



TOMSON GARDEN



湯臣豪園



## 物業發展及投資

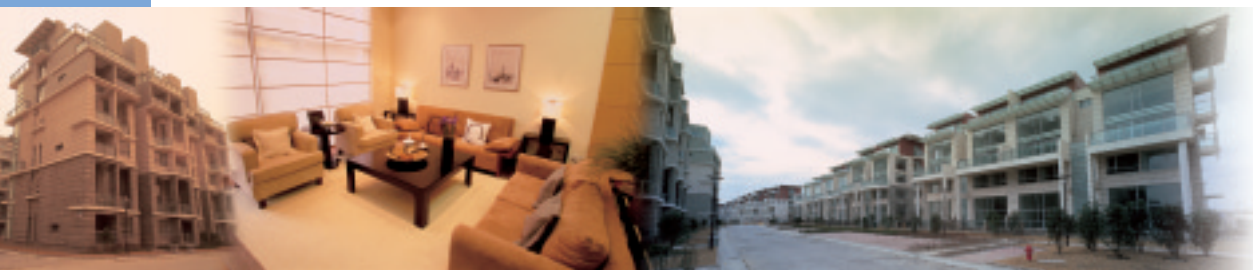
本集團於二零零一年一月出售位於廣東省惠州之發展項目全部權益後，其所有物業發展及投資項目均位於上海，而又以浦東為重點所在。

### 湯臣豪園

湯臣豪園乃位於浦東張江高科技園區及湯臣上海浦東高爾夫球會側之住宅項目，第一期建築工程已於二零零二年一月竣工，而第二期工程則預期於二零零二年六月底前完成。此項目之銷售情況令人鼓舞，錄得之銷售額分別佔第一期及第二期之總樓面面積約80%及50%。

### 湯臣怡園

湯臣怡園為一個位於上海浦西長寧區之低層住宅發展項目，其建築工程已於二零零一年年底竣工，現正向買家交樓。湯臣怡園約60%之總樓面面積經已售出。



MANAGEMENT  
DISCUSSION  
AND  
ANALYSIS  
管理層  
討論及分析

## PROPERTY DEVELOPMENT AND INVESTMENT

After the disposal of the entire interest in a development project in Huizhou, Guangdong Province in January 2001, all of the property development and investment projects of the Group are in Shanghai, with a focus on Pudong area.

### **Tomson Garden**

Tomson Garden is a residential property project in Zhangjiang Hi-Tech Park of Pudong and next to Tomson Shanghai Pudong Golf Club. Construction works of Phase One was finalized in January 2002 while that of Phase Two is scheduled to be completed by the end of June 2002. The sale of the project is encouraging with a record of sale of approximately 80% and 50% of the respective gross floor area of Phases One and Two.

### **Xingguo Garden**

Construction of Xingguo Garden, a project of low-rise residential development in Changning District of Puxi, Shanghai, was completed in late 2001 and it is now in the process of hand-over to purchasers. Nearly 60% of the total gross floor area of Xingguo Garden have been sold.

### 湯臣高爾夫別墅及花園

本集團於上海浦東花木區，環繞湯臣上海浦東高爾夫球會週邊地區已完成發展六期住宅項目，而第七期建築工程正在進行，預期於二零零二年內預售。除第三期名為湯臣高爾夫花園之發展項目為一項多層住宅項目外，其他所有發展期數均為獨立式或半獨立式平房別墅發展項目，名為湯臣高爾夫別墅。

湯臣高爾夫別墅所有五期已建成之總樓面面積約為158,394平方米，其中超過85%於回顧年度年終時已出售，而湯臣高爾夫花園亦已錄得超過50%之總樓面面積之銷售額。

### 湯臣商務中心大廈

湯臣商務中心大廈為一幢位於上海浦東陸家嘴金融貿易區張楊路之綜合大廈，包括三幢住宅／辦公室大樓、一個商場及一個地庫停車場，其90%之住宅／辦公室大樓總樓面面積已售出，而其餘單位則作為服務式住宅單位出租，並為集團提供穩定的收入。

### 富都世界湯臣海景花園

本集團計劃於浦東地區及沿黃浦江興建四棟38至44層高之住宅大廈及一棟會所，總樓面面積約為132,000平方米，打樁工程現已動工，建築工程計劃於二零零五年完成。

### 其他住宅發展項目

本集團與上海當地一個發展商合作，於上海浦西地區發展了一系列洋房，名為上海嘉年別墅，並參與興建位於上海近郊諸翟區之多層住宅樓宇發展項目。於年結日，上海嘉年別墅幾乎所有總樓面面積及諸翟項目所獲得之所有單位均已售出，兩個項目在本年度均為本集團之業績帶來良好的貢獻。

### 商業及工業大廈

除住宅項目外，本集團亦於上海浦東地區發展辦公室連商業大廈及工業大廈。

於回顧年度內，位於陸家嘴金融貿易區之湯臣金融大廈與及座落於外高橋保稅區之湯臣國際貿易大樓和湯臣外高橋工業園區之租賃水平均有所改善，並為集團提供穩定之租金收入。

**Tomson Golf Villas and Garden**

The Group has already completed 6 phases of residential development around the periphery of Tomson Shanghai Pudong Golf Club in Huamu District of Pudong, Shanghai and Phase 7 is being under construction and pre-sale is expected to be within 2002. Except the Phase 3 development of high-rise apartments named Tomson Golf Garden, all the other phases are development of detached and semi-detached houses and are known as Tomson Golf Villas.

The total gross floor area of all the 5 completed phases of Tomson Golf Villas amounts to approximately 158,394 square metres of which over 85% were sold as at the end of the year under review. Whilst Tomson Golf Garden also recorded a sale of over 50% of its total gross floor area.

**Tomson Business Centre**

Tomson Business Centre is a composite building situated at Zhangyang Road, Lujiazui Finance and Trade Zone of Pudong, Shanghai comprising three residential/office tower blocks, a commercial podium plus a carpark basement. Of the residential/office towers, 90% of their total gross floor area have been sold while the remaining units are arranged for leasing as serviced apartments to provide a stable income to the Group.

**Fortune World Tomson Harbour View Garden**

It is planned to construct 4 towers of 38 to 44-storey residential buildings and a club house with an aggregate gross floor area of around 132,000 square metres on a site located in Pudong area and along the Huangpu River. Piling works has commenced and construction is targeted for completion in 2005.

**Other Residential Development Projects**

The Group has also developed together with a local developer in Shanghai a series of townhouses named as Rainbow Townhouse in Puxi, Shanghai and participated in a high-rise residential property development project in Zhudi, suburbs in Shanghai. As at the year end, nearly the total gross floor area of Rainbow Townhouse and all the entitled units of the Zhudi project were sold. Both projects made a positive contribution to the results of the Group for the year.

**Commercial and Industrial Buildings**

Apart from residential projects, the Group has developed office-cum-commercial buildings and industrial buildings in Pudong, Shanghai.

Leasing level of Tomson Financial Building in Lujiazui Finance and Trade Zone, and Tomson International Trade Building and Tomson Waigaoqiao Industrial Park both in Waigaoqiao Free Trade Zone was improved during the year under review and generated a steady rental income to the Group.