

主要物業摘要

Summary of Major Properties

A. 待發展／發展中物業

A. Properties held for/under Development

概況 Descriptions	總樓面面積 (平方呎) Gross floor area (sq. ft.)	完成階段 Stage of completion	預期完成日 Expected completion date	物業性質 Nature of property	本集團 應佔權益
					Attributable interest of the Group
1. 大嶼山愉景灣餘下各期 The remaining phases, Discovery Bay, Lantau Island					
(a) 大嶼山愉景灣二白灣 Yi Pak, Discovery Bay, Lantau Island					
– 住宅 – Residential					
– 海澄湖畔二段 – Siena Two	645,086	上蓋工程進行中 – Superstructure in progress	2002	住宅 Residential	50% 附註一 Note 1
– 餘下各期 – Remaining Phases	892,250	籌劃階段 – Planning in progress	2005		
	<hr/> 1,537,336 <hr/>				
– 商業 – Commercial	171,848	籌劃階段 – Planning in progress	2005	商業 Commercial	
(b) 其他 Others	908,439	其他 – 尚未動工 Others – not yet commenced	其他 – 無固定計劃 Others – no definite plan	– 留作日後發展 – Retained for future development	50% 附註二 Note 2
2. 中華人民共和國 上海閘北區中興路 195-1及195-2地塊 Lots 195-1 & 195-2 Zhong Xing Lu, Zhabei District, Shanghai, People's Republic of China	538,200	正進行地盤 清理工作 Site clearance work is currently in progress	2005	住宅及商業 Residential and commercial	95%

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A. 待發展／發展中物業－續

A. Properties held for/under Development – continued

概況 Descriptions	總樓面面積 (平方呎) Gross floor area (sq. ft.)	完成階段 Stage of completion	預期完成日 Expected completion date	物業性質 Nature of property	本集團 應佔權益 Attributable interest of the Group
3. 新界 上水古洞 青山公路 丈量約92號 地段2574號 Lots No. 2574 in D.D. 92 Castle Peak Road, Kwu Tung, Sheung Shui, New Territories	66,909 (地盤面積) [site area]	籌劃階段 Planning in progress	2003	住宅 －留作日後發展 Residential － retained for future development	100%
4. 新界 大嶼山 丈量約352號地段 373號餘段及374號 Lot No. 373RP and 374 in D.D. 352 Lantau Island, New Territories	23,400 (地盤面積) [site area]	尚未動工 Not yet commenced	無固定計劃 No definite plan	住宅 －留作日後發展 Residential － retained for future development	100%
5. 新界 元朗 深灣路 丈量約129號 121個地段 121 Lots in D.D. 129 Deep Bay Road, Yuen Long, New Territories	815,886 (地盤面積) [site area]	籌劃階段 Planning in progress	2005	住宅 －留作日後發展 Residential － retained for future development	100%
6. 新加坡Nassim Road 12號、 12A號及12B號 No. 12, 12A & 12B Nassim Road, Singapore	63,470	地盤清理工作 完成 Site clearance completed	2004	住宅 Residential	100%

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B. 持有投資物業作為租金收入用途

B. Investment Properties held for Rental Purpose

概況 Descriptions	總樓面面積 (平方呎) Gross floor area (sq. ft.)	物業性質 Nature of property	本集團應佔權益 Attributable interest of the Group	租約類別 Category of lease
7. 大嶼山愉景灣壁如臺2號洋房 House No. 2 Bijou Hamlet, Discovery Bay, Lantau Island	2,810	住宅 Residential	100%	中期 Medium term lease
8. 大嶼山愉景灣商業中心 Commercial Centre, Discovery Bay, Lantau Island	162,705	商業 Commercial	50%	中期 Medium term lease
9. 大嶼山愉景灣壁如臺3號洋房 House No. 3 Bijou Hamlet, Discovery Bay, Lantau Island	2,582	住宅 Residential	100%	中期 Medium term lease
10. 大嶼山愉景灣蔚陽村朝暉路64號獨立屋 Garden House No. 64, Headland Drive, Headland Village, Discovery Bay, Lantau Island	2,099	住宅 Residential	100%	中期 Medium term lease
11. 香港壽山村道8號恒安閣 地下連花園及1樓A1室，包括 第一及二號車位 Flat A1 on Ground Floor & 1st Floor including Portion of Garden on Ground Floor and Car Parking Space Nos. 1 & 2, Henredon Court, No. 8, Shouson Hill Road, Hong Kong	4,849	住宅 Residential	100%	長期 Long lease
12. 大嶼山愉景灣第四期碧濤軒 地下401及402室 Shops 401 & 402, Coastline Villa, Phase IV, Discovery Bay, Lantau Island.	10,764	商業 Commercial	50%	中期 Medium term lease

