

Property Investment Division

物業投資部 Operations Review 業務回顧



► Health Plus Centre
健怡坊中心

PROPERTY INVESTMENT DIVISION

Effective from 2005/2006, the new Hong Kong Accounting Standard 40 “Investment Property” requires that the revaluation surplus and deficit from investment properties should be credited and debited to the income statement respectively. From an independent professional valuer’s report, the value of the Group’s investment properties increased by HK\$45.4 million for the year under review. The Group has chosen early adoption of this accounting standard and recorded such surplus in the Group’s income statement.

For the rental business, this Division also recorded stable growth from the Group’s investment properties during the year. The overall occupancy rate for the Group’s investment buildings was approximately 73.3% as at the year-end date.

In March 2005, the Group acquired a property leasing company, which owns a leasehold interest in a property located at Wing Wo Street, Sheung Wan from HKR International Limited (a substantial shareholder and a connected person of the Company) at a consideration of HK\$4 million. The rental yield currently generated from this property is satisfactory.

物業投資部

由二零零五/二零零六年度開始，根據新的香港會計準則第40號「投資物業」，投資物業之重估盈餘及虧損須分別在收益表中記入及扣除。參照獨立專業估值師之報告，本集團之投資物業價值於年內上升港幣45,400,000元。本集團決定提前採納該會計準則，並把該盈餘記入本集團之收益表。

在租賃業務方面，於本年度，本部門亦從本集團之投資物業中錄得穩定增長。於年結日，本集團之投資樓宇的整體出租率約為73.3%。

於二零零五年三月，本集團以港幣4,000,000元之代價，向香港興業國際集有限公司（本公司之主要股東及關連人士）購入一間物業租賃公司，該公司持有位於上環永和街一項物業之租賃權益。現時從該物業產生之利潤令人滿意。

In recent years, the Group has progressively expanded its investment property portfolio. Major investment properties include those at the Shatin Industrial Centre in Shatin, Health Plus Centre (formerly known as Winner Building) in Tai Wai, No. 23-25 Mei Wan Street in Tsuen Wan, No. 95 Bedford Road in Tai Kok Tsui and a piece of land at Ping Che.

Apart from the above investment properties, the Group and a joint venture partner equally own two contiguous plots of land with a total site area of approximately 9,745 sq. metres the Dongguan City, PRC. Planning is now underway to develop the site into a commercial complex for rental purposes by around 2008. This development project should be another income stream for the Group after completion.

Going forward, it is expected that property rental in Hong Kong will increase as the economy gradually recovers. The management will continue to strengthen its investment property portfolio to secure steady revenue for the Group.

近年，本集團逐漸擴大其投資物業組合。主要投資物業包括位於沙田之沙田工業中心、位於大圍之健怡坊中心（前稱永南大廈）、荃灣美環街23至25號、大角咀必發道95號，以及一幅位於坪輦之土地。

除上述所載之投資物業外，本集團與合營夥伴共同持有位於中國東莞市兩幅相連土地，總地盤面積約為9,745平方米。現正計劃於大約二零零八年發展該地盤為商業樓宇作出租用途。於竣工後，該發展項目應可為本集團帶來另一項收入。

展望未來，隨著經濟逐漸復甦，預期香港物業租值亦將會增加。管理層將繼續加強投資物業組合，為本集團帶來穩定收入。



▲ Shatin Industrial Centre 沙田工業中心