



董事會謹將截至二零零三年三月三十一日止年度的年報及經審核賬項呈覽。

The Directors have pleasure in submitting their annual report together with the audited accounts for the year ended 31 March 2003.

主要業務

本公司的主要業務為持有和經營酒店、物業投資及投資控股。各附屬公司的主要業務及其他詳情載於賬項附註14。

PRINCIPAL ACTIVITIES

The principal activities of the Company are hotel ownership, hotel operation, property investment and investment holding. The principal activities and other particulars of the subsidiaries are set out in note 14 on the accounts.

本公司及各附屬公司於本財政年度的主要業務及經營地區分析載於賬項附註3。

The analysis of the principal activities and geographical locations of the operations of the Company and its subsidiaries during the financial year are set out in note 3 on the accounts.

主要客戶及供應商

於本年度內，本集團向其五大供應商所進行的採購及向五大客戶所作出的銷售均分別低於總採購額及總銷售額的30%。

MAJOR CUSTOMERS AND SUPPLIERS

During the year, the five largest suppliers and five largest customers of the Group accounted for less than 30% by value of the Group's total purchases and sales respectively.

賬項

本集團截至二零零三年三月三十一日止年度的溢利及本公司和本集團於該日的財政狀況載於賬項內第28至第81頁。

ACCOUNTS

The profit of the Group for the year ended 31 March 2003 and the state of the Company's and the Group's affairs as at that date are set out in the accounts on pages 28 to 81.

本公司已於二零零三年一月八日派發中期股息每股港幣8仙(二零零二年：港幣8仙)。董事會現建議派發截至二零零三年三月三十一日止年度的末期股息每股港幣7仙(二零零二年：港幣20仙)。

An interim dividend of HK\$0.08 (2002: HK\$0.08) per share was paid on 8 January 2003. The Directors now recommend the payment of a final dividend of HK\$0.07 (2002: HK\$0.2) per share in respect of the year ended 31 March 2003.

慈善捐款

本集團於本年度內的慈善捐款為港幣2,209,600元(二零零二年：港幣2,169,500元)。

CHARITABLE DONATIONS

Donations made by the Group during the year amounted to HK\$2,209,600 (2002: HK\$2,169,500).

固定資產

本年度內固定資產的變動詳情列載於賬項附註13。

本公司及本集團的投資物業如下：

地點

Location

凱悅酒店商場
地庫、地下及一樓
九龍彌敦道六十七號
(九龍內地段7425號)

The Hyatt Regency Shopping Arcade
Basement, Ground and 1st Floors,
67 Nathan Road, Kowloon
(Kowloon Inland Lot No. 7425)

好運工業大廈
地下A單位、一樓A單位
及二樓A單位、地下L1、
L2、L3及L4停車位
九龍觀塘巧明街一百零五號
(觀塘內地段22號)

Good Luck Industrial Building
Unit A on the Ground,
1st and 2nd Floors,
and Car Parking Spaces Nos.
L1, L2, L3 & L4 on the Ground Floor,
105 How Ming Street, Kwun Tong,
Kowloon
(Kwun Tong Inland Lot No. 22)

FIXED ASSETS

Movements in fixed assets during the year are set out in note 13 on the accounts.

The investment properties of the Company and the Group are as follows:

用途

Use

商場

Shopping arcade

工場及停車位

Workshops and car
parking spaces

租賃期限

Lease term

中期

Medium

中期

Medium



董事會

本財政年度的董事會成員如下：

執行董事

鍾輝煌
鍾瓊林
鍾焯輝
鍾樂南
鍾敏卿

獨立非執行董事

冼祖昭
劉華森

根據本公司的公司章程第103及104條，鍾樂南先生及劉華森先生須於即將召開的股東周年大會上輪值告退，惟願膺選連任。

董事服務合約

獨立非執行董事於一九九六年一月十二日獲聘任，任期由該日起計為期四年。該委任期已延長及將於二零零四年一月十一日屆滿。

擬於即將召開的股東周年大會中候選連任的董事概無訂立本公司或其任何附屬公司於一年內不可在不予賠償（一般法定賠償除外）的情況下終止的尚未屆滿的服務合約。

DIRECTORS

The Directors during the financial year were:

Executive Directors

Cheong Hooi Hong
Cheong Kheng Lim
Cheong Keng Hooi
Cheong Sim Lam
Cheong Been Kheng

Independent non-executive Directors

Sin Cho Chiu, Charles
Lau Wah Sum

In accordance with articles 103 and 104 of the Company's Articles of Association, Messrs Cheong Sim Lam and Lau Wah Sum retire from the board by rotation at the forthcoming annual general meeting and, being eligible, offer themselves for re-election.

