

(二十三)貸款及其他賬項

23 Advances and other accounts

(a) 貸款及其他賬項

(a) Advances and other accounts

		本集團		本行	
		The Group		The Bank	
		2006	2005	2006	2005
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
客戶貸款	Advances to customers	38,782,981	36,855,547	38,418,373	36,458,728
減值準備[註釋(二十四)]	Impairment allowances (note 24)				
– 綜合	– Collective	(106,004)	(115,444)	(81,778)	(93,583)
– 個別	– Individual	(61,028)	(71,597)	(43,541)	(48,994)
		38,615,949	36,668,506	38,293,054	36,316,151
同業貸款	Advances to banks and other financial institutions	151,671	152,789	151,671	122,789
應計利息	Accrued interest	335,683	269,374	336,234	263,012
其他賬項	Other accounts	1,723,885	1,068,724	1,761,493	799,946
減值準備[註釋(二十四)]	Impairment allowances (note 24)				
– 個別	– Individual	(1,002)	(8,436)	(803)	(8,002)
		2,058,566	1,329,662	2,096,924	1,054,956
		40,826,186	38,150,957	40,541,649	37,493,896

應計利息以金融資產類別作分析如下：

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

		本集團		本行	
		The Group		The Bank	
		2006	2005	2006	2005
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
短期資金	Short-term funds	66,980	42,502	66,711	43,217
定期存放同業 (一至十二個月內到期)	Placements with banks and other financial institutions maturing between one and twelve months	21,158	10,975	29,083	15,915
持作買賣用途之證券	Trading securities	4,392	2,573	4,392	2,573
衍生金融工具	Derivative financial instruments	40,405	27,637	40,405	27,637
以公平價值誌入損益賬之 金融資產	Financial assets designated at fair value through profit or loss	25,898	26,812	22,628	20,039
可供出售之證券	Available-for-sale securities	23,530	23,761	23,530	23,761
持至到期證券	Held-to-maturity securities	13,492	14,042	11,328	13,009
客戶貸款	Advances to customers	138,084	120,875	136,413	116,668
同業貸款	Advances to banks and other financial institutions	1,744	197	1,744	193
		335,683	269,374	336,234	263,012

(二十三)貸款及其他賬項(續) 23 Advances and other accounts (continued)

(b) 融資租賃及租購合約

客戶貸款內包括融資租賃及租購合約之投資，其分析如下：

應收投資總額
– 一年內
– 一年以上至五年
– 五年以上

未賺取之財務收入

投資淨額

融資租賃及租購合約之投資淨額分析如下：

一年內
一年以上至五年
五年以上

上述融資租賃及租購合約之投資總額並無包括不受保證之剩餘價值(二〇〇五年為零)。

包括在已減值資產之減值準備金內為不可收回融資租賃及租購合約之準備金總額為港幣三千四百九十三萬五千元(二〇〇五年為港幣三千五百零九萬九千元)。

(b) Finance leases and hire purchase contracts

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

	本集團 The Group	
	2006 HK\$'000	2005 HK\$'000
Gross investment, receivable		
– Within one year	262,567	247,407
– After one year but within five years	231,368	276,992
– After five years	2,278	2,041
	<u>496,213</u>	<u>526,440</u>
Unearned finance income	(34,809)	(42,203)
Net investment	<u>461,404</u>	<u>484,237</u>

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

	本集團 The Group	
	2006 HK\$'000	2005 HK\$'000
Within one year	239,353	222,057
After one year but within five years	219,773	260,139
After five years	2,278	2,041
	<u>461,404</u>	<u>484,237</u>

No unguaranteed residual values were included in the gross investment in finance lease receivables and hire purchase contracts above (2005: Nil).

The allowance for uncollectible finance lease receivables and hire purchase contracts included in the impairment allowances for impaired assets amounted to HK\$34,935,000 (2005: HK\$35,099,000).

