

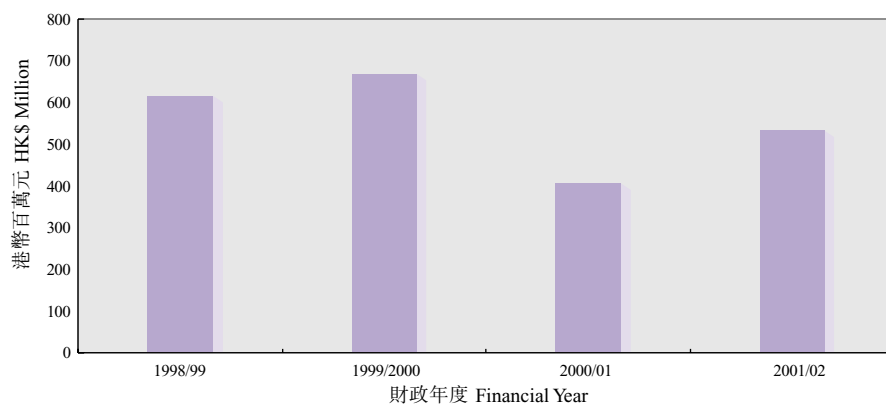
# 業務回顧

# Operations Review

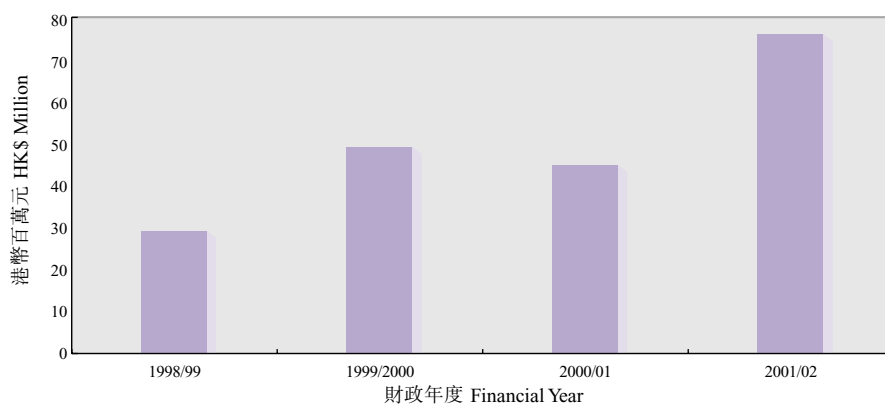
## 營業額

## Turnover

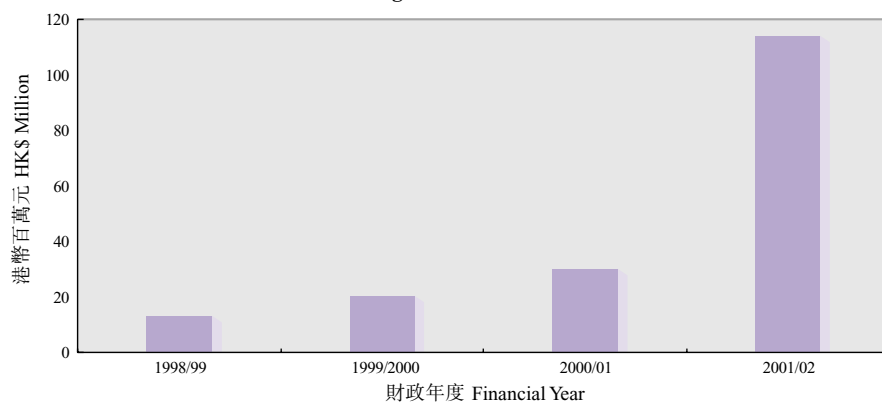
建築部  
Construction Division



裝飾及維修部  
Interior and Renovation Division



建築材料部  
Building Materials Division



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### 建築部

儘管經濟普遍下滑，且香港建築業現時於公營及私營之工程數目亦不斷減少，本集團之建築部於二零零一／零二年度仍保持良好業績，並為本集團溢利之主要貢獻來源。本年度之營業額為港幣五億三千一百六十萬元，較去年港幣四億零四百七十萬元之記錄增加百分之三十一點四。然而，本年度之溢利下降百分之四十六點五至港幣三千一百七十萬元。