DIRECTORS' SERVICE CONTRACTS

The independent non-executive Directors were appointed on 12 January 1996 for a term of 4 years commencing from that date. The term has been extended and will expire on 11 January 2004.

No director proposed for re-election at the forthcoming annual general meeting has an unexpired service contract which is not determinable by the Company or any of its subsidiaries within one year without payment of compensation, other than normal statutory obligations.

董事擁有股份的權益

- (a) 根據本公司依照《證券(披露權益)條例》編製的登記冊記錄，各董事於二零零三年三月三十一日持有本公司每股面值港幣1元普通股的權益如下：

DIRECTORS' INTERESTS IN SHARES

- (a) At 31 March 2003, the Directors' interests in ordinary shares of HK\$1 each of the Company as recorded in the Company's register maintained pursuant to the Securities (Disclosure of Interests) Ordinance were as follows:

姓名	Name	股份數目			總數
		個人權益	家族權益	公司權益	
		Personal interests	Family interests	Corporate interests	Total
鍾輝煌	Cheong Hooi Hong	2,073,992	—	—	2,073,992
鍾瓊林	Cheong Kheng Lim	25,381,715	34,000	—	25,415,715
鍾焯輝	Cheong Keng Hooi	15,325,839	275,280	—	15,601,119
鍾樂南	Cheong Sim Lam	3,269,155	24,000	—	3,293,155
鍾敏卿	Cheong Been Kheng	3,431,198	—	—	3,431,198
冼祖昭	Sin Cho Chiu, Charles	242,000	—	120,000	362,000
				(註) (Note)	
劉華森	Lau Wah Sum	—	—	—	—

註：公司權益下120,000股為昭英有限公司所持有的120,000股普通股。根據《證券(披露權益)條例》，冼祖昭先生被視為擁有此等股份的權益。

Note: The corporate interests of 120,000 shares represent 120,000 ordinary shares held by Chason Limited where Mr Sin Cho Chiu, Charles is taken to be interested in such shares under the Securities (Disclosure of Interests) Ordinance.



(b) 於二零零三年三月三十一日，各董事持有本公司間接擁有的附屬公司 — Austin Hills Country Resort Bhd. 每股面值馬幣1元普通股的權益如下：

(b) At 31 March 2003, the Directors' interests in ordinary shares of Malaysian Ringgit 1 each of Austin Hills Country Resort Bhd., an indirectly held subsidiary of the Company, were as follows:

		股份數目			
		Number of shares			
姓名	Name	個人權益 Personal interests	家族權益 Family interests	公司權益 Corporate interests	總數 Total
鍾輝煌	Cheong Hooi Hong	—	—	—	—
鍾瓊林	Cheong Kheng Lim	1	—	—	1
鍾焯輝	Cheong Keng Hooi	—	—	—	—
鍾樂南	Cheong Sim Lam	—	3	—	3
鍾敏卿	Cheong Been Kheng	—	—	—	—
冼祖昭	Sin Cho Chiu, Charles	—	—	—	—
劉華森	Lau Wah Sum	—	—	—	—

(c) 於二零零三年三月三十一日，各董事持有天德地產有限公司每股面值港幣0.25元股份的權益如下(該公司及其全資附屬公司實益擁有本公司每股面值港幣1元的股份180,030,681股，相等於本公司已發行股本的50.01%)：

(c) At 31 March 2003, the Directors' interests in shares of HK\$0.25 each of Tian Teck Land Limited (which, including shares held by its wholly-owned subsidiary, beneficially owns 180,030,681 shares of HK\$1 each in the Company, representing 50.01 per cent of its issued share capital) were as follows:

		股份數目			
		Number of shares			
姓名	Name	個人權益 Personal interests	家族權益 Family interests	公司權益 Corporate interests	總數 Total
鍾輝煌	Cheong Hooi Hong	1,625,792	—	—	1,625,792
鍾瓊林	Cheong Kheng Lim	46,023,872	115,292	—	46,139,164
鍾焯輝	Cheong Keng Hooi	26,962,036	1,002,384	—	27,964,420
鍾樂南	Cheong Sim Lam	4,329,504	—	—	4,329,504
鍾敏卿	Cheong Been Kheng	300,100	—	—	300,100
冼祖昭	Sin Cho Chiu, Charles	2,000	—	115,200	117,200
				(註) (Note)	
劉華森	Lau Wah Sum	—	—	—	—

註： 公司權益下115,200股為昭英有限公司所持有的115,200股股份。根據《證券(披露權益)條例》，冼祖昭先生被視為擁有此等股份的權益。

Note: The corporate interests of 115,200 shares represent 115,200 shares held by Chason Limited where Mr Sin Cho Chiu, Charles is taken to be interested in such shares under the Securities (Disclosure of Interests) Ordinance.

(d) 於二零零三年三月三十一日，各董事持有天德有限公司每股面值港幣1元普通股的權益如下(該公司的附屬公司，包括天德地產有限公司在內，持有本公司每股面值港幣1元的股份180,030,681股)：

(d) At 31 March 2003, the Directors' interests in ordinary shares of HK\$1 each of Tian Teck Investment Holding Co., Limited (subsidiaries of which, including Tian Teck Land Limited, beneficially hold 180,030,681 shares of HK\$1 each in the Company) were as follows:

		股份數目			
		Number of shares			
姓名	Name	個人權益 Personal interests	家族權益 Family interests	公司權益 Corporate interests	總數 Total
鍾輝煌	Cheong Hooi Hong	25	—	—	25
鍾瓊林	Cheong Kheng Lim	25	—	—	25
鍾焯輝	Cheong Keng Hooi	25	—	—	25
鍾燦南	Cheong Sim Lam	25	—	—	25
鍾敏卿	Cheong Been Kheng	—	—	—	—
冼祖昭	Sin Cho Chiu, Charles	—	—	—	—
劉華森	Lau Wah Sum	—	—	—	—



(e) 於二零零三年三月三十一日，各董事持有益福有限公司每股面值港幣1元普通股的權益如下（該公司是天德有限公司間接擁有的附屬公司），相等於益福有限公司已發行股本的0.00695%：

(e) At 31 March 2003, the Directors' interests in ordinary shares of HK\$1 each of Yik Fok Investment Holding Company, Limited (which is an indirectly-owned subsidiary of Tian Teck Investment Holding Co., Limited), representing 0.00695 per cent of Yik Fok Investment Holding Company, Limited's issued share capital were as follows:

		股份數目			
		Number of shares			
姓名	Name	個人權益 Personal interests	家族權益 Family interests	公司權益 Corporate interests	總數 Total
鍾輝煌	Cheong Hooi Hong	10	—	—	10
鍾瓊林	Cheong Kheng Lim	10	—	—	10
鍾焯輝	Cheong Keng Hooi	10	—	—	10
鍾樂南	Cheong Sim Lam	10	—	—	10
鍾敏卿	Cheong Been Kheng	1,350	—	—	1,350
冼祖昭	Sin Cho Chiu, Charles	—	—	—	—
劉華森	Lau Wah Sum	—	—	—	—

除上述者外，本公司、任何其控股公司、附屬公司或同系附屬公司均沒有在本年度任何時間內參與任何安排，致使本公司董事或任何他們的配偶或未滿十八歲的子女，可以透過收購本公司或任何其他法團的股份或債券而獲益。

Apart from the foregoing, at no time during the year was the Company, any of its holding companies, subsidiaries or fellow subsidiaries a party to any arrangement to enable the Directors of the Company or any of their spouses or children under 18 years of age to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

在本公司股本中擁有的重大權益

本公司獲知，下列公司於二零零三年三月三十一日擁有本公司已發行普通股10%或以上的權益：

SUBSTANTIAL INTERESTS IN THE SHARE CAPITAL OF THE COMPANY

The Company has been notified of the following interests in the Company's issued shares at 31 March 2003 amounting to 10% or more of the ordinary shares in issue:

		所持 普通股數目	佔已發行股份 總數的百分比
		Ordinary shares held	Percentage of total issued shares
天德有限公司	Tian Teck Investment Holding Co., Limited	180,030,681 (註) (Note)	50.01%
天德地產有限公司	Tian Teck Land Limited	180,030,681	50.01%

註：根據主要股東登記冊所示，天德有限公司所擁有的權益與天德地產有限公司擁有的180,030,681股股份相同。

Note: The register of substantial shareholders indicates that the interest disclosed by Tian Teck Investment Holding Co., Limited is the same as the 180,030,681 shares disclosed by Tian Teck Land Limited.