(二十三)貸款及其他賬項(續) 23 Advances and other accounts (continued)

(c) 已減值貸款

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

已減值貸款

佔客戶貸款總額之百分比

對上述貸款提撥之個別減值準備

於二〇〇六年十二月三十一日，同業貸款中並無已減值貸款(二〇〇五年為零)。

上述個別減值準備已考慮有關貸款之抵押品價值。

(c) Impaired loans

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

	本集團 The Group		本行 The Bank	
	2006 HK\$'000	2005 HK\$'000	2006 HK\$'000	2005 HK\$'000
Impaired loans	<u>180,503</u>	<u>247,248</u>	<u>147,386</u>	<u>210,897</u>
Percentage of total advances to customers	<u>0.47%</u>	<u>0.67%</u>	<u>0.38%</u>	<u>0.58%</u>
Individual impairment allowances made in respect of such advances	<u>61,028</u>	<u>71,597</u>	<u>43,541</u>	<u>48,994</u>

At 31 December 2006, there were no impaired loans in respect of advances to banks and other financial institutions (2005: Nil).

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

(二十四)貸款減值準備

24 Impairment allowances on loans and advances

二〇〇六年

2006

本集團

The Group

		個別評估 Individual assessment HK\$'000	綜合評估 Collective assessment HK\$'000	合計 Total HK\$'000
一月一日	At 1 January	80,033	115,609	195,642
匯率調整	Exchange adjustments	–	62	62
年內撇除	Amounts written off	(66,091)	–	(66,091)
收回往年已撇除之貸款 [註釋(九)]	Recoveries of advances written off in previous years (note 9)	4,717	–	4,717
支取/(撥回)收益表 [註釋(九)]	Charged/(credited) to income statement (note 9)	53,291	(9,037)	44,254
準備的折現值撥回	Unwind of discount on allowance	(9,920)	–	(9,920)
十二月三十一日	At 31 December	<u>62,030</u>	<u>106,634</u>	<u>168,664</u>
於下列賬項內扣除：	Deducted from:			
商業票據[註釋(十七)]	Trade bills (note 17)	–	630	630
客戶貸款[註釋(二十三)]	Advances to customers (note 23)	61,028	106,004	167,032
應付利息及其他賬項 [註釋(二十三)]	Accrued interest and other accounts (note 23)	1,002	–	1,002
		<u>62,030</u>	<u>106,634</u>	<u>168,664</u>

本行

The Bank

		個別評估 Individual assessment HK\$'000	綜合評估 Collective assessment HK\$'000	合計 Total HK\$'000
一月一日	At 1 January	56,996	93,748	150,744
匯率調整	Exchange adjustments	–	62	62
年內撇除	Amounts written off	(39,900)	–	(39,900)
收回往年已撇除之貸款	Recoveries of advances written off in previous years	4,677	–	4,677
支取/(撥回)收益表	Charged/(credited) to income statement	30,084	(11,402)	18,682
準備的折現值撥回	Unwind of discount on allowance	(7,513)	–	(7,513)
十二月三十一日	At 31 December	<u>44,344</u>	<u>82,408</u>	<u>126,752</u>
於下列賬項內扣除：	Deducted from:			
商業票據[註釋(十七)]	Trade bills (note 17)	–	630	630
客戶貸款[註釋(二十三)]	Advances to customers (note 23)	43,541	81,778	125,319
應付利息及其他賬項 [註釋(二十三)]	Accrued interest and other accounts (note 23)	803	–	803
		<u>44,344</u>	<u>82,408</u>	<u>126,752</u>

(二十四)貸款減值準備(續) 24 Impairment allowances on loans and advances (continued)

二〇〇五年	2005	個別評估 Individual assessment HK\$'000	綜合評估 Collective assessment HK\$'000	合計 Total HK\$'000
本集團	The Group			
一月一日	At 1 January	98,416	100,153	198,569
匯率調整	Exchange adjustments	–	(32)	(32)
年內撇除	Amounts written off	(24,879)	–	(24,879)
收回往年已撇除之貸款 [註釋(九)]	Recoveries of advances written off in previous years (note 9)	5,707	–	5,707
支取收益表[註釋(九)]	Charged to income statement (note 9)	4,342	15,488	19,830
準備的折現值撥回	Unwind of discount on allowance	(3,553)	–	(3,553)
十二月三十一日	At 31 December	<u>80,033</u>	<u>115,609</u>	<u>195,642</u>
於下列賬項內扣除：	Deducted from:			
商業票據[註釋(十七)]	Trade bills (note 17)	–	165	165
客戶貸款[註釋(二十三)]	Advances to customers (note 23)	71,597	115,444	187,041
應付利息及其他賬項 [註釋(二十三)]	Accrued interest and other accounts (note 23)	8,436	–	8,436
		<u>80,033</u>	<u>115,609</u>	<u>195,642</u>
本行	The Bank			
一月一日	At 1 January	81,028	83,037	164,065
匯率調整	Exchange adjustments	–	(32)	(32)
年內撇除	Amounts written off	(17,611)	–	(17,611)
收回往年已撇除之貸款 (撥回)/支取收益表	Recoveries of advances written off in previous years (Credited)/charged to income statement	5,696	–	5,696
準備的折現值撥回	Unwind of discount on allowance	(8,809)	10,743	1,934
		(3,308)	–	(3,308)
十二月三十一日	At 31 December	<u>56,996</u>	<u>93,748</u>	<u>150,744</u>
於下列賬項內扣除：	Deducted from:			
商業票據[註釋(十七)]	Trade bills (note 17)	–	165	165
客戶貸款[註釋(二十三)]	Advances to customers (note 23)	48,994	93,583	142,577
應付利息及其他賬項 [註釋(二十三)]	Accrued interest and other accounts (note 23)	8,002	–	8,002
		<u>56,996</u>	<u>93,748</u>	<u>150,744</u>

