



The Belcher's residential complex will offer over 2,200 units ranging in size from approximately 800 to 1,800 square feet.

The Nova Taipa Gardens on Taipa Island, one of the largest residential development projects in Macau, comprises five phases. The completed 13 residential blocks of Phase I were launched for sale in stages and approximately 75% of the units were sold by the end of 2000. Foundation work for Phase II, which also comprises 13 residential blocks, is complete. Development of the remaining phases is under planning.

Property Services

The Group's property management division, Shun Tak Properties Limited and Shun Tak Property Management Limited, provides a comprehensive range of professional services to support the management and efficient functioning of residential, commercial and industrial properties.

The division currently manages 2.2 million square feet of commercial, retail and residential properties in Hong Kong and 3.1 million square feet of residential properties in Macau. Properties under management range in size and type from single-owned residential units to retail shopping arcades.

Shun Tak Property Management Limited, being the property manager for The Belcher's, has commenced its planning for the deployment of resources for the occupation of The Belcher's. On top of its existing property management portfolio, the company was also appointed as portfolio manager for 56,000 square feet of privately owned properties in July 2000.

The division is committed to expanding its traditional asset management and tenancy-related property management services to include personal and value-added services that will introduce new standards of quality living. Occupants will enjoy "one-stop-shop" property management services, including repairs and maintenance, special deliveries and in-home services. To facilitate prompt communication, notices and information will be available to occupants electronically. On-going staff training programs emphasize quality, courtesy and timeliness in order to ensure the highest calibre of services for occupants.

Properties for Development and / or Sale

	Approx. Total Gross Floor Area (Sq.m)	Approx. Total Site Area (Sq.m)	Primary Use	Group's Interest	Development Progress as of Dec 2000	Estimated Completion Date
Hong Kong						
The Belcher's		30,125	Residential / Commercial			
Phase I	132,434			51%	Superstructure works	2001
Phase II	138,162			51%	Superstructure works	2002
Chatham Gardens	–	3,786	–	51%	Under planning	–
New Kowloon Inland Lot No. 6328 Cheung Sha Wan	159,570	18,912	Comprehensive Development	64.56%	Foundation works	2004
124 Pokfulam Road	–	1,684	Residential	100%	Under planning	–
YTM Lots 30 & 31, Yau Tong	–	1,858	–	50%	Land bank	–
Macau						
NAPE (Outer Harbour New Reclamations) Lot No. 3 (A2/1)	–	2,196	Hotel / Commercial	20%	Land bank	–
Nova Taipa Gardens			Residential / Commercial / Hotel			
Phase I	292,602	29,555		25%	Works completed	–
Phase II	292,912	29,547		25%	Foundation completed	2005
Phase III	64,890	15,277		25%	Land bank	–
Phase IV	47,149	5,225		25%	Land bank	–
Phase V	112,825	24,829		25%	Land bank	–
Mainland China						
Guangzhou Shun Tak Business Centre, 246, Zhongshan Road 4, Guangzhou	45,183	3,869	Commercial	60%	Works completed	–
Nanhai, South 6th Ave, Nanhai Main Road East, Kweicheng District, Guangdong						
Phase I	254,150	87,614	Residential / Commercial	40%	Foundation works	–
Shanghai Plaza, Hongqiao District, Shanghai						
Phase I	170,011	17,664	Commercial	15%	Superstructure works	2001

Investment and Hotel Properties

	Approx. Total Gross Floor Area (Sq.m)	Approx. Total Site Area (Sq.m)	Primary Use	Group's Interest	Occupancy Rate as of Dec 2000	Average Rental Rate for the year 2000	Approx. Lettable Floor Area (Sq.m)	Development Progress as of Dec 2000	Year of Lease Expiry
Seymour Place, LG/F & G/F, 60 Robinson Road, Hong Kong	974	900	Commerical	100%	100%	HK\$414 psm	822	-	2858
Seymour Place, 1/F-4/F, 60 Robinson Road, Hong Kong	26 parking spaces	-	Carpark	100%	80.8%	HK\$3,500 per carpark per month	-	-	2858
Monmouth Place, L1-L4, 9L Kennedy Road, Hong Kong	18 parking spaces	-	Carpark	100%	33.3%	HK\$2,000 to 3,500 per carpark per month	-	-	2047
Starhouse Plaza, shop no. 5B on G/F, and portion of shop in Basement, Star House, excluding shop A, 3 Salisbury Road, Tsimshatsui, Kowloon, Hong Kong	2,643	-	Commerical Shopping Arcade	100%	59.8%	HK\$206 psm	2,643	-	2863
Mandarin Oriental Hotel, Avenida da Amizade, Macau	46,453	8,486	Hotel	50%	-	-	-	-	2007 renewable to 2032
Extension in the Outer Harbour New Reclamation Zone, Macau	1,327	15,176	Resort	50%	-	-	-	-	2007 renewable to 2049
Shun Tak House, 11 Largo do Senado, Macau	2,695	-	Food Court	100%	100%	HK\$136psm	2,510	-	Freehold
The Westin Resort and Macau Golf and Country Club, Hac Sa Beach, Coloane, Macau	46,644 (including carparks)	767,373	Hotel / Golf Course	34.9%	-	-	-	-	2003 renewable to 2049

Investment Property Under Planning

Rawai Beach, Phuket, Thailand	-	36,800	Hotel	50%	-	-	-	Land bank	Freehold
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Properties Held by The Group for Own Use

Penthouse 39th Floor, Shun Tak Centre, 200 Connaught Road Central, H.K.	1,823	-	Office Premises	100%	-	-	-	-	2055 renewable to 2130
N.K.M.L. 36 and 30, 83 and 95, Hing Wah Street West, Kowloon	19,320	19,139	Shipyards	71%	-	-	-	-	2008
Macau International Centre, 2/F to 4/F (whole floor) and Flats A, B, C of 5/F, Block 12, and Flats E of 8-11/F, Block 13, Macau	3,367	-	Staff Quarters	71%	-	-	-	-	2049



A luxurious show flat of The Belcher's Phase II.