

# Property Development Division

物業發展部 Operations Review 業務回顧



▲ Golf Parkview in Kwu Tung 位於古洞之高爾夫景園

## PROPERTY DEVELOPMENT DIVISION

In 2004/2005, our Property Development Division recorded a turnover of HK\$134.6 million from the sales of approximately 60% of the Group's first property development project – Golf Parkview.

Golf Parkview was released to the market in August 2004. This property is located in Kwu Tung with convenient access to Sheung Shui KCR station and Lok Ma Chau Control Point. It nestles among green hills and is close to luxurious residences and shopping hot spots. It comprises 6 low-rise residential blocks with a total of 48 luxury flats. All units have balconies, most of which are featured with a distinctive golf course view. As at the year-end date, approximately 60% had been sold. The Group will continue to maintain its marketing efforts, and the management expects that the remaining 40% will bring satisfactory returns.

## 物業發展部

二零零四/二零零五年度，物業發展部透過銷售本集團首項物業發展——高爾夫景園約60%的單位，錄得營業額港幣134,600,000元。

高爾夫景園於二零零四年八月公開發售。該物業位於古洞，前往上水火車站及落馬洲管制站之交通十分方便。高爾夫景園盡擁青翠山巒，綠茵處處，鄰近豪宅及時尚購物熱點。該物業包括六幢低密度住宅樓房，合共四十八個豪華單位。所有單位均設有露台，而且大部份更擁有獨特的高爾夫球場景觀。於年結日，約60%的單位已售出。本集團會繼續努力銷售，管理層亦預期餘下40%的單位將帶來可觀的回報。



While focusing on the sales of the Golf Parkview project, the Division has also been looking for land with affordable price and development potential to enhance the Group's profile in the property development market.

In June 2004, the Group acquired properties at No. 4 College Road and No. 21 Sau Chuk Yuen Road in Kowloon Tong at a consideration of approximately HK\$52.8 million. The Group is considering to redevelop the properties for sales by mid 2007.

In December 2004, the Group successfully acquired a property at La Salle Road, Kowloon Tong with a joint venture partner at a consideration of HK\$171.0 million. This acquisition is expected to be completed by the end of June 2005. The property, situated in a high-class residential area, is intended to be redeveloped into luxury residential units. This project is scheduled to be completed by the end of 2007.

In addition, the Group has a piece of land with site area of approximately 815,886 sq. ft. in Lau Fau Shan, Yuen Long. We are in the preliminary planning stage in respect of this land, and development works have not commenced yet.

The management anticipates that the above well-located land bank has high development potential, which will provide a further avenue for the growth and profitability of the Group.

除致力於銷售高爾夫景園項目外，本部門亦不斷尋覓價格相宜及具有發展潛力的土地，以擴大本集團於物業發展市場之層面。

於二零零四年六月，本集團以港幣約52,800,000元之代價，購入了位於九龍塘書院道4號及秀竹園道21號之物業。本集團現正考慮重建該項物業及於二零零七年年中發售。

於二零零四年十二月，本集團與合營夥伴成功購入位於九龍塘喇沙利道一項物業，代價為港幣171,000,000元。該項收購預計於二零零五年六月完成。該物業位於高尚住宅區，將重建為豪華住宅，預期於二零零七年底竣工。

此外，本集團於元朗流浮山擁有一幅土地，地盤面積約815,886平方呎。有關發展此土地的計劃只屬初步階段，工程尚未開始。

管理層預期上述土地儲備位處優良地段，並擁有高度發展潛力，將進一步增強本集團之發展及盈利能力。



▲ Properties at No.4 College Road and No.21 Sau Chuk Yuen Road in Kowloon Tong  
位於九龍塘書院道4號及秀竹園道21號之物業