



Building for the Future
建造未來





Building for the Future

建造未來

It is all along our commitment to develop high quality properties in Hong Kong and the Pearl River Delta which provide ideal homes and business locations for residents and companies alike. To facilitate the rapid growth of the economy in the region, we will continue to work with the community and to build for the future.

我們一向以來致力為香港及珠江三角洲發展優質物業，為區內居民及企業提供舒適的居住環境及理想的商業據點。我們必定繼續配合區內快速的經濟增長，共同努力，建造未來。

Hopewell Holdings Limited

合和實業有限公司

Growth of Hopewell Properties

合和物業 茁壯成長

We have all along focused in developing quality properties with optimum usability and functionality.

With the opening of Central Harbour Tunnel linking Hung Hom and Wan Chai, we anticipated the development of business area eastwards from Central district to Wan Chai and developed commercial properties in Wan Chai area.

We shall continue our unwavering commitment to address the needs of all people in Hong Kong and the Pearl River Delta region.

我們一直專注地發展實用及多功能的優質物業。

自香港海底隧道通車，貫通紅磡及灣仔，我們預期港島商業區由中環向東發展，遂致力發展灣仔商業項目。

我們繼續一如既往，為香港和珠三角區內居民提供現代生活所需。

1963

- Mr Gordon Wu and his father Mr Wu Chung co-founded Hopewell Construction Company Limited, the forerunner of Hopewell Holdings Limited.

胡應湘先生與父親胡忠先生共同創立合和建築有限公司，即合和實業的前身。

1972

- Hopewell Holdings Limited became one of the major listed property groups, attracting huge subscription from the public.

合和實業有限公司上市，成為首批在香港上市的本港主要地產集團之一，公眾踴躍認購新股。

1974, 1976

- Rosemary/Evelyn Towers, Hopewell's first large-scale property project, was completed.

合和首個大型屋苑雲景台落成。

1978

- Construction work began on Hopewell Centre, which was completed in 1980 and became the Group's flagship property.


合和中心開始動工，並於1980年落成，成為合和的旗艦項目。



1984

- China Hotel was opened.

中國大酒店落成啟用。



1987

- Villa Lotto, with a total gross floor area of 487,609 square feet, was completed.

完成樂陶苑項目，總建築面積達487,609平方呎。

1988


- Villa Rocha, with a total gross floor area of 328,948 square feet, was completed.

完成樂翠台項目，總建築面積達328,948平方呎。

1991

- Wu Chung House, with a total gross floor area of 847,609 square feet, was completed.

胡忠大廈落成，總建築面積達847,609平方呎。



1992

- Panda Hotel was opened in Tsuen Wan.

位於荃灣的悅來酒店開幕。



1995

- Hongkong International Trade and Exhibition Centre (HITEC) was opened.

國際展覽中心開幕。

1996

- Nova Taipa Gardens in Macau, one of the largest residential properties in Macau, with a total gross floor area of 3,121,592 square feet, was completed.

澳門濠庭花園落成，為澳門最大規模的住宅項目之一，總建築面積達3,121,592平方呎。



1997

- EMax, Hopewell's large-scale entertainment destination, to be completed in the 2nd half – a brand new element to enhance the HITEC complex.

合和的大型娛樂焦點EMax將於下半年落成，為國際展覽中心注入新氣象。



2005

- Panda Place was renovated and opened.

悅來坊完成翻新工程及開幕。



2006

- Hopewell New Town (Phase 1A) in Huadu, Guangzhou, with a total gross floor area of 1,170,000 square feet, was completed.

廣州花都合和新城(第1A期)落成，總建築面積達117萬平方呎。

2007

- QRE Plaza is to be completed in the 2nd half.

QRE Plaza將於下半年落成。

2007

- Nova City 1 in Macau was completed.

澳門濠庭都會1期落成。

2007

- Hopewell Centre undertook major renovation.

合和中心進行主要翻新工程。

2007

- Nova City 2 in Macau was completed.

澳門濠庭都會2期落成。




Do you know? 知多一點點

In the financial year ending 30 June 2007, revenue from Hopewell investment properties exceeded \$700 million (revenue includes investment properties and hotel operations as well as agency and management incomes).