去年(二零零零／零一年度)之業績包括就新界荃灣青山公路三百九十八號荃灣市第三百六十一號地段之重建項目因延期及加快進行項目工程而產生額外成本而向發展商收取一筆為數港幣五千元之一次性特別索償之可觀收入。此收入乃該年度溢利之主要促成因素。

年內，建築部繼續進行與香港房屋委員會(「房委會」)就重建葵涌邨第七期為數約港幣二億八千萬元之項目。這個項目進展順利，預計將如期落成，及達到客戶要求之標準。為了取得更多公營建築工程，本集團其中一間附屬公司興勝建築有限公司申請及分別於二零零一年十月及二零零一年十一月成功地提升至工務局轄下建築類別丙組(試用)公共工程認可承建商及房委會名冊下NW2(試用)認可樓宇承建商。

房委會最近實施評估投標之新制度，於批授合約前，將予以考慮投標者之過往表現及投標價。建築署現正研究實施同樣制度之可行性。因此，批授合約將不僅集中於價格元素之上，同時亦將考

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### Construction Division

In spite of the general downturn in the economy, and the diminishing number of projects available in both the public and private sectors of the building industry in Hong Kong, the Group's Construction Division has continued to perform well and was the major contributor to the profits of the Group during 2001/02. Turnover for the year was HK\$531.6 million, an increase of 31.4% compared with last year's record of HK\$404.7 million. However, the profits for the year decreased by 46.5% to HK\$31.7 million.

The results for last year (2000/01) included a substantial amount of income for a special lump-sum claim of HK\$50 million received from the developer in relation to a redevelopment project at Tsuen Wan Town Lot 361, 398 Castle Peak Road, Tsuen Wan, New Territories for extra costs incurred due to extension of time and acceleration of project works. This income was the main contributory factor for the profit achieved in that year.

During the year, the Construction Division continued with the HK\$280 million project, for the redevelopment of Kwai Chung Estate Phase 7, from the Hong Kong Housing Authority ("HKHA"). This project work has been progressing smoothly, and it is expected that the project will be completed on schedule and to the client's satisfaction. To avail itself of more opportunities for construction works in the public sector, one of the subsidiaries of the Group, Hanison Construction Company Limited applied for and was successfully upgraded to Group C (Probation) in the Buildings Category of the Works Bureau and Group NW2 (Probationary) of the Building (New Works) list of HKHA in October 2001 and November 2001 respectively.

The HKHA has recently implemented a new system of evaluating a tender, in which the past performance and tender price will be considered together, before awarding a contract. Architectural Services Department is studying the feasibility of implementing



重建葵涌邨第七期  
Redevelopment of Kwai Chung Estate Phase 7

慮投標者之質素及安全管理，以及其環保政策。在該等事宜上，建築部相信其有相對優勢，原因是其一直視提升質素標準、工程安全性及環保為其基本焦點。

下表概述於本年報刊發日期本集團作為多個公營機構及一家法定法團之認可承建商之狀況：

the same system. Hence, the award of a contract will not only concentrate on the price element but will also consider quality and safety management, together with the environmental protection policies of the tenderers. In these issues, this Division believes that it has a comparative advantage, because it has always regarded the enhancement of quality standard, work safety and environmental protection as its primary focus.

The following table summarises the Group's status as an approved contractor of various public authorities and a statutory corporation as at the date of this report:-

批核機構	詳情	Approving Authority	Description
工務局	建築類別丙組 (試用) 公共工程認可承建商	Works Bureau	Approved contractor for Public Works Lists in Group C (Probation) under the Buildings Category
	根據道路及渠務工程類別乙組 (試用) 公共工程認可承建商		Approved contractor for Public Works Lists in Group B (Probation) under the Roads and Drainage Category
房委會	NW2 (試用) 認可樓宇承建商	Hong Kong Housing Authority	Approved building contractor under NW2 (Probation)

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批核機構	詳情
香港房屋協會	價值不超過港幣二億元之合約認可承建商
規劃地政局屋宇署	一般建築承建商、基礎專門承建商及地盤平整專門承建商
九廣鐵路公司	建築工程、地盤平整、道路及渠務工程認可工程承建商

Approving Authority	Description
Hong Kong Housing Society	Approved contractor for contracts with a value not exceeding HK\$200 million
Buildings Department of Planning and Lands Bureau	General building contractor and specialist contractor for foundation and site formation categories
Kowloon-Canton Railway Corporation	Listed works contractor for building works, site formation and drainage work

在私營建築方面，位於沙田亞公角山道之新幸福營價值港幣四千六百萬元之設計及施工項目，包括四幢低層建築物、地盤平整及康樂場地，於本年度經已落成。位於愉景灣之兩項建築工程仍在建築中，預期該等建築工程將於二零零二／零三年度落成。

In the private sector, a HK\$46 million design-and-build project, New Hang Fook Camp at A Kung Kok Shan Road, Shatin, comprising four blocks of low-rise buildings, site works and recreation grounds, was completed in the year under review. Two construction works at Discovery Bay are still in progress. It is anticipated that these construction works will be completed in the year 2002/03.

