting estimates and judgments

Estimates and assumptions concerning the future and judgments are made in the preparation of the financial statements. They affect the application of the Authority's accounting policies, reported amounts of assets, liabilities, income and expenses, and disclosures made. They are assessed on an on-going basis and are based on experience and relevant factors, including expectations of future events that are believed to be reasonable under the circumstances.

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.

The cost of property, plant and equipment and intangible assets are depreciated and amortised respectively on a straight-line basis over the assets' useful lives. Management estimates the useful lives of these assets to be within 3 to 7 years. These are common life expectancies applied. The carrying amount of the Authority's property, plant and equipment and intangible assets at 31 March 2010 were $8,154,752 (2008/09-$8,621,250) and $8,591,752 (2008/09- $7,558,044) respectively.

2.3 Significant accounting estimates and judgments (cont'd)

Changes in the expected level of usage and technological developments could impact the economic useful lives of these assets, therefore future depreciation charges and amortisation could be revised.

2.4 Interpretations and amendments to published standards effective in 2009/10

On 1 April 2009, the Authority adopted the new or amended SB-FRS and Interpretations of SB-FRS ("INT SB-FRS") that are mandatory for application on their respective effective dates.

No.	Title	Effective date (annual periods beginning on or after)
SB-FRS 1	Presentation of Financial Statements	1 January 2009
SB-FRS 1	Amendments to SB-FRS 32 Financial Instruments: Presentation & SB-FRS 1 Presentation of Financial Statements - Puttable Financial Instruments & Obligations Arising on Liquidation	1 January 2009
SB-FRS 2	Inventories	1 January 2009
SB-FRS 7	Cash Flow Statements	1 January 2009
SB-FRS 8	Accounting Policies, Changes in Accounting Estimates & Errors	1 January 2009
SB-FRS 16	Property, Plant & Equipment	1 January 2009
SB-FRS 19	Employees Benefits	1 January 2009
SB-FRS 23	Borrowing Costs	1 January 2009
SB-FRS 27	Consolidated and Separate Financial Statements	1 January 2009
SB-FRS 27	Amendments to FRS 101 First-time Adoption of Financial Reporting Standards & FRS 27 Consolidated & Separate Financial Statements – Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate	1 January 2009
SB-FRS 32	Amendments to SB-FRS 32 Financial Instruments: Presentation & SB-FRS 1 Presentation of Financial Statements - Puttable Financial Instruments & Obligations Arising on Liquidation	1 January 2009

2.4 Interpretations and amendments to published standards effective in 2009/10 (cont'd)

No.	Title	Effective date (annual periods beginning on or after)
SB-FRS 34	Interim Financial Reporting	1 January 2009
SB-FRS 36	Impairment of Assets	1 January 2009
SB-FRS 38	Intangible Assets	1 January 2009
SB-FRS 39	Amendments to SB-FRS 39 Financial Instruments: Recognition and Measurement and SB-FRS 107 Financial Instruments: Disclosures - Reclassification of Financial Assets	1 July 2008
SB-FRS 39	Amendments to FRS 39 Financial Instruments: Recognition and Measurement and FRS 107 Financial Instruments: Disclosures - Reclassification of Financial Assets - Effective Date and Transition	1 July 2008
SB-FRS 39 INT SB-FRS 109	Amendments to INT SB-FRS 109 & SB-FRS 39 - Embedded Derivatives	30 June 2009 (periods ending on or after)
SB-FRS 101	First-time Adoption of Statutory Board Financial Reporting Standards	1 January 2009
SB-FRS 101	Amendments to SB-FRS 101 First-time Adoption of Statutory Board Financial Reporting Standards and SB-FRS 27 Consolidated & Separate Financial Statements - Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate	1 January 2009
SB-FRS 101	Implementation Guidance	1 January 2009
SB-FRS 104	Implementation Guidance	1 January 2009
SB-FRS 105	Non-current Assets Held for Sale & Discontinued Operations	1 January 2009
SB-FRS 107	Amendments to SB-FRS 39 Financial Instruments: Recognition and Measurement and SB-FRS 107 Financial Instruments: Disclosures - Reclassification of Financial Assets	1 July 2008
SB-FRS 107	Amendments to FRS 39 Financial Instruments: Recognition and Measurement and FRS 107 Financial Instruments: Disclosures - Reclassification of Financial Assets - Effective Date and Transition	1 July 2008
SB-FRS 107	Amendments to SB-FRS 107 Financial Instruments: Disclosures - Improving Disclosures about Financial Instruments	1 January 2009
INT SB-FRS 118	Transfer of Assets from Customers	1 July 2009 (transfers received on or after)

The adoption of these new/revised SB-FRS and INT SB-FRS did not result in substantial changes to the Authority's accounting policies nor any significant impact on these financial statements, except for the following:

SB-FRS 1 (Revised 2008) Presentation of Financial Statements (effective from 1 January 2009)

The revised SB-FRS 1 prohibits components of comprehensive income (i.e. non-owner changes in equity) to be presented in the statement of changes in equity. All non-owner changes in equity are required to be presented in one statement of comprehensive income or in two statements (a separate income statement and a statement of comprehensive income). The Authority has adopted the former presentation. Where comparative information is restated or reclassified, the statement of financial position is required to be presented as at the beginning of the earliest comparative period. The Authority did not make any significant reclassification that requires such disclosure.