至2007年6月30日的財政年度，投資物業為合和帶來逾7億元收益(包括物業投資、酒店營運、物業代理及管理收入)。

Over
3 million
square feet of Investment Properties
超過300萬平方呎投資物業

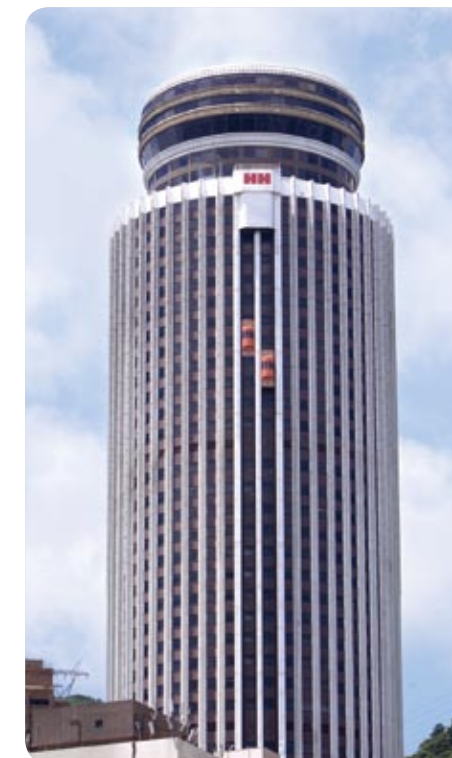


The view of Hopewell Centre
合和中心實景

Principal Properties

主要物業

Investment Properties 投資物業



Hopewell Centre 合和中心

In the heart of Wan Chai, Hopewell Centre is a Hong Kong landmark that hosts 840,000 square feet of corporate and commercial space and houses Hong Kong's only revolving restaurant – R66. Its prestigious circular structural design provides panoramic harbour and peak views. Together with other restaurants and shops, Hopewell takes care of the needs of our tenants.

合和中心位處灣仔心臟地帶，是香港的主要地標之一，提供840,000平方呎辦公室及商用樓面，並設有全港獨一無二的旋轉餐廳——R66。其注目獨特的柱型設計提供無敵維港及山頂美景。合和中心並提供食肆及商店等設施，照顧租戶的各種需要。



Kennedy Road entrance lobby
堅尼地道入口大堂

R66 Revolving Restaurant R66 旋轉餐廳

Being the only revolving restaurant in Hong Kong, R66 is and has always been a popular destination for tourists and diners. Its floor-to-ceiling windows and revolving motion provide a stunning harbor view for every table. R66 offers a wide variety of international culinary delights and gives diners a unique and intimate culinary experience.



The inside view of R66
R66內的實景

R66 旋轉餐廳是全港唯一的旋轉餐廳，一直極受遊客及食客歡迎。全餐廳以落地玻璃包圍著，加上360°的轉動，讓客人飽覽觸動心靈的維港景致。此外，廚師們精心設計國際美食，為每位食客帶來一頓獨特且寫意的美饌。

Do you know? 知多一點點

Each floor of the Hopewell Centre took only 4 days to construct. Hopewell Centre also won the Merit Award ("Commercial Building" sub-category) in the first "Hong Kong Energy Efficiency Awards" in 2006 organised by the Electrical & Mechanical Services Department (EMSD).

合和中心每層樓面只需短短4天興建。合和中心於2006年獲得機電工程署舉辦首屆「香港能源效益獎」節能比賽「商業樓宇」類別優異獎。

Area of Investment Properties*
↑50%
 in 5 years
 5年內投資物業面積增加50%*



EMax in HITEC
 國際展覽中心EMax

* Estimated by Hopewell Holdings Ltd
 合和實業有限公司預計

Principal Properties 主要物業

Investment Properties 投資物業

Hongkong International Trade & Exhibition Centre (HITEC)
 國際展覽中心

HITEC is the only large-scale conference and exhibition venue located in the burgeoning East Kowloon area. It has a total gross floor area of approximately 1.76 million square feet. HITEC comprises of conference, exhibition and entertainment facilities (including the upcoming "Star Hall"), which are designed to host events with 6,400 seats, 340 booths or 377 banquet tables.



