

We
Create a
Lifestyle

創造品味生活

HKRI

香港興業國際集團有限公司
HKR International Limited



一切
從愉景灣
開始

The Story
Began with
Discovery Bay



借放翁句告兒孫

查濟民博士
一九八八年·春
A poem by
Dr. Cha Chi-ming
Spring 1988

死去原知萬事空，但悲十億尚寒窮。
期增道德恢弘志，兼樹謙勤篤實風。
曲巷千家齊奮發，華都百業共圖鴻。
神州經技飛騰日，家祭毋忘告乃翁。

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創造品味生活

We Create a Lifestyle

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主席的話

Chairman's
Message



查懋聲
主席

Cha Mou-sing, Payson
Chairman

40年前某天，我第一次攀上大嶼山東北山脊，站在山頭瞭望，當日景觀如今依然歷歷在目 — 山坡下盡是荒蕪野地，只有兩個小村莊，人丁寥落。然而，查氏家族所見，卻是迥然不同的一幅大膽宏圖 — 這片山麓海岸，最適宜發展嶄新概念的住宅社區。自此，查氏將發展重心由紡織轉向房地產業務，而且是與別不同的地產項目，我們深知這將是一項長遠投資。

愉景灣由夢想變成可能，全憑開拓和創新精神。這些素質，今天依然是我們的企業信念。當年發展首期項目，極為艱難，可幸我們的工作團隊才華橫溢、出色能幹，沒有他們不眠不休的努力和堅持，實難成事。愉景灣也是我參與的第一個大型發展項目，至今仍引以為傲。這個成功經驗，一直引領著我們，讓日後的大型項目發展踏上一條康莊大道。

查氏家族有工業和企業家的承傳，具備前瞻眼光，並奉行審慎理財的理念。自上世紀90年代起，香港興業踏出香港，在不同地區進行多元化發展，業務伸延至酒店和醫療領域。集團投入酒店業多年，發展出更為謙厚的服務文化；在海外投資的經驗，亦讓我們深明尊人重土的價值。集團的步伐恒穩致遠，基礎堅實，增長持續。

香港興業國際在過去40年，由最初的單一項目發展商，茁壯成長為亞洲領先的多元化企業。我深信香港興業國際將會繼續精彩，未來更輝煌、更讓人振奮的一章，經已翻開。

I vividly remember the day I first set foot on Lantau Island's north-eastern shore some 40 years ago. Back then it was sparsely populated with just two villages. The Cha family, however, saw the possibility of a radically new concept of residential neighbourhood. It was on this piece of land we saw the first glimpse of the evolution of a manufacturing-based business into a real estate developer. We had in mind a unique and unprecedented project that was going to require long-term investment.

The journey of Discovery Bay from vision to reality was made possible by pioneering foresight and innovative spirit, qualities that still define us today. We were fortunate to have an extraordinarily talented and capable team, without whose tireless work and fortitude the first phase would never have been completed. Discovery Bay was my first and most important project and is still the one I am most proud of – its success paved the way for the various large-scale projects we have since undertaken.

Given our family background as industrialists and entrepreneurs, we believe in financial prudence and staying one step ahead. From the 1990s onwards, we have gradually diversified geographically, and expanded into hospitality and healthcare, moving our operations far beyond Hong Kong. Entering the hospitality sector has enabled us to develop a strong service culture. At the same time, investing abroad has developed our cultural sensitivity. These qualities now underpin the sustainable growth of the Group.

I have been a member of HKR International (“HKRI”) since its inception. It has grown from its modest beginnings as a single-project developer in Hong Kong to a leading conglomerate with a wide business focus in Asia. I am confident that the years ahead will be just as exciting for HKRI and that our greatest days have yet to come.

董事總經理 的話

Managing Director's
Message



查懋成
董事總經理
Cha Mou-zing, Victor
Managing Director

創造品味生活，一直是香港興業國際的企業信念。

40年來，香港興業立基於愉景灣，繼而踏出香港；我們建設了一個又一個的多元化社區，讓追尋品味時尚的一群，享受健康、高雅、幸福、和諧的生活。

今天，香港興業國際的品牌，已成為品味和時尚生活的保證。我們創建現代化舒適居所、智能型辦公室，提供精緻餐飲美食，一應俱全；更透過完善的醫療服務，守護顧客的健康體魄。

精益求精，是香港興業國際的處事態度。我們致力提供最先進的設施及最優質的服務，在策劃住宅社區時深思熟慮，務求為區內外帶來美好和正面的變化，為當地增值。愉景灣的成功是最好例子。當年由香港興業首創的多項嶄新概念，業界至今依然沿用。

殷實忠誠，是我們待人之道。香港興業國際致力和每一位持份者，建立長遠互利關係。在合作中，我們努力提升服務和產品水平，力求完美。

平衡回報，是我們的核心理念。我們採取多元投資策略，在亞洲區積極增加土地儲備。同時，我們適時把握業務機會，尤其留意限制較少的市場，取其彈性大、可能性多的優點。

過去40年是一趟非凡旅程，當中有莫大的滿足感，有不少艱難時刻，也有無數令人興奮難忘的事情。多年來，我們的團隊上下一心，擁抱變革，克服挑戰，讓我們變得更堅強、更睿智。

對於各位同事多年來的承擔和努力，我衷心感謝；我也要感謝合作夥伴們一直以來真誠的支持。沒有你們，香港興業國際集團不可能有今天的成就。未來，讓我們繼續同心攜手，再創佳績。

We Create a Lifestyle.

At HKRI, we see ourselves as a lifestyle curator, enabling our residents, tenants and customers to live happy, harmonious and rewarding lives.

The HKRI brand has come to embody high-quality, stylish living that embraces comfortable accommodation, smart working, fine dining and most important of all, good health.

With every project we seek to raise the bar, providing world-class facilities and services that allow people to live, work and play to the fullest. It is our goal to bring positive changes to the communities in the places where we operate, both for the short and long term. In creating Discovery Bay, we pioneered many concepts that are now commonplace in Hong Kong residential complexes.

As a company that values loyalty and nurtures long-term relationships with our stakeholders, we strive to enhance the services, facilities and infrastructure we offer in every way.

Our core strategy is to maintain a balanced return from different business operations. We have strategically diversified our portfolio and built land banks across Asia – this will remain our approach. At the same time, we are continuously exploring opportunities in markets with fewer restrictions that offer more flexibility and possibilities.

The last 40 years have been a remarkable journey, filled with excitement and satisfaction, and more than a few difficult moments. We overcame every challenge by always working as a team and embracing change, becoming stronger and wiser in the process.

I owe my heart-felt gratitude to my colleagues for their commitment and tireless work and to our stakeholders for their loyal support. HKRI's extraordinary growth and success over the years would not have been possible without each and every one of you.



愉景灣

Discovery Bay



藍天綠水，悠悠青山，
四十年前原是一片荒蕪山野。
今天，環視廣闊山海，由北到南，
不僅僅是一個社區，
而是一個世外小城——愉景灣。

Discovery Bay looked very different 40 years ago.
Under the same blue sky was a vast patch of wilderness
almost untouched by human activity.
Today, many call this little piece of paradise nestled in
the northeast corner of Lantau their home.

從香港中環開出的專線渡輪經25分鐘航程，一駛進風平浪靜的大白灣，繁華鬧市的車聲人聲彷彿立即被拋諸腦後。從跳板踏上愉景灣碼頭，不管是要歸家去，還是為遠足來，步伐忽而都緩慢起來。沒有匆忙的腳步聲，就像不會走調的和諧協奏曲。

眼前是水清沙白的長灘，沙灘上的人群在玩樂中似乎也沒有那麼喧鬧。這裡的寧謐總透著一種閒情，人還未登岸，驛動的心已開始沉澱下來。

A 25-minute ferry ride from Central transports passengers to the tranquil Tai Pak Bay, leaving the hustle and bustle of city life behind. People making their way to and from the pier walk at a distinctly relaxed pace – even those having fun on the sandy beach seem a different breed from the rowdy beachgoers we normally see. The serene mood is infectious and you feel the need to slow down before setting foot on land.

前緣初衷

The Beginnings

要說今日風景秀麗的愉景灣，不得不從查濟民博士說起。

查濟民 (1914-2007) 為華夏查氏第81代，浙江海寧查氏19世。查氏家族可追溯至西周時代。查家原為姬姓，周惠王時受封於查邑，因此以地為姓氏。海寧袁花鎮花木繁茂，好鳥和鳴，景色宜人。查氏世澤長流，因山川毓秀、地靈人傑，歷代才士名士輩出。清代大詩人查慎行、筆名穆旦的詩人查良鏞和飲譽數十載、蜚聲國際、讀者億計的小說家查良鏞均同為一脈。查氏世代以來均以耕讀為務，稱善四鄰，尤為遠近鄉里敬重。

從袁花鎮到愉景灣

查家長輩對這個孩子抱有極大希望，願他長大後可以治國齊家、經世濟民。「濟民」這個名字，就這樣成為伴隨他一生的記號。

查濟民沒有辜負長輩的期盼。他自幼聰穎，熱愛讀書。17歲那年，他從浙江大學前身——求是書院的高級工科專業畢業。學成奔赴常州，投身於民族工業家劉國鈞創辦的常州大成紡織印染公司。

隨後20餘年的職業生涯中，查濟民把查氏家族誠信、專注、勤奮的傳統表現得淋漓盡致。他以精益求精的工作態度和迎難而上的精神，深得劉氏器重。1934年，大成紡織已取得江蘇省印染業領導地位。

日軍侵華期間，紡織廠遭到猛烈轟炸，查濟民押運100多台織布機退往大後方，歷經千辛萬苦抵達重慶，在戰火連天的艱難歲月中繼續生產。1939年，大成紡織印染公司在重慶與另外兩家公

司合組新公司大明染織，年輕有為的查濟民被委任為新公司經理。

1947年，查濟民舉家赴香港定居，兩年後在荃灣創辦中國染廠。查濟民在創業之初跑遍20多個國家和地區，學習世界各地先進生產技術，並探索開拓新市場，業務發展極為迅速。然而，香港戰後社會經濟極速復元，勞動力需求大，工資急劇上升。同時，紡織業又遇到歐美出口配額限制，經營日漸困難。

60年代初，查濟民隨香港貿易發展局考察團往西非，發現西非不但地域遼闊、原料及工資低廉，而且不受配額限制，便果斷決定在尼日利亞開設紡織廠。當時非洲生產與生活條件極為困乏，但他卻充滿信心，排除萬難，在悉心刻苦經營下闖出新天地，前後十年八載時間，把業務擴展到加納、剛果等國，產品銷售遍及全非洲，成為西非最大的外資企業，織出一幅跨國企業的雄偉版圖，更為日後的香港興業國際，奠定了堅實的基礎。

The beginnings of Discovery Bay were interwoven with the story of Dr. Cha Chi-ming, the man who had the vision to transform a remote island corner into a unique community.

Cha Chi-ming (1914-2007) was born into one of the oldest and most prominent families in Yuanhua Town, Haining, Zhejiang, which can be traced back to the Western Zhou period (1047 – 772 BC). From this quaint and picturesque village in scenic Haining rose some of the most prominent literary figures in Chinese history. Among them were Cha Shen-xing, a famous poet in Qing Dynasty; Mudan, or Cha Liang-zheng, a contemporary poet; and more recently novelist Louis Cha, who penned the hugely popular fantasy novels under the pen name Jin Yong. All in all, the Chas were well-respected by the people of Yuanhua.

From Yuanhua to Discovery Bay

Since he was a little boy, the family expected great things from Cha Chi-ming (evident from his name, which means “for the people”) and the industrious and talented young man did not disappoint. At the age of 17 he graduated from Qiushi Academy – now the University of Zhejiang – and started his career at Changzhou Dacheng Textile and Dyeing Company, a venture set up by patriotic industrialist Liu Guo-jun.

Early on in his career, Cha Chi-ming exemplified what it meant to be a member of the Cha family. His pursuit of excellence and willingness to meet challenges head on made him a valuable employee to Liu, whose company had become a leader in Jiangsu Province’s textile industry by 1934. Business was booming, until the Sino-Japanese War broke out.

Suffering constant air raids, Liu’s textile operation ground to a halt. Cha evacuated the plant and transported over 100 looms back to the home front in Chongqing, Sichuan, and continued production in a time of turmoil. In 1939, the merger between Dacheng and two other companies formed Daming Dyeing and Textile Company, with 25-year-old Cha Chi-ming at the helm as plant manager.

Not long after the end of World War II, Cha relocated to Hong Kong with his entire family in 1947 and opened China Dyeing Works in Tsuen Wan two years later. He travelled to over 20 countries to learn the latest technology in textile production and explore new markets. His business grew extremely fast until gradually rising wages and trade sanctions imposed by Europe and the U.S. put the business to test.

In the early 60s, Cha went to Western Africa as a member of the Hong Kong Trade Development Council’s trade envoy. The abundance of land and resources, low-cost labour, and most importantly the absence of trade sanctions made Western Africa a highly desirable place for business, but the extremely poor living standards at the time posed a different set of challenges.

Despite this, Cha pushed ahead and forged an empire through sheer will and hard work – in about a decade his company in Africa grew from a spinning mill in Nigeria to the largest foreign invested business in Western Africa. This set a firm foundation for what would become HKR International later.

求是振科技 桑麻惠紡織

Staunch Support
for Science and
Technology

1994年查氏家族在香港創立「求是科技基金會」，捐資2,000萬美元。求，指追求、探究；是，真也。求是，乃科學精神，追求真理的態度。

「求是」之名，是查濟民根據浙江大學前身「求是書院」而命名，通過基金獎勵在科技領域上卓有成就的中國學者，旨在推動國家科技研究，為國家出力，為下一代作出貢獻。

貫徹「科學精神，人文關懷」的宗旨，基金會在1994至2017年期間，對在數學、物理、化學及生物醫學等領域獲得傑出成就的中國科學家頒發了310個獎項，另有近8,000名品學兼優的貧苦青年亦獲資助。

「求是科技基金會」曾表揚中國女科學家屠呦呦，她因研發中草藥青蒿素治療瘧疾取得的成就，更於2015年成為首位獲得諾貝爾醫學獎的中國人。基金會除資助屠呦呦團隊展開青蒿素治療瘧疾的研究外，更早於1996年將人民幣100萬元的「傑出科技成就集體獎」獎金贈予屠呦呦團隊。

年輕時投身紡織業的查濟民，深明鑽研技術和培養人才對這行業的重要性。他於1992年發起成立「桑麻基金會」，推動中國紡織科技和教育發展。今天，它已成為紡織服裝業界重要的獎學金頒發機構，至今獲獎者已達5,000名。

查濟民還為香港平穩過渡順利回歸出力，歷任基本法起草委員會委員、特區籌備委員會委員、港事顧問，回歸後更獲選為特區第一批「大紫荊勳章」勳賢。

With an initial contribution of US\$20 million, the Cha family established Qiu Shi Science and Technologies Foundation in Hong Kong in 1994. Named after Qiushi Academy, Cha's alma mater, "Qiu Shi" literally translates as "the pursuit of truth", which represents the mission of the Foundation in essence: to promote scientific and technological research and development in China by recognising and rewarding outstanding Chinese scientists and researchers.

As of 2017, 310 awards were given to scientists in various disciplines and nearly 8,000 outstanding students received scholarships from the Foundation. The Foundation recognised Tu Youyou – the first Chinese Nobel laureate in physiology or medicine awarded in 2015 – for her remarkable discovery of Artemisinin as an alternative malaria cure, and awarded a group cash prize of RMB1 million to her team in as early as 1996.

Having been involved in the textile industry in his younger days, Cha saw the importance of technology and nurturing talents in this industry. He set up Sang Ma Trust Fund with a view to advancing China's textile technology and education in 1992. The influential scholarship programme in textile and garment has awarded 5,000 recipients thus far.

At the same time, Cha also made significant contribution to Hong Kong's peaceful transition from British to Chinese sovereignty. He was a member of the Hong Kong Basic Law Drafting Committee, and the Preparatory Committee for the Hong Kong Special Administrative Region, and a Hong Kong Affairs Advisor. He was among the first recipients of the Grand Bauhinia Medal.

查濟民與求是科技基金會顧問（前排左起：查濟民、陳省身、楊振寧；後排左起：李遠哲、周光召、簡悅威）

Cha Chi-ming and the advisors to the Qiu Shi Science and Technologies Foundation. From left: (front row) Cha Chi-ming, Chern Shiing-shen, Yang Chen-ning; (back row) Lee Yuan-tseh, Zhou Guang-zhao, Kan Yuet-wai



開拓愉景灣的前緣初衷

正當查濟民的染織事業做得有聲有色之時，第二次重要的商機已經悄然到來。

1973年，一名香港商人計劃在遠離繁囂鬧市的大嶼山開發房地產。三年後，他與香港政府簽約買下了一塊面積達650公頃（650萬平方米）的土地（後名為「愉景灣」），並計劃發展成旅遊勝地。

當時的愉景灣地塊，只是一個僅有數戶人家居於沿岸的小村。要達成願景的路程之遙遠，風險和財務負擔之高，可想而知。而土地開發工作展開後不久，該商人的其他業務遭遇困境，陷入危機。他為了挽救此一項目，設法尋找合作夥伴紓緩財困，奈何無人對這投資不菲的度假村項目感興趣。最後，他把項目的開發主體——香港興業有限公司——大部分股份抵押給莫斯科納羅尼銀行（Moscow Narodny Bank）。

1977年4月，3,000萬港元的貸款到期，他無力償付，銀行隨時可接管項目地皮。當時，查濟民身在海外，聽到這個消息後，火速回港，準備收購香港興業有限公司。他之所以如此，除了維護祖國國家利益，以免香港一幅最大私人土地落入當時的蘇聯人手中，亦充分展示出其不畏艱辛、敢於承擔的開拓精神。

但事實上，查濟民走的卻是一步險棋。在此之前，他從未涉足地產行業。於是，他找來了中央建業的胡應濱聯手發展這個巨額投資項目。1977年5月，兩人組成豐利有限公司，收購香港興業八成股權，償還莫斯科納羅尼銀行欠款。1978年2月，豐利再次出手購入香港興業餘下兩成股權，並清還全部債務。

當時在非洲尼日利亞主理家族紡織業務的查濟民長子、現任集團主席查懋聲在父親接管香港興業後，便回港協助發展愉景灣。

隨後，在愉景灣的建設過程中，查氏父子判斷：在荒地開建度假區，必須先建造所有基礎設施，如此再投入的資本非常龐大，而度假地產不是必需品，銷售速度較慢，會影響公司資金回報時間，甚而影響全公司的運作。從實際情況出發，應當建設一個景色優美、配套完善的大型住宅及度假社區。

查氏家族其後買下胡應濱手持的股份，自1979年初開始全資擁有香港興業，成為當時全亞洲最大單一私人土地的發展商。

The Beginnings of Discovery Bay

While Cha Chi-ming's textile empire was at its height, a new business opportunity came knocking on his door.