(二十五) 附屬公司權益

25 Interests in subsidiaries

		本行 The Bank	
		2006	2005
		HK\$'000	HK\$'000
非上市證券之成本值	Unlisted shares, at cost	300,197	300,163

下列為本行於二〇〇六年十二月三十一日，全資直屬擁有之主要附屬公司：

The following is a list of the principal subsidiaries wholly and directly owned by the Bank at 31 December 2006:

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

(二十六) 共同控制實體權益

26 Interests in jointly controlled entities

		本集團 The Group		本行 The Bank	
		2006	2005	2006	2005
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
非上市證券之成本值	Unlisted shares, at cost	—	—	25,000	25,000
應佔資產淨額	Share of net assets	108,197	73,278	—	—
		108,197	73,278	25,000	25,000
貸款予共同控制實體(註釋a)	Loans to jointly controlled entities (note a)	32,300	32,300	32,300	32,300
		140,497	105,578	57,300	57,300

(二十六) 共同控制實體權益 (續)

於二〇〇六年十二月三十一日之主要共同控制實體如下：

26 Interests in jointly controlled entities (continued)

The following is a list of the principal jointly controlled entities at 31 December 2006:

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

* 由本行直接持有之共同控制實體

Jointly controlled entities held directly by the Bank

- (a) 貸款予共同控制實體之款項包括一筆為港幣三千一百萬元(二〇〇五年為港幣三千一百萬元)之貸款，為無抵押、免息及還款期為二〇〇八年。其餘結欠均為無抵押、免息及無指定還款期。
- (a) The loans to jointly controlled entities include an amount of HK\$31,000,000 (2005: HK\$31,000,000) which is unsecured, interest free and repayable in 2008. The remaining balance is unsecured, interest free and has no fixed term of repayment.
- (b) 本行乃五位創辦成員之一，並共同擁有該公司之控制權益。本行持有該公司發行予其創辦成員普通股‘A’股之百分之二十及擁有該公司宣派股息之百分之二點八八權益。
- (b) The Bank is one of the five founding members which together have a controlling interest in the company. The Bank holds 20% of the ‘A’ ordinary shares issued by the company to its founding members, and is entitled to 2.88% of dividends declared.

(二十七) 聯營公司權益

27 Interests in associates

	本集團 The Group	
	2006 HK\$'000	2005 HK\$'000
應佔資產淨額	5,879	3,540

於二〇〇六年十二月三十一日，由本行一間附屬公司所持有之聯營公司非上市證券之成本值為港幣二百二十九萬一千元(二〇〇五年為港幣二百二十九萬一千元)，其資料如下：

The cost of the unlisted shares in the associates at 31 December 2006 held by a subsidiary of the Bank amounted to HK\$2,291,000 (2005: HK\$2,291,000). The particulars of the Group's interests in associates are as follows:

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

(二十八)投資物業

28 Investment properties

		本集團		本行	
		The Group		The Bank	
		2006	2005	2006	2005
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
於一月一日	At 1 January	1,401,640	1,261,950	1,445,934	1,293,834
增置	Additions	30,996	1,414	30,996	1,414
轉賬淨額	Reclassifications, net	20,898	(50,376)	20,898	(43,474)
	Fair value gains on				
重估公平價值收益	revaluation	512,626	188,652	523,332	194,160
	At 31 December				
於十二月三十一日	(stated at professional				
(於年結日經專業估值列賬)	valuation at year end)	1,966,160	1,401,640	2,021,160	1,445,934