2.4 Interpretations and amendments to published standards effective in 2009/10 (cont'd)

Amendment to SB-FRS 107 Improving disclosures about financial instruments (effective from 1 January 2009)

The amendments require enhanced disclosures about fair value measurement and liquidity risk. The Authority has adopted the disclosure of fair value measurements using a fair value hierarchy that has the following levels (see Note 22.4):

(a) quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);

(b) inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and

(c) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

2.5 SB-FRS and INT SB-FRS not yet effective

At the date of authorisation of these financial statements, the following SB-FRS and INT SB-FRS were issued but not yet effective:

No.	Title	Effective date (annual periods beginning on or after)
SB-FRS 27	Consolidated & Separate Financial Statements	1 July 2009
SB-FRS 39	Amendments to FRS 39 Financial Instruments: Recognition & Measurement - Eligible Hedged Items	1 July 2009
SB-FRS 101	First-time Adoption of Statutory Board Financial Reporting Standards	1 July 2009
SB-FRS 103	Business Combinations	1 July 2009
	Illustrative Examples	1 July 2009
INT SB-FRS 117	Distributions of Non-cash Assets to Owners	1 July 2009

The Authority expects that the adoption of the above pronouncements will not have a significant impact on the financial statements in the period of initial application.

2.6 Income recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Authority and the revenue can be reliably measured. The following specific recognition criteria must be met before revenue is recognised.

(a) Income from agency fees is recognised on the accrual basis based on the following:

- an agreed percentage on land sales and acquisitions, management of rental of state-owned properties and management of state land projects; and
- a pre-determined rate per hectare from management of vacant state land.

(b) Service income is recognised when services are rendered. Processing and registration fees are accounted for when transacted.

(c) Interest income is recognised on accrual basis.

2.7 Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment in value. All items of property, plant and equipment are initially recorded at cost.

The initial cost of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Cost of office renovation works also includes the cost of dismantlement, removal or restoration of the office premise to its original state.

2.7 Property, plant and equipment and depreciation (cont'd)

Expenditure incurred after the property, plant and equipment have been put into operation, such as repairs and maintenance and overhaul costs, is normally charged to the income and expenditure statement in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property, plant and equipment beyond its originally assessed standard of performance, the expenditure is capitalised as an additional cost of property, plant and equipment.

Assets taken over from the former land departments, namely Land Office, Singapore Land Registry, Survey Department and Land Systems Support Unit, and the existing Computer Information Systems Department ("CISD") in MinLaw were valued on the following bases at the dates of transfer:

(a) Assets-under-construction were valued at cost.

(b) Other assets were transferred at their book values.

Assets-under-construction represent computerisation projects which have been capitalised and are stated at cost. These include cost of hardware and software, and other direct costs. Assets-under-construction are not depreciated until such time as the relevant phases are completed and put into operational use.

In general, property, plant and equipment costing $2,000 and below per item, or totalled $100,000 and below as a group, will be charged to the income and expenditure statement in the month of purchase. Assets costing more than $2,000 per item, or totalled more than $100,000 as a group, will be capitalised.

Property, plant and equipment are depreciated using the straight-line method to write off the cost of the assets over their estimated useful lives (based on the stipulated years of useful lives as noted below or lower of their remaining useful lives as at the date of transfer) as follows:

Furniture and fittings, office equipment and office renovation	5 - 6 years
IT equipment	3 - 5 years
Motor vehicles	7 years
Plant and machinery	5 - 7 years

The useful lives and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from items of property, plant and equipment.

2.8 Intangible assets and amortisation

Intangible assets acquired, which comprise computer software development costs, are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses.

Intangible assets are amortised on a straight-line basis over their estimated useful lives ranging from 3 to 5 years. The amortisation expense on intangible assets is recognised in the income and expenditure statement through the 'amortisation of intangible assets' line item.

The carrying value of uncompleted software development costs is reviewed for impairment annually when the asset is not yet in use or more frequently when an indication of impairment arises during the reporting year. Upon completion, software development costs are assessed for impairment whenever there is an indication that the intangible asset may be impaired.

2.9 Impairment of non-financial assets

The Authority assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Authority makes an estimate of the asset's recoverable amount.