董事在合約的利益

(a) 根據於一九八八年六月十六日及一九九四年一月二十五日簽訂的協議，劉華森先生擁有及控制的公司——劉華森顧問有限公司獲委任為本公司及其直接控股公司——天德地產有限公司的顧問。該等協議可由任何一方以不少於三個月期限通知終止。本公司及其直接控股公司於截至二零零三年三月三十一日止年度內所支付的顧問費分別為港幣380,000元（二零零二年：港幣380,000元）及港幣170,000元（二零零二年：港幣170,000元）。

DIRECTORS' INTERESTS IN CONTRACTS

(a) Under agreements dated 16 June 1988 and 25 January 1994, W S Lau & Associates Limited, a company owned and controlled by Mr Lau Wah Sum, was appointed as the general consultant to the Company and its immediate holding company, Tian Teck Land Limited. These agreements may be terminated by giving not less than three months' notice by either party. The consultancy fees paid by the Company and its immediate holding company during the year ended 31 March 2003 were HK\$380,000 (2002: HK\$380,000) and HK\$170,000 (2002: HK\$170,000) respectively.



(b) 根據一九九零年六月二十五日簽訂的服務協議，冼祖昭先生由一九九零年七月一日起獲委任為本公司及其直接控股公司 — 天德地產有限公司的秘書及法律顧問。該等協議可由任何一方以不少於三個月期限通知終止。冼祖昭先生於截至二零零三年三月三十一日止年度內從本公司及其直接控股公司分別收取港幣380,000元（二零零二年：港幣380,000元）及港幣170,000元（二零零二年：港幣170,000元）的服務費用。

除上述者外，本公司、其控股公司、附屬公司或同系附屬公司於年結時或本年度任何時間，均沒有訂立任何本公司董事擁有關鍵性利益關係的重要合約。

管理合約

- (a) 根據本公司與凱悅國際（亞太區）有限公司簽訂的管理協議，凱悅國際（亞太區）有限公司全權負責本公司之酒店 — 香港凱悅酒店的日常營運作。該管理協議將於二零零五年十二月三十一日屆滿。本公司於本年度內已付的管理費為港幣17,313,359元（二零零二年：港幣13,560,070元）。
- (b) 本公司與其控股公司 — 天德地產有限公司訂有一份無期限的管理協議。根據該協議，本公司同意為控股公司提供日常業務所需的管理服務、辦公室設施及職員。本公司於本年度內已收取的管理費為港幣1,200,000元（二零零二年：港幣1,200,000元）。

(b) Under service agreements dated 25 June 1990, Mr Sin Cho Chiu, Charles was appointed as the secretary and legal adviser to the Company and its immediate holding company, Tian Teck Land Limited with effect from 1 July 1990. These agreements may be terminated by giving not less than three months' notice by either party. In consideration for his services, Mr Sin Cho Chiu, Charles received HK\$380,000 (2002: HK\$380,000) and HK\$170,000 (2002: HK\$170,000) from the Company and its immediate holding company respectively during the year ended 31 March 2003.

Apart from the foregoing, no contract of significance to which the Company, its holding companies, subsidiaries or fellow subsidiaries was a party, in which a Director of the Company had a material interest, subsisted at the end of the year or at any time during the year.