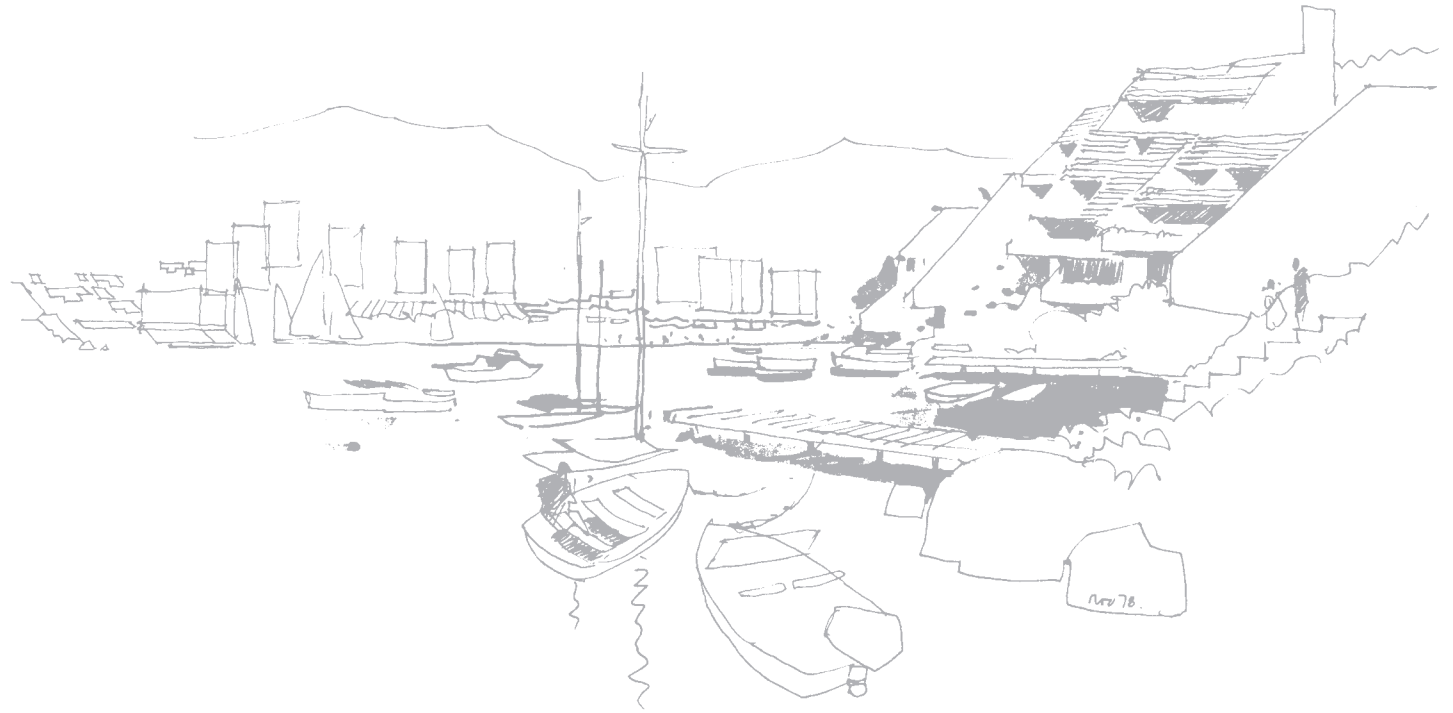
A Hong Kong businessman had his eyes set on rural Lantau for an ambitious real estate development project in 1973. Three years later, he secured the development right of the 650-hectare (6.5 million m²) site (the current Discovery Bay site) from the Hong Kong government, with plans to develop the area into a resort complex.

Back then, the Discovery Bay site was little more than a small village with a few houses dotting the coastline. Construction in a remote area such as this would involve significant risks and investment, which made matters worse when his other businesses ran into difficulties. To save his Lantau project, he mortgaged the majority shares of Hong Kong Resort Co. Limited, the principle developer of the site, to the Moscow Narodny Bank, in exchange for a loan of HK\$30 million.

With the due date approaching in April 1977 and no means for him to pay off the loan, Moscow Narodny Bank was set to take possession of the largest piece of privately-owned land in Hong Kong. This stirred unease in Beijing as Sino-Soviet relation was at its rock bottom. Cha Chi-ming caught wind of this while travelling overseas and flew back immediately with a view to acquire Hong Kong Resort and protect China's national interest.

It was a risky move for Cha: prior to this he had no experience in real estate, so he partnered with John Wu of Central Enterprises for this acquisition. In February 1978, the joint venture acquired all the issued share capital of Hong Kong Resort and repaid the loan to the Moscow Narodny Bank.

Overseeing the family's textile business in Africa at the time, Payson, Cha Chi-ming's eldest son, moved back to Hong Kong to help lead the Discovery Bay development. Meanwhile, his family acquired Wu's shares and became the sole owner of Hong Kong Resort, developer of the largest private land in Asia, since early 1979.



查氏父子隨即開始規劃愉景灣的具體發展，當時國內改革開放剛起步，通過分析一致認為香港作為橋頭堡的優勢會更加明顯，外國投資者和來港定居的專業人士會陸續增加，隨著香港居民收入上升，對優質社區的需求亦會繼續擴大。有見及此，查氏父子最後決定將愉景灣建造成綜合住宅及度假社區，這個大膽構思，要實現起來不易，需要大量艱苦的實務工作。

查濟民及查懋聲主導愉景灣初期的發展方向。2001年後，查濟民的次子、現任香港興業國際集團副主席及董事總經理查懋成接手繼續發展愉景灣，他大膽地加入了嶄新商業元素，豐富外來遊客的體驗以及社區居民的生活。

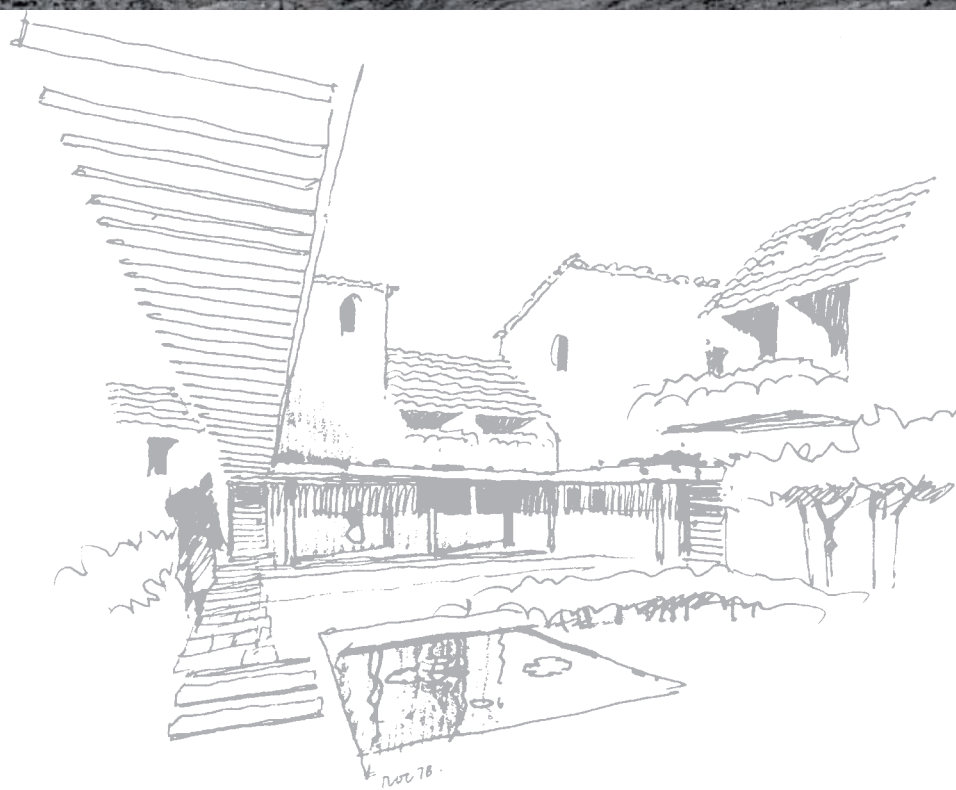
Father and son began to plan the specifics of the Discovery Bay development. With China beginning its reform and opening its economy to global markets, and Hong Kong adjusting to its new role as China's window to the world, there was a rapidly rising demand from expats and foreign investors, as well as the increasingly wealthy local population, for quality housing. This laid down the ground rock for transforming Discovery Bay into a multi-national residential and resort community.

In 2001, Cha Chi-ming's second son Victor began to oversee the operation and development of the Group, succeeding his father and brother. He brought in new commercial elements to the development to enhance the one-of-a-kind experience for visitors and residents.

大白灣的
早期構想圖

Early development
plan of Tai Pak Bay





發展前的二白灣
Yi Pak Bay before
development

愉景北商場
DB North Plaza





今天，愉景灣已成為亞洲區內獨具南歐風情的知名悠閒小鎮。

Today, Discovery Bay is known for its Southern European-esque lifestyle.



愉景灣遊艇會
Discovery Bay
Marina Club



愉景灣
高爾夫球會
Discovery Bay
Golf Club

從香港興業到興業國際

愉景灣的成功是香港興業發展的重要里程碑。1987年，香港興業在香港聯合交易所主板上市，1989年5月集團重組後以「香港興業國際集團有限公司」為名在香港聯交所掛牌，目標向國際邁進。

21世紀開始，香港興業國際的業務亦邁向新紀元。這是中國崛起的新世代，中國80年代開始改革開放，有如一頭沉睡的雄獅被喚醒。查懋成看準時代的契機，努力找尋投資新機遇，他認定中國大陸的發展潛力無可估量，遂於國內考察覓地發展，最後選定上海。2002年12月，香港興業國際斥資購入上海靜安區核心地段，佔地6.28公頃（62,800平方米）的大中里土地使用權，查懋成帶領公司在祖國大陸再建立另一個矚目的地標。

香港興業國際取得大中里土地使用權後，同業們都心儀靜安區這個十分優越的項目，紛紛提出合作的建議，經多番考慮，集團最終選定太古地產，實行強強結合。

這個定名為「興業太古滙」的項目，終於在2017年宣告落成。整個項目的規劃屬於上海市最龐大而完整的商業綜合體之一，包括商場、商業大廈、酒店和酒店式公寓等。位處上海南京路上的興業太古滙，勢將成為上海頂級休閒娛樂消費的新地標。

80年代後期，香港興業國際開始涉足酒店業務，通過投資澳洲酒店吸收管理酒店經驗，從零開始發展自家酒店品牌，並在泰國曼谷投資建設了著名的 The Sukhothai Bangkok 酒店，在業內享有極高聲譽。

不管是香港愉景灣、上海興業太古滙，或是曼谷 The Sukhothai Bangkok 酒店及 The Sukhothai Residences，香港興業國際都秉持同一信念：提供優質的居住及休閒空間，提升客戶的生活品味。

此外，自2000年開始，醫療保健業務成為香港興業國際投資的另一領域。集團旗下的健力醫療營運完善的醫療網絡。在香港、澳門及馬尼拉設有醫療服務中心，包括糖尿病及心血管診治中心、腫瘤治療中心、造影中心、牙科診所、中醫診所、多元化的專科門診中心以及住院服務，為注重健康的顧客提供優良的私營保健服務。

從1977年踏足房地產，至1991年建立全新酒店品牌，2000年擴展至醫療保健服務，香港興業國際的業務一直在穩步邁進。

40年來，香港興業國際開拓各個業務領域，用心服務客戶，堅守誠信，尊人重土，勇於開創，從不急於求成，而是用心用智追求卓越。





From Hong Kong Resort to HKR International

The success with Discovery Bay marked a key milestone in the growth of Hong Kong Resort. The company became public listed on the Hong Kong Stock Exchange in 1987, and after group re-organisation, HKR International Limited (“HKRI”) was listed on the Hong Kong Stock Exchange two years later in May 1989, propelling the Group towards the global real estate market.

The rise of China at the turn of the 21st century has rewritten global economy, opening new opportunities for those who had the foresight to seize them. Victor Cha recognised the potential of China’s exponential growth and has been on the lookout for suitable business opportunities. In December 2002, HKRI purchased the right to develop the 6.28-hectare (62,800 m²) Dazhongli site in Shanghai’s Jing’an district.

The resulting development is a premium commercial landmark dubbed HKRI Taikoo Hui, which boasts a shopping mall, office towers, hotels and a serviced apartment building on Shanghai’s busy thoroughfare Nanjing Road. Developed with a strong partner, Swire Properties, HKRI Taikoo Hui was officially launched in 2017.

業務區域

Business
locations

Late 80s in the last century saw HKRI expand into hospitality through investing in hotels in Australia. The experience proved invaluable in terms of gaining insight in hotel management and paved the way for the development of HKRI’s own hotel brand. The result is The Sukhothai Bangkok in Thailand, which is now an iconic development in the industry.

HKRI’s growth across Asia has always been built on the same mission: to provide quality living environments and elevate customers’ lifestyle.

In addition to hospitality and real estate, healthcare services have also become part of HKRI’s increasingly diversified business portfolio since 2000. GenRx Healthcare is a private sector healthcare provider offering comprehensive services that include diabetic and cardiovascular centres, cancer centres, imaging centres, dental clinics, Chinese medicine centres, multi-specialty outpatient centres and an inpatient facility located in Hong Kong, Macao and Manila.

For 40 years HKRI’s business has gradually diversified. From its first bold move into real estate in 1977 to establishing its own brand in hospitality in 1991 and the expansion to healthcare services in 2000, the company has always upheld its core values – integrity, respect, innovation and the pursuit of excellence.

Horizon Place
Akasaka



愉景灣
Discovery Bay



上海素凱泰酒店
The Sukhothai
Shanghai



中染大廈
CDW Building



香港興業 | 御堤灣
City One



Proud Roppongi



興業太古滙
HKRI Taikoo Hui



雙寓
2GETHER



愉景灣巴士服務
Discovery Bay
Bus Service



健力醫療
GenRx Healthcare



尚珩
La Cresta





Healthway
(GenRx Group)



The Sukhothai
Bangkok



香港興業 | 環頤灣
Riviera One



香港興業 | 靚園
Oasis One



甲邊朗項目
Kap Pin Long Project



Souei Park
Harajuku



愉景灣高爾夫球會
Discovery Bay
Golf Club



Beaufort on Nassim



The Sukhothai
Residences



愉景灣渡輪服務
Discovery Bay
Ferry Service



海澄湖畔會所
Club Siena



理想 居停

The Ideal
Home

第二章
Chapter 2

非一般的地產發展商，立足香港，涉足內地，踏足日本、泰國和新加坡。
非一般的物業項目，巧思在景觀，細意在環境，用心在服務，關懷在生活，既是不斷完善的社區，也是別具風情的居停。

將大膽構思的藍圖一一實現，打造成宜居的品味社區。呼吸的是清新空氣，感受的是悠閒情境，生活的是寫意空間。

四十載建設不平凡 — 建的不只是房屋，是用心建一個「家」，一塊讓人窩心的樂土…

We are a visionary developer with firm roots in Hong Kong and a reach well beyond the city, including China, Japan, Thailand and Singapore.

No detail is too small. From views and surrounds to services and lifestyle, the community was built on a bold blueprint for the life of your dreams. This is your ideal home.

For 40 years, we have been building more than just residences – what we offer is a place you can call home, a retreat you can always come back to.



逸 / 光 / 綠
Leisure /
Light /
Green

家
／
空間
／
成長

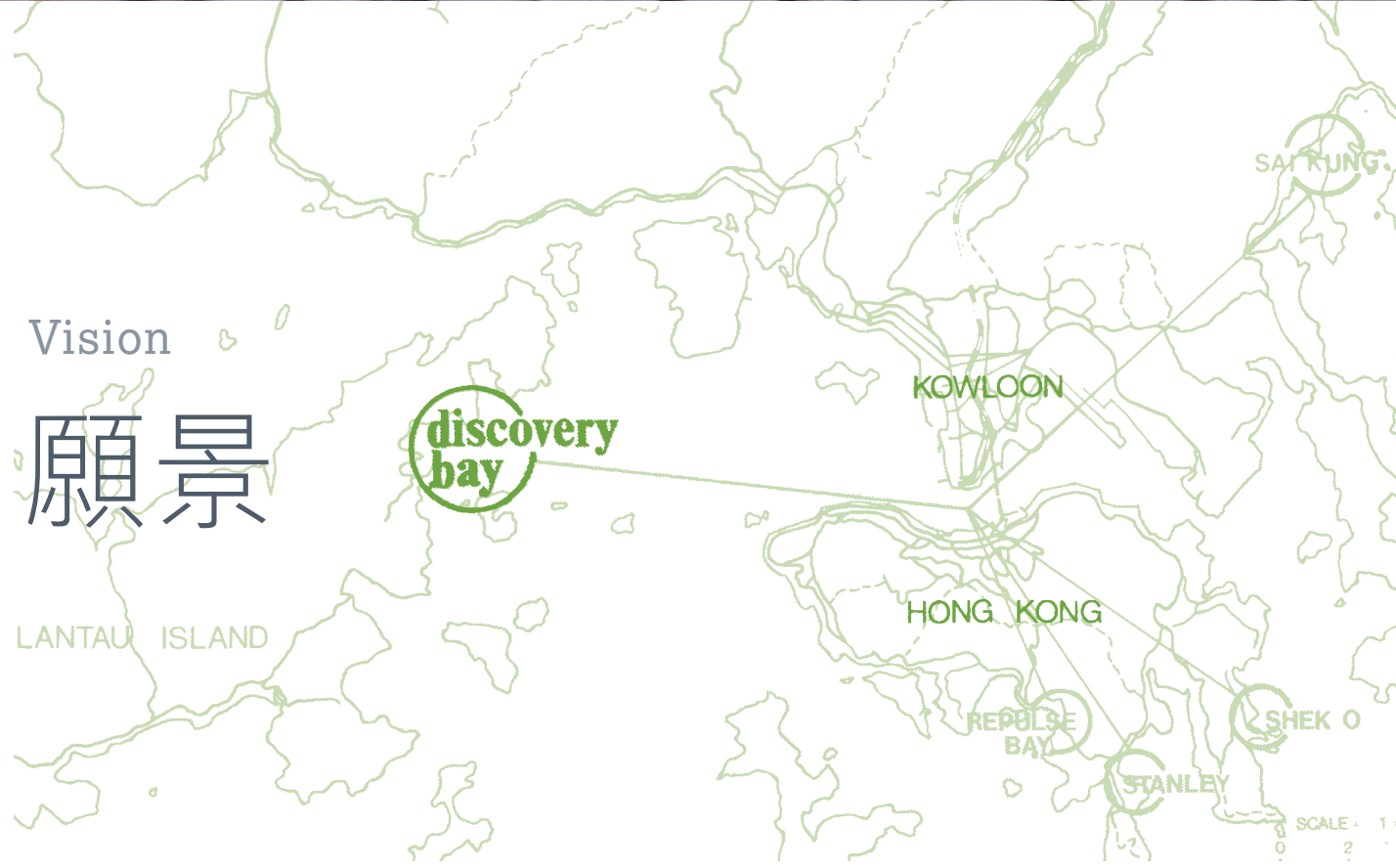
Home/
Growth/
Space





Vision

願景



OPPORTUNITIES

PLANNING

The aspiration today in Hong Kong for new communities to flourish is to live, practically, economically, and at the same time, safely and beautifully.

The need for open air, low density and ample recreation facilities is a key consideration.

DESIGN

The physical features of the Site offers immense opportunity in creating the desired community environment

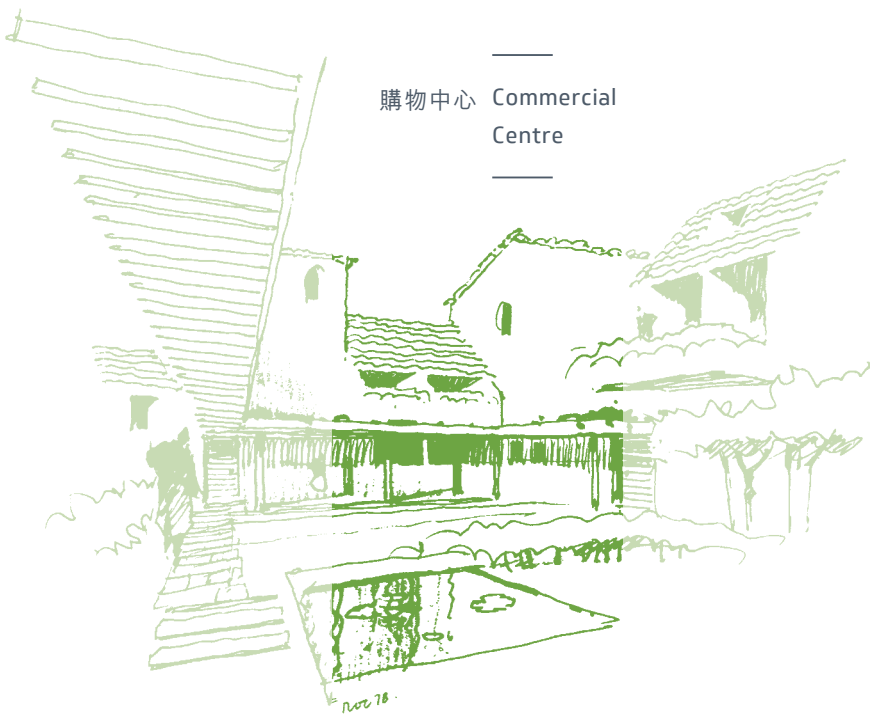
A beach and water-front plains for central facilities, a beach promenade and recreational facilities.