2.9 Impairment of non-financial assets (cont'd)

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. 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. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognised in the income and expenditure statement as 'general and administrative expenditure'.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses recognised for an asset may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Reversal of an impairment loss is recognised in the income and expenditure statement. After such a reversal, the depreciation charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

2.10 Financial assets

Financial assets within the scope of SB-FRS 39 are classified as either financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments, or available-for-sale financial assets, as appropriate. Financial assets are recognised on the balance sheet when, and only when, the Authority becomes a party to the contractual provisions of the financial instrument.

When financial assets are recognised initially, they are measured at fair value, plus, in the case of financial assets not at fair value through profit or loss, directly attributable transaction costs. The Authority determines the classification of its financial assets after initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year-end.

(a) Financial assets at fair value through profit or loss

Derivative financial instruments whose fair value is positive are classified as financial assets at fair value through profit or loss.

The Authority classifies the following financial assets at fair value through profit or loss:

- Structured variable rate notes

(b) Held-to-maturity investments

Non-derivative financial assets with fixed or determinable payments and fixed maturity are classified as held-to-maturity when the Authority has the positive intention and ability to hold the assets to maturity. Other long-term investments that are intended to be held-to-maturity, such as bonds, are subsequently measured at amortised cost using the effective interest method. This cost is computed as the amount initially recognised minus principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between the initially recognised amount and the maturity amount and minus any reduction for impairment or uncollectibility. This calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums and discounts.

For investments carried at amortised cost, gains and losses are recognised in the income and expenditure statement when the investments are derecognised or impaired, as well as through the amortisation process.

The Authority classifies the following financial assets as held-to-maturity investments:

- Bonds
- Credit linked notes

2.10 Financial assets (cont'd)

(c) Loans and receivables

Non-derivative financial assets with fixed or determinable payments that are not quoted in an active market are classified as loans and receivables. Such assets are carried at amortised cost using the effective interest method. Gains and losses are recognised in the income and expenditure statement when the loans and receivables are derecognised or impaired, as well as through the amortisation process.

The Authority classifies the following financial assets as loans and receivables:

- Cash and cash equivalents
- Trade and other receivables

(d) Available-for-sale financial assets

Available-for-sale financial assets are those non-derivative financial assets that are designated as available-for-sale or are not classified in any of the other categories. After initial recognition, available-for-sale financial assets are measured at fair value with gains or losses being recognised in the fair value adjustment reserve until the investment is derecognised or until the investment is determined to be impaired at which time the cumulative gain or loss previously reported in equity is included in the income and expenditure statement.

The Authority does not designate any financial assets as available-for-sale.

2.11 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and at banks, and short-term bank deposits either placed directly by the Authority or by the Accountant-General's Department that are readily convertible to known amounts of cash and that are subject to an insignificant risk of change in value.

2.12 Impairment of financial assets

The Authority assesses at each balance sheet date whether there is any objective evidence that any financial asset or a group of financial assets is impaired.

(a) Assets carried at amortised cost

If there is objective evidence that an impairment loss on loans and receivables or held-to-maturity investments carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account. The amount of the loss is recognised in the income and expenditure statement.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed. Any subsequent reversal of an impairment loss is recognised in the income and expenditure statement, to the extent that the carrying value of the asset does not exceed its amortised cost at the reversal date.

(b) Assets carried at cost

If there is objective evidence that an impairment loss on a financial asset carried at cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset. The amount of the loss is recognised in the income and expenditure statement. Such impairment losses are not reversed in subsequent periods.

2.12 Impairment of financial assets (cont'd)

(c) Available-for-sale financial assets

If an available-for-sale financial asset is impaired, an amount comprising the difference between its cost (net of any principal payment and amortisation) and its current fair value, less any impairment loss previously recognised in the income and expenditure statement, is transferred from equity to the income and expenditure statement. Reversals in respect of equity instruments classified as available-for-sale are not recognised in the income and expenditure statement. Reversals of impairment losses on debt instruments are reversed through the income and expenditure statement, if the increase in fair value of the instrument can be objectively related to an event occurring after the impairment loss was recognised in the income and expenditure statement.

2.13 Derecognition of financial assets

A financial asset is derecognised where the contractual rights to receive cash flows from the asset have expired.

On derecognition of a financial asset, the difference between the carrying amount and the sum of (a) the consideration received and (b) any cumulative gain or loss that has been recognised directly in equity is recognised in the income and expenditure statement.

2.14 Financial liabilities

Financial liabilities include trade payables, other payables and accruals, which are normally settled on 30 day terms, and loan payable and payables to related parties. Financial liabilities are recognised on the balance sheet when, and only when, the Authority becomes a party to the contractual provisions of the financial instrument. Financial liabilities are initially recognised at fair value of consideration received less directly attributable transaction costs and subsequently measured at amortised cost using the effective interest method.