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Summary of Major Properties

B. 持有投資物業作為租金收入用途 – 續

B. Investment Properties held for Rental Purpose – continued

概況 Descriptions	總樓面面積 (平方呎) Gross floor area (sq. ft.)	物業性質 Nature of property	本集團應佔權益 Attributable interest of the Group	租約類別 Category of lease
13. 45 Mount Sinai Rise, No. 19 – 01 Beaverton Court, Singapore	9,785	住宅 Residential	100%	永久 Freehold
14. 大嶼山愉景灣碧濤村 海馬徑25號地下B室連花園 Flat B, Including the Garden Space thereof LG Floor, No. 25 Seahorse Lane, Beach Village, Discovery Bay, Lantau Island	1,368	住宅 Residential	100%	中期 Medium term lease
15. 大嶼山愉景灣 蔚陽村海蜂徑203號 203 Seabee Lane, Headland Village, Discovery Bay, Lantau Island	3,038	住宅 Residential	100%	中期 Medium term lease
16. 大嶼山愉景灣蔚峰村 碧濤軒34號1樓B室 Flat B, 1st Floor, No. 34 Coastline Villa, Peninsula Village, Discovery Bay, Lantau Island	1,560	住宅 Residential	100%	中期 Medium term lease
17. 大嶼山愉景灣海堤居 海堤閣6樓G室 Flat G, 6th Floor, Costa Court, La Costa, Discovery Bay, Lantau Island	1,180	住宅 Residential	100%	中期 Medium term lease
18. 大嶼山愉景灣蔚陽村 海蜂徑39號 39 Seabee Lane, Headland Village, Discovery Bay, Lantau Island	3,015	住宅 Residential	100%	中期 Medium term lease

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B. Investment Properties held for Rental Purpose – continued

概況 Descriptions	總樓面面積 (平方呎) Gross floor area (sq. ft.)	物業性質 Nature of property	本集團應佔權益 Attributable interest of the Group	租約類別 Category of lease
19. 大嶼山愉景灣碧濤村 海馬徑29號1樓C室連天台 Flat C, including Flat Roof on Upper Ground Floor and 1st Floor, No. 29 Seahorse Lane, Beach Village, Discovery Bay, Lantau Island	2,075	住宅 Residential	100%	中期 Medium term lease
20. 大嶼山愉景灣蘆峰村 碧濤軒34號4及5樓 複式B室連天台 Duplex B, 4th and 5th Floors together with Flat Roofs thereof, No. 34 Coastline Villa, Peninsula Village, Discovery Bay, Lantau Island	2,174	住宅 Residential	100%	中期 Medium term lease
21. 大嶼山愉景灣蔚陽村 海蜂徑74號 74 Seabee Lane, Headland Village, Discovery Bay, Lantau Island	1,642	住宅 Residential	100%	中期 Medium term lease
22. 大嶼山愉景灣蔚陽村 海蜂徑237號 237 Seabee Lane, Headland Village, Discovery Bay, Lantau Island	2,879	住宅 Residential	100%	中期 Medium term lease
23. 大嶼山愉景灣海堤居 20號1樓B室 Flat B on 1st Floor, No. 20 La Costa, Discovery Bay, Lantau Island	1,037	住宅 Residential	100%	中期 Medium term lease