MANAGEMENT CONTRACTS

- (a) A management agreement exists between the Company and Hyatt International — Asia Pacific, Limited under which Hyatt International — Asia Pacific, Limited has complete responsibility for the day-to-day operations of the Company's hotel, Hyatt Regency Hong Kong Hotel. The management agreement expires on 31 December 2005. Management fees paid by the Company for the year ended 31 March 2003 amounted to HK\$17,313,359 (2002: HK\$13,560,070).
- (b) The Company has a management agreement for an indefinite period with its immediate holding company, Tian Teck Land Limited, whereby the Company agrees to provide management services, office facilities and staff to the latter company for its day-to-day operations. Management fees received by the Company for the year ended 31 March 2003 amounted to HK\$1,200,000 (2002: HK\$1,200,000).

除上述者外，本公司於本年度內並無任何或簽訂任何有關全盤業務或其中重大部分的管理合約。

關連交易

為了本集團位於馬來西亞的高爾夫球康樂會的興建工程融資，本公司一間全資附屬公司 — Austin Hills Land Sdn. Bhd. 向 Austin Hills Country Resort Bhd. (「AHCRB」，本公司擁有其99.98%的權益) 提供一筆貸款。該筆貸款屬無抵押及免息，並無固定還款期。少數股東(包括部分董事及其聯繫人)持有 AHCRB 股份，故該筆貸款未能完全按本公司於 AHCRB 之權益比例借出。香港聯合交易所有限公司已就此給予一項豁免，惟貸款的總結餘高於本公司按比例佔 AHCRB 權益的數額在任何時間不得超過港幣 660,000元(二零零二年：港幣 660,000元)。

於二零零三年三月三十一日及本年度內，貸款的最高結餘高於本公司按比例佔 AHCRB 權益的數額為港幣 45,000元(二零零二年：港幣 42,540元)。

購買、出售或贖回本公司的股份

本年度內，本公司及其任何附屬公司並無購入、出售或贖回本公司的任何股份。

銀行貸款

本公司及本集團於二零零三年三月三十一日的銀行貸款詳載於賬項附註 22。

Apart from the foregoing, no contract concerning the management and administration of the whole or any substantial part of the business of the Company was entered into or existed during the year.

CONNECTED TRANSACTION

For the purpose of financing the construction of the Group's golf and recreational club project in Malaysia, a 100% owned subsidiary of the Company, Austin Hills Land Sdn. Bhd., granted a loan to a 99.98% owned subsidiary, Austin Hills Country Resort Bhd. ("AHCRB"). The loan is unsecured, interest free and has no fixed terms of repayment. Minority shareholders (including certain directors and/or their associates) hold shares in AHCRB and hence the loan is not totally proportional to the Company's interest in AHCRB. A waiver in this connection has been granted by The Stock Exchange of Hong Kong Limited subject to the aggregate balance of the loan in excess of the Company's proportionate interest in AHCRB not at any time exceeding HK\$660,000 (2002: HK\$660,000).

The maximum balance and the balance of loan in excess of the Company's proportionate interest in AHCRB during the year and as at 31 March 2003 was HK\$45,000 (2002: HK\$42,540).

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S SHARES

During the year, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's shares.

BANK LOANS

Particulars of bank loans of the Company and the Group at 31 March 2003 are set out in note 22 on the accounts.



五年概要

本集團於過去五個財政年度的業績及資產與負債概要載於本年報第82至第84頁。

退休計劃

本集團的退休計劃詳情載於賬項附註28。

遵守《最佳應用守則》

本公司在整個年度內均遵守香港聯合交易所有限公司所頒布《證券上市規則》附錄十四所列的《最佳應用守則》。

核數師

畢馬威會計師事務所即將告退，惟願膺選連任。由畢馬威會計師事務所連任本公司核數師的決議，將於即將召開的股東周年大會上提出。

承董事會命
副主席
鍾瓊林

香港，二零零三年七月十日

FIVE YEAR SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on pages 82 to 84 of the annual report.

RETIREMENT SCHEMES

Particulars of the retirement schemes are set out in note 28 on the accounts.

COMPLIANCE WITH THE CODE OF BEST PRACTICE

The Company has complied throughout the year with the Code of Best Practice as set out by The Stock Exchange of Hong Kong Limited in Appendix 14 to the Listing Rules.

AUDITORS

KPMG retire and, being eligible, offer themselves for reappointment. A resolution for the reappointment of KPMG as auditors of the Company is to be proposed at the forthcoming Annual General Meeting.

By order of the board
Cheong Kheng Lim
Deputy Chairman

Hong Kong, 10 July 2003