Gains and losses are recognised in the income and expenditure statement when the liabilities are derecognised as well as through the amortisation process. The liabilities are derecognised when the obligation under the liability is discharged or cancelled or expired.

2.15 Provisions

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

2.16 Employee benefits

(a) Pensions and other post employment benefits

- <u>Contributions to Central Provident Fund ("CPF")</u>

  The Authority makes contributions to the CPF scheme in Singapore, a defined contribution pension scheme. Contributions to CPF schemes are recognised as an expense in the period in which the related service is performed.

- <u>Contributions to Civil Service Pension Fund ("CSPF")</u>

The Authority has employees who are pensionable under the CSPF scheme.

Following the CSPF's decision to decentralise the management of the Government Pension Fund, the Authority assumed the responsibility of managing the pension entitlements of certain officers from 1 June 2001. These officers are those who did not opt for the CPF scheme launched in 1955 and continued to be entitled to pension benefits under the CSPF scheme.

Upon retirement, the pension entitlements of these officers will be met by both CSPF and the Authority in proportion to their

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for the financial year ended 31 March 2010

2.16 Employee benefits (cont'd)

length of service before and after the establishment of the Authority on 1 June 2001. Accordingly, pension payable to pensionable officers prior to 1 June 2001 are excluded in arriving at the Authority's pension liabilities.

The Authority's net obligation in respect of defined pension plans under the CSPF scheme is calculated separately for each defined benefit plan by estimating the present value of the amount for future benefit that employees have earned in return for their service in the current and prior periods. The discount rate of 3.0% per annum has been used by reference to 5-year Singapore Government Bond. The calculation is performed taking into account factors such as mortality rates, retirement and withdrawal patterns, as well as wage escalations. As these assumptions may not be satisfied exactly as the fund progresses, a review is conducted once every three years.

Actuarial gains and losses are recognised in the period in which they occur.

(b) Employee leave entitlement

Employees' entitlement to annual leave is recognised when it accrues to the employees. A provision is made for the estimated liability for unconsumed leave as a result of services rendered by employees up to the balance sheet date.

(c) Key management personnel

Key management personnel are those persons having the authority and responsibility for planning, directing and controlling the activities of entity. Chief Executive, Deputy Chief Executive, Directors and Chief Surveyor are considered key management personnel.

(d) Termination compensation

Termination benefits are payable when employment is terminated before the normal retirement date or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Authority recognises termination compensation when it is demonstrably committed to either terminate the employment of current employees according to a detailed plan without possibility of withdrawal; or providing termination compensation as a result of an offer made to encourage voluntary redundancy. Compensation falling due more than 12 months after balance sheet date is discounted to present value.

2.17 Functional and presentation currency

Items included in the financial statements of the Authority are measured using the currency that best reflects the economic substance of the underlying events and circumstances relevant to the Authority ("the functional currency"). The financial statements of the Authority are presented in Singapore dollar, which is also the functional currency of the Authority.

2.18 Foreign currency transactions

Transactions in foreign currencies are measured in Singapore dollar and recorded at exchange rates approximating those ruling at the transaction dates. Foreign currency monetary assets and liabilities are measured using the exchange rates ruling at balance sheet date. Non-monetary assets and liabilities are measured using exchange rates ruling at the transaction dates or, in the case of items carried at fair value, the exchange rates that existed when the fair values were determined. All resultant exchange differences are recognised in the income and expenditure statement except for available-for-sale financial assets, where the resultant exchange differences are recognised in fair value reserve within equity.

2.19 Leases

Finance leases

Finance leases, which effectively transfer to the Authority substantially all the risks and rewards incidental to ownership of the leased item, are capitalised at the inception of the lease at the fair value of the leased asset or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between the finance charges and reduction of the lease liability so as to achieve a constant periodic rate of interest on the remaining balance of the liability for each period. Finance charges are charged directly to the income and expenditure statement.

2.19 Leases (cont'd)

Capitalised leased assets are depreciated over the shorter of the estimated useful life of the asset or the lease term.

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

2.20 Related parties

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or corporate entities.

2.21 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. When the grant relates to an expense item, it is recorded as an operating grant and recognised in the income and expenditure statement over the periods necessary to match them on a systematic basis to the costs, which it is intended to compensate. Where the grant relates to an asset, the fair value is credited to a deferred capital grant account and classified as liability. The amount is released to the income and expenditure statement over the expected useful life of the relevant asset.

2.22 Borrowing costs

Borrowing costs are generally expensed as incurred. Borrowing costs are capitalised if they are directly attributable to the acquisition, construction or production of a qualifying asset. Capitalisation of borrowing costs commences when the activities to prepare the asset for its intended use or sale are in progress and the expenditures and borrowing costs are being incurred. Borrowing costs are capitalised until the assets are ready for their intended use. If the resulting carrying amount of the asset exceeds its recoverable amount, an impairment loss is recorded.