建築部一直積極競投私人機構之工程項目。年內，建築部亦投得位於白加道三十一號價值港幣四千五百萬元之上蓋建築工程，此項目預計於二零零三年完成。其亦透過與第三者就競投樓宇建築項目作出臨時合營安排，以尋求新商機。年內，與協興建築有限公司組成合營企業，進行位於東涌之地庫、平台及轉力層之建築工程，合約總額達港幣七千萬元。

The Construction Division has been actively tendering for project works in the private sector. During the year, it was awarded a superstructure work amounting to HK\$45 million for the site at 31 Barker Road. This project is expected to be completed in 2003. It has also been pursuing new business opportunities through ad-hoc joint-venture arrangements with third parties in tendering for building construction projects. During the year, a joint-venture with Hip Hing Construction Company Limited was formed to undertake the construction work for a basement, podium and transfer plate at Tung Chung for a contract sum of HK\$70 million.

於二零零二年三月三十一日，建築部手頭未完成之合約價值約達港幣七億四千一百萬元。於年結後，該部門獲得興建位於香港島香港仔英基學校協會之學校擴建工程總值約達港幣六千一百八十萬元之新合約。

As at 31 March 2002, the outstanding values of contracts on hand of the Construction Division amounted to approximately HK\$741 million. Subsequent to the year end, this Division secured a new contract with an aggregate value of approximately HK\$61.8 million for the construction of a school extension for the English Schools Foundation at Aberdeen, Hong Kong.



愉景灣海澄湖畔一段之建築項目  
Construction site at Siena One, Discovery Bay



愉景灣海澄湖畔二段之建築項目  
Construction site at Siena Two, Discovery Bay



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為維持其高質素標準，建築部致力更新其品質監控系統。於二零零一年十月，該部門之附屬公司興勝建築有限公司（「興勝建築」）及興勝營造有限公司（「興勝營造」）獲香港品質保證局（品質保證局）頒發ISO9001:2000質量保證系統證書，以認許彼等對維持旗下建築工程之品質之努力及承諾。該等證書為分別於一九九五年及一九九八年頒發予興勝建築及興勝營造之ISO9002:1994證書之更新本。

在安全事宜上，建築部已加強其安全隊伍，以透過更嚴謹之安全監控提升地盤之安全。二零零一年之意外率為每一千名工人中有二十七點四名，較職業安全健康局於同年公佈之香港建築業意外率為低。本集團在質素及安全監控方面之努力獲得工務局之認許，兩個位於愉景灣之建築地盤獲授「公德地盤嘉許」之榮譽。

環境保護一直為建築部之關注課題。於過去數月，興勝建築及興勝營造為品質保證局就ISO14001環境管理系統認證之認證審核作好準備。該項審核已於二零零二年六月進行。這展示出管理層對維持本集團於建築業環保事宜方面之社會責任之承諾。

管理層對物業市場及樓宇建築業之中長遠前景抱樂觀態度。隨著二零零一年多次利率下調、樓價調整至更可負擔之水平，以及美國經濟逐步復甦，本地樓市預期會穩定下來。可望物業發展商將於不久將來重拾信心，並恢復展開新樓宇發展。

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To maintain its high quality standard, the Construction Division has made every effort to update its quality control system. In October 2001, both subsidiaries of this Division, Hanison Construction Company Limited ("HCCL") and Hanison Contractors Limited ("HCL") were awarded the ISO9001:2000 Quality Assurance System certification from Hong Kong Quality Assurance Agency (HKQAA) in recognition of their efforts and commitments towards the maintenance of quality in their construction works. These certificates are updates on the ISO9002:1994 certificates awarded to HCCL and HCL in 1995 and 1998 respectively.