國際展覽中心位於增長迅速的東九龍地帶，為區內唯一大型會議及展覽場地。展覽中心總樓面面積達約176萬平方呎，中心內設備齊全（包括展覽、娛樂設施及即將開幕的「匯星」），可容納6,400人的活動、340個攤位或377張宴會餐桌。

Panda Hotel 悅來酒店

Envisioning the demand for accommodations to address needs of mass-market visitors from Asian countries and mainland China, we developed Panda Hotel in Tsuen Wan. With around 1,000 rooms and multiple dining experiences, Panda Hotel is a busy hospitality property with an occupancy rate of around 90% in 2006.



洞悉未來亞洲及內地旅客對大眾化酒店服務的需求，我們在荃灣興建了悅來酒店，提供約1,000間客房，並設有多家食肆。酒店業務興旺，2006年入住率約90%。



EMax

Located inside HITEC, EMax adds fun and entertainment elements to the whole HITEC complex. Its trendy and creative tenant mix, including Kowloon Bay Integrated Auto Mall, Hong Kong

Bowling City, and The Premier Home Forum, offers a one-stop entertainment focal point for Hong Kong people.

位於九龍灣國際展覽中心內的EMax，為國際展覽中心注入娛樂新元素。EMax 時尚創新的商戶組合，包括九龍灣綜合名車展、香港保齡球城及家居博覽館，為香港市民提供一站式娛樂消閒中心。

Panda Place 悅來坊

Panda Place, the 5-floor shopping arcade of Panda Hotel, was opened in 1992. It has approximately 220,000 square feet of commercial space with ample parking to accommodate customers. Panda Place is also designed to be a favoured shopping destination for residents in the vicinity and hotel guests.

於1992年開業的悅來坊商場，佔地5層，為悅來酒店之購物商場。悅來坊共有約220,000平方呎商用面積，更有大量車位，滿足客戶需要。此外，悅來坊也為附近居民及酒店顧客提供購物消閒服務。



Do you know? 知多一點點

Star Hall, located in HITEC, will be completed by the end of 2007. It is a high-ceiling, column-free venue for events of 3,600 seats or 169 banquet tables. Star Hall will further enhance the convention and exhibition facilities in the complex.

位於九龍灣國際展覽中心內“匯星”將於2007年底落成。“匯星”採用高樓底及無柱的設計，空間寬敞，可容納3,600個座位或169拾賓客，令整個國際展覽中心的香港展覽設施更具規模及多元化。



15,000

Residential Units developed in
Hong Kong and Pearl River Delta
在香港及珠江三角洲建成15,000個住宅單位

Show flat of the 214-224 Queen's Road East's project
214-224號皇后大道東項目的示範單位

Principal Properties 主要物業

Developed Properties 已發展物業



Telford Gardens 德福花園

Located in Kowloon Bay, Telford Gardens is jointly developed by Hopewell, Hang Lung Properties and MTRC. With 21 towers, it has nearly 5,000 units, one of the earliest large-scale residential projects in Hong Kong.

位於九龍灣的德福花園，由合和、恒隆地產和地鐵公司共同合作發展，全屋苑共有21幢大樓，接近5,000個住宅單位，為香港最早期大型住宅項目之一。



Allway Gardens 荃威花園

Located in Tsuen Wan, Allway Gardens is a well-established development in Tsuen Wan area. It has 16 towers with over 3,000 units, occupying almost 2 million square feet of residential living space and over 220,000 square feet of retail and commercial space respectively, providing convenience to residents.

位於荃灣區的荃威花園，為合和早期物業發展項目，共有16幢大樓，超過3,000個單位，總住宅面積高達200萬平方呎，並備有超過220,000平方呎的零售及商業設施，為居民提供生活所需。



Villa Lotto 樂陶苑 / Villa Rocha 樂翠台

Situated in Happy Valley, Villa Lotto and Villa Rocha, with a total gross floor area of 816,557 square feet, was completed in 1987 and 1988. Together, they are two of the earliest luxury residential properties developed in Happy Valley.