2.23 Recognition of equity injection

Equity injected by the Government for project funding, which is subject to the Capital Management Framework (see Note 3) for Statutory Boards, is recognised when the Authority's parent Ministry, Ministry of Law approves the claim for reimbursement of project expenditure.

3 Capital

Operating assets and completed computerisation projects were transferred at net book value to the Authority when it was established. The values of these assets were settled by loan, cash and grant, and the remaining by way of equity injection from the Government. The shares are held by the Minister for Finance, the body incorporated by the Minister for Finance (Incorporation) Act. Based on the Capital Management Framework ("Framework"), fresh funds needed for projects can be provided by the Government in the form of equity injections. Under the Framework, the Authority will draw on accumulated surpluses and existing equity, debt, or additional equity injection from the Government. In return for the equity, the Government expects an annual return in the form of dividends. The dividends would be based on the cost of equity applied to the equity base, taking into account the investments the Authority had made to build additional capacity, and be capped at the Authority's annual accounting surplus.

Capital management
The Authority's objectives when managing capital are to safeguard the Authority's ability to continue as a going concern and to maintain an optimal capital structure so as to maximise value. In order to maintain or achieve an optimal capital structure, the Authority considers the future capital requirements, prevailing and projected operating cash flows, projected capital expenditure and projected strategic investment opportunities.

The Authority is not subject to externally imposed capital requirements.

Notes to the financial statements

for the financial year ended 31 March 2010

4 Property, plant and equipment

	Furniture and fittings, office equipment and office renovation	IT equipment	Motor vehicles	Plant and machinery	Assets-under-construction	Total
	$	$	$	$	$	$
Cost						
At 1 April 2008	1,560,741	8,885,718	450,758	764,227	112,877	11,774,321
Additions	7,398,202	54,102	-	8,220	330,222	7,790,746
Disposals	(1,153,722)	(1,272,740)	-	(273,362)	-	(2,699,824)
Reclassifications	(558,500)	-	-	558,500	-	-
At 31 March 2009	7,246,721	7,667,080	450,758	1,057,585	443,099	16,865,243
Additions	204,194	928,282	158,460	88,300	663,145	2,042,381
Disposals	(292,589)	(371,371)	(175,742)	(15,000)	-	(854,702)
Reclassifications	-	836,823	-	8,345	(826,285)	18,883
At 31 March 2010	7,158,326	9,060,814	433,476	1,139,230	279,959	18,071,805
Accumulated depreciation						
At 1 April 2008	1,320,264	6,758,116	418,891	708,235	-	9,205,506
Depreciation for the year	660,366	860,484	16,393	48,558	-	1,585,801
Disposals	(1,083,863)	(1,206,014)	-	(257,437)	-	(2,547,314)
At 31 March 2009	896,767	6,412,586	435,284	499,356	-	8,243,993
Depreciation for the year	1,219,765	776,702	29,375	94,944	-	2,120,786
Disposals	(52,711)	(336,428)	(175,742)	(8,750)	-	(573,631)
Reclassifications	-	117,560	-	8,345	-	125,905
At 31 March 2010	2,063,821	6,970,420	288,917	593,895	-	9,917,053
Net book value						
At 31 March 2010	5,094,505	2,090,394	144,559	545,335	279,959	8,154,752
At 31 March 2009	6,349,954	1,254,494	15,474	558,229	443,099	8,621,250

The net book value of motor vehicle held under finance lease at 31 March 2010 was $1,190 (2008/09 – $15,474).

5 Intangible assets

	Software and application systems	Assets under construction	Total
	$	$	$
Cost			
At 1 April 2008	22,438,027	1,951,042	24,389,069
Additions	453,480	1,498,181	1,951,661
Reclassifications	925,411	(925,411)	-
At 31 March 2009	23,816,918	2,523,812	26,340,730
Additions	1,045,047	2,374,888	3,419,935
Reclassifications	700,398	(719,281)	(18,883)
At 31 March 2010	25,562,363	4,179,419	29,741,782
Accumulated amortisation			
At 1 April 2008	16,460,552	-	16,460,552
Charge for the year	2,322,134	-	2,322,134
At 31 March 2009	18,782,686	-	18,782,686
Charge for the year	2,493,249	-	2,493,249
Reclassifications	(125,905)	-	(125,905)
At 31 March 2010	21,150,030	-	21,150,030
Net book value			
At 31 March 2010	4,412,333	4,179,419	8,591,752
At 31 March 2009	5,034,232	2,523,812	7,558,044

Average remaining amortisation period is 0.86 year (2008/09 – 1 year).

6 Investments

	2009/10 $	2008/09 $
Cost of investments:		
Bonds	25,881,072	26,335,780
Credit linked notes	7,500,000	7,500,000
Total bonds & credit linked notes	33,381,072	33,835,780
Structured variable rate notes	1,300,000	-
	34,681,072	33,835,780
Effective yields:		
Bonds	2.35%	2.79%
Credit linked notes	3.70%	3.70%
Structured variable rate notes	2.00%	-

As at 31 March 2010, the bonds held are issued by statutory boards and corporations whilst the credit linked notes are referenced to a Singapore corporate entity. The bonds and credit linked notes are classified as held-to-maturity investments under SB-FRS 39. The structured variable rate notes are issued by a bank with a good credit rating and are classified as investments at fair value through profit or loss under SB-FRS 39 as it contains embedded derivative. Notwithstanding the classification, the Authority has the intention to hold the structured variable rate notes to maturity. As at balance sheet date, the difference between fair value and the cost was immaterial and has been excluded from the financial statements. The accounting policies of these financial assets are stated in Note 2.10.

7 Cash and cash equivalents

	2009/10 $	2008/09 $
Fixed deposits	-	35,044,667
Deposits placed with Accountant-General's Department	61,543,265	20,009,858
Cash and bank balances	121,230	862,882
	61,664,495	55,917,407

Cash at banks earns interest at floating rates based on bank deposit rates. Fixed deposits placed by the Authority and deposits placed with Accountant-General's Department earn interest at respective short-term deposit rates, ranging from 0.15% to 1.75% (2008/09- 0.09% to 1.83%) per annum.

8 Other payables and accruals

	2009/10 $	2008/09 $
Accruals:		
Employees' benefits	1,610,409	1,478,957
Operating expenses	3,037,479	3,317,425
Agents' expenses	505,961	255,835
	5,153,849	5,052,217
Deposits payable	1,382,572	3,451,549
	6,536,421	8,503,766
Due not later than one year	5,951,229	5,821,194
Due later than one year and not later than five years	585,192	2,673,572
Due later than five years	-	9,000
	6,536,421	8,503,766

9 Provisions

	2009/10 $	2008/09 $
Provisions:		
Employees' benefits	3,426,135	2,799,102
Operating expenses	665,313	665,313
	4,091,448	3,464,415
Due not later than one year	3,426,135	2,799,102
Due later than one year and not later than five years	665,313	-
Due later than five years	-	665,313
	4,091,448	3,464,415

Provision for employees' benefits comprises employees' remuneration and unconsumed leave, whilst the provision for operating expenses is for office reinstatement cost.

The movements in the provisions are as follows:

	Employees' benefits $	Operating expenses $
Balance at 1 April 2009	2,799,102	665,313
Provision for the year	3,426,135	-
Utilisation during the year	(1,576,955)	-
Reversed during the year	(1,222,147)	-
Balance at 31 March 2010	3,426,135	665,313

10 Retention payable

This relates to retention monies held for computerisation projects which had been commissioned. These monies will only be paid after the relevant warranty period has expired.

	2009/10 $	2008/09 $
Balance at beginning of year	81,316	89,301
Additions for the year	1,809,046	94,529
Payments during the year	(1,676,841)	(102,514)
Balance at end of year	213,521	81,316
Due not later than one year	213,521	81,316
Due later than one year and not later than five years	-	-
	213,521	81,316

11 Finance lease payable

Future minimum lease payments under finance lease together with the present value of the net minimum lease payments are as follows:

	Total minimum lease payments 2009/10 $	Present value of payments 2009/10 $	Total minimum lease payments 2008/09 $	Present value of payments 2008/09 $
Due not later than one year	1,883	1,615	11,616	10,006
Due later than one year and not later than five years	-	-	1,883	1,615
Total minimum lease payments	1,883	1,615	13,499	11,621
Less: Finance charges	(268)	-	(1,878)	-
Present value of minimum lease payments	1,615	1,615	11,621	11,621

The remaining lease term is 2 months (2008/09 - 1 year) and bears interest at 2.3% (2008/09 - 2.3%) per annum. There is no exposure to interest rate risk because the interest rate is fixed at the contract date. The lease is on a fixed repayment basis, denominated in Singapore dollars and secured by the lessor's charge over the leased assets.

12 Provision for Assurance Fund

	2009/10 $	2008/09 $
Balance at beginning of year	21,106,658	19,783,569
Provision for the year	1,611,331	1,323,089
Balance at end of year	22,717,989	21,106,658

The Assurance Fund is established in accordance with Section 151(1) of the Singapore Land Titles Act (Cap 157). The amount in this fund can only be utilised in accordance with the above Act.