On the safety issue, the Construction Division has strengthened its safety team to enhance site safety through tighter safety control. The accident rate for the year 2001 was 27.4 per 1,000 workers, which was below the accident rate of Hong Kong construction industry for the same year announced by the Occupational Safety and Health Council. The Group's efforts in quality and safety control were evidenced by the granting of "Considerate Contractors Site Awards" in two construction sites at Discovery Bay by the Works Bureau.

Environmental protection has always been one of the Construction Division's main concerns. During the past few months, both HCCL and HCL have been preparing for certification audits by HKQAA for the ISO14001 Environmental Management System certificates. The audits have been carried out in June 2002. This demonstrates the management's commitment in upholding the Group's social responsibility for environmental issues in the construction industry.

Going forward, the management is optimistic about the prospects of the property market and the building construction business, both medium and long-term. As a result of various interest rate cuts in the year 2001, the adjustment of property prices to a more affordable level, and the gradual recovery of the United States' economy, the local property market is expected to stabilize. Hopefully, property developers will regain confidence and resume new building developments in the near future.

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此外，香港政府已推出一連串財務政策，包括多個大型項目，以刺激在此經濟低迷情況下之建築業務。除大量市區重建及填海土地發展計劃(包括東南九龍發展及西九龍填海旁用地發展)外，政府已計劃大幅增加基建項目及輔助設施，如教育、康樂、保健及政府設施，以配合未來所預期之人口增長。建築部憑著其設計及施工能力，將可把握這些準項目工程所帶來之每個機會。

建築部於私人及公營機構均處於有利位置。在目前香港經濟低迷及環境轉變之情況下，提高競爭及適應能力是積極面對的方法。管理層將繼續嚴謹控制成本及安全，並改善質素及提高效率。憑着充裕之財務資源及經驗豐富之管理隊伍，本集團對建築部可進一步成長充滿信心。

### 裝飾及維修部

即使本集團於回顧年度內面對激烈之競爭，裝飾及維修部在其港幣七千六百一十萬元總營業額中，仍取得期望中對外營業額達港幣四千六百四十萬元，較去年同期增加百分之二十六點九。

該部門為公營及私人機構提供廣泛之裝飾、保養及維修服務，包括辦公室裝修、外牆維修、翻新、室內裝修、改建及加建工程。於二零零二年三月三十一日之手頭合約價值約港幣一億六千三百九十萬元。

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In addition, the Hong Kong government has introduced a series of fiscal measures, including various large-scale projects to stimulate construction activity in this economic downturn situation. Apart from the massive urban redevelopment and reclamation area development plans including South East Kowloon Development and West Kowloon Reclamation Waterfront Area Development, the government has plans for substantial increases in infrastructure and ancillary facilities such as educational, recreational, health, and government facilities to match the expected population growth in the future. The Construction Division, with its design-and-build capability, will pursue every opportunity from these prospective project works.

The Construction Division is well positioned in both the private and public sectors. Under the existing situation of economic downturn and environmental change in Hong Kong, the positive approaches are to be competitive and adaptive. The management will continue to exercise tight controls on costs and safety, and to implement quality and efficiency enhancement. With the Group's strong financial resources and experienced management team, there is every confidence that this Division will grow from strength to strength.

### Interior and Renovation Division

In the face of severe competition during the year under review, the Group's Interior and Renovation Division has still achieved a promising turnover of HK\$46.4 million to external parties (total turnover recorded as HK\$76.1 million), an increase of 26.9% over last year's figure.

This Division offers a wide range of interior, maintenance and renovation services including office fitting-out, external wall renovation, refurbishment, interior fitting-out, alteration and addition works to both the public and private sectors. The value of contracts on hand as at 31 March 2002 was around HK\$163.9 million.

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年內，本部競投多家著名機構及香港政府之公營項目工程，包括大學、地鐵有限公司、九廣鐵路公司、香港中華基督教青年會、社區中心及建築署（「建築署」）。因此，獲授之合約工程包括香港理工大學及香港浸會大學之加建及改建工程、石硤尾香港中華基督教青年會之維修工程、天水圍之基督教香港信義會社會服務部青年綜合服務中心之裝修工程，以及為建築署於大埔中央市鎮廣場進行之維修工程。

在私營工程項目方面，裝飾及維修部於年內獲授合約工程，如Fair Crystal Investment Limited之裝修工程、Ladies' Recreation Club之改建及加建工程，以及中國染廠大廈之維修工程。此外，裝飾及維修部亦成功地被某些物業管理公司列入其承建商名冊內，該等物業管理公司包括恒益物業管理有限公司及忠信物業管理有限公司。