一切從零開始。
這大片荒土，不應只有山色、水色，
應該是充滿色彩、洋溢活力的好地方。

From ground zero.
On a blue and green canvas,
painting the wilderness with more colours
and energy.



花園別墅 Garden Villas



購物中心 Commercial Centre

Innovation

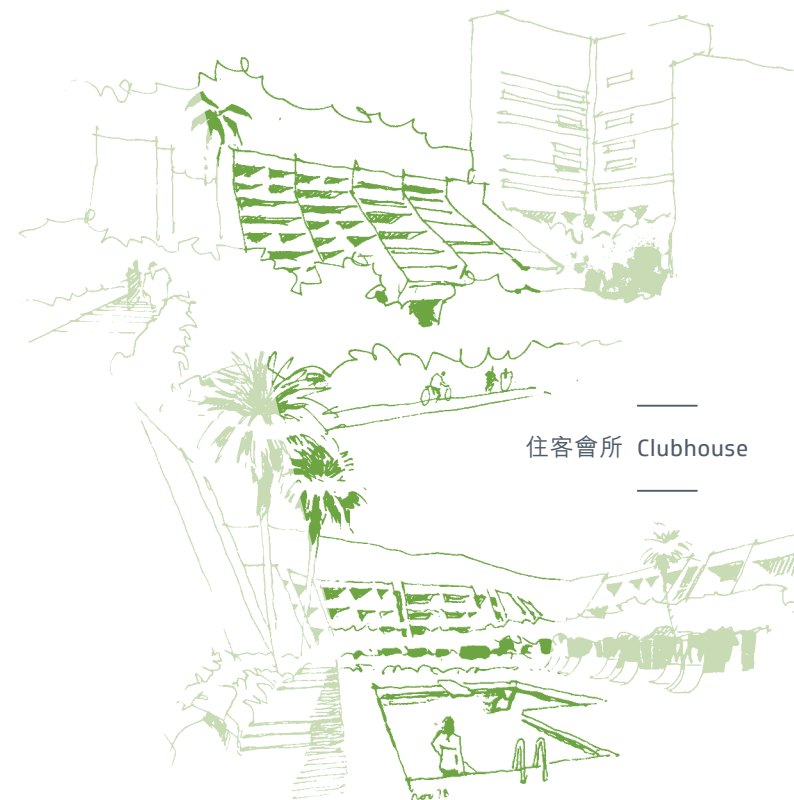
創新

融合自然、環境、人，
非凡意念，不一樣的設計。

不拘一格，亦別具一格。

A groundbreaking concept,
where the community exists in
harmony with nature.

A truly unique design.



住客會所 Clubhouse



URBAN DESIGN:
 to appreciate the opportunity to be able to create a total community environment, thus:
 - respecting the ideals of urban scale within a suburban context in design and planning of the community centre.
 - sympathetic to the natural terrain and nature in the design of garden houses and recreation facilities.
 - relating the transition of scale and volume in designing high rise apartments.

In all, exercise the principles of urban design for that particular atmosphere, scale and accent desired for such a community.

ARCHITECTURE:
 An architecture of variety, richness through simplicity, be it independent garden houses, town house clusters, high rise apartments, commercial buildings.



A Land of
 Dreams

夢想

夢想，飛翔。
 翱翔在山岸海天的藍，
 倘佯在悠閒小鎮的橘紅。
 夢想，織出一片新天，
 畫出大膽藍圖。
 Let dreams take flight.
 Across the azure ocean,
 over the red-tiled roofs of a seaside town.
 Weaving the threads of a new dream.
 Drawing a bold blueprint for a better future.



水秀山明，一草一木，花香草綠。

回歸自然，和諧共處。

Framed by lush green and blue sea,
the flora and fauna create
a peaceful environment,
where men can be in tune with nature.

Beautiful
Surrounds

鄰里

ENVIRONMENTAL ECOLOGY:

optimum use of natural open space for the benefit of the
and for recreation purposes and yet achieving an ecological
superior to any other large scale residential developments
in Hong Kong.



A Serene
Escape

逸樂 生活空間

香港 Hong Kong

大嶼山愉景灣 Discovery Bay, Lantau Island
沙田尚珩 La Cresta, Sha Tin、
屯門雙寓 2GETHER, Tuen Mun
西貢甲邊朗項目 Kap Pin Long Project, Sai Kung
東涌藍天海岸 Coastal Skyline, Tung Chung、
荃灣愉景新城 Discovery Park, Tsuen Wan
大埔露輝路項目 Lo Fai Road Project, Tai Po

中國內地 Mainland China

嘉興香港興業 | 御緹灣 City One, Jiaxing
嘉興香港興業 | 環頤灣 Riviera One, Jiaxing
杭州香港興業 | 耦園 Oasis One, Hangzhou
上海中山學林苑 Elite House, Shanghai

泰國 Thailand

The Sukhothai Residences, 曼谷 Bangkok
Rama 3 Road Project, 曼谷 Bangkok
Wireless Road Project, 曼谷 Bangkok

日本 Japan

Proud Roppongi, 東京 Tokyo
Horizon Place Akasaka, 東京 Tokyo
Souei Park Harajuku, 東京 Tokyo
Veneo Minami-Azuba, 東京 Tokyo
Haluwa Shibakoen, 東京 Tokyo
Niseko Project, 北海道 Hokkaido

新加坡 Singapore

Beaufort on Nassim







恬靜優雅 的桃花源

A Paradise
Out of This World

誰能想到，40年前，愉景灣還是一片荒蕪山野。這滄桑之變，正是經過香港興業國際集團的精雕細琢。查濟民博士曾說過：「我們家族一向從事製造業和農業，製造業的一年，猶如經歷農業的五個寒暑。現今投資房地產，發展地產業務一年，相當於花在製造業上五年的工夫。」

發展愉景灣，早便知道會是一項長遠投資，要有鍥而不捨的精神。

如今，愉景灣的發展已驗證了查濟民博士當年的說話，也從側面道出了香港興業國際打造理想小鎮的遠大抱負。

萬事起頭難，集團首次做地產項目便要拿下千畝山林。回想70年代初根本無路可到大嶼山，唯一的交通工具是船舶，第一批建築器材從海路運來時，連碼頭都沒有。當時攀上460米高的山嶺，俯瞰整幅要發展的土地時，放眼盡是崎嶇的山地，工程極為浩大。

首先，集團邀請了本地及海外業界精英，包括城市規劃、工程建造、物業管理、市場營銷方面的專家，建立一支具毅力幹勁，兼備創意的專業團隊，著手規劃。

這個極具挑戰的項目，只許成功不許失敗，經過日以繼夜的會議商討，工作團隊逐漸取得完備的計劃和共識：要把愉景灣構建成當時香港從未出

現的綠色綜合住宅區，要讓居民享受有品質的生活，創造住戶私隱度高、保安完善、往來方便、清靜寧謐的環境。要做到社區內衣食住行所需可以不假外求，吸引追求享受休閒生活、有品味的業主。當時香港市區居住環境一般，活動空間不足，相對而言，愉景灣就是一個理想生活的天堂。

由於資金投入龐大，集團引入了其他投資者，當時的香港上海滙豐銀行極少投資地產項目，但對這個項目的發展前景極其看好，因此除提供融資外，還入股10%成為項目股東，而萬泰製衣看法亦一致，同樣入股一成，成為合作夥伴。1983年，愉景灣首期全部竣工時，查濟民特意邀請時任滙豐銀行主席沈弼（Michael Sandberg）一起主持盛大的開幕禮。



1970年代中期
大嶼山東北部的
鄉村面貌

Rural area at the
north-eastern part
of Lantau Island
in the mid-1970s

(由左至右) 香港興業有限公司董事雷興悟、香港上海滙豐銀行主席沈弼、香港興業有限公司董事局主席查濟民及副主席田元灝一同檢視愉景灣發展圖 (攝於1970年代末期)

(From left to right) Peter Wrangham, HKR Director; Michael Sandberg, Chairman of The Hongkong and Shanghai Banking Corporation; Cha Chi-ming, HKR Chairman; and Francis Tien, HKR Deputy Chairman, examine the development plan of Discovery Bay (Photo taken in the late 1970s)



Looking at the well-established community today, it is hard to picture Discovery Bay as a barren piece of land 40 years ago. This incredible transformation is meticulously engineered by the Group. Dr. Cha Chi-ming once said, “Our family has been in textile and agriculture. One year running a textile plant is like five years in the field. Now with us moving on to property development, one year running the business is like five years running a factory.”

From the start, he knew building Discovery Bay would be a long-term investment that takes time, patience and resilience. Now Discovery Bay’s development is a proof of his foresight, and a testament to the Group’s vision to create the ideal community.



Starting from ground zero, the Group’s first development project involved thousands of acres of land. Lantau Island in the 70s was barely accessible and the only way to reach there was by ferry, on which the first lot of construction equipment was shipped in. At that point, there wasn’t even a pier. Climbing atop the 460-metre hill for a bird’s eye view, you would find yourself surrounded by rugged, hilly land. The amount of work involved was unimaginable.

The crucial first step was to involve professionals in urban planning, engineering, property management, and marketing and sales from all over the world. A team of dedicated, motivated individuals worked closely together to come up with creative solutions to the challenges and started planning.

There was no room for failure and teamwork was key to this project’s success. The team had a common goal: to transform the place into a never-seen-before community in Hong Kong where residents can enjoy a high degree of privacy, reliable security, convenient transportation and a tranquil environment. The community would be self-sufficient.

The high initial investment required partnerships with other investors, and the first partner secured was The Hongkong and Shanghai Banking Corporation (“HSBC”). The bank rarely dabbled in real estate development but sharing Cha’s vision for Discovery Bay, it purchased 10% shares in the project aside from providing financing. Manhattan Garments felt the same and also purchased 10% shares. When Phase 1 of the project was completed in 1983, Cha invited the then HSBC Chairman Michael Sandberg to officiate the opening ceremony.

愚公精神 開拓愉景灣

The Faith to
Move Mountains

集團主席查懋聲表示：「愉景灣並非只是地產項目，而是一項巨大的企業工程，我們不急功近利，雖然要十多年後才回本，但只要能建設一個完善的社區，回本的時限並不是我們最重要的考慮。」

置身愉景灣，整個地區都是南歐風格，眼前的橘紅色調，令人有置身歐陸情調小鎮的感覺。這種成功，始於集團不把自己看作單純的地產發展商，而是堅持為居民締造品味生活的實現家。今天愉景灣得到國內及海外的讚賞，多年來吸引不少國內外的大型地產發展商前來考察學習，集團深感榮幸。

“Discovery Bay is more than just a real estate project. It’s a massive corporate undertaking. We won’t be looking at short-term profit. The goal is to create a first-class residential community and the time for the return of investment is not our primary concern,” commented Payson Cha. In retrospect, it did take more than a decade before HKRI secured return on this project.

From its signature terra rossa hue, the Italian influence is obvious in Discovery Bay’s design. The Group never viewed itself as just a property developer; we are tastemakers that curate a quality lifestyle for connoisseurs. Today, the signature development is revered as a case study by developers all over the world.





1979年至1980
年代初興建各項
基礎設施

Construction of
necessary
infrastructures
from 1979 to the
early 1980s

香港一般地產商都是從政府已鋪設的公共設施上建設發展，但集團面對的是荒蕪山野，無水無電，須自行解決各種需求。既要平整土地，在高山低谷和彎曲灘岸建屋開路，又要建造、鋪設和管理一切生活所需的基礎設施，包括社區設施及水電等。政府的一般設施如消防局、郵局、警崗、救護站和學校等，也都需要由公司負責資金及興建，政府只擔任監管者角色。集團一切都是從零開始，開創香港地產史的先河。

集團更成立附屬城市管理公司照顧居民的日常生活，除了物業管理、社區關係、保安、公眾地方清潔、垃圾收集、道路保養、街道照明、食水供應、渠務及排污等工作之外，還有對外交通及消防安全等。同時，為了讓愉景灣正常營運，還興建員工宿舍、電話機樓、油站、巴士維修廠、污水處理設施、變電站、直升機停機坪、貨運碼頭及船廠等後勤設施。

While most developers in Hong Kong work with infrastructures that were already built in place by the government, the Group was faced with the massive undertaking of building everything from ground zero: a remote piece of land without even the most basic infrastructure – not even access to water and electricity. Everything needed to be put in place and managed, including community facilities and utilities; even government facilities such as fire services, post office, police station, first aid station and schools were all funded and built by the Group under supervision of the government. Discovery Bay was truly a first-of-its-kind project in Hong Kong's real estate history.

The Group also set up a separate City Management unit to take charge of property management, community relations, security, refuse collection, road maintenance, street lighting, water supply, sewage, as well as transportation services and fire safety. At the same time, to make sure Discovery Bay is self-sufficient, staff quarters, telephone exchange, petrol station, bus depot, sewage treatment facilities, electric substations, helipads, cargo bays and dockyards were built to support the community.

發展650公頃土地 起步維艱

愉景灣整體面積是650公頃（650萬平方米），面積相當於香港島的8%，或相當於約790個國際標準足球場，是香港最大的私人企業發展社區，也是全港首個度假式住宅項目。規劃團隊曾先後前往世界各地考察，包括到美國多個城市及法國東南部蔚藍海岸的格里摩港（Port Grimaud）等地取經。

第一期興建總樓面面積達12萬平方米。工程由香港建築商瑞安建築公司承建，是瑞安當年接過最龐大的工程。所有的建材和機械都需由海路運送，歷盡艱辛。自1979年3月啟動前期平整地基和建造第一期住宅，單是這項起拔工程所搬動的

泥土已超過600萬立方米，需要出動96萬架次泥頭車搬運。建造工程的高峰期有3,000人同時施工，更專門調動了十艘躉船、九艘專用船隻來回運送人員和物資。為了安頓員工還搭建宿舍，設置了1,200個床位供員工休息，並且附設飯堂為員工提供餐飲。團隊演活了現實版「愚公移山」。第一期住宅項目終在1983年4月全部竣工。時至2017年，愉景灣已建成15期住宅項目，提供8,300個單位，居民增長至20,000人，來自50多個國家及地區。

愉景灣整個項目的總體規劃周全，設計充分契合原有的自然環境，融而為一。第一期的建築師王董建築師事務所有限公司憑藉此項目榮獲香港建築師學會1983年年度建築設計獎之最高殊榮。



第一期
興建總樓面達
12萬平方米

Phase 1 has a
total floor area
of 120,000 m²



1980年代中期
愉景灣第一期

Discovery Bay
Phase 1 in the
mid-1980s



高峰期有3,000
人員投入工作

3,000 workers were
on site at the height
of construction

前期工程累計
使用96萬架次
泥頭車搬運

Phase 1 involved
excavating 960,000
truckloads of soil




A 650-hectare Master Plan

The total area of Discovery Bay is 650 hectares (6.5 million m²), roughly 8% of Hong Kong Island or the equivalent of 790 standard football fields. It is Hong Kong's largest privately-developed community and the first resort-style development. The planning team travelled around the world for inspiration, including a number of cities in the U.S. and Port Grimaud in the French Riviera.

Phase 1 of the development measured a total floor area of 120,000 m² and was the largest construction project the contractor Shui On Construction Company had undertaken up to that time. All materials and machinery were transported by sea. Commencing in March 1979, the land levelling and building of Phase 1 alone involved excavating six million m³ of soil, transported in 960,000 truckloads.

At the height of the construction, 3,000 workers were on site while 10 pontoons and nine special boats were deployed to transport workers and resources. The Group also built staff quarters with 1,200 beds and a canteen for on-site staff. All construction of Phase 1 was completed in April 1983. Today, Discovery Bay boasts 15 phases of residential developments, with a population of 20,000 coming from more than 50 different countries and regions, living in a total of 8,300 units.

The master plan of Discovery Bay was comprehensive while fully utilising its natural resources. Wong Tung & Partners, the architect behind Phase 1 of this project, won the highest honour from the Hong Kong Institute of Architects in 1983.



大壩高達 75 米

A 75-metre high dam

建造水庫 儲水 350 萬立方米

所有基礎設施中，最難解決的是食水問題。為了解決這項長遠基本需要，集團決定自己興建一個儲水量達 350 萬立方米的水庫，容量足以注滿 1,400 個標準泳池，而且施工要一步到位，不能分段進行。建造過程中，從鄰近山頭挪用 200 萬立方米、可填滿 800 個標準泳池的泥土和山石，讓山地的高度下降了 70 米，還建成了高達 75 米的大壩，即幾近半幢中環怡和大廈的高度。飲用水經地下水管引至濾水廠，按嚴格標準作自動化過濾才供應住戶。竣工之時，水庫的規模排名全香港第四；時至今天，它依然是全港第八大水庫。

愉景灣隧道在 2000 年貫通後，食水改由政府水務署經隧道鋪設的水管提供，愉景灣水庫的存水自此改作沖廁及灌溉之用，但仍可在必要時恢復作為食水供應的輔助來源。





Building the Reservoir

Ensuring reliable water supply was a fundamental issue the planning team needed to address. The solution was a reservoir with a capacity of 3.5 million m³, enough to fill 1,400 standard swimming pools. The construction had to be done in one single phase, during which two million m³ of earth and rock were used to level the land, and a 75-metre high dam (roughly half the height of Jardine House in Central) was built to complete the reservoir. Drinking water was transported to a separate treatment facility via underground pipes before reaching Discovery Bay households. At the time of its construction, the reservoir ranked fourth in volume in Hong Kong; it is now the eighth largest in the city.

With the opening of Discovery Bay Tunnel in 2000, pipelines built along the tunnel by the Water Supplies Department have been providing the main water supplies to the community. The reservoir is now used for storing water for irrigation and toilet flushing, while still having the potential of being a backup drinking water supply.

水庫儲水量
達 350 萬立方米

A reservoir with a 3.5-
million-m³ capacity

愉景灣英文名稱 Discovery Bay，直譯是發現灣，名稱的來由有兩種說法。一說當年英國向清政府提出租借新界，派人四處考察環境，在今天愉景灣的大白灣灘頭登岸，向村民查詢地名，村民不懂英語，以為問他們正在做什麼，以粵語回答正「掘蜆」(發音 gwat hin)，英國人誤以為是地名，並誤聽為 fat yin (粵音「發現」)，其後將「發現」譯成英文，便命其名為 Discovery Bay。

另一說法是源自船名。1816年，英國派人了解大嶼山環境，其中一艘船的名字是 HEICS Discovery (發現號)。那個年代英國雄霸四海，以船隊之名為地方命名是慣例，Discovery Bay 遂成為愉景灣的英文名稱。

There are two theories surrounding the origin of the name, both related to the British mission to survey Lantau. In the first version of the story, when the mission first landed on the shores of Tai Pak Bay, they asked the villagers the name of the place. Not understanding English, the villagers erroneously replied what they were doing – digging for clams, which sounded a bit similar to “discovery” in Cantonese – hence the name Discovery Bay.

In another theory, HEICS Discovery was among the ships sent to map out Lantau’s terrain and Discovery Bay was named after her.

愉景灣何來 「發現」?

The Origin of
Discovery Bay



佔地650萬平方米，
香港最大的私人發展土地

The largest privately-developed
land in Hong Kong with
a total area of 6.5 million m²

居民來自50多個國家及地區

The Discovery Bay community
comprises over 50 nationalities

香港唯一私人興建及管理的隧道 —
愉景灣隧道，全長630米，
開拓對外陸路交通

Hong Kong's only privately-built-and-managed
Discovery Bay Tunnel is 630 metres long and
enables land connectivity with
the rest of Hong Kong

香港首個私人水庫，
儲水量350萬立方米

Hong Kong's first privately-owned reservoir
with a capacity of 3.5 million m³

綠化地帶面積逾460萬平方米，
佔愉景灣總面積三分之二

Greenery makes up two-thirds of
the entire Discovery Bay,
totalling 4.6 million m²

24小時高速船隊來往愉景灣至
中環，船程25分鐘

24-hour high speed ferries take
passengers from Discovery Bay to
Central in 25 minutes



香港首個私人建造的人造沙灘，全長400米，
動用30萬立方米優質沙粒造灘

300,000 m³ of fine sand was used to build
Hong Kong's first man-made beach,
which measures 400 metres in length

遊艇會面積10萬平方米，
可停泊262艘遊艇

The 100,000 m² Marina Club
boasts 262 berths

27洞標準高爾夫球場
A 27-hole golf course

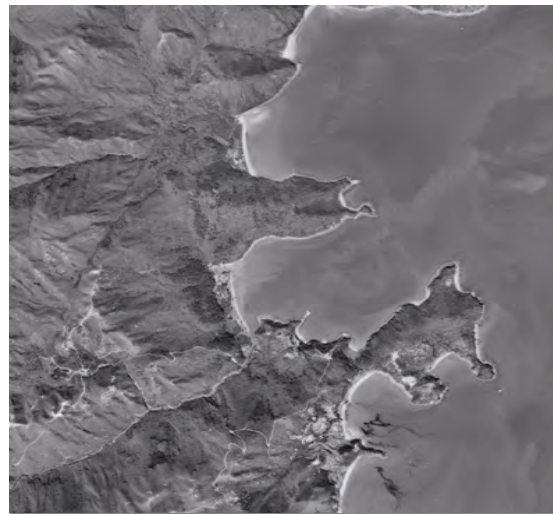
首創住客會所，現時是唯一擁有住客會所、
遊艇會及高爾夫球會的社區

Pioneering the concept of residential clubhouse,
Discovery Bay is now the only community in
Hong Kong equipped with recreation,
marina and golf clubs



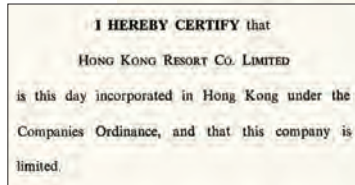
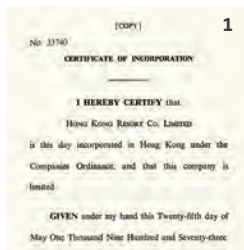
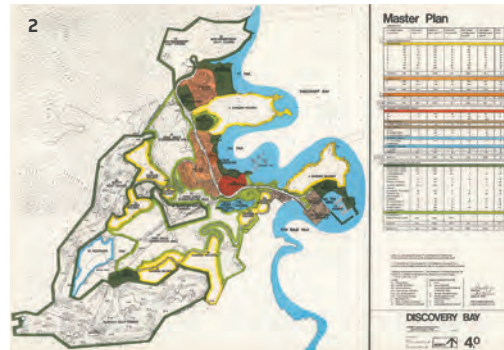
愉景灣 發展歷程

Discovery Bay Milestones



七十年代 / 1970s

八十年代 / 1980s



1973

- 1 香港興業有限公司成立
Hong Kong Resort Co. Limited
is incorporated

1976

- 香港政府批准於大嶼山東北岸一幅土地（愉景灣現址）發展自給自足度假村的總綱規劃
The Master Plan to develop a self-contained resort at a site located on the north-eastern coast of Lantau Island (the current Discovery Bay site) is approved by the Hong Kong government

1977

- 以查濟民為首的財團收購香港興業有限公司
A consortium headed by Cha Chi-ming acquires Hong Kong Resort Co. Limited

1978

- 2 政府批准修訂規劃，將愉景灣發展為有常住人口的社區
A revised version of the Master Plan is approved by the government for the development of a community with a permanent population

1979

- 3 各項基建、商業設施、高爾夫球場、住宅地盤平整等工程全面動工
Construction works of various infrastructure, commercial facilities, golf course and site formation for various housing areas commence
- 開展第一期住宅項目工程
Construction of Phase 1 residential units commences

1980

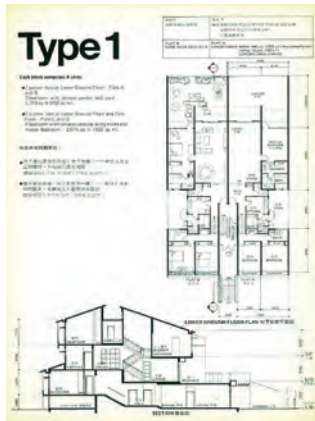
- 4 第一期住宅單位開售
Public sale of Phase 1 residential units commences

1982

- 首批住宅單位交付予買家
Handover of the first batch of residential units to buyers
- 5 來往愉景灣與中環專線渡輪啟航
First sailing of Discovery Bay – Central ferry service

1983

- 6 第一期住宅項目包括蔚陽、明翠台及碧濤全部竣工
Phase 1 residential development including Headland, Parkridge and Beach Villages completes
- 7 愉景灣國際學校開幕
Discovery Bay International School opens
- 大白灣400米人造沙灘啟用
400-metre long Tai Pak Beach opens



Type 1 - L/G Flat A, B Garden Flat	Unit	Area (sq. ft.)	Price
L3-A	"	1,014 s.f.	\$1,159,000
L3-B	"	948 s.f.	\$1,149,000
L5-A	"	1,304 s.f.	\$1,201,000
L5-B	"	1,222 s.f.	\$1,189,000
L7-A	"	1,145 s.f.	\$1,178,000

Unit	Area (sq. ft.)	Price
L3-A	1,014 s.f.	\$1,159,000
L3-B	948 s.f.	\$1,149,000
L5-A	1,304 s.f.	\$1,201,000
L5-B	1,222 s.f.	\$1,189,000
L7-A	1,145 s.f.	\$1,178,000

愉景灣 啓事
 承蒙各界垂注，本公司昨日（十三日）以先到先得方式公開預售之住宅單位，業已全部售罄。本公司現已開始派發其他單位之申請表格。
 一九八九年八月十日
 香港興業有限公司謹啓



九十年代 / 1990s

千禧年代 / 2000s



1984

- 8 愉景灣高爾夫球會18洞球場正式開幕
 Discovery Bay Golf Club becomes operational with an 18-hole course

1986

- 來往愉景灣與中環渡輪推出24小時服務
 24-hour ferry service between Central and Discovery Bay launches

1989

- 愉景灣遊艇會第一期泊位及臨時會所投入服務
 The first phase of the Marina Club, including moorings and a temporary clubhouse, begins operation

1992

- 9 高爾夫球場擴建竣工，增加九個洞
 Expansion of the golf club completes, adding nine holes to the original 18-hole course

1993

- 興建一所政府津貼小學並由政府營辦
 Construction of the campus designated for a government subsidised primary school completes and the school is handed over to the government



9

1994

- 愉景灣五成股權售予中信集團
 50% share of Discovery Bay is sold to CITIC Limited
- 愉景灣遊艇會全新會所開幕
 The new clubhouse at Discovery Bay Marina Club opens

1995

- 購入三艘雙體噴射船
 Purchase of three catamarans for the Discovery Bay ferry fleet

2000

- 10 愉景灣隧道通車
 Discovery Bay Tunnel in operation
- 愉景灣往來東涌及機場的對外巴士專線投入服務
 External buses connecting Discovery Bay with Tung Chung and the Hong Kong International Airport commence services
- 於愉景灣隧道內鋪設輸水管道後，愉景灣改用政府供應食水
 Switching to government potable water supply after pipelines built in the Discovery Bay Tunnel

- 愉景灣康樂會開幕
 Discovery Bay Residents Club officially opens
- 愉景灣第一期展現全新社區概念，榮獲香港建築師學會建築設計獎之最高榮譽
 Phase 1 of Discovery Bay is awarded the highest honour of the Hong Kong Institute of Architects in recognition of its pioneering residential community concept



10



11



13



15



14



17



16

2004

- 11 愉景灣第二個康樂中心「海澄湖畔會所」揭幕
Club Siena, the second recreation club in the community, opens

2005

- 往來欣澳及愉景灣的巴士服務開通
Bus service between Discovery Bay and Sunny Bay launches

2006

- 愉景灣渡輪推出亞洲首個船上免費無線上網服務
Discovery Bay ferries launch the first free on-board WiFi service in Asia

2007

- 12 位於愉景灣碼頭旁的全港最大臨海露天美食區（現稱D'Deck）啟用
The largest oceanfront alfresco dining hub in Hong Kong (D'Deck) launches

2008

- 13 香港唯一歐洲高桅仿古帆船「濟民號」正式投入服務
The Bounty, the only European tall ship in Hong Kong, comes into service

2009

- 愉景灣社區會堂開幕
Discovery Bay Community Hall opens

2010

- 14 二白灣的品味生活購物中心——愉景北商場開業
DB North Plaza, the lifestyle shopping centre at Yi Pak Bay, commences operation

2013

- 全新度假酒店香港愉景灣酒店及全港首個海濱禮堂開業
Auberge Discovery Bay Hong Kong, a new hotel, and The Pavilion, a first-of-its-kind seaside white chapel in Hong Kong, open

2014

- 15 愉景北戶外升降機開放
Inclined lifts in Discovery Bay North come into service
- 16 的士及公共旅遊巴士獲准駛進愉景北的指定區域
Taxis and public coaches are allowed access to designated areas in Discovery Bay North
- 首設兩部電動巴士在區內提供服務
Two electric buses are added to the Discovery Bay transport fleet

2015

- 增設六輛雙層巴士提供服務
Six double-decker buses are added to the Discovery Bay fleet

2017

- 17 巴士總站及商場擴建改善工程啟動，新商場將增設國際級溜冰場
Enhancement works to upgrade the bus terminus and expand the shopping arcade, which will be equipped with an international standard ice rink, commence
- 區內數個全新住宅項目工程展開，將於未來數年分期竣工
A number of new residential projects are in progress and are expected to complete in phases in the coming few years

24 小時 交通服務

-hour
Transport
Services



完備的交通服務

由於當年沒有青馬大橋連接大嶼山，沒有陸路通往市區，渡輪是早期連接愉景灣與外界的唯一交通工具。第一期住宅項目落成時，大白灣碼頭亦同步完工。時至今日，往返中環三號碼頭的愉景灣專線渡輪，已經發展為提供24小時高速船隊行駛的航線，繁忙時間15分鐘一班，船程25分鐘。愉景灣區內的巴士班次配合船期循環行駛，從區內任何地點均可方便快捷來往碼頭，車程僅需十餘分鐘。地產發展商同時興建和運營如此完備的交通服務，在80年代實屬罕見。

Comprehensive Transport Connection

In the early years when there was no Tsing Ma Bridge connecting Lantau to the urban areas by land, ferry was the only way linking Discovery Bay to the rest of Hong Kong. Tai Pak Bay Pier was completed as part of the Phase 1 development. Today, the ferry connecting Discovery Bay to Central Pier No. 3 is a 24-hour service, with a scheduled departure every 15 minutes during peak hours, transporting passengers to its destination in 25 minutes. The bus services within Discovery Bay are scheduled to connect with ferry services to ensure a fast and smooth connection. In the 80s, it was rare for any property developer to build and manage such a comprehensive transport network.



630米 私營隧道

-metre Privately-run
Vehicle Tunnel

Convenient Access by Tunnel

The 630-metre Discovery Bay Tunnel is the only privately-built-and-run vehicle tunnel in Hong Kong. Construction started in April 1998, and together with the 2.4 km ancillary road network, took 24 months and HK\$500 million to complete, all funded by the Group. As the tunnel opened in May 2000, Discovery Bay opened the door to other parts of Hong Kong by land. Since 2014, visitors can enjoy easy access to DB North Plaza and Auberge Discovery Bay Hong Kong via urban and Lantau taxis.

The tunnel provides added convenience to residents by connecting to the North Lantau road network and the Mass Transit Railway (“MTR”) network. The area is only 30 minutes from the Hong Kong International Airport, connecting to 220 different destinations around the world. And with the completion of the Hong Kong-Zhuhai-Macao Bridge, Discovery Bay will be within one hour to Zhuhai in the mainland.

隧道創造便捷交通

愉景灣隧道全長630米，是全港唯一私營行車隧道。愉景灣隧道於1998年4月動工，連接配套道路共2.4公里，施工期24個月，耗資五億港元，由公司獨力承擔。隧道於2000年5月通車，打開了愉景灣對外陸路交通之門，而自2014年起市區及大嶼山的士均可直達愉景北商場及酒店，帶來歷史性突破。

隧道接駁北大嶼山公路，連接鐵路網，為居民提供更便捷的交通；現在僅需30分鐘車程即可抵達香港國際機場，迅速連接全球220個航點。而未來北大嶼山公路亦會接駁港珠澳大橋公路系統，由愉景灣直達珠海只需少於一小時。隧道的建成把握了香港發展西移的契機，愉景灣自此連接重要交通樞紐。



400米人造沙灘 休閒浪漫

本來愉景灣沒有沙灘，但為了給社區提供一個休閒好地方，無限創意的團隊，決定從內地運來30萬立方米優質沙粒造灘。1983年，與深水灣泳灘長度相若的400米大白灣長灘鋪成，耗資2,000萬港元，締造香港首個私人公司建造、面積最大的人造沙灘，愉景灣的地貌煥然一新。

今天，沙灘已是愉景灣居民及前來度假旅客的休閒勝地，在太陽底下享受日光浴，在星月交輝的夜晚觀賞星空，或是漫步灘頭，享受醉人景色和浪漫時刻。





400
米沙灘
-metre Beach

Largest Man-made Beach in Hong Kong

Discovery Bay did not have a natural beach but for the benefit of the residents, the team built a man-made beach by importing 300,000 m³ of fine sand from mainland China. Costing HK\$20 million, the 400-metre Tai Pak Beach was opened in 1983. Till today it is still the largest man-made beach in Hong Kong.

The beach has long been an attraction for both visitors and residents. Beachgoers are often seen sunbathing on the white sand during the day, and in the evening, a romantic beach stroll is a popular pastime for couples.

智新書院

Discovery
College





一條龍教育服務

愉景灣從打造之初已建立完善的教育配套——愉景灣國際學校。現時該校提供包括幼兒園、小學、中學的一條龍式教育服務。同時，區內還有三所幼兒園、三所小學及一所中學，區內學童不必長途跋涉跨區上學。

Variety of Schooling Options

Discovery Bay International School provides early years, primary and secondary education, while three additional kindergartens, three primary schools and one secondary school in the area provide further options.

全新社區概念 獲買家青睞

A Brand New
Concept of Community

如此先進的住宅理念和樓盤品質，也難怪在1980年第一期開盤時，迎來了求購的人潮，買樓申請表一紙難求，炒賣至每張港幣2,000元，當時愉景灣住宅受歡迎的程度可想而知。結果，所有單位於數小時內全部售罄，為管理層的建設策略打了一劑強心針。

集團主席查懋聲認為，第一期的驕人成績主因是項目的構思有獨特性，加上樓市興旺，價格合理造成的優勢。當年樓價每平方呎最低約為港幣400元，每平方呎平均約為港幣700元，比同期新市鎮屯門的樓宇還便宜。

The concept of community and the quality of life emphasised by Discovery Bay was truly the first of its kind in Hong Kong. The property received overwhelming response when it first went on sale in 1980. With application forms going up to HK\$2,000 apiece, all Phase 1 units were sold within hours.

Payson Cha credited the success of Phase 1 to the uniqueness of the project coupled with a bullish market and reasonable property prices – the average per square foot price of the property was around HK\$700, even lower than flats in Tuen Mun, a suburban area, at that time.



獨特的歐陸式品味生活
吸引了不同國籍人士
聚居愉景灣。

The unique European lifestyle
attracts a wide diversity of
nationalities to call
Discovery Bay their home.



悦堤
Positano

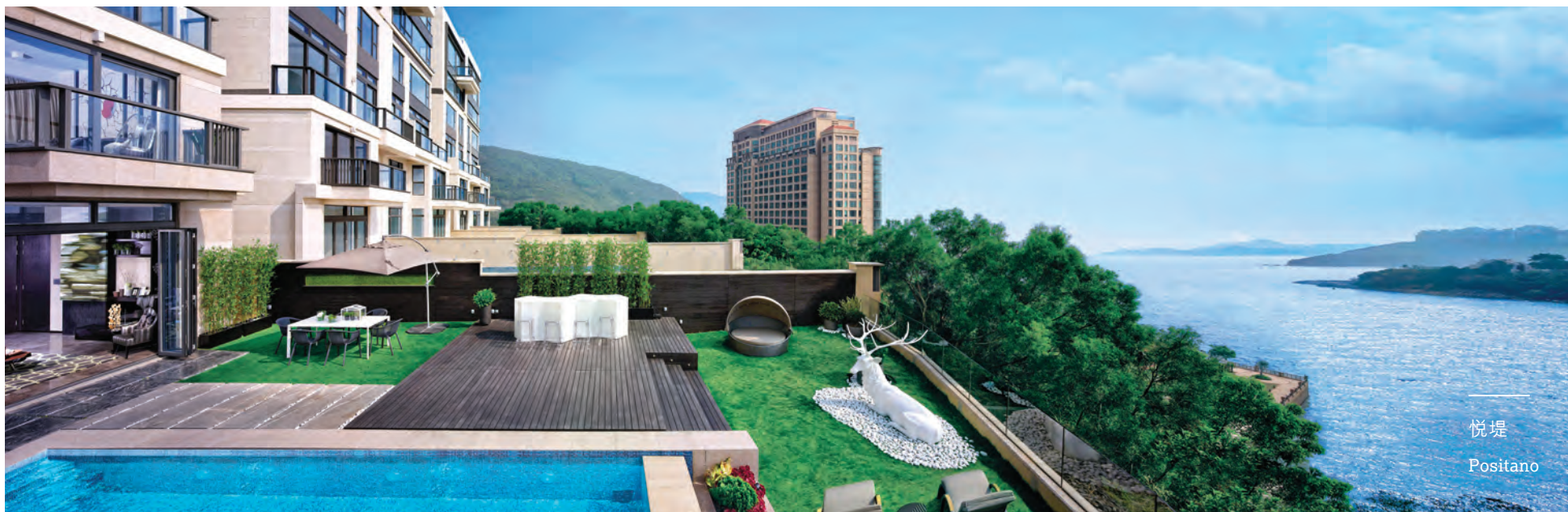
建築設計 各適其適

Diverse Housing
Options

項目提供多款戶型、間格設計，以供買家選擇，愉景灣肯定是業界先行者。第一期推出1,033戶，分別有97個花園別墅、432個低層洋房、504個高層洋房。全部共有13種不同設計，特色林林總總，戶型之多，前所未有。

Discovery Bay was the first development that provides a multitude of sizes and formats for homebuyers. Phase 1 had 1,033 units consisting of 97 garden houses, 432 low-rise units and 504 high-rise flats, with 13 different floor plans and layout designs.









愉景灣道
Discovery
Bay Road

首個亞洲環保城 綠野處處

現時區內綠化面積超過460萬平方米，佔愉景灣總面積三分之二，綠裡綠外，風景宜人。為了保持空氣清新的優質居住環境，私家車不能進入愉景灣，往來區內只可使用污染較少的高爾夫球車和穿梭巴士，高爾夫球車就是居民的「私家車」。

每期住宅都精心安排坐向，由高至低合理佈局，達致景觀開闊、採光和環保效果。社區內的園林設計，首創聘用專業園藝師負責。同時為了保證景觀效果，還自建苗圃基地，提前培育適宜區內景觀規劃的植物。

Lush Green

Greenery makes up two-thirds of the entire Discovery Bay, totalling 4.6 million m². To ensure air quality of the neighbourhood, only community buses and golf carts are allowed on the roads of Discovery Bay regularly, with the latter being residents' private transport.

Each phase follows carefully planned building height and takes advantage of its surrounds to maximise open views and natural lighting. The landscaping is maintained by professional landscape designers, with an on-site plant nursery to grow seedlings.

首創住客會所 生活更優遊閒雅

愉景灣第一期住宅首創住客康樂會所，提供多項設施，會所概念源於查氏家族認為康樂活動是生活的重要部分。此舉引發其他發展商仿效，時至今日幾乎所有住宅屋苑都設有會所，即使單幢住宅亦不例外。

愉景灣現有四個獨立會所：愉景灣康樂會、海澄湖畔會所、愉景灣高爾夫球會及愉景灣遊艇會，是香港唯一同時擁有高爾夫球會和遊艇會的私人住宅社區。會所提供一系列運動、娛樂及休閒設施。四個會所各有特色，既可在此作休閒活動，也是區內的社交中心。

愉景灣康樂會設有11個網球場，
為全港擁有最多網球場的會所

With 11 tennis courts, Discovery Bay
Recreation Club has the largest
number of tennis courts in all
recreation clubhouses in Hong Kong





海澄湖畔會所

Club Siena

First Residential Clubhouse

Including a clubhouse equipped with a variety of recreational facilities in Phase 1's blueprint stemmed from the Cha family's belief that recreation is an important part of life. This has a profound influence on other developments in Hong Kong, with clubhouse now a staple in any major development.

There are four membership clubs in Discovery Bay: Discovery Bay Recreation Club, Club Siena, Discovery Bay Golf Club and Discovery Bay Marina Club.



愉景灣
高爾夫球會
Discovery Bay
Golf Club

愉景灣高爾夫球會位於愉景灣南面的山上，由加拿大著名高球場設計師 Robert Trent Jones Jr. 設計。球場設有 27 洞，經常舉辦專業賽事，深受眾多高爾夫球愛好者的喜愛。

遊艇會位於東面的半島，面積 10 萬平方米，設遊艇停泊處及遊艇維修保養服務。

Designed by renowned golf course designer Robert Trent Jones Jr., the Golf Club boasts a 27-hole course that often hosts professional games.

The Marina Club, situated in the eastern peninsula and measuring 100,000 m², provides berthing and maintenance services.



愉景灣遊艇會
Discovery Bay
Marina Club



世界一家 文化薈萃

第一期愉景灣買家大部分為香港人，外籍人士佔一成，專業人士佔單位總數約四成。愉景灣歐陸式生活品味突出，驅使越來越多國內外人士欣賞此中環境，先是租住，漸漸轉而置業作安樂窩。

現時，愉景灣已是一個非常國際化的社區，居民來自50多個國家及地區。渡輪上、穿梭巴士上、廣場上、沙灘上、咖啡店內、會所裡、學校裡……到處都可聽到不同的語言，到處洋溢著濃厚的多元文化，置身其中，充分體現香港中西文化薈萃的特色。

50 個國籍
/ Nationalities

Celebrating Diversity

Today, the Discovery Bay population is made up of over 50 nationalities. The diversity is evident when you hear the different languages spoken in the neighbourhood. In a truly east-meets-west setting, this is where you can experience the melting pot culture Hong Kong is famous for.



／
 孖胎
 傳說
 Twin Legend
 ／

愉景灣有一個「孖胎傳說」，曾有人說，希望生育孖胎者，不妨搬來愉景灣，特別是海燕徑。在90年代初，同一時期愉景灣多達20多對孖仔子女，在海燕徑一帶居住佔兩成。有說是因為飲用愉景灣水庫的水，亦有說曾經有風水先生到海燕徑勘察，確認該處風水格局利雙胞胎。不管是風水因素或是巧合，愉景灣的「孖胎傳說」已不脛而走。

An urban legend claims that Discovery Bay, in particular Seabird Lane, is the ideal home for couples who want to have twins. In the 90s, Discovery Bay was home to over 20 sets of twins. Some say it's the water from the reservoir; some say it's the good *feng shui*!



創意銷售 多項創舉獻新猷

Innovative
Sales Tactics

愉景灣第二期在1983年開售，時遇全球經濟滑坡。中英就香港前途談判陷入僵局，香港出現信心危機，樓市和股市崩潰，所以銷情亦受阻。管理層當機立斷，立即終止賣樓。

面對市況逆轉，要改變整個銷售策略，重新判斷市場的需求，集團從逆境中啟發更多創意，應驗了西方諺語所說：「Necessity is the mother of invention」。當1985年重新推售第二期，重現搶購熱潮。

The launch of Phase 2 of Discovery Bay in 1983 was met with heightened uncertainty in the global economy and a dip in market confidence. The icy response to Phase 2 prompted management to halt the sale immediately, reassess market needs and change the strategy. As Phase 2 relaunched in 1985, new and innovative tactics helped drive turnout at the sales office.



首設 示範單位

The First
Show Flats

首設示範單位 參觀者絡繹不絕

由於當年不少客戶還不太願意往愉景灣現場參觀，集團開創區外設置示範單位的先河。在中環康樂大廈（現稱怡和大廈）租下一層搭建示範單位，此舉一出，立即產生助力效果，到來的客戶絡繹不絕，後成為香港樓宇銷售的「範本教材」。

Off-site Show Flats

Back then, many prospects were unwilling to make the trip to Discovery Bay for flat viewing. As such the Group set up show flats in Central to better attract footfall. This property sales tactic became widely adopted in Hong Kong.

買樓 送家電

Fully Furnished
Apartments

方便住戶 首創買樓送家電

集團了解買家擔心買下單位後添置家具的困難，於是創獻新猷買樓送家電，解決買家的後顧之憂。此舉包括在廚房加設廚櫃，送雪櫃及洗衣機等，廳房則預先安裝冷氣機，並加設衣櫃，準買家看到基本家電設備齊全，毋須再費周章，購買意欲大增。

Fully Furnished

Delivering fully furnished flats was another innovative tactic that resounded well with buyers. Everything from kitchen cabinets, fridge and washing machine to closet and air conditioning were pre-installed for added convenience.

首設開放式住宅單位 備受歡迎

為了有效銷售第二期單位，戶型間格也徹底修改。部分600平方呎單位改成當時香港還未出現的開放式住宅，於1985年重推第二期屋苑時，此類單位戶型銷情最好。不少發展商其後相繼仿效，推出開放式單位招徠客戶。

Trendsetting Studio Layout

Changes were made to the floor plans of Phase 2 to boost sales. Some 600 sq. ft. units were converted into studio flats – first to launch in Hong Kong – and became hugely popular among homebuyers, with other developers rushing to build studios to meet new demands.

開放式 住宅

Studio Layout

品味生活

Lifestyle Curator

愉景灣持續發展，今天已不僅是理想的居所，也是香港市民休閒度假的好去處。碼頭旁邊是著名的臨海露天美食區D'Deck，愉景北建有特色度假酒店香港愉景灣酒店，也有面向群山大海，情景浪漫的海濱禮堂。禮堂旁邊還有充滿意大利風情的愉景北商場，旅遊休閒及商業設施一應俱全。

The continuous development of Discovery Bay has evolved the community from a purely residential neighbourhood to a leisure destination. Right next to the pier, Hong Kong's largest outdoor alfresco dining destination – D'Deck is everything a foodie can dream of in a gourmet paradise. Further north, Auberge Discovery Bay Hong Kong provides a peaceful escape for weekenders and right next to it is The Pavilion that evokes a sense of romance. DB North Plaza is a shopping mall designed with Italian aesthetics and convenience in mind.



香港愉景灣酒店

Auberge Discovery Bay
Hong Kong



——
臨海露天
美食區D'Deck

D'Deck, the
renowned
oceanfront alfresco
dining hotspot



——
海濱禮堂
The Pavilion



——
濟民號
The Bounty



敦親睦鄰

Friendly
Neighbourhood





愉景灣團隊
用心服務社區

The Discovery Bay
team serving the
community
with heart



集團為愉景灣塑造良好獨特的和諧社區氣氛，讓生活在這裡的居民培養歸屬感，營造愉景灣的敦親睦鄰關係。早期居民還不多的時候，渡輪的船員、村巴的司機、各個崗位的工作人員甚至都能叫出每位住客的名字，可見整個社區居民與工作人員之間的關係融洽和諧。

The Group created an environment where residents feel a strong sense of community, which has been one of the most important aspects about living in Discovery Bay. In the earlier days when the population in the neighbourhood was smaller, staff could even remember the name of every resident. This sort of community spirit is a gem rarely found in Hong Kong.

與時並進 持續發展

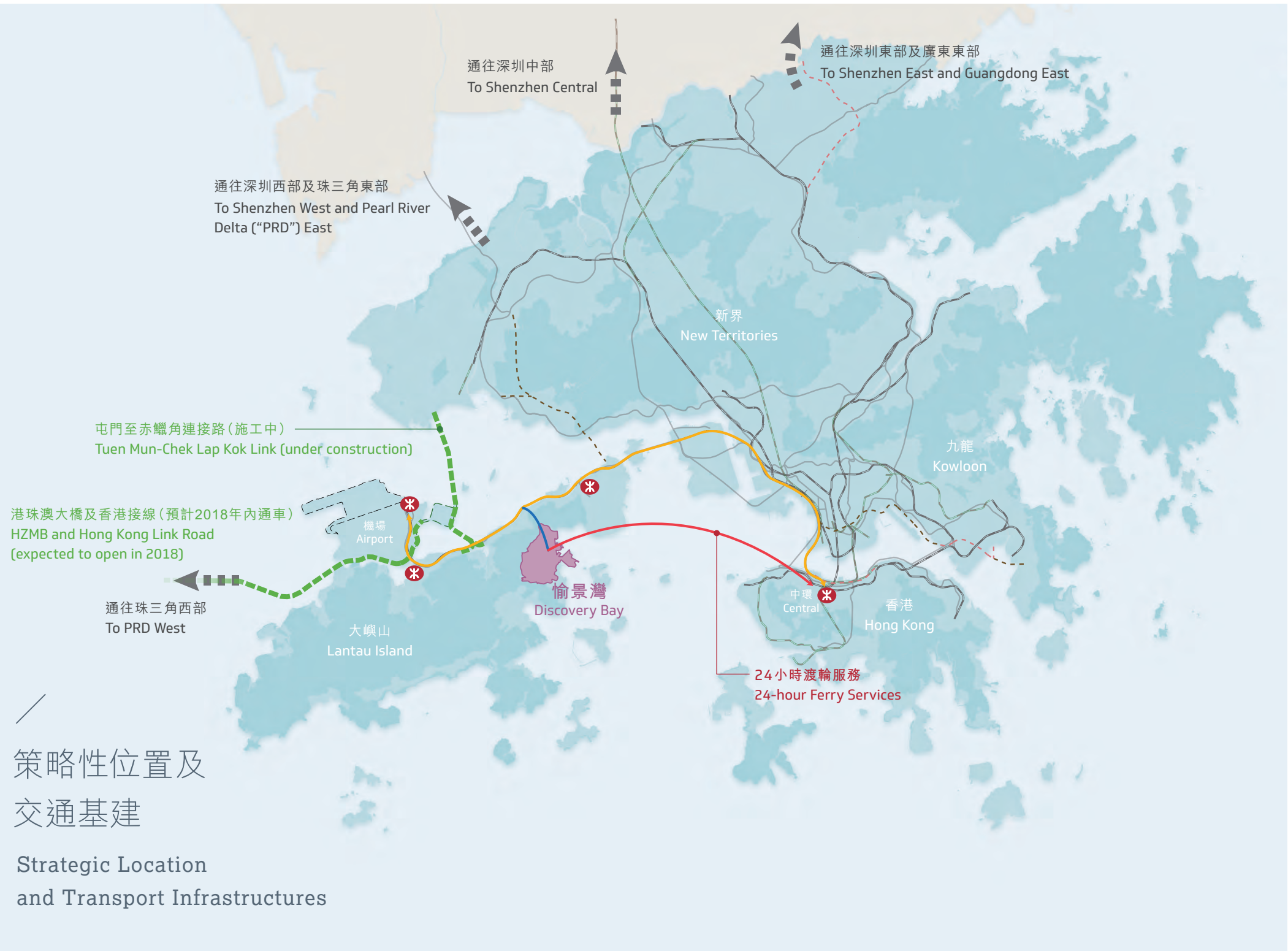
Evolving with Time

40年過去，愉景灣仍在持續發展中。開發時間之長，創空前紀錄。而開發的時間及步伐全由集團靈活掌控，可自行決定配合時代需求，為社區提供最合適的住宅、配套設施及環境。

大嶼山近年發展迅速，55公里長的港珠澳大橋和九公里長的屯門至赤鱸角連接路全段快將落成通車，大嶼山將與香港島、九龍、新界、澳門、珠三角西部連成一體，地理上成為粵港澳三地的交匯點，大嶼山的功能和發展潛力備受矚目。愉景灣坐落這個大型交通網絡的優越位置，居民在此享受悠閒宜居的生活，本地遊客以至穿梭往來珠三角的旅客亦可以此地作度假休憩站，愉景灣的吸引力與日俱增。

40 years down the road, Discovery Bay continues to develop and grow as one of the biggest residential communities in Hong Kong. The duration of its development is record breaking and the stages have been managed carefully by the Group to meet the needs of different times and provide the best homes, ancillary facilities and living environment for its residents.

With the 55 km Hong Kong-Zhuhai-Macao Bridge (“HZMB”) and the 9 km Tuen Mun-Chek Lap Kok Link completing and opening in the near future, the rapid development of Lantau will put it in close connection with Hong Kong Island, Kowloon, New Territories, Macao and mainland’s Pearl River Delta. As the geographical meeting point, the strategic potential of Lantau will become fully apparent and Discovery Bay’s appeal as a destination and pit stop will likely attract an increasing number of residents and travellers alike.



策略性位置及 交通基建

Strategic Location
and Transport Infrastructures





愉景灣擁有一種
神奇的魅力，誰到來後
都會留下美好印象。

愉景灣有足夠空間讓每個人都可以發揮創意，用自己喜愛的方式實現夢想。

愉景灣像一張大白紙，永遠被一群興奮的小孩子圍繞著，每個人手中拿著自己心愛的顏色蠟筆，有人寫下願望，有人記錄快樂事件，或繪一幅畫……總之隨心所欲，最後，把它變得七彩繽紛。

而這當中的每一筆，都描畫出更美好的世外小鎮！

Discovery Bay's magic lies in its ability to
leave a lasting impression on every visitor.

It has room for one to express creatively, to achieve one's
dream in one's own way.

Discovery Bay is like a blank canvas surrounded by excited
children, each holding a bright-coloured crayon to write
down his wish, record a happy memory and even paint a
picture...

As the canvas become more colourful each day, so does
Discovery Bay.



集團從愉景灣走向世界，在中國內地、泰國曼谷、日本東京及北海道、新加坡等發展多個住宅項目。不論設計、景觀、建築質量、設施配套，都配合社區的整體發展，亦貫徹對高品味生活的堅持，充分實踐集團的企業信念——創造品味生活。

After our inaugural Discovery Bay project, we have since built outstanding residential projects in mainland China, Thailand, Japan and Singapore. We ensure the design, landscape, building quality, facilities of every project are the best for the development of the community, at the same time adhering to our high standard of tasteful living and manifesting our belief and our ultimate goal – We Create a Lifestyle.



沙田
尚珩
La Cresta,
Sha Tin



屯門
雙寓
2GETHER,
Tuen Mun



荃灣
愉景新城
Discovery Park,
Tsuen Wan



東涌
藍天海岸
Coastal Skyline,
Tung Chung

香港 Hong Kong

集團不斷發掘具長遠發展潛力的地區開拓新項目，致力為不同的顧客群建設最貼心的家。

We continue to explore and build new projects in areas with long-term development potential. Our aim is to create bespoke homes for different customer segments.



西貢
甲邊朗項目
Kap Pin Long Project,
Sai Kung



中國內地 Mainland China

「上海為龍頭，蘇浙為兩翼」的長江三角洲，被國際公認為內地經濟最發達、發展潛力最優厚的地區之一。集團在商機蓬勃的長三角踏出積極的步伐，於優質地段發展大型高端住宅項目，為當地的房產市場樹立標竿。

The Yangtze River Delta, encompassing Shanghai, Jiangsu and Zhejiang, is regarded as one of the most prosperous areas with the highest development potential in mainland China. The Group is forging ahead with its businesses in the thriving Yangtze River Delta, developing large-scale luxury residential projects in prime locations and setting new standards in the local real estate industry.





東京
Horizon Place Akasaka,
Tokyo



東京
Proud Roppongi,
Tokyo



東京
Souei Park Harajuku,
Tokyo



東京
Haluwa Shibakoen,
Tokyo

日本
Japan

集團自2003年起涉足日本市場，除發展豪宅項目外，亦投資最優質繁華地段或度假勝地的物業，包括東京六本木、涉谷和北海道二世谷，收穫穩定租金回報。

The Group set foot in the Japanese property market since 2003. In addition to the development of luxury projects, the Group also invests in properties located in bustling areas and tourist destinations, including Roppongi and Shibuya in Tokyo, and Niseko in Hokkaido, bringing stable rental return.



東京
Veneo Minami-Azuba,
Tokyo

泰國 Thailand

泰國是集團在中港兩地以外重點發展的市場，特別是首都曼谷。集團對開發極具特色的豪華住宅有豐富經驗，財力及實力媲美當地最具規模的地產發展商，多年來憑 The Sukhothai Bangkok 酒店品牌建立良好聲譽。未來將繼續在當地集中發展高品位住宅項目，將優質社區概念帶到泰國。

Thailand, especially Bangkok, is our key development focus outside mainland China and Hong Kong. The Group is experienced in developing iconic luxury residential projects, and its foundation and financial strength have put it among the top-tier real estate players in the country. Over the years, the Group has built a strong reputation with The Sukhothai Bangkok hotel brand and will continue to develop high-end residential projects, and eventually introducing the concept of quality residential community to Thailand.



新加坡 Singapore

集團憑藉豪宅發展經驗，在新加坡最尊貴地段發展了標誌性的高品質住宅項目。

With its experience in developing luxury residences, the Group has developed a prime residential project in Singapore's most prestigious area.



從來都不只是發展商廈，而是建立長遠提升地域、社區、營商環境價值的商貿中心。在上海、香港、曼谷、東京優越地段，打造核心商圈，躍動的是大城脈搏，展現的是大都會魅力。

從來都不只是除舊立新，而是尊人重土，重視地區規劃，秉承傳統，薈萃新舊文化，關心人文，注重歷史傳承，創造充滿活力、非凡的商貿、生活空間。

新紀元，新里程。抱負不同凡想，從大上海起步，放眼商機無限的中華大地。

Focusing on the long term and raising the overall potential of an area requires vision. From Shanghai, Hong Kong, Bangkok to Tokyo, we create dynamic business precincts, energised by the heartbeat of the metropolises.

In with the new doesn't mean out with the old. Developments that pay tribute to heritage and culture create energetic business and living spaces.

With grand visions come a new age and a new page!

非凡 商圈

Commercial
Landmarks



糅合
／
透視
／
傳統

Convergence/
Perspective/
Tradition



流動

Movement/
Focus/
Energy

焦點

活力



Back to
the Roots

緣起

從保舊立新定調。

里弄，空間，自然，人文……

創新，由傳統演化出來。

The old in the new.

Longtang, space, nature, culture...

Innovation, a natural progression
of tradition.



石庫門 *Shikumen*
弄堂 residences

舊日大中里

Old Dazhongli





Creative
Endeavour

創意 建構

前庭，中庭，後庭。
弄堂新佈局。

From the foyer, through
the central courtyard
and all the way to the
backyard, a traditional
layout reimagined.

傳統 · 新顏

The New Face
of Tradition

Conservation

保育

傳統與現代交融，
東方和西方文化相匯。
老校舍，查公館。

Tradition interwoven with
contemporary. East meets West.
Old campus. Cha House.



民立中學
Minli Secondary School

承傳 · 前瞻

Heritage · Foresight

查公館 Cha House



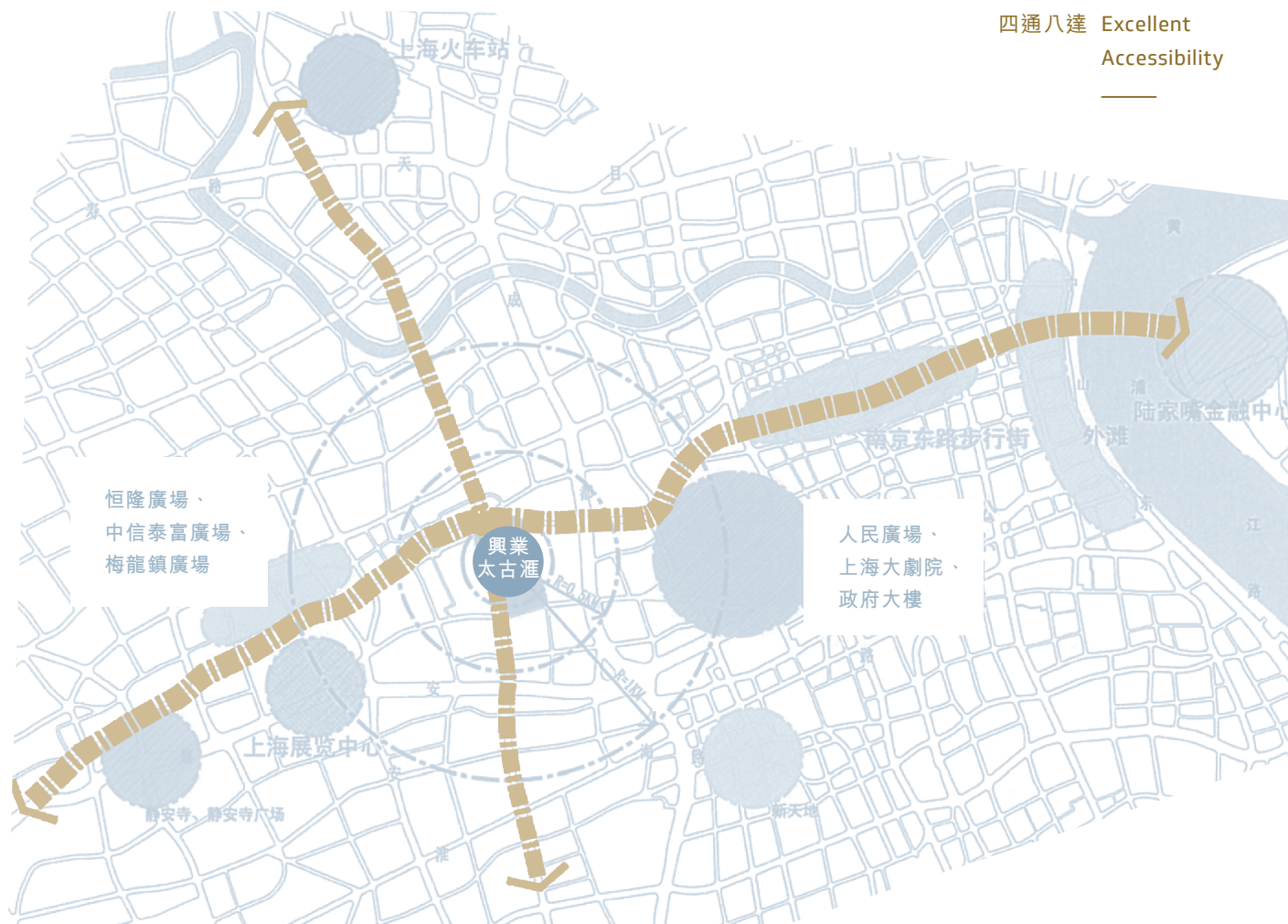
Hub

樞紐

無縫相連。

這麼近，不那麼遠。

Seamless connections,
bringing the rest of the city closer.



品味 · 生活 · 創意

Taste · Living · Creativity



A New Classic 新經典

十里洋場，新時尚焦點。

創意洋溢，人才匯聚，品味生活。

不一樣的新地標。

開創新天，走向未來。

A trendy focal point,
where creativity and talent meet.

The finer things in life
in a different landmark.

A step towards a brighter future.





HKRI CENTRE



1 香港兴业中心

HKRI
香港兴业中心 1
HONG KONG CENTRE 1

立足大上海、
放眼長三角、
面向大中華

A New Page in Shanghai,
A New Chapter in China



香港興業國際與上海的因緣，也許從上世紀40年代就開始了。1945年，查濟民從重慶到上海，居住在上海這段時間，已特別喜愛這裡。

大中里地塊坐落在南京西路，位處上海的繁華核心。生活在大上海的百姓，很少沒來過此地的。這片石庫門佈局非常整齊，從空中俯瞰，分弄與主弄的排列像是一個橫過來的「丰」字。作為曾經的英租界，這裡的建築還帶有濃郁的英式風格，可以清晰看到圓頂角樓、人字坡形屋頂、大進深、聯排別墅式的佈局。

至1947年，查濟民攜家移居香港，開啟創業之路。當時他可能沒有想到，他一手創立的香港興業國際集團，會在多年後回到上海，在中大里地塊發展大型商業項目，為當地注入新的活力。

HKRI's love affair with Shanghai started as early as the 1940s, when Cha Chi-ming moved from Chongqing to Shanghai, a city that captured his imagination right from the beginning.

Located at Nanjing Road West, Dazhongli then was already the beating heart of Shanghai. From an aerial view, it was neatly divided into little rectangular blocks, with a main thoroughfare cutting through paralleled smaller streets perpendicularly. Still retaining much of the iconic British architectural influence, the British Concession left this part of the city a unique legacy.

In 1947, Cha Chi-ming relocated to Hong Kong to begin his career as an entrepreneur. It might have never occurred to him that his legacy will find its way back to the city he so loved many years later, re-energising the historic landmark that is Dazhongli.

沉澱時光 聚焦海派底蘊

A Cultural Melting Pot

事實上，大中里地塊的文化積澱遠比外人想像的更深厚。作為上世紀上海租界的核心區域，它承載了英、意、日、德等國的歷史遺存；作為松江府的轄地，不少政商名流都曾在此生活——清末民初時期上海八大家族之一、地產大亨周湘雲的大宅原址就在大中里的北面；現今藏在上海博物館的北宋《淳化閣帖》也曾一度收藏於此。以「大中」命名此地，取其「大中華」之意，又因里弄之建築形式，遂為「大中里」。這裡曾經是上海最大規模的石庫門建築群，是上海近代都市文明的象徵之一，也是一個中西結合的典範。

50年代，上海電視台的電視發射塔就設在這裡。按老上海所說，電視塔選址的首要條件，是要地處城區中心，能夠覆蓋廣大範圍。

這樣的一個城市核心，自然吸引越來越多人聚居。可是，大中里的整體配套卻跟不上市民所需：狹小的居住空間、落後的業態格局，已經與中國內地飛速進步的城市和經濟發展不相匹配。到了新紀元之初，靜安區政府重新規劃大中里，並物色有實力的發展商參與。

當時，面對國內大好形勢，集團正積極在內地尋找機遇，增加投資。在考察了國內多項投資項目後，便把焦點落在大中里地塊這片62,800平方米的土地上。





舊日大中里

The old Dazhongli
neighbourhood

Dazhongli's heritage goes further back than most people imagine: as the central area in the historic international settlement, it carries a mix of British, Italian, Japanese, German and other heritage. Many high society elites once called this place home – Zhou Xiangyun, the real estate tycoon, was a former resident of Dazhongli. The name Dazhongli signifies “Great China” and highlights the biggest cluster of *shikumen* residence within the area. This architecture style features ornate stone arches and is as iconic to Shanghai as *hutong* to Beijing. It is a classic example of East meeting West, as well as the very symbol of Shanghai's modern urban culture.

In the 1950s, the Shanghai Television transmission tower was built here, taking advantage of the central location for the best broadcasting signals.

The hub has attracted more and more people moving in. But the ancillary facilities fell short of satisfying the residents' needs: living quarters were small and the businesses did not catch up with the high-speed development of China's urbanisation and economic development. At the turn of the century, the Jing'an district government began its search for a suitable property developer to redevelop Dazhongli.

At the same time, the Group has been on the constant lookout for bigger opportunities in the mainland. Extensive evaluation of a number of potential areas resulted in the decision to pursue the development of the 62,800 m² Dazhongli in Shanghai.

立足當下： 承續傳奇故事

Continuing the Legacy



靜安區政府代表與查懋成
簽署大中里土地
使用權
出讓合同

The Jing'an district
government and
Victor Cha sign the
contract for the
assignment of state-owned
land use rights of
Dazhongli

靜安區政府對大中里的發展非常重視，對發展商資歷也有非常嚴格的要求。在獲悉香港興業國際的開發意向後，為慎重其事，靜安區政府相關領導於2001年中，特地遠赴集團在香港的旗艦項目愉景灣考察，親身體驗這個由荒蕪土地銳變而成的理想社區。

考察過後，集團得到靜安區政府的認可並於2002年4月簽定意向書，同年12月，與靜安區政府簽約，正式取得大中里地塊的土地使用權。

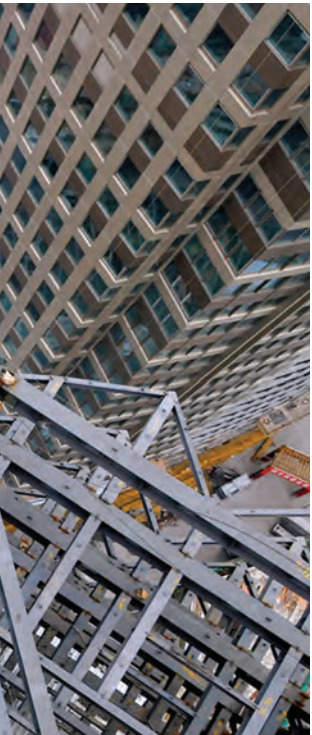
籌劃工作隨即展開，而在政府及相關部門的關心和指導下，動拆遷及地塊平整工作也啟動了。集團委派了資深高層率領專業團隊，將日積月累的管理經驗和理念，結合國內的具體情況，貫徹在整個開發過程當中。當時大中里的居住情況紛繁複雜，拆遷工作千頭萬緒。2003年，非典病毒來襲，所有動遷工作暫緩，令工作更為艱鉅。面對相繼出現的挑戰，集團堅持站位高一點，把眼光放遠一點，以嚴謹細緻的態度進行開發，達到樹立標杆、打造上海新風尚、構建生活新形態的目標。

整個大中里項目本來約有三分之二的面積是作興建住宅之用。按傳統操作通過住宅銷售能迅速回籠資金，獲取快速的回報，但集團考慮到地區的整體發展與長遠的社會利益，經與相關部門協商並獲得其鼓勵和支持後，於2006年決定取締項目內的住宅部分，將整個項目地塊的用途改為商業綜合體以作長期持有營運。



查懋成與靜安
區政府相關人員
商討大中里
發展方案

Victor Cha
discusses the
Dazhongli
development
plan with the
Jing'an district
government
officials



The Jing'an district government set great store by the future development of Dazhongli and therefore put in place a high standard for contending developers. As HKRI expressed interest in the development of Dazhongli, Jing'an officials visited Discovery Bay in mid-2001 to witness first-hand the capabilities and vision of the Group's effort in building a community from ground zero.

A year later in 2002, the company received a letter of intent signed by the Jing'an government, and at the end of the same year, a contract was signed, making the deal official.

Planning commenced immediately, with the government heading home relocation and land levelling operations. The long and arduous process of relocating affected residents was halted in 2003 due to the severe acute respiratory syndrome ("SARS") outbreak. Though faced with immense challenges, the Group kept the goal firmly in sight, with a view to create a lifestyle landmark to represent the new Shanghai.

The original plan of Dazhongli designated two-thirds of the area for residential use, which allowed quick return from an investment perspective. With the long-term holistic development and community benefits in mind and with the full support of the relevant government departments, however, the Group changed the residential portions of its plan for a commercial complex.

興建中的
興業太古滙

HKRI Taikoo Hui
in the making

興業太古滙 的誕生

HKRI Taikoo Hui
Comes to Life

興業太古滙大幅提升了南京西路東段的商業構成。項目總樓面面積超過32萬平方米，總建築面積約48萬平方米，當中最矚目的是其商場，另外還有兩幢命名為香港興業中心一座及二座的甲級商業大廈、精品酒店、酒店式公寓，以及十多個不同大小的多功能活動場地。此外，為了向查濟民博士致敬，香港興業國際及其夥伴太古地產有限公司決定將項目上的百年歷史建築命名為「查公館」。對於周邊居民來說，這個項目無疑增加了購物及消閒娛樂的好去處，同時也進一步提升了該區的人居環境與價值。

項目的竣工，也標誌著南京西路上的大型新建地塊發展圓滿落成。靜安區政府在其2017年初的工作報告中表示，將不斷推動跨國公司地區總部及國內外品牌旗艦店、概念店落戶南京西路，構建上海現代化國際大都市最具標誌性區域，而興業太古滙能參與實現這一理念，深感榮幸。

HKRI Taikoo Hui has a gross floor area of over 320,000 m² and a gross building area of around 480,000 m². The focal point of the project is its shopping mall. Added with two premium Grade A office towers named HKRI Centres 1 & 2, boutique hotels, serviced apartments, over 10 multi-purpose event spaces and Cha House, a revitalised century-old mansion named after Dr. Cha Chi-ming, the overall value and liveability of the area is significantly increased.

The completion of HKRI Taikoo Hui marks the fruition of a large-scale development project on Nanjing Road West. In their 2017 working report, the Jing'an district government unveiled a plan to increase the appeal of the neighbourhood and set down the vision to make the area an icon of Shanghai the modern metropolis. HKRI is honoured to play a part in this master plan.





興業太古滙
北廣場
North Piazza of
HKRI Taikoo Hui

興業太古滙位處
南京西路核心地段
HKRI Taikoo Hui
is located at the
prestigious Nanjing
Road West



博采眾長 濃縮古今 保留城市底蘊

An Ode to the Past

大中里既是靜安區的鉅金寶地，又有深厚的文化底蘊，如何在設計及興建過程中，傳承發揚大上海一貫融匯古今、中西合璧的傳統，打造一個經典項目，確是集團的一大挑戰。縱然如此，憑著集團過去發展香港愉景灣及其他不少大型複雜項目累積的經驗，再加上查氏的創業精神及香港興業國際的企業文化和願景，成就了興業太古滙兼容並蓄的文化氣質和先進建築理念的實踐。

通過與多位國際知名的建築師和設計師數番交流，利用巧妙的空間設計和嶄新的視野，項目最終確定了以一條軸線，三個節點，將北面、中央及南面的三個廣場連接起來，形成前庭、中庭及後庭。前庭北廣場用作迎接客人，是多功能的創意活動空間；中庭是張開了玻璃天幕的商場及商廈，為訪客營造舒適的工作、社交消閒之地；後庭是百年歷史建築查公館及上海素凱泰精品酒店，蘊含了「家」的寧靜閒適、高貴優雅。上述概念濃縮了現代與傳統，貫穿了新生代石庫門建築概念，令訪客走在其中恍如穿梭上海百年歷史長河，感受大都會今古相融，新中有舊的獨特魅力。

A prime location in itself, the rich history and culture of Dazhongli called for meticulous preservation in the design and construction of the new development. Steered by the founder's entrepreneurial spirit and the company's culture and vision, HKRI's heritage as a venture set up by quintessentially Chinese entrepreneurs in colonial Hong Kong enables it to have a deep understanding on what it means to blend East and West influences and achieve perfect harmony of heritage and modernity, as seen in HKRI's previous experience in Discovery Bay and other projects.

The combined wisdom of internationally renowned architects and designers resulted in the clever design and the cutting-edge vision of the project. From the top, it mimics the structural characteristics of a traditional *longtang* – with a wide main street cutting through several smaller ones. In its northern end, a plaza acts as a multi-purpose creative space that welcomes visitors; the middle is the “living room” – a mall with glass roof and the office buildings where most of the bustling activities emerge; on its southern end, historic building Cha House and the luxury boutique hotel, The Sukhothai Shanghai, create a vibe that speaks home away from home. Inspired by traditional *shikumen* architecture, the project guides its visitors in a walk through time, marrying past and present.

兼容並蓄 再造城市地標

A City Landmark
Reimagined

從更宏大的地理角度來看，興業太古滙的位置堪稱典藏之地。曾經，它是老上海石庫門里弄的象徵，承續了民族文化的精髓；現在，新的國際化商業綜合體聳立在上海隆隆城市化腳步的前沿，續寫了這裡明天的希望。興業太古滙與外灘萬國建築群遙遙相望，相互見證著此地輝煌的前世今生；它又地處全亞洲經濟核心，接軌了無數的機遇。

作為上海的一個新地標，項目內的商場、商廈和酒店伊始就吸引無數業內外的關注。整個項目十分注重環保綠化，其中兩幢甲級商廈香港興業中心一座及二座均獲得由美國綠色建築委員會認證的LEED 鉑金級預認證，同時通過對設計、建築、空氣質量控制、能源和水的品質管理，成就綠色環保商廈的領先標準，多家財富世界500強企業紛紛選擇在此設立其亞太地區和中國內地總部。



香港興業中心
一座及二座

HKRI Centres
1 & 2





兩座甲級商廈均獲得由美國綠色建築委員會認證的LEED 鉑金級預認證

Both office towers are pre-certified for a LEED Platinum rating by the U.S. Green Building Council

HKRI Taikoo Hui embodies the modern and traditional sides of China: the iconic lane houses are quintessentially Chinese, while the new international commercial complex underlines the rapid urbanisation of Shanghai. Where HKRI Taikoo Hui now stands, the old Dazhongli bore witness to the glory of old Shanghai, just like The Bund in the distance. Situated in the heart of Asia's economic core, the area is synonymous with opportunity.

Destined to be a new landmark in Shanghai, the mall, office space and hotels planned for HKRI Taikoo Hui have created buzz within the property industry as well as among the public. The project puts a strong focus on sustainability: the two premium Grade A office towers, HKRI Centres 1 & 2, have been awarded LEED Platinum certifications by the U.S. Green Building Council. Fulfilling the highest green standard on design, architecture, air quality control, power and water quality management, the prestigious address houses APAC regional headquarters and China head offices of many Fortune 500 companies.







興業太古滙集商業、
消閒、購物於一身

HKRI Taikoo Hui -
a One-of-a-kind Lifestyle Centre





興業太古滙的穹頂
天幕總長 250 米
The 250-metre glass
roof at HKRI Taikoo Hui

張揚時尚 精準都市定位

A Trendsetting Icon

上海的大型商場一般較著重零售部分，興業太古滙商場的目標卻不止於此——我們旨在塑造多元化的生活體驗空間，透過多種類的店舖及潮流活動，為上海創造最與眾不同的消費熱點。

商場樓面面積達10萬平方米，共有約250個品牌，時尚、配飾、美妝、珠寶、休閒、運動、美食、生活八大業態均勻混合地分布在整個購物空間內。商場另特設13個室內外活動場地，商家可在不同時段舉辦特色活動，吸引人流，並讓消費者捕捉潮流體驗。

商場的另一大特色是擁有250米超長穹頂天幕，將自然光帶入室內。置身其中，既可享受景隨步轉、生趣盎然，同時亦彰顯一個環保楷模。天幕更設有多款燈光裝置，到晚上夜幕降臨或於不同節日時可以有不同的場景設計。另外，大量商舖均擁有沿街櫥窗，展示面極佳，中部則由「S」型的中央通道貫通。沿櫥窗逛一圈約一公里路程，長度與南京路步行街相若。

The megamalls in Shanghai tend to focus heavily on retail but HKRI Taikoo Hui is set to be more than just a place to shop – it aims to be a one-of-a-kind lifestyle centre in the city offering a diverse retail portfolio and a multitude of trendy activities.

Over 250 fashion, accessories, beauty, jewellery, leisure, sports, food and beverages and lifestyle brands spread across the mall's 100,000 m² floor area. 13 indoor and outdoor event venues give retailers plenty of options to run featured events to attract footfall.

Another striking feature is the 250-metre glass roof. It covers an S-shaped atrium lined by shops with display windows measuring 1 km in total, which is roughly the length of Nanjing Road Pedestrian Walkway. The atrium is lit by natural sunlight in day time, an energy-efficient solution that adheres to the Group's commitment to sustainability, and the glass roof's lighting fixtures provide different themed lighting to cover special event and seasonal decoration needs.





愛混 敢嘜

DARE
FOR MORE



「愛混敢嘜」

“Dare for More”

「愛混敢嘜」“Dare for More”，是商場的主題精神：面對時尚潮流的快速更迭，興業太古滙這個平台倡導一種新生人類的生活態度——懂得生活、熱愛創造、大膽嘗試、敢於出眾。訪客群也是各種的混搭，包括商場的人流、周邊的居民、商廈的白領及專才，也有酒店的高端客群。興業太古滙商場對他們而言，不單單是購物場所，也是一個潮流消閒的聚腳點，提供多元化的體驗空間。



“Dare for More” is HKRI Taikoo Hui’s slogan and it represents a new take on the attitude towards life: living life to the fullest, embracing innovation, daring to be bold and different. The customer mix includes residents in the area, professionals in the office buildings, and high-spending clienteles from the hotels. HKRI Taikoo Hui is more than a shopping mall: it is a trendy hangout offering a multitude of lifestyle experiences.



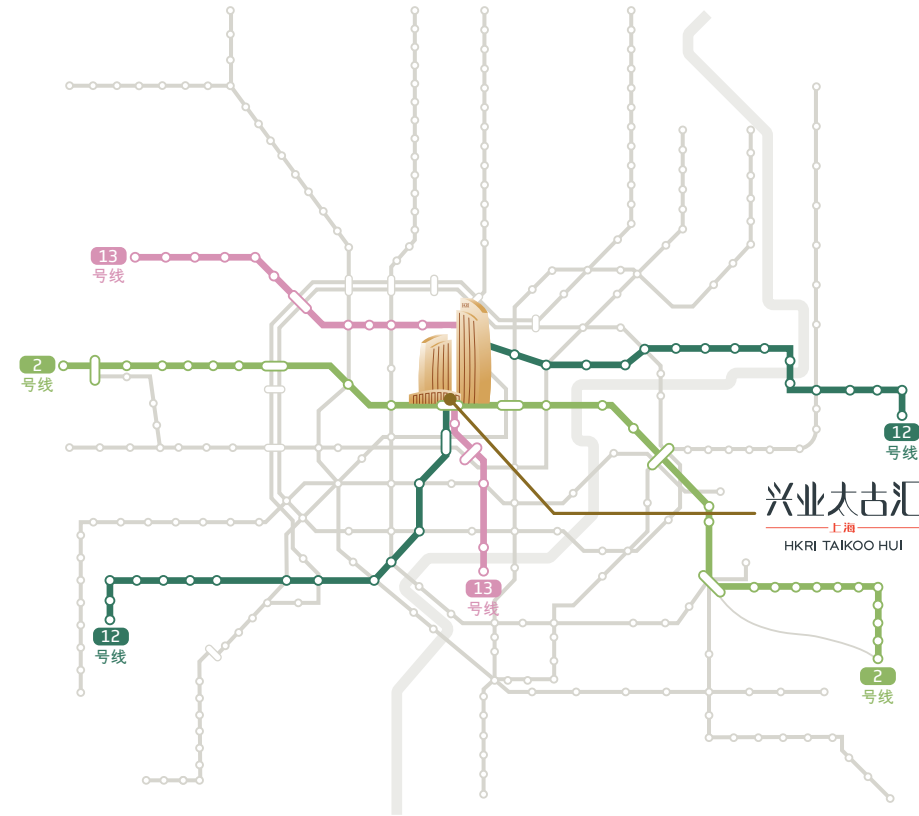
開放包容 接軌四方通衢

Well-Connected

興業太古滙連通三條地鐵線（2號線、12號線和13號線），更與13號線南京西路站無縫接合；地段靠近延安高架及南北高架路，快捷來往市中心、浦東機場及虹橋機場，盡享四通八達的優勢。

項目位處三條地鐵線交匯處，從功能上考慮，確是一大亮點，但從施工角度，卻潛伏不少考驗。此外，項目周邊都是密密麻麻、不同年代的住宅及古老建築，必須謹慎處理。為配合地鐵工程，團隊曾多次主動調整項目的設計及施工規劃，更把1,200平方米土地借給地鐵工程使用，甚至於2011–2014年間與地鐵13號線交叉作業，多次騰出場地作石門一路臨時改道之用，以及讓南京西路站19個附屬設施無償永久置於項目內。

在各方的精心安排及努力下，整個地下開發工程，包括14個大型基坑及高達100萬立方米的出土量，經過三年多的時間，順利完成，兌現了作為一個肩負社會責任的發展商的承諾。



HKRI Taikoo Hui has excellent transport connections, served by three metro lines – Lines 2, 12 and 13 – with direct access to West Nanjing Road Station. The development is also close to the Yan'an and N-S Elevated Roads, providing good accessibility to various downtown locations and Pudong and Hongqiao International Airports.

A development sitting atop an underground interchange offers great convenience but poses immense challenges in the construction stage. With a high concentration of historic buildings surrounding the site, careful planning was necessary to ensure their structural integrity. The team also had to make adjustments to the blueprint and construction plan of the project to accommodate metro construction works, including allowing the placement of 19 auxiliary facilities of the West Nanjing Road Station within the site.

Meticulous planning and seamless cooperation with all parties involved enabled the smooth construction of the whole project, which involved excavation of one million m³ of soil in three years.



興業太古滙
交通網絡發達
HKRI Taikoo Hui
enjoys excellent
connectivity

查公館移位的背後： 保育與歷史傳承

Conservation and Heritage

集團一向強調「尊人重土」的理念。在興業太古滙項目當中，因種種客觀技術因素，項目內的商業大樓只能佈置在民立中學舊址上，否則項目的總建築面積將會大幅減少，地下空間也無法開挖，對項目影響甚大。如何處理一幢始建於1920年代，曾獲評為上海優秀歷史建築的民立中學舊校舍，成了一大議題。為保護這極具歷史價值的文化資產，經專家反覆技術論證，最終決定採用當年極新的技術將整幢中西合璧的花園式樓房向旁平移57米。這是一項深具挑戰性的工程，整幢老校舍重約3,300噸，要把這座「大傢伙」平移，需要為它專門建造一個基座托盤，然後用液壓千斤頂頂起，以先進的電腦監控技術推移。平移計劃制定後，事前對老建築的全面檢測及加固保護工序，足足耗時八個月。2010年1月26日，校舍離開原地基在鋪設的路軌上「起步」，「步速」設定為每分鐘2厘米，至抵達57米外的終點，歷時13天。

老校舍順利移步至新址，修繕後保存上海獨特歷史建築風格，莊重典雅，並重新命名為「查公館」，以紀念集團已故創辦人及主席查濟民博士。「查公館」成為興業太古滙一個饒有意義的標誌，為歷史文化建築賦予新生命，也為整個項目平添了更深層的歷史底蘊。

HKRI has always been respectful of the people and culture in the communities where it operates. In HKRI Taikoo Hui, due to technical considerations, the office towers could only be built on the site where Minli Secondary School once stood, otherwise the entire plan of the project could be jeopardised. In view of this, the preservation of a school built in the 1920s became a challenge that needed to be tackled. This historic structure has been rated as an outstanding historic building in Shanghai, but its original location within the site made it impossible for the team to build and excavate for foundation. Evaluation by a team of specialists concluded that the building needed to be moved 57 metres horizontally.

The challenging structure relocation process of the 3,300-ton school required the placement of a custom-made platform underneath the structure, which would then be moved by hydraulic jacks off the foundation. The building also needed to be surveyed and fortified to ensure its structural integrity. After eight months of preparation, on 26 January 2010, the school was elevated and placed on tracks, where it was moved at a speed of 2 cm per minute. It took 13 days to move the entire building to its final destination.

Upon its successful relocation and after further restoration, the building was reopened as Cha House in memory of the Group's founder Dr. Cha Chi-ming. The building has become a meaningful symbol within HKRI Taikoo Hui, for giving this old building a new life while repainting its historical charm.



———
民立中學在保育過程中
平移57米，經修繕後
命名為「查公館」

The Minli Secondary
School is moved 57
metres away from its
original location,
and renamed Cha House
after restoration

項目整體綠化覆蓋
率高達 20%

The project's overall
landscape ratio
reaches 20%





百年廣玉蘭古樹

100-year-old
Southern
Magnolia Tree

根據花語詮釋，廣玉蘭象徵著生生不息、世代相傳的精神。翻查上海林業部門的資料，項目內一株廣玉蘭古樹已年逾百歲，見證了大中里地塊的種種歷史變遷，為了保護古樹能在原地繼續生長，團隊斥資數百萬元進行多重修護工作，以改善其生長環境。

縱觀整個興業太古滙，設有多個戶外廣場和自然空間，項目整體綠化率更高達20%，其中商場的屋頂花園也是設計的一大亮點。「綠色建築」四字被詮釋得淋漓盡致，有效地保護環境，構築獨有的城市綠洲。

Southern magnolia symbolises the circle of life. According to the forestry department of Shanghai, the project is home to a 100-year-old southern magnolia tree. To preserve this historic tree, the team spent millions to improve the environment where it grows.

This is just a glimpse of the greening effort of HKRI Taikoo Hui, which boasts an overall landscape ratio of 20%. The outdoor piazzas, green space and the rooftop garden atop the mall are a testament to the pioneering thinking behind this urban oasis.

聯手太古 菁英匯聚

Strength in
Numbers

香港興業國際集團曾經與不同國際知名發展商及機構合作，一方面可以採各家之所長，同時可以更快更好地參與不同項目，過程都十分愉快融洽，其中包括中信泰富、新加坡政府投資公司、豐隆實業、新世界發展、香港鐵路、野村不動產、南豐發展、希慎興業、住友林業等。2006年，考慮過雙方理念、企業作風及財務能力等各項重要因素後，集團最終決定邀請太古地產作為夥伴攜手打造這個重要項目。項目命名為「興業太古滙」，顧名思義，就是代表香港興業國際與太古地產兩家股東相滙在上海，也寄語項目能成為各方菁英匯聚之所的願景。

太古集團是紮根上海逾百年的英資企業，在國內有豐富的開發經驗，並具相當經濟實力；香港興業國際則是中國家族企業，採用西方管理模式，積累了不少處理大型複雜項目的管理能力。一對不同背景的夥伴，強強結合，展現了上海海納百川的精神。香港興業國際與太古地產合作超過十年，雙方同心同德，相互間建立了非常良好的默契，彼此對興業太古滙抱著相同的理念，將眼光放在長遠的收益上，肩並肩齊心打造這個長期投資的旗艦項目。

同時，在項目的建設過程中，也贏得了上海當地許多合作夥伴的鼎力支持，以及上海市民的理解與關注。所有一切，勾畫了今天興業太古滙濃墨重彩的每一筆。

查懋成與前太古地產主席簡基富於2006年簽訂協議，合作發展大中里項目

Victor Cha and Keith Kerr, Chairman of Swire Properties, sign an agreement to become strategic partners in the development of the Dazhongli Project in 2006



We have worked with many partners who are internationally well-known developers and organisations, including CITIC Pacific, Government of Singapore Investment Corporation (“GIC”), Hong Leong Holdings, New World Development, MTR Corporation, Nomura Real Estate, Nan Fung Development, Hysan Development and Sumitomo Forestry. Choosing partners with complementary strength is key to the success of our business. In 2006, we joined force with Swire Properties to develop this massive venture. The Chinese name of the project – roughly translates as the convergence of HKRI and Swire Properties – represents the common vision of both companies.

Swire first ventured into China over a century ago and made a mark in Shanghai; today, Swire Properties is a developer in a strong financial position with an extensive portfolio in China. On the other hand, HKRI is a family business originated in China that finds success in its Western management style. Two companies with very different heritage came together with a unified long-term goal: to create a flagship project that will stand the test of time.

Throughout its construction, we had the support of many local partners and the citizens of Shanghai. Their roles in the completion of HKRI Taikoo Hui have been indispensable.

香港興業國際、英國太古集團、太古地產和興業太古滙管理層於2017年11月3日的開幕儀式上一同祝酒。(從左至右)興業太古滙杜一莉；香港興業國際梁美芳、鍾心田、鄧貴彰、鄧滿華及查懋成；英國太古集團施銘倫；太古地產史樂山、白德利及彭國邦；興業太古滙莊捷輝及李振輝

Senior management of HKRI, John Swire and Sons, Swire Properties and HKRI Taikoo Hui make a toast at the Grand Opening Ceremony on 3 November 2017. (From left to right) Susan Du of HKRI Taikoo Hui; Agnes Leung, Abraham Chung, Alfred Tang, Jackie Tang and Victor Cha of HKRI International; Merlin Swire of John Swire & Sons; John Slosar, Guy Bradley and Tim Blackburn of Swire Properties; Daniel Chong and Clarence Lee of HKRI Taikoo Hui

經過多年的精心打造，
2017年11月，位處上海靜安區
核心商圈的興業太古滙
正式盛大開幕，
為南京西路注入新活力。

In November 2017, HKRI Taikoo Hui
grand opened in the heart of Jing'an.
A project that is years in the making
injects renewed vigour into the
Nanjing Road West
Central Business District.







「十里洋場」是百年前
上海的寫照，如今發展成
國際大都會，是既糅合中西文化，
亦融和新舊建築的大城市。

Shanghai a century ago made its mark on the
global stage and prospered into the East-
meets-West metropolis we see today.

投資額高達170億人民幣的興業太古滙
無疑是集團繼愉景灣項目之後，投入人
財物力最多、構思最完善、佈局最長遠、
雕琢最細緻的項目。集團認為，唯有以
如此精神，才堪稱邁入內地的初創之
作，才不辜負香港興業國際的品牌形象。

興業太古滙，可以說是大上海的縮影，
也為香港興業國際在內地樹立新的里程
碑。興業太古滙是文化與商業的完美結
合，是重新發掘上海文化價值、同時展
現時尚活力的地標式項目。

After Discovery Bay, the RMB 17 billion
HKRI Taikoo Hui is the Group's most
ambitious project, an impressive masterpiece
which further positions HKRI as a premium
property brand and a formidable player in
the industry.

Setting a new milestone for HKRI's presence
in mainland China, HKRI Taikoo Hui is an
epitome of metropolitan Shanghai. The
development is a perfect blend of culture
and commerce, reinterpreting the cultural
value of Shanghai and reinvigorating the
precinct.



商業地標

Iconic Commercial Properties



在興業太古滙之前，香港興業國際已有多年投資物業及商場發展的經驗，包括位於香港愉景灣的愉景廣場、臨海露天美食區D'Deck及愉景北商場，以及位於天津的津匯廣場，在塑造獨特體驗及建構消閒地標別具心得。現時，集團在香港、中國大陸和日本擁有多個商業投資項目，多是位於具發展潛力地段的商場和商業大廈。長遠而言，集團將繼續維持合適的發展及投資物業比例。

With years of experience in property investment and retail mall development long before the development of HKRI Taikoo Hui, including DB Plaza, the renowned oceanfront alfresco dining hotspot D'Deck and DB North Plaza in Discovery Bay, as well as The Exchange in Tianjin, HKRI is no stranger in creating exceptional experience and building commercial landmarks. The Group owns multiple investment projects and most of them are leased commercial premises situated in districts with great development potential in Hong Kong, mainland China and Japan. The Group will continue to maintain a suitable ratio of development and investment properties in the long run.

中染大廈及8咪半

CDW Building and 8½

中染大廈原址為查濟民博士開辦的中國染廠舊址，對查氏家族具有重大意義。大廈樓高27層，總樓面面積約91,000平方米，位於荃灣的中心地帶，交通四通八達，同時鄰近跨境巴士站，來往皇崗及落馬洲口岸非常方便。

中染大廈剛於2017年完成活化，翻修後設有名為「8咪半」的商場及18層高的商業大廈。商廈每層樓面面積約為3,800平方米，為市場罕見，且單位間格方正實用，一直吸引不同界別的跨國公司進駐。

8咪半商場面積逾25,000平方米，集休閒健體、餐飲娛樂及時尚購物於一身，商戶組合多元化，迅即成為區內嶄新消閒熱點。

「8咪半」名字由來

「8」字是一個有著「好意頭」的幸運數字，8咪半更突顯地段的歷史背景。1910年開拓的青山公路，以「咪」(mile)標示與當時位處九龍半島心臟地帶的尖沙咀碼頭的距離，雖然現在地址已統一用門牌號碼，但昔日以咪作標示的里程碑仍然存在。新商場位於8咪與9咪之間，所以取名為「8咪半」。

The CDW Building has a special place in the Cha family's heart. It was where China Dyeing Works, established by Dr. Cha Chi-ming, located. At the heart of Tsuen Wan, this 27-storey building boasts a total of about 91,000 m² GFA and is connected by a well-established transportation network. The building is in close proximity to a cross-border bus terminus which provides convenient transport services to Huanggang and Lok Ma Chau Control Points.

Revitalisation works of the CDW Building was completed in 2017 and it is now fitted with a shopping mall named "8½" and an 18-storey office tower. Each floor provides a floor plan of 3,800 m² – a rare find in the market – and its practical layout has been attracting multi-national corporations from different sectors.

With a total area of over 25,000 m², the shopping mall 8½ has a diverse tenant portfolio and offers an array of leisure and fitness, lifestyle shopping and dining options.

The Origin of "8½"

The name "8½" is something more than just a spin-off of the lucky number "8" – it tells a story. When Castle Peak Road was built in 1910, the addresses along the road were marked in miles to represent their distance from Tsim Sha Tsui Ferry Pier, the heart of the Kowloon Peninsula at the time. Although nowadays the street names and numbers have been standardised, the mile markers indicating the distance still exist. 8½ is located right between the 8 and 9 milestones of Castle Peak Road, giving the shopping mall its name.





優遊 品味

A Tasteful Journey

在繁華鬧市中繪一幅城市的綠，在驛動旅程中留一刻奢侈的閒。創造的是一個舒適的空間，一個會留下美好回憶的天地。從心出發滿足商旅過客的需要和願望，超越高尚休閒的層次。

非凡的體貼關懷，見微知著，開拓超越疆界的優質酒店服務，體驗不一樣的品味旅程。

An urban oasis in a bustling city offers a moment of respite in your journey. A comfortable space full of memories welcomes business and leisure travellers with open arms, redefining travel with unsurpassed luxury.

An extraordinary level of attention to details sets a new standard for quality hospitality services and unique travel experiences.