13 Government Grants

(a) Operating grants

	2009/10 $	2008/09 $
Grants received during the year	2,587,576	99,969
Utilised during the year	(2,587,576)	(99,969)
Balance at end of the year	-	-

(b) Deferred capital grants

	2009/10 $	2008/09 $
Balance at beginning of year	264,114	-
Grants received during the year	302,067	264,114
Amortisation to income and expenditure statement	(223,347)	-
Balance at end of year	342,834	264,114
Due not later than one year	342,834	26,411
Due later than one year and not later than five years	-	237,703
	342,834	264,114

Notes to the financial statements

for the financial year ended 31 March 2010

14 Provision for pension

	2009/10 $	2008/09 $
Balance at beginning of the year	2,059,376	1,976,000
Provision for the year	322,000	309,000
Utilisation during the year	(323,223)	(225,624)
Balance at end of the year	2,058,153	2,059,376
Due not later than one year	4,411	114,364
Due later than one year and not later than five years	2,053,742	1,945,012
	2,058,153	2,059,376

The principal assumptions used in determining the Authority's pension obligations are:

(a) All pensioners under the CSPF scheme will retire at the exact age of 62; and

(b) The discount rate of the pension fund is 3% per annum and the expected rate of salary increase is 3% per annum.

Pension payable to pensionable officers prior to the establishment of the Authority on 1 June 2001 will be borne by MinLaw and is excluded from the amount stated above.

15 Expenditure on manpower

	2009/10 $	2008/09 $
Salaries and wages	30,400,801	29,997,656
CPF contributions	3,508,695	3,420,711
CSPF contributions	322,000	309,000
Staff development and scholarship expenditure	901,609	1,042,275
Other staff related expenditure	693,384	692,641
	35,826,489	35,462,283

Included in the above is an amount of $2,731,334 (2008/09-$3,694,428) pertaining to those of key management personnel [Note 20(a)].

16 General and administrative expenditure

Included in general and administrative expenditure are:

	2009/10 $	2008/09 $
Auditors' remuneration	50,000	49,000
Board members' allowances	108,827	112,505
Business functions expenditure	6,263	11,636
(Gain)/loss on disposal of property, plant and equipment	(68,206)	129,466
Write-back of overprovision in office reinstatement cost	-	(782,158)
Rental of office, equipment and car-parking	8,754,793	13,592,368
Transport and travelling expenditure	179,105	285,206
Expenditure under inquiry	7,359,906	2,386,065

The expenditure under inquiry is in the nature of transactions for which the services are under review by the Authority. The Authority has reported these transactions to the relevant authority for investigation.

17 Contribution to Government Consolidated Fund

In lieu of income tax, the Authority is required to make contribution to the Government Consolidated Fund in accordance with the Statutory Corporations (Contributions to Consolidated Fund) Act. The annual contribution to the Fund is made based on the prevailing statutory corporate income tax rate of 17% for the year 2009/10 (2008/09 - 18%). During the year, the Authority also made a special contribution of $5,000,000 (2008/09 - $Nil) to the Government.

18 Equity injection

The Capital Management Framework was extended to the Authority in 2008/09 through an equity injection of $1,000. In 2009/10, a further $2,293,559 was injected into the Authority for project funding. The recognition of equity injection is based on the accounting policy of the Authority as stated in Note 2.23.

19 Commitments

(a) Capital commitments

Estimated amounts committed for future capital expenditure but not recognised in the financial statements are as follows:

	2009/10 $	2008/09 $
Amount approved and contracted for	18,164,770	13,943,282
Amount approved but not contracted for	2,565,413	5,259,572
	20,730,183	19,202,854

(b) Operating lease commitments

Where the Authority is the lessee

Future minimum lease payable under non-cancellable leases contracted for at the balance sheet date but not recognised as liabilities, are as follows:

	2009/10 $	2008/09 $
Due not later than one year	8,912,292	8,687,988
Due later than one year and not later than five years	6,231,090	13,797,559
Due later than five years	560,759	-
	15,704,141	22,485,547

The leases on the Authority's office premises on which rentals are payable will expire on 31 October 2011 and 30 November 2011, subject to an option to renew for another 3 years, and the current rent payable on the leases are $682,421 and $41,578 per month respectively which are subject to revision on renewal.

The lease on ACE system ("Alliance for Corporate Excellence" – a shared Human Resource, Finance and Procurement System for 11 Statutory Boards) on which subscriptions are payable will expire on 30 September 2018 and the amount payable for the lease is $224,304 per year.

(c) Other commitments

Under the Authority's Scholarship Programme and Education Scheme, the Authority has an obligation to fund the scholars' and employees' educational expenses. At the balance sheet date, the total committed expenditure is estimated at $347,297 (2008/09 - $382,463).

20 Related party transactions

(a) Compensation of key management personnel was:

	2009/10 $	2008/09 $
Short-term employment benefits	2,731,334	3,667,596
Post employment benefits	-	26,832
	2,731,334	3,694,428

(b) The Minister for Finance, the body incorporated by the Minister for Finance (Incorporation) Act holds 100% of the Authority's shares. The Authority's significant transactions with the Ministry of Finance and its parent Ministry, Ministry of Law relates to the management and maintenance of state land and buildings. About 61% of the Authority's income relates to the provision of such services (2008/09 - 67%).