於二零零一年十月，本部之附屬公司興勝室內及維修有限公司（「興勝室內」）獲香港品質保證局（「品質保證局」）頒授ISO9001:2000認證，以認許興勝室內對維持其工程質素作出之努力及承諾。在施工安全及環保事宜方面，低意外率及並無觸犯環保法例及法規，均是該部在安全監控及環保方面付出努力之最佳證明。

根據規劃地政局二零零零年報告，全港共有四萬二千幢私人樓宇。於該等私人樓宇中，約一萬一千四百幢之樓齡為二十至四十年，較容易產生保養問題，同時有約八十萬項未獲批准之樓宇工程如非法僭建天台建築物須予修正。由於香港政府

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During the year, tenders were submitted for public sector project works from reputed institutions and the Hong Kong Government such as those for universities, MTR Corporation Limited, Kowloon Canton Railway Corporation, Chinese YMCA, society centres, and Architectural Services Department ("ASD"). As a result, contract works such as the alterations and addition works for Hong Kong Polytechnic University and Hong Kong Baptist University, renovation works for Chinese YMCA at Shek Kip Mei, fitting-out works for C&Y Integrated Centre of Evangelical Lutheran Church Social Service at Tin Shui Wai, and renovation works for ASD at Tai Po Central Town Square, were awarded.

On the private sector side, the Interior and Renovation Division was awarded contract works during the year such as the fitting-out works for Fair Crystal Investment Limited, the alterations and addition works for the Ladies' Recreation Club, and the renovation works for the CDW Building. It has also been successfully included in the contractors' list of some property management companies, e.g. Hang Yick Properties Management Limited, and Perfect World Company Limited.

In October 2001, Hanison Interior & Renovation Limited ("HIRL"), a subsidiary of this Division, was accredited by Hong Kong Quality Assurance Agency ("HKQAA") with the ISO9001:2000 certificate in recognition of HIRL's efforts and commitments towards the maintenance of quality in its works. On work safety and environmental protection issues, the proven records of a low accident rate and no infringement of environmental law and regulation are solid evidence of the Division's efforts in safety control and environmental protection.

According to the Year 2000 report of the Planning and Lands Bureau, there were 42,000 private buildings territory-wide. Of these private buildings, approximately 11,400 were 20 to 40 years old and were more susceptible to maintenance problems, while approximately 800,000 unauthorised building works such as illegal



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已透過強制執行法例，下令業主清拆該等非法建築物，加上更多業主意識到，倘物業得到適當維修，則其價值及壽命將可獲得提升，故此未來維修工程之數目將有所增加。隨著社區中心之角色改變或向公眾提供新服務，社區中心可能進行之維修工程或會成為另一個取得新工程之來源。預期於未來年度，樓宇保養及維修工程之需求龐大，該部計劃將其工程範圍拓展至現有樓宇之保養、維修及更新。

由於全球經濟下滑及香港樓市疲弱，故此於未來數年，裝飾及維修業務之競爭預期仍然劇烈。為了保持競爭能力，該部將繼續尋求具成本效益之方法及產品，如機械化、採用半裝配產品及預製部件。其亦有目標與顧問及分承判商維持良好工作關係，以及擴大其客戶基礎。鑑於本集團擁有強勁之財務及技術支援，以及該部之穩定表現，管理層對本部業務之未來前景感到樂觀。

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roof-top structures were required to be rectified. As the Hong Kong Government has ordered the property owners to remove those illegal structures through enforcement of the legislation, and also, more property owners nowadays are aware that the value and life of a property will be improved if it is properly maintained, the number of maintenance works will increase. Another potential source of new jobs may come from the possible renovation works for community centres as they change their roles or provide new services to the public. In anticipating that there may be a significant demand for maintenance and renovation work for buildings in the coming years, the Division plans to extend its scope of work into the maintenance, renovation and up-grading of existing buildings.

Due to the slowdown of the global economy and the sluggish property market situation in Hong Kong, competition in the interior and renovation business over the next few years is expected to remain intense. In order to remain competitive, this Division will continue to search for cost effective methods and products such as mechanisation, using semi-fabricated products and pre-cast units. It will also aim at maintaining good working relationships with both the consultants and sub-contractors, meanwhile extending its client base. Given the strong financial and technical support from the Group, and the steady performance of this Division, the management is optimistic about the future prospects of this business.