		本集團		本行	
		The Group		The Bank	
		2006	2005	2006	2005
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
	Leasehold properties in				
	Hong Kong:				
	– Long-term leases				
	(over 50 years)	1,860,650	1,303,250	1,915,650	1,347,544
	– Medium-term leases				
	(between 10 to				
	50 years)	105,510	98,390	105,510	98,390
		1,966,160	1,401,640	2,021,160	1,445,934

所有投資物業最新之估值於二〇〇六年十二月三十一日，以重估投資法將淨租金收入資本化，再比較方法(如適用)，與相關市場交易資料作比較而釐定。是次重估經由獨立測量公司韋堅信產業測量師行進行，其僱員具香港測量師學會會士資歷及對估價物業的所在地點及類別有近期估值經驗。

All investment properties were revalued as at 31 December 2006 by capitalising the net rental income using the Investment Method of Valuation or as appropriate, by making reference to comparable market transactions using the Comparison Method. The valuations were carried out by an independent firm of surveyors, A.G. Wilkinson & Associates, who have among their staff Fellows of the Hong Kong Institute of Surveyors with recent experience in the location and category of property being valued.

(二十八) 投資物業(續)

本集團及本行以營業租賃形式租出投資物業。租賃年期通常不長於四年。所有租約並不包括或有租金。

於十二月三十一日，不可撤銷之營業租賃之未來最低應收租賃款項總額如下：

土地及樓宇
– 一年以內
– 一年以後至五年內

28 Investment properties (continued)

The Group and the Bank lease out investment properties under operating leases. The leases typically run for an initial period of up to 4 years. None of the leases includes contingent rentals.

At 31 December, the total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	本集團及本行 The Group and the Bank	
	2006 HK\$'000	2005 HK\$'000
Land and buildings		
– Within one year	106,235	51,696
– After one year but within five years	115,986	23,724
	<u>222,221</u>	<u>75,420</u>

(二十九) 租賃土地權益

本集團及本銀行之租賃土地權益為預繳土地溢價，其賬面淨值分析如下：

在香港持有：
– 長期租約(五十年以上)
– 中期租約(十至五十年)

於一月一日

攤銷預繳之土地溢價
[註釋(八)]

於十二月三十一日

29 Interests in leasehold land

The Group's and the Bank's interests in leasehold land represent prepaid land lease premium and their net book value are analysed as follows:

	本集團及本行 The Group and the Bank	
	2006 HK\$'000	2005 HK\$'000
In Hong Kong held on:		
– Long-term leases (over 50 years)	136,761	137,825
– Medium-term leases (between 10 to 50 years)	108,755	111,863
	<u>245,516</u>	<u>249,688</u>
At 1 January	249,688	253,859
Amortisation of prepaid land lease premium (note 8)	(4,172)	(4,171)
At 31 December	<u>245,516</u>	<u>249,688</u>

(三十)其他物業及設備

30 Other properties and equipment

二〇〇六年

2006

本集團

The Group

		房產 Premises HK\$'000	傢俬及設備 Furniture and equipment HK\$'000	合計 Total HK\$'000
成本或估值	Cost or valuation			
二〇〇六年一月一日	At 1 January 2006	353,372	473,949	827,321
匯率調整	Exchange adjustments	60	80	140
增置	Additions	13,220	55,170	68,390
出售	Disposals	–	(12,709)	(12,709)
轉賬淨額	Reclassifications, net	(20,898)	–	(20,898)
重估盈餘	Surplus on revaluation	40,883	–	40,883
	Less: elimination of accumulated			
減：累積折舊抵銷重估值	depreciation on revaluation	(4,785)	–	(4,785)
二〇〇六年十二月三十一日	At 31 December 2006	381,852	516,490	898,342
累積折舊	Accumulated depreciation			
二〇〇六年一月一日	At 1 January 2006	85,927	362,744	448,671
匯率調整	Exchange adjustments	–	33	33
本年度折舊[註釋(八)]	Charge for the year (note 8)	12,762	40,486	53,248
出售回撥	Written back on disposal	–	(11,219)	(11,219)
重估後撇除	Elimination on revaluation	(4,785)	–	(4,785)
二〇〇六年十二月三十一日	At 31 December 2006	93,904	392,044	485,948
賬面淨值	Net book value			
二〇〇六年十二月三十一日	At 31 December 2006	287,948	124,446	412,394