21 Amounts held in trust

Amounts held in trust and managed by the agents on behalf of the Authority comprise cash and deposit balances with financial institutions.

These amounts are accrued to the Government and have been excluded from the Authority's financial statements.

	2009/10 $	2008/09 $
Cash and cash equivalents held by agents	6,994,132	8,840,331

22 Financial risk management objectives and policies

The Authority is exposed to market risk, including primarily changes in interest rates. The risk management objective is to focus on minimising interest rate risk, liquidity risk and credit risk which are summarised below:

22.1 Interest rate risk

Surplus funds of the Authority are placed in deposits with the Accountant-General's Department and invested in fixed income securities such as bonds, credit linked notes and structured variable rate notes.

The Authority is exposed to interest rate risk for the structured variable rate notes but the effect on the income and expenditure statement is not significant.

22.2 Liquidity risk

Liquidity risk arises in the general funding of the Authority's operating activities. It includes the risk of not being able to fund operating activities at settlement dates and liquidate positions in a timely manner at reasonable price. The Authority monitors its liquidity risk and maintains a level of cash and cash equivalents deemed adequate by management to finance operations. It ensures that it has sufficient cash to meet expected operational expenses for a period of 90 days.

The table below analyses the maturity profile of the Authority's financial liabilities based on contractual cash flows.

22. Financial risk management objectives and policies (cont'd)

	Less than 1 year	Between 2 and 5 years	Over 5 years	Total
	$	$	$	$
At 31 March 2010				
Trade payables	9,520,886	-	-	9,520,886
Other payables and accruals	5,951,229	585,192	-	6,536,421
Retention payable	213,521	-	-	213,521
Finance lease payable	1,615	-	-	1,615
Contribution payable to Government Consolidated Fund	2,532,484	-	-	2,532,484
	18,219,735	585,192	-	18,804,927
At 31 March 2009				
Trade payables	5,639,259	-	-	5,639,259
Other payables and accruals	5,821,194	2,673,572	9,000	8,503,766
Retention payable	81,316	-	-	81,316
Finance lease payable	10,006	1,615	-	11,621
Contribution payable to Government Consolidated Fund	445,965	-	-	445,965
	11,997,740	2,675,187	9,000	14,681,927

22.3 Credit risk

The Authority's exposure to credit risk is primarily attributable to its cash and cash equivalents, trade receivables and other receivables. Cash and cash equivalents are mainly placed with the Accountant-General's Department.

The credit risk with respect to receivables is low as the balances are mostly with Government agencies such as ministries and other statutory boards. In addition, receivable balances are monitored on an ongoing basis and as a result, the Authority's exposure to bad debts is not significant.

The maximum credit risk that the Authority is exposed to is represented by carrying amounts of its financial assets as stated in the balance sheet.

There is no other class of financial assets that is past due and/or impaired except for trade receivables.

	2009/10	2008/09
	$	$
Not due	17,296,608	10,415,501
Past due but not impaired	244,391	379,036
	17,540,999	10,794,537

The age analysis of trade receivables past due but not impaired is as follows:

Past due 0 to 1 month	195,911	317,185
Past due 1 to 3 months	3,478	61,851
Past due 3 to 6 months	45,002	-
	244,391	379,036

Notes to the financial statements

for the financial year ended 31 March 2010

22. Financial risk management objectives and policies (cont'd)

22.4 Fair values

The carrying amounts of financial assets and liabilities approximate their fair values due to their short-term nature.

The investments are carried at amortised cost in the balance sheet. Their fair values are disclosed in the following table:

	Carrying amount		Fair value	
	2009/10	2008/09	2009/10	2008/09
	$	$	$	$
Bonds	25,881,072	26,335,780	25,943,219	25,496,936
Credit linked notes	7,500,000	7,500,000	7,515,000	7,266,000
Structured variable rate notes	1,300,000	-	1,237,990	-

The fair values of the bonds are based on market prices at balance sheet date and are included in Level 1. The banks have used valuation techniques to determine the fair values of the credit linked and structured variable rate notes and these instruments are included in Level 2 (see Note 2.4).

23 Comparatives

Certain comparative figures have been reclassified to conform to current year's presentation.

	Balance as restated	Balance as previously reported
	2008/09	2008/09
	$	$
Balance Sheet		
Other payables and accruals	8,503,766	8,338,103
Provisions	3,464,415	3,630,078
Notes to financial statements		
Accruals:		
Operating expenses	3,317,425	3,151,762
Provisions:		
Operating expenses	665,313	830,976

24 Authorisation of financial statements

The financial statements for the financial year ended 31 March 2010 were authorised for issue by the Directors of the Authority on 24 June 2010.

Singapore Land Authority
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