

Interior & Renovation Division

裝飾及維修部 Operations Review 業務回顧



◀ Renovation works for Estoril Court at Garden Road
花園道愛都大廈維修工程

INTERIOR AND RENOVATION DIVISION

The Interior and Renovation Division has recorded a total turnover of HK\$120.7 million (turnover to external parties was HK\$111.4 million), representing a 37.9% decrease over last year's figure of HK\$194.3 million.

This Division offers a wide range of interior, maintenance and renovation services including office fitting-out, external wall renovation, refurbishment, interior fitting-out, alteration and addition works to both the public and private sectors.

Major project works undertaken during the year included the external wall renovation works for Ventris Place in Happy Valley, external renovation works for Mei Foo Sun Chuen, a fitting out contract from Cheung Kong Group for hotel development at Hung Hom Bay, a term contract from the Hong Kong Housing Authority for maintenance and renovation works of shopping arcades and car parks, and various alteration and renovation contracts from the City University of Hong Kong, Giordano Limited and the Hong Kong Jockey Club.

Other major contracts awarded included the renovation works for Estoril Court at Garden Road and the addition and alteration works for Stelux House at San Po Kong. As at 31 March 2005, the outstanding value of contracts on hand amounted to HK\$220.2 million.

裝飾及維修部

本集團之裝飾及維修部錄得總營業額為港幣 120,700,000 元（對外營業額為港幣 111,400,000 元），較去年之港幣 194,300,000 元，減少 37.9%。

本部門為公營及私營機構提供廣泛之裝飾、保養及維修服務，包括辦公室裝修、外牆維修、翻新、室內裝修、改建及加建工程。

本年度之主要工程項目包括位於跑馬地雲地利台之外牆維修工程、美孚新村外牆維修工程、長江集團紅磡灣酒店發展項目之裝修工程、為香港房屋委員會之商場及停車場進行保養及維修工程，以及來自香港城市大學、佐丹奴有限公司及香港賽馬會之若干改建及維修合約。

其他獲授主要合約包括位於花園道愛都大廈之維修工程及新蒲崗寶光商業中心之加建及改建工程。於二零零五年三月三十一日，本部門手頭未完成之合約價值達到港幣 220,200,000 元。

The Division's future direction is to keep strengthening its competitiveness through adoption of an effective management system during the whole working process to ensure all projects are completed on schedule, and other efficient and cost effective working methods to enhance our productivity, quality and standard of work. The Division will also maintain a good relationship with our clients and consultants to ensure quality services are delivered to meet their unique needs and requirements.

Looking ahead, the medium to long-term prospects of the renovation industry is expected to remain positive. In the 2005 Policy of the Housing, Planning & Lands Bureau, building safety and maintenance remain one of the Government's major concerns. Apart from those ongoing measures, such as promotion of building management and maintenance of private housing (including studying the feasibility of introducing mandatory building inspections) and the speeding up of urban renewal, the Government is taking a new initiative to solicit the support of the Hong Kong Housing Society to provide assistance to owners of old buildings to encourage appropriate building management and maintenance.

Given the revival of the local economy and the property market, people are conscious of the importance of building maintenance on their property value. This may further add to the demand for renovation works. The management anticipates a steady growth in the building maintenance and renovation market.

本部門以繼續增強競爭力為未來動向，在整個工作流程中透過採用有效的管理系統去確保所有工程能如期完成，以及其他有效和低成本的工作方法，去提升我們的生產能力、品質及水平。本部門亦會與客戶及顧問保持良好關係，確保提供具質素之服務以符合他們的需求及規定。

展望未來，維修行業的中長遠前景預期維持樂觀。根據房屋及規劃地政局之二零零五年政策，樓宇安全及保養仍然是政府主要關注的項目之一。除現在持續進行之措施外，例如加強私人樓宇的管理及維修（包括探討引入強制驗樓的可行性），以及加快市區重建，政府現正進行新措施，尋求香港房屋協會的支持，為舊樓業主提供協助，以促進妥善樓宇管理及維修。

基於本地經濟及物業市場之復甦，市民意識到樓宇保養對該物業價值的重要性，這可能進一步增加維修工程的需求。管理層預期樓宇保養及維修市場將維持穩定增長。



◀ External wall renovation works for Mei Foo Sun Chuen
美孚新村外牆維修工程



▲ External wall renovation works for Ventris Place in Happy Valley
跑馬地雲地利台之外牆維修工程