位於跑馬地的樂陶苑及樂翠台，於1987年及1988年完成，總建築面積達816,557平方呎，乃其中兩項於跑馬地早期發展的高尚住宅項目。

Nova Taipa Gardens 濠景花園 / Nova City 濠庭都會

Hopewell has partnered with Shun Tak Holdings Limited and Sociedade de Turismo e Diversões de Macau (STDM) to develop Nova Taipa Gardens and Nova City. With over 6,000 units planned, it is one of the largest residential projects in Macau.

合和與信德集團有限公司和澳門旅遊娛樂有限公司共同合作興建澳門濠景花園及濠庭都會，全期預計興建6,000個單位，乃澳門最大規模的住宅項目之一。

Broadview Villa 樂景園

Also located in Happy Valley, Broadview Villa, with a total gross floor area of 268,831 square feet, was completed in 1995. Broadview Villa comprises of 85 residential units and a prestigious clubhouse which offers tenants a relaxation zone after a busy day.

同位於香港跑馬地，樂景園於1995年完成，總建築面積達268,831平方呎。樂景園設有85個單位，其附設的高級會所為住客舒緩一天的疲勞。

Do you know? 知多一點點

As of 30 June 2007, Hopewell has developed numerous quality properties with a total gross floor area of over 20 million square feet.

直至2007年6月30日，合和已發展多個優質物業，總建築面積超過2千萬平方呎。

Land Bank Approaching

20 million

square feet in PRD

在珠江三角洲內的土地儲備接近2千萬平方呎



The view of Hopewell New Town in Guangzhou
廣州合和新城實景

Envisioned Excitement

未來前景 令人振奮

Hopewell's solid record of performance, its insight and capability to identify opportunities in Hong Kong and the Pearl River Delta, has been a proven success and will be a momentum for future growth. Our property portfolio will include office and retail space, furnished and serviced residences, and hotels. Here are some of our future projects.

合和根基紮實、實力雄厚，加上眼光獨到，洞悉香港及珠江三角洲未來的機遇，今日的成功有目共睹，並為未來的成就奠下基礎。我們的物業範疇將包括辦公室、商場、服務式住宅及酒店。下列為我們一些未來發展項目。



Hopewell New Town in Guangzhou 廣州合和新城

Hopewell's stake in this Guangzhou development satisfies a rising consumer demand for enhanced living in an area of rapid economic development. When completed, Hopewell New Town will be a residential, logistics, and commercial complex of around 19 million square feet built on a site of over 8.5 million square feet allowing ample recreation and green space. Demonstrating our commitment and confidence in China, Hopewell New Town will be one of the largest residential communities in the Huadu district of Guangzhou. The horticultural and landscape architecture is unique and admired. Avoiding the use of pillars and beams in structural design, units are spacious and with high efficiency.

隨著經濟迅速發展，廣州消費者對起居的要求亦日漸提高，為滿足市場需要，合和發展廣州合和新城。預計完成時，將佔地超過850萬平方呎，提供寬敞的休憩及綠化空間，與及面積約1,900萬平方呎的住宅、物流及商業用地。合和對中國充滿信心，我們在廣州花都區興建的合和新城體現了合和對國家發展的承擔。合和新城是區內最具規模的住宅社區之一，屋苑內園林景致設計優雅獨特，創新無樑柱的屋宇結構設計，使單位的空間更形實用。

QRE Plaza

QRE Plaza, the next major commercial project of Hopewell in Wan Chai, will be completed by end of 2007. QRE Plaza is just across from the Hopewell Centre, and has a total gross floor area of around 80,000 square feet. It will become a one-stop enjoyment and relaxation hot spot of restaurants, shops and entertainment for nearby tenants and residents.

