獨立核數師報告

致地產代理監管局全體成員(「監管局」)
(根據《地產代理條例》於香港成立)

本核數師已完成審核載於第106至128頁之監管局財務報表，該等財務報表包括截至2012年3月31日之資產負債表、收支結算表、截至該日止年度備儲變動表及現金流量表，以及主要會計政策摘要和其他附註。

監管局對財務報表之責任

監管局須負責根據香港會計師公會頒佈之香港財務報告準則及《地產代理條例》，編製及如實而公平地呈報財務報表。此項責任包括設計、實施及維持與編製及如實而公平地呈報財務報表有關之內部監控，以確保並無因欺詐或錯誤而造成之重大錯誤陳述；選擇及應用適當的會計政策；及作出在有關情況下屬合理的會計估計。

核數師之責任

本核數師之責任是根據審核結果就該等財務報表發表意見，並按照《地產代理條例》第12條僅向監管局整體成員報告，除此之外並無其他目的。本核數師不會就本報告之內容向任何其他人士負上或承擔任何責任。本核數師已根據香港會計師公會頒佈之香港審計準則進行審核工作，該等準則規定本核數師符合操守要求，以及計劃和執行審核工作，以合理地確定該等財務報表是否不含重大的錯誤陳述。

TO THE MEMBERS OF ESTATE AGENTS AUTHORITY
地產代理監管局
(established in Hong Kong pursuant to the Estate Agents Ordinance)

We have audited the financial statements of the Estate Agents Authority set out on pages 106 to 128, which comprise the statement of financial position as at 31 March 2012, and the statement of comprehensive income, the statement of movements in reserves and the statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Estate Agents Authority's Responsibility for the Financial Statements

The Estate Agents Authority is responsible for the preparation of financial statements that give a true and fair view in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants and the Estate Agents Ordinance, and for such internal control as the Estate Agents Authority determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with section 12 of the Estate Agents Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Independent Auditor's Report

審核工作涉及執行若干程序，以取得有關財務報表所述金額及披露事項之審計憑證。所選用之程序取決於核數師之判斷，包括評估因欺詐或錯誤而造成財務報表重大錯誤陳述之風險。於作出風險評估時，核數師會考慮與監管局編製及如實而公平地呈報財務報表有關之內部監控，以設計在有關情況下屬合理的審核程序，但並非為了就監管局之內部監控有效與否發表意見。審核工作亦包括評價所應用之會計政策是否適當、監管局所作之會計估計是否合理，以及評價財務報表之整體呈報方式。

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

本核數師相信，本核數師已取得充足和適當的審計憑證，作為本核數師審核意見之基礎。

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

意見

本核數師認為，上述的財務報表均根據香港財務報告準則，如實而公平地顯示監管局於2012年3月31日結算時的財務狀況，及監管局截至該日止年度的盈餘及現金流量。

Opinion

In our opinion, the financial statements give a true and fair view of the state of the Estate Agents Authority's affairs as at 31 March 2012, and of its surplus and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards.

德勤 • 關黃陳方會計師行
執業會計師
香港
2012年8月27日

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong
27 August 2012