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24. 大嶼山愉景灣海堤居 海堤閣3樓G室 Flat G on 3rd Floor, Costa Court, La Costa, Discovery Bay, Lantau Island	1,180	住宅 Residential	100%	中期 Medium term lease
25. 九龍長沙灣永康街7號 及瓊林街8號西港都會中心 West Gate Tower, No. 7 Wing Hong Street and 8 King Lam Street, Cheung Sha Wan, Kowloon	146,432	工業 Industrial	100%	中期 Medium term lease
26. 新界大埔翠樂街6號 大埔菁泉雅居商場 Commercial Podium, La Fontaine, 6 Chui Lok Street, Tai Po, New Territories	29,799	商業 Commercial	100%	中期 Medium term lease
27. 大嶼山愉景灣蔚陽村 朝暉路8號獨立屋 Garden House No. 8 Headland Drive, Headland Village, Discovery Bay, Lantau Island	1,904	住宅 Residential	100%	中期 Medium term lease
28. 香港山頂地利根德里 1及1號A世紀大廈II 14樓及世紀大廈第1層停車場 12號車位 14/F of Century Tower II and Car Parking Space, No. 12 on Level 1, Century Tower, Nos. 1 and 1A, Tregunter Path, The Peak, Hong Kong	3,638	住宅 Residential	100%	長期 Long lease

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29. 新界荃灣青山道 398號愉景新城商場 Commercial Podium, Discovery Park 398 Castle Peak Road, Tsuen Wan, New Territories	465,685	商業 Commercial	50%	中期 Medium term lease
30. 大嶼山愉景灣衛峰村 碧濤軒6號 4樓及5樓 複式A室連天台 Duplex A, 4/F and 5/F together with the Flat Roofs thereof, No. 6 Coastline Villa, Peninsula Village, Discovery Bay, Lantau Island	2,174	住宅 Residential	100%	中期 Medium term lease
31. 大嶼山愉景灣碧濤村 海燕徑9號 2樓及閣樓 連平台H室 Flat H, Including Flat Roof on Second and M/F., No. 9 Seabird Lane, Beach Village, Discovery Bay, Lantau Island	1,133	住宅 Residential	100%	中期 Medium term lease
32. 大嶼山愉景灣衛峰村 碧濤軒愉景灣道44號 1樓A室 Flat A, 1/F., No. 44 Discovery Bay Road, Coastline Villa, Peninsula Village Discovery Bay, Lantau Island	1,560	住宅 Residential	100%	中期 Medium term lease
33. 大嶼山愉景灣海堤居 22號3樓B室 Flat B, 3/F., No. 22 La Costa Discovery Bay, Lantau Island	1,037	住宅 Residential	100%	中期 Medium term lease
34. 大嶼山愉景灣 畔峰村畔山徑21號 觀港樓9樓B室 Flat B, 9/F., Island View, No. 21 Middle Lane, Midvale Village, Discovery Bay, Lantau Island	1,338	住宅 Residential	100%	中期 Medium term lease

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35. 大嶼山愉景灣蔚陽村 朝暉徑86號獨立屋 Garden House No. 86 Headland Drive, Headland Village, Discovery Bay, Lantau Island	2,585	住宅 Residential	100%	中期 Medium term lease
36. 大嶼山愉景灣蔚陽村 海峰徑206號 206 Seabee Lane, Headland Village, Discovery Bay, Lantau Island	1,642	住宅 Residential	100%	中期 Medium term lease
37. 大嶼山愉景灣衛峰村 碧濤軒14號 4樓及5樓 複式B室連天台 Duplex B, 4/F and 5/F together with the Flat Roofs thereof, No. 14 Coastline Villa, Peninsula Village, Discovery Bay, Lantau Island	2,174	住宅 Residential	100%	中期 Medium term lease
38. 大嶼山愉景灣 愉景廣場C座7樓710室 Flat 710, 7/F, Block C, DB Plaza, Discovery Bay, Lantau Island	604	住宅 Residential	100%	中期 Medium term lease
39. 大嶼山愉景灣碧濤村 海燕徑25號 地下A室連花園 Flat A Including the Garden thereof LG/F., No. 25 Seabird Lane, Beach Village, Discovery Bay, Lantau Island	1,357	住宅 Residential	100%	中期 Medium term lease
40. 大嶼山愉景灣碧濤村 海燕徑33號2樓及 閣樓連平台G室 Flat G, Including Flat Roof on 2nd and M/F., No. 33 Seabird Lane, Beach Village, Discovery Bay, Lantau Island	1,133	住宅 Residential	100%	中期 Medium term lease

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41. 大嶼山愉景灣蔚陽村 朝暉徑44號獨立屋 Garden House No. 44 Headland Drive, Headland Village, Discovery Bay, Lantau Island	2,099	住宅 Residential	100%	中期 Medium term lease
42. 大嶼山愉景灣衛峰村倚濤軒32號地下A室 Flat A on Ground Floor, No. 32 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,282	住宅 Residential	100%	中期 Medium term lease
43. 大嶼山愉景灣衛峰村倚濤軒32號地下B室 Flat B on Ground Floor, No. 32 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,268	住宅 Residential	100%	中期 Medium term lease
44. 大嶼山愉景灣衛峰村倚濤軒38號3樓B室 Flat B on 3rd Floor, No. 38 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,284	住宅 Residential	100%	中期 Medium term lease
45. 大嶼山愉景灣衛峰村倚濤軒40號1樓B室 Flat B on 1st Floor, No. 40 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,284	住宅 Residential	100%	中期 Medium term lease
46. 大嶼山愉景灣衛峰村倚濤軒40號2樓A室 Flat A on 2nd Floor, No. 40 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,298	住宅 Residential	100%	中期 Medium term lease

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B. Investment Properties held for Rental Purpose – continued

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47. 大嶼山愉景灣衛峰村倚濤軒41號地下A室 Flat A on Ground Floor, No. 41 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,282	住宅 Residential	100%	中期 Medium term lease
48. 大嶼山愉景灣衛峰村倚濤軒41號1樓B室 Flat B on 1st Floor, No. 41 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,284	住宅 Residential	100%	中期 Medium term lease
49. 大嶼山愉景灣衛峰村倚濤軒41號2樓A室 Flat A on 2nd Floor, No. 41 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,298	住宅 Residential	100%	中期 Medium term lease
50. 大嶼山愉景灣衛峰村倚濤軒41號2樓B室 Flat B on 2nd Floor, No. 41 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,284	住宅 Residential	100%	中期 Medium term lease
51. 大嶼山愉景灣衛峰村倚濤軒41號3樓B室 Flat B on 3rd Floor, No. 41 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,284	住宅 Residential	100%	中期 Medium term lease
52. 大嶼山愉景灣衛峰村倚濤軒45號4-5樓複式A室 Duplex A on 4th-5th Floor, No. 45 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,707	住宅 Residential	100%	中期 Medium term lease

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B. 持有投資物業作為租金收入用途－續

B. Investment Properties held for Rental Purpose – continued

概況 Descriptions	總樓面面積 (平方呎) Gross floor area (sq. ft.)	物業性質 Nature of property	本集團應佔權益 Attributable interest of the Group	租約類別 Category of lease
53. 大嶼山愉景灣衛峰村倚濤軒45號4-5樓複式B室 Duplex B on 4th-5th Floor, No. 45 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,685	住宅 Residential	100%	中期 Medium term lease
54. 大嶼山愉景灣衛峰村倚濤軒47號4-5樓複式A室 Duplex A on 4th-5th Floor, No. 47 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,707	住宅 Residential	100%	中期 Medium term lease
55. 大嶼山愉景灣衛峰村倚濤軒47號4-5樓複式B室 Duplex B on 4th-5th Floor, No. 47 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,685	住宅 Residential	100%	中期 Medium term lease
56. 大嶼山愉景灣衛峰村倚濤軒49號地下B室 Flat B on Ground Floor, No. 49 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,268	住宅 Residential	100%	中期 Medium term lease
57. 大嶼山愉景灣衛峰村倚濤軒49號4-5樓複式A室 Duplex A on 4th-5th Floor, No. 49 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,707	住宅 Residential	100%	中期 Medium term lease
58. 大嶼山愉景灣衛峰村倚濤軒49號4-5樓複式B室 Duplex B on 4th-5th Floor, No. 49 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,685	住宅 Residential	100%	中期 Medium term lease

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B. 持有投資物業作為租金收入用途 – 續

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59. 大嶼山愉景灣衛峰村倚濤軒59號3樓A室 Flat A on 3rd Floor, No. 59 Crestmont Villa, Peninsula Village, Discovery Bay, Lantau Island	1,298	住宅 Residential	100%	中期 Medium term lease
60. 香港寶雲道7C號寶雲大廈1樓2室 與19號車位及「5」號天台 Flat 2 on 1st Floor, and Car Parking Space No. 19 and One Roof Space Marked "5", Bowen Mansion, 7C Bowen Road Hong Kong	3,000	住宅 Residential	100%	長期 Long lease
61. 中華人民共和國 上海市長寧區華山路1038弄 169號「嘉里華庭」第二座 Chelsea, No. 169 of Lane 1038, Huashan Road, Changning District Shanghai, People's Republic of China	238,224	住宅 Residential	100%	長期 Long lease

C. 持作出售物業

C. Properties held for sale

	總樓面面積 (平方呎) Gross floor area (sq. ft.)	完成階段 Stage of completion	物業性質 Nature of property	本集團 應佔權益 Attributable interest of the Group
62. 香港北角道8號 8 North Point Road, Hong Kong	30,946	竣工 Completed	商業 Commercial	100%

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C. 持作出售物業－續

C. Properties held for Sale – continued

		總樓面面積 (平方呎) Gross floor area (sq. ft)	完成階段 Stage of completion	物業性質 Nature of property	本集團 應佔權益 Attributable interest of the Group
63.	九龍浙江街41及43號 合誠商業大廈3B單位 Flat 3B, Hop Shing Commercial Building, 41 and 43 Chi Kiang Street, Kowloon	902	竣工 Completed	商業 Commercial	100%
64.	大嶼山愉景灣海藍居 La Serene, Discovery Bay, Lantau Island	9,574	竣工 Completed	住宅 Residential	50%
65.	大嶼山愉景灣時峰 Neo Horizon Discovery Bay, Lantau Island	6,747	竣工 Completed	住宅 Residential	50%
66.	大嶼山海澄湖畔一段 Siena One, Discovery Bay Lantau Island	42,530	竣工 Completed	住宅 Residential	50%

D. 其他物業

D. Other properties

		總樓面面積 (平方呎) Site area (sq.ft.)	物業性質 Nature of property	本集團應佔權益 Attributable interest of the Group
67.	新界粉嶺丈量約第91號地段 1735、1737、1979號地段與 1978及2012號之部分地段 Lot nos. 1735, 1737, 1979 and portions of Lot nos. 1978 and 2012 in Demarcation District no. 91, Fanling, New Territories	154,106	農耕地段(無固定計劃) Agricultural lots (no definite plan)	100%
68.	大嶼山三白丈量約第363號多個地段 Various lots in Demarcation District No. 363, Sam Pak, Lantau Island	150,282	農耕地段(無固定計劃) Agricultural lots (no definite plan)	50%

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D. 其他物業－續

D. Other Properties – continued

	總樓面面積 (平方呎) Site area (sq.ft.)	物業性質 Nature of property	本集團應佔權益 Attributable interest of the Group
69. 坪洲地段5號B段及5號餘段、 65號A段及65號餘段及61號、 66號、67號及69號 Section B and the remaining portion of Lot no. 5, Section A and the remaining portion of Lot no. 65 and Lot nos. 61, 66, 67 and 69, Peng Chau	57,935	農耕地段(無固定計劃) Agricultural lots (no definite plan)	100%
70. 坪洲地段第354號及346號C段及餘段 Section C and the remaining portions of Lot nos. 354 and 346, Peng Chau	35,266	農耕地段(無固定計劃) Agricultural lots (no definite plan)	100%
71. 大嶼山紅水 Diana Farm丈量約 第354號多個地段 Various Lots in Demarcation District No. 354, Diana Farm, Hang Sui, Lantau Island	222,592	哥爾夫球場(竣工) Golf course (completed)	50%
72. 新界屯門丈量約第132號地段 317號之餘段及320號地段 The remaining portion of Lot no. 317 and Lot no. 320 in Demarcation District no. 132, Tuen Mun, New Territories	15,587	農耕地段(無固定計劃) Agricultural lots (no definite plan)	50%

附註：

Notes:

- (1) 共1,650百萬港元之補地價已於截至二零
零零年三月三十一日止年度全數付清。
- (2) 愉景灣發展計劃總地盤面積約為70百萬
平方呎，餘下可發展之面積包括可作住
宅、商業及酒店發展之建築面積合共約
450,592平方呎及可作康樂發展之建築
面積為457,847平方呎。

- (1) Land premium of HK\$1,650 million was fully paid in the year ended 31 March 2000.
- (2) The Discovery Bay Project has a total site area of approximately 70 million sq. ft.. The remaining developable area comprises a total of about 450,592 sq. ft. of gross building area of residential, commercial and hotel development and about 457,847 sq. ft. of gross building area for recreational development.