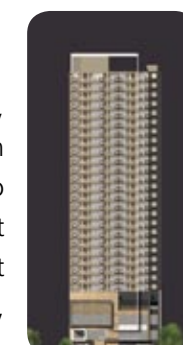
於2007年年底落成的QRE Plaza將是合和於灣仔區的另一重點商業項目。QRE Plaza位於合和中心之對面，面積約80,000平方呎的商廈將為區內租戶及居民提供一站式的休閒服務，包括食肆、商舖及娛樂設施等。



214-224 Queen's Road East 皇后大道東214-224號

Also located in Wan Chai, opposite to Wu Chung House, the project of 214-224 Queen's Road East will offer high quality serviced apartments. The project is estimated to have a total gross floor of around 100,000 square feet and to be completed by the end of 2008. This project not only adds positive synergy to the neighbourhood, but also offers a high quality and convenient living place.

皇后大道東214-224號的發展項目同是位於灣仔區，胡忠大廈之對面，提供高質素的服務式住宅，預算總面積為100,000平方呎及於2008年底落成。此物業發展不但與鄰近物業相得益彰，更為住客提供理想方便之居所。



12 Broadwood Road 樂活道12號

Being the major property developer of the Happy Valley district, Hopewell continues to develop luxury apartments in the area. This residential project at 12 Broadwood Road has a total gross floor area of around 114,000 square feet and is targeted to complete in early 2010.

作為跑馬地區的主要發展商，合和將繼續於區內投資興建豪華住宅。位於樂活道12號的住宅項目之總面積約114,000平方呎，並預計於2010年初落成。



Mega Tower Hotel

To contribute to the sustainable development and rejuvenation of Wan Chai district, Mega Tower Hotel will serve nearby tenants, residents and tourists with over 2,000 rooms and quality retail and conference facilities, and hospitality experiences. The estimated total gross floor area is around 1.8 million square feet.

Mega Tower 酒店項目將配合灣仔區可持續發展及為此區注入活力，提供總建築面積約180萬平方呎的超過2,000間客房的酒店、零售及會議設施，服務區內的上班一族、居民及旅客。

Over
1,200
colleagues are serving you
超過1,200名員工為你服務

The inside view of EMax
EMax內的實景

Complete Customer Satisfaction

顧客服務 稱心滿意



Our ability to understand and anticipate our customers' needs is what sets Hopewell apart. Our people and the systems we have developed allow us to provide service that exceeds our customers' expectations and delights them.

合和與別不同之處在於能深明及預見客戶的需要。我們訓練有素的員工及先進的系統往往為客戶提供喜出望外的服務，最重要的是要令客戶稱心滿意。

Customers first is our key to continued success. Our best advertising comes from our satisfied customers. We serve with enthusiasm, professionalism, expertise and a caring attitude.

顧客第一是我們成功的座右銘。客戶的口碑反映集團聲譽，也是我們最佳的宣傳，所以我們豐富經驗的團隊定會以專業及熱誠的態度為客戶服務。

Our management team consists of key professionals who are experts from various fields. Synergy of their areas of expertise delivers complete customer satisfaction – it ranges from architectural to interior design, from leasing to facility management. We respond to customer demands proactively. It is our customer-oriented culture.

我們的管理隊伍由來自不同行業的專業人士組成，各有所長，合力發揮協同效應，為客戶提供稱心滿意的服務，由建築及室內設計、樓宇租賃服務、以至設施管理，皆是「先客戶之想而想」。顧客為先是我們的服務宗旨。

We have invested heavily in state-of-the-art hardware and developed specialized software by our own in-house talents that allow us to serve and satisfy the needs of our customers.

我們投資先進的電腦設備與及通過公司人才開發專門的軟件，滿足不同的客戶需要，務求盡善盡美。

What's more is that it truly makes day-to-day business, for both customers and us, a pleasurable experience.

這些不單為客戶，也為我們每日提供愉悅的經驗和體會。

Do you know? 知多一點點

To demonstrate our long-term support to sustainable development, we have designated teams to oversee energy consumption of our property portfolio for our tenants and ourselves.

我們長期支持持續發展，設有專門隊伍為合和及租戶監察轄下物業的能源消耗。



Management Chat Room

管理之言



Mr Albert Yeung – Registered Architect and Authorized Person

“We are designing more than just buildings, we are designing lifestyles. We are at all times understanding the needs and anticipating demands of our customers now and well into the future. It's about where they live, work, shop, and play – we look at their lives as a whole and thus deliver complete customer satisfaction.”



Mr Robert Nien – Over 25 years of experience in corporate affairs and administration

“We invested in the people and created the professional team for the company. These professionals are dedicated to serve our customers with expertise. Furthermore, we have also invested heavily in state-of-the-art hardware and developed in-house software which allows us to service and address the needs of our customers with high level of satisfaction.”



Mr William Wong – Professional surveyor, expert in valuation, business development, marketing and sales

“For our customers, shareholders, and business partners we are constantly creating and providing excellent value, along with addressing needs in an immediate and flexible fashion. We treasure long-term relationship with our customers. It is from them we get our first hand information on market potentials. Through them, we envisage our business opportunities.”



Mr. Andreas S T Chow – Certified Facility Manager (CFM), member of the International Facility Management Association (IFMA)

“Our professional facility management (FM) service is more comprehensive than our customers expect. Problems are solved immediately on-site. Beyond expected property management, our FM service is a total solution – energy conservation, building service systems, maintenance and renovations. We are also backed by Hopewell Construction Company Ltd.”



Mr. Stuart Wang – Director and General Manager of Hongkong International Trade & Exhibition Centre (HITEC)

“Fresh thinking comes from fresh minds. We encourage that internally at Hopewell in developing young management talents and allowing innovative solutions – our recent EMax redevelopment is a shining example of such thinking. For the customer this means an experienced and energetic professional team anticipating the future.”

楊鑑賢先生 — 註冊建築師及認可人士

「我們不只是設計樓宇，更是現代生活模式的設計師。我們無時無刻在探索，務求了解客戶今時今日以至未來的需要。我們照顧他們起居生活每一環節，包括：居所、工作、購物及玩樂等需要，要令客戶對我們的服務稱心滿意。」

嚴文俊先生 — 負責集團及行政決策超過 25 年

「我們投資於人才，為公司組成專業的團隊。我們聘用經驗豐富的專業人士，為客戶提供服務；更加大舉投資最先進的電腦設備，與及由內部開發軟件，務求能針對客戶需要，為他們提供最稱心滿意的服務。」

王永霖先生 — 註冊專業測量師，專長估價、業務發展、市場推廣及銷售

「對客戶、股東及業務伙伴的要求，我們會以即時及靈活的手法，不斷為他們提供創新及物超所值的服務。我們著重與客戶的長遠合作關係，從他們身上取得市場發展的第一手資料；透過他們，我們才能洞悉業務先機。」

周成德先生 — 負責設施管理，為 IFMA 會員

「我們提供專業的設施管理服務，即場為客戶解決問題，服務之全面遠超客戶所想。我們的設施管理服務，較傳統的物業管理服務更周全，為客戶提供全盤的解決方案，包括節能、照明安排、電梯維修，以至樓宇翻新等服務。我們更有合和集團另一家子公司合和建築有限公司作為強大後盾。」

王世德先生 — 國際展覽中心董事及總經理

「新思維孕育新創意。合和鼓勵在集團內提攜年輕的管理才俊，並以求取得創新的解決方案；我們最近發展的EMax重建項目便是最佳的明證。對客戶而言，我們的專業團隊既經驗豐富，更充滿魄力，迎接未來的挑戰。」



In the conference room of Hopewell Centre
於合和中心會議室

From left to right 由左至右

Mr Robert Nien, Mr William Wong, Mr. Andreas Chow, Mr Albert Yeung, Mr. Stuart Wang

嚴文俊先生，王永霖先生，周成德先生，楊鑑賢先生，王世德先生

Community Commitment

關心社群 回饋社會

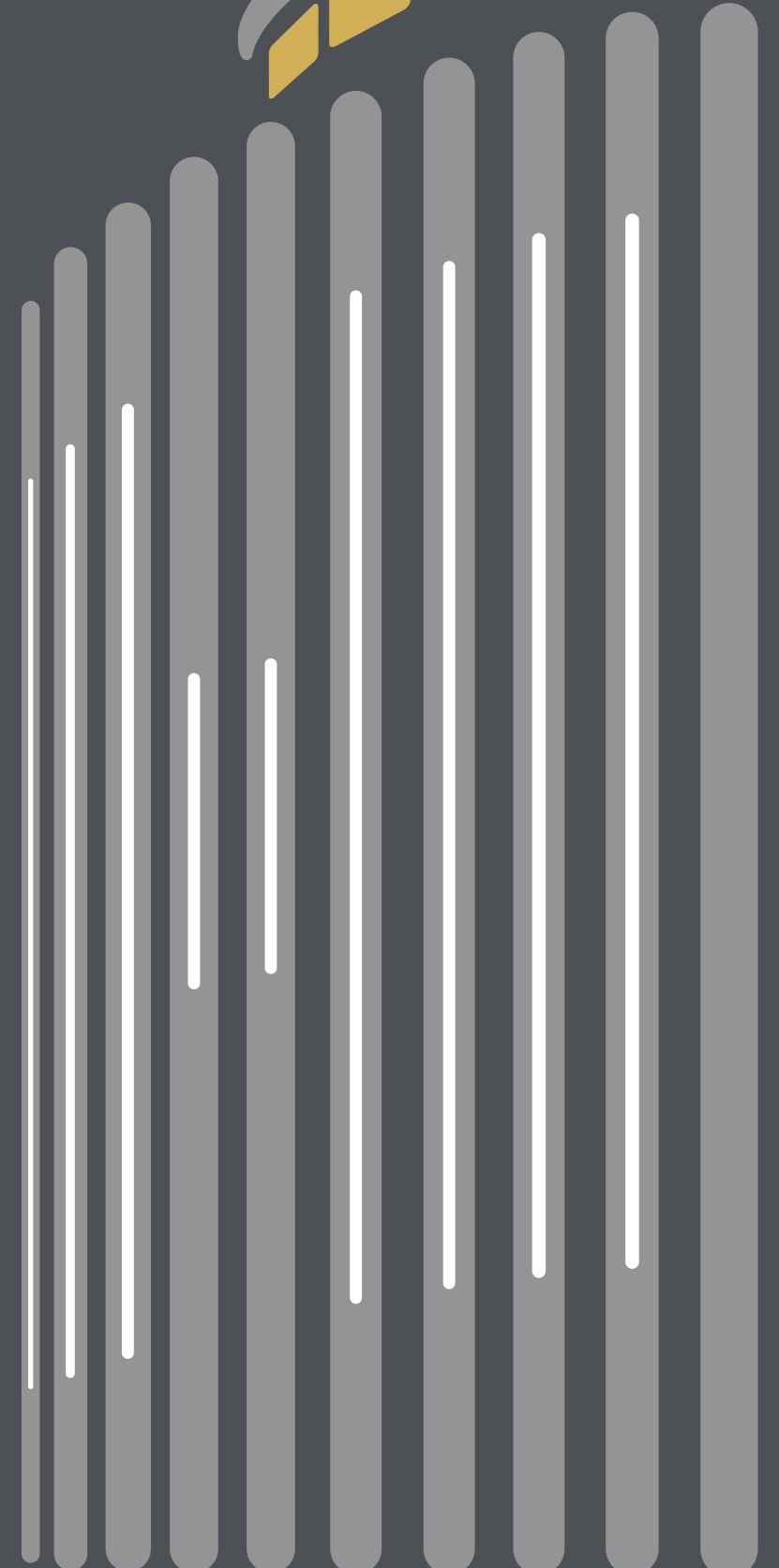
Hopewell cares for the community. It comes naturally to us. Giving back is not only a corporate responsibility, it is also a way we can show gratitude. Without a strong community we would not be able to enjoy the success we have achieved. Hopewell always stands for enhancing the lifestyle of our customers and by extension the lifestyle of the community.

合和關心社群，自然而言有所承擔。回饋社會不僅是集團責任，亦出於我們感恩圖報之情。沒有社會的支持，合和難有今日的成就。合和永遠不忘為客戶及社區增值，提升生活品味，改善社區環境。

Some community, cultural and charitable organizations Hopewell has worked with recently:

合和近期合作的社區、文化及慈善團體：





實力建根基 新域共騰飛