幽
／
優
／
悠

Tranquil/
Exquisite/
Ease



氣派 / 舒適 / 放鬆

Style /
Comfort /
Relaxation

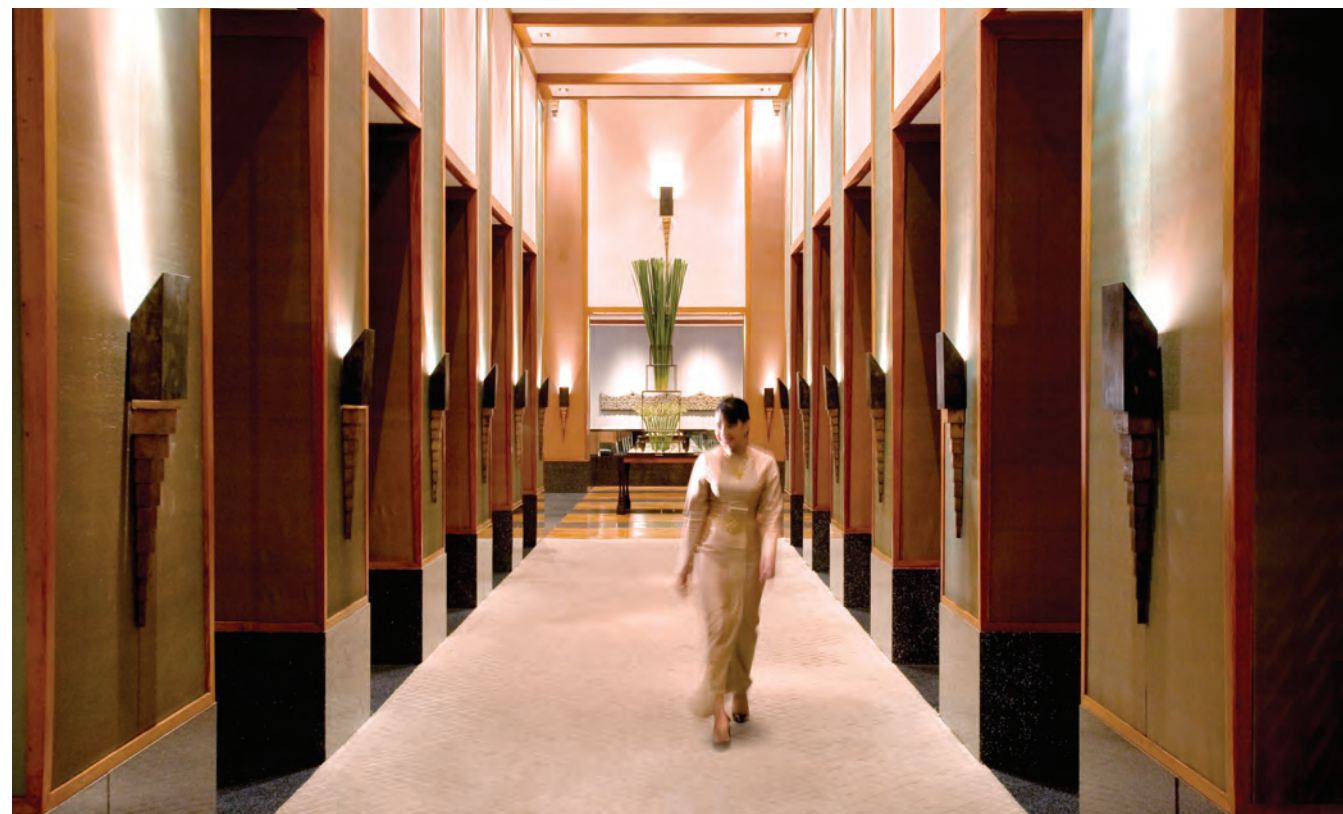




建築，如畫。
佈置，如絲。
氣質，品位，傲視一方。
Architecture with a vision.
Furnishings for the discerning eye.
Distinguished quality and taste.

匠心 獨運

An Artistic
Touch





A Modern Classic

現代經典

穿梭歷史長河，
古來今往，傳統與現代交織。
這裡，那裡，散發經典氣息。

When tradition meets modernity.

When classic transcends time.





No Detail Too Small

無微不至

每一張笑臉，以客為尊。
一句答問，一聲招呼，一刻照應。
關懷在每一個細節，體貼在每一項服務。

Every smile is a nod to our philosophy,
the philosophy that puts customer first
in every detail, every service.





美食薈萃

Gastronomic
Delights

舉箸，把酒，良辰美景，使人忘憂。

回憶，總應該有難忘的味道。

Good times, good food and good wines,
giving your happy memories a unique flavour.



A Home Away
from Home

閒適 如在家



熱誠款待，追求完美，讓人在旅途上亦能享受如家一般的幸福感。

展現對服務的最高要求，貫徹對旅客貼心關懷的宗旨，讓旅遊成為品味生活的愜意一環。

Hospitality from the heart and the pursuit of perfection for a blissful travel experience.

Delivering exceptional service, the culture of warmth and belonging makes travel a comforting part of life.







個性酒店 打造品味生活圈

Creating
Chic Environs

隨著社會的發展，時代的進步，人們對品質的追求已經滲透到生活的各方面，優質的旅途體驗也是其中重要一環。「酒店」，不單是一次下榻、一夜休憩之地，它所能提供的也不僅僅是客房、餐廳、水療等服務，而是旅途整體體驗的重要組成部分。在新的時代，酒店需要展現其個性及特質，以吸引追求品質的旅客。

集團一向專注打造悠閒居所，擅長發展具有標誌性的建築項目。我們希望將優質居所的元素與酒店業務結合，彰顯酒店的文化魅力和品牌積澱。

As society progresses, our pursuit of quality manifests in every aspect of our lives, of which travel experience is an important facet. A hotel is not just a place to spend the night that provides accommodation, dining, and spa services; hospitality is an indispensable part of the whole travel experience. And in this day and age, a hotel needs to stand out from the crowd and display a unique personality to attract travellers in search of something extra.

The Group has always prided itself on its pioneering concept of providing resort living in iconic residences. We hope to bring elements of quality residence into hospitality, enriching the cultural appeal and brand influence of our hotels.



The Sukhothai
Bangkok
佛塔池夜景

Night view of
the Chedi Pond,
The Sukhothai
Bangkok

魄力與勇氣： 投身酒店行業

A Leap of Faith

酒店營運不是資金回籠快、回報高的項目，更非輕鬆穩賺的業務。決定投入酒店行業，是因為酒店業務能在多方面促進集團的核心地產發展業務。如能夠有效樹立國際化的企業品牌；突出企業的個性、形象；提升企業價值觀、經營思路和服務水平等。

20世紀80年代，集團首次涉足酒店業務，購入 Beaufort Holdings，雖然後來陸續出售部分業務，但這次收購為後來集團自建酒店品牌積累了可貴的經驗、人脈和專才。

多年來，集團經營酒店都以長線投資為原則。酒店的選址、品牌及定位都經過多番考量，同時也不斷地提升服務質素。我們深信這種自持營運模式（Owner-Operator）可以確保酒店硬件質量和軟件水平維持高標準及一致性，以增加集團品牌優勢、持續提升集團整體資產價值。

我們在泰國的旗艦酒店 The Sukhothai Bangkok，就是當典範。

Although running a hotel does not guarantee quick and high return, the Group's decision to step into the world of hospitality is a strategic one: it strengthens the real estate business that's core to the Group. It also establishes the Group as an international brand, reinforces its unique selling points, fortifies corporate values, reaffirms operational direction and elevates its services.

The Group's purchase of Beaufort Holdings in the 1980s marked its first foray into hospitality. Despite gradually selling parts of the business later, the purchase has given the Group invaluable experience, network and talent to help build its own hotel brand at a later stage.

Focusing on the long term is a principle upheld by the management and this is no different in our hospitality business. From selecting a location to determining its branding and market positioning, every decision is carefully evaluated to give the hotel the best start possible with a set path towards continuous enhancement. We believe the owner-operator model ensures a high degree of quality and consistency. In the long run, it enhances the competitive advantage of the Group and increases our asset worth.

The Sukhothai Bangkok, our flagship hotel property in Thailand, is a prime example.

情懷與內涵： 打造酒店品牌

Building a Brand



The Sukhothai
Bangkok 中庭花園

The Garden Courtyard,
The Sukhothai Bangkok

1990年代初期，泰國政局穩定，經濟起飛，對高品位酒店的需求逐漸增大，國際酒店品牌爭相在泰國擴展業務。另一方面，泰國歷史文化色彩濃厚，尤以首都曼谷發展最為完善，是開設高品位酒店的不二之選。

1991年，集團在曼谷市中心 Sathorn Road 使館和國際金融機構集中的黃金地段打造了全新的酒店項目 The Sukhothai Bangkok。

Blessed with stability and rapid economic development, Thailand in the early 1990s saw an increasing demand for high-end hotels, with many international brands moving quickly into the territory to secure a foothold. In its capital city Bangkok, where traditional Thai culture complemented modern infrastructure and development, the scene was set for luxury hotels to thrive.

In 1991, The Sukhothai Bangkok opened in a prestigious address on Sathorn Road in downtown Bangkok, where foreign embassies and multinational financial institutions congregate.



泰國藝術品遍布
酒店每個角落

Thai works of art are
found everywhere in
the hotel

Sukhothai (素可泰)，在泰文裡的意思是「幸福之始」。700多年前，素可泰是泰國首個王朝，歷史學家一致認為這是泰國文化最突出、最經典的黃金時代。當時，佛教被奠定為泰國的國教，宗教情懷反映在生活和文化之中，而且國泰民安，到處洋溢著快樂幸福。時至今日，泰國的建築風格、繪畫和雕刻藝術，仍存有昔日素可泰的影子，泰國人視其為代表本土文化和藝術的根。

集團選擇Sukhothai作為酒店品牌的名字，就是喻意要將泰國的建築、藝術、文化中最美好的特質帶給每一位客人。



“Sukhothai” means “the beginning of happiness” in Thai. Over 700 years ago, it was the first dynasty of Thailand, and historians acknowledge it to be the golden age of the country. A peaceful time when the Thai people led happy lives, and this period laid down the foundation on which Thai architecture, painting and sculptures flourished. Naming the hotel brand Sukhothai, the Group’s vision is to bring the essence of Thai architecture, art and culture to every guest.



現時的酒店標誌是經過多輪篩選和斟酌後脫穎而出的。22顆鑽石組成的佛塔標識包含三重意蘊，佛塔代表了泰國傳統文化和素可泰古都的根脈；鑽石代表了酒店尊貴高品質；獨特的排列則代表了Sukhothai員工各司其職為顧客提供貼心服務的態度。

In the branding process, after rounds of elimination and deliberation, a logo that features a Chedi formed by 22 diamonds finally won out. The Chedi symbolises the cultural roots of the hotel; the diamonds represent the uncompromising quality; and the unique arrangement is the foundation of the hotel: its people.

細節與匠心： 完善酒店服務

Impeccable Service

為了打響 Sukhothai 品牌，我們用了不少心思；其中，打造「幸福感」，是永恒不變的主題——我們希望客人在此能夠享受最佳的住宿、設施、服務，以及最合心意的美饌佳餚。

酒店總面積超過 40,000 平方米，設 210 間客房及套房，面積由 38 至 198 平方米，另有宴會廳、會議及多功能廳 13 間，特色餐廳六間，更有水療及泳池、健身室等設施。

由國際知名建築師 Kerry Hill 及設計師 Ed Tuttle 操刀的酒店建築，展現了經典永恒的泰國傳統特色。遍布酒店中的各式各樣藝術珍品，包括安放在池水中央的泰國傳統大佛塔、象徵好運的銅鐘等，都讓人得以從現代建築風格中盡窺泰國古典人文藝術風情。同時，設計師又把泰國著名的 Jim Thompson 優質絲綢融入室內家具之中，展現既高貴雋永又領先時尚的氣息。

充滿傳統泰國
特色的佛塔
The Chedis that
carry the essence
of Thai culture



“A sense of happiness” is a value embraced by the Sukhothai brand. It is evident in everything we do – room, amenities, services, and wine and dine – we hope customers enjoy their stay to the fullest.

With a total floor space of 40,000 m², the hotel has 210 rooms and suites ranging from 38-198 m², a ballroom, 13 meeting and multi-purpose function rooms, six signature restaurants as well as a spa, a pool and a gym.

Designed by renowned architect Kerry Hill and designer Ed Tuttle, a classic and timeless Thai aesthetic creates a cohesive theme throughout the hotel. The art pieces dotted around the property – including traditional Thai Chedis in the middle of a water feature and the bronze bells – offer a glimpse into Thai culture and art through a modern interpretation. The quality silk furnishings supplied by Jim Thompson Fabrics add a stylish touch of elegance.

花園套房
Garden
Suite



Spa Botanica –
亞洲區內享負
盛名的水療品牌

Spa Botanica, one of
the most respected
spa brands in Asia



為了營造雅緻的氛圍，設計團隊還在植物佈置上下了不少功夫。宏觀上看，整個酒店是一片被茂盛樹木和偌大庭園環抱的低層雅緻建築，猶如市中心高樓林立環境中的一片綠洲，特別是酒店的水療中心Spa Botanica，更是被鬱鬱蔥蔥的花圃園林包圍，讓客人可以在自然與和諧的境界中享受專業水療師的優質服務，讓心靈和身體鬆弛，忘卻煩惱。

深入細節，酒店大堂、客房及其他公眾空間的花藝裝飾，也都充滿了雕塑般的內涵：它們全都出自泰國皇室御用、全亞洲首屈一指的花卉藝術家Sakul Intakul之手，其作品以優美的線條和高質量的材料見稱。

The landscaping is essential to creating a peaceful atmosphere in the hotel. The entire property is shrouded in green and, with its low-rise design, virtually making it an urban oasis in bustling Bangkok. Spa Botanica, in particular, is where guests can truly relax to the touch of a professional therapist and forget the mundanity of everyday life.

Traces of traditional Thai art are present even in details like the floral art in the hotel lobby, guestrooms and other public space. Created by the Thai royal family's favourite artist Sakul Intakul, the graceful curves and high-quality materials in his signature works are not difficult to spot.



The Sukhothai
Bangkok 是美食
愛好者的天堂

The Sukhothai
Bangkok – a paradise
for food lovers



La Scala
的廚師團隊

Culinary team
at La Scala

The Sukhothai Bangkok匯聚了世界各地的美食，包括代表正宗泰國味道的Celadon餐廳、以東方美食和早午餐為特色的Colonnade餐廳、以巧克力自助餐為賣點的Lobby Salon餐廳，以及在曼谷為數不多的正宗意大利餐廳La Scala。La Scala一直為泰國皇室、城中政要名人、國際知名人士所喜愛。其每年舉辦的「美食藝粹」活動，更是吸引了多位米芝蓮三星餐廳大廚前來獻技。這些星級大廚合作創作的菜式色香味俱全，令人回味無窮，深受老饕們追捧。

多年來，The Sukhothai Bangkok深受旅遊及酒店業界、商旅客人的認同和讚譽，贏得多項殊榮及獎項，包括知名旅遊網站TripAdvisor頒發的卓越證書、《福布斯旅遊指南》的「星級大獎」、獲泰國旅遊局選為十大豪華酒店及獲得美國Condé Nast Traveler雜誌評為曼谷十大酒店等。所有榮譽，不只是對曼谷The Sukhothai Bangkok酒店的肯定，更是對Sukhothai品牌的認可。

The Sukhothai Bangkok offers the best of gastronomic offerings from around the world, from authentic Thai flavours at Celadon, oriental cuisines at Colonnade to the chocolate buffet at Lobby Salon and the exquisite Italian dishes at La Scala. Thai royalties, politicians and celebrities are among some of La Scala's regular patrons. Its annual culinary event "The Art of Dining" attracts Michelin three-star chefs from around the world.

It is no surprises that The Sukhothai Bangkok is revered as an outstanding hospitality establishment, garnering praises from customers and industry professionals alike. It was awarded a Certificate of Excellence by TripAdvisor, a Star Award by Forbes Travel Guide, named one of the top 10 luxury hotels by the Tourism Authority of Thailand and one of the top 10 hotels in Bangkok by Condé Nast Traveler, USA. These accolades not only endorse the quality of The Sukhothai Bangkok, but are also testaments to the brand's excellence.



曼谷最具代表性的
泰國餐廳 Celadon

Celadon, one of the
city's most iconic
Thai eateries

激勵員工發揮創意， 盡展所長

Commitment to Staff

優質服務的背後，是酒店對員工培訓工作的重視。酒店鼓勵員工參加業界比賽，與同業切磋學習、增長見識、進一步提升水平。

La Scala 餐廳廚師 Ployumporn Ar-Yucharoen，於全球飲食界殿堂級烹飪比賽 — 2018 青年廚師大賽中，成為全球 21 個參賽地區中，東南亞區域唯一躋身準決賽的女廚師，也是唯一的泰國人。

酒店藝術團隊的飲食部冰雕家 Chavayut Nimnoun 日常主要負責餐廳及婚禮的冰雕裝飾，為酒店及不同宴會增添藝術氣息。他在日本旭川舉行的 2017 國際冰雕大賽中，以作品「德高望重的泰王」贏得季軍。

Impeccable service is the result of the hotel's ongoing commitment on staff development. The company also encourages employees to take part in industry competitions as a way of continual learning and improving their techniques.

La Scala's Demi Chef Ployumporn Ar-Yucharoen is one of the semi-finalists of the prestigious S. Pellegrino Young Chef Competition 2018. She is the only Thai national and only female chef in the South-east Asia region to have made it this far.

Chavayut Nimnoun is the resident ice sculpture artist of the hotel and regularly creates exquisite art pieces for weddings and events in the hotel restaurants. One of Nimnoun's masterpieces, *His King of Wishful Thinking*, won third place in the World Ice Sculpture Competition 2017 hosted in Asahikawa, Japan.



酒店給予每一位員工
成長及進步的機會

Every single employee
is given the opportunity
to grow and excel

總廚見證 酒店與時並進



Sukhothai's
Executive
Pastry Chef

總廚 Laurent
Ganguillet
入職 27 年，
一直以來不忘初心

Chef Laurent Ganguillet
keeps his passion alive
ever since he joined the
hotel 27 years ago

1991年，Laurent Ganguillet 加盟 The Sukhothai Bangkok 擔綱餅房廚師時，直言對這家酒店一見鍾情，成為團隊一分子後更發現酒店對員工的信任及栽培，讓他有充份空間發揮所長，創作出令客人回味再三的甜品。

多年來他看到 Sukhothai 與新舊員工如何互相砥礪及精益求精，為客人帶來無盡的新鮮感。他也看著 Sukhothai 不斷成長。「酒店唯一沒有改變的是一貫的宗旨，以客為尊，提供專有而個人化的貼心服務。」入職 27 年，Laurent 如今已是餅房行政總廚，但從不忘初心，每想起當年「為甚麼在這裡起步」，動力便油然而生，使他越來越愛惜這家酒店。

這些年來，他建立了一支有口皆碑的甜品糕餅團隊，而最引以自豪的是備受讚譽的星期天自助午餐及特色的朱古力自助餐。他和團隊製作的糕餅甜品，從不是追求標奇立異譁眾取寵，而是回歸到簡單是美的境界。他明白只要花心思製作，簡單食材也能做出最好的滋味。

“It was love at first sight!” When Laurent Ganguillet joined The Sukhothai Bangkok as pastry chef in 1991, he was already a fan of the hotel. As he found out later, the commitment of Sukhothai on nurturing its staff would allow him to grow professional and reach new heights in dessert making.

For years, he has witnessed Sukhothai encouraging existing and new staff to pursue high-quality services, which keeps them bringing innovation to customer experience. At the same time, the hotel has also grown as an entity. “The only thing that hasn’t changed is the hotel’s commitment in putting customers first and providing first-class personalised services.” 27 years since he first joined the hotel, Ganguillet is now the Executive Pastry Chef but he never forgets why he joined the hotel in the first place, which keeps his passion alive.

Over the years, his team of reputable pastry chefs has created his proudest creations: the hotel’s signature Sunday brunch and chocolate buffet. Simplicity and getting the basics right is at the heart of their philosophy.

環境與風情： 延伸酒店功能

Beyond the Hotel



我們相信，酒店業務可以是獨立的，更可以為集團的其他業務帶來協同效應。在綜合商業項目如是，在住宅社區亦如是；我們的目標是為附近租住客戶提供更全面、更多元化的享受，打造一個品味生活圈。

比如曼谷的 The Sukhothai Bangkok，就可為旁邊的 The Sukhothai Residences 高端住宅住戶提供24小時禮賓服務及餐飲遞送服務，住戶亦可享用酒店的設施，讓酒店宛如住戶們的私人會所。

While the hotel business runs independently from our other businesses, we believe in the synergy effect of different sectors under the same corporate umbrella. This is certainly the case in a mixed-use development, and even in a residential community, a hotel benefits the residents by providing additional amenities and services.

The Sukhothai Bangkok, for example, extends its 24-hour concierge and room services to the neighbouring The Sukhothai Residences. Residents there can also enjoy the facilities in the hotel which in a way serves as their clubhouse.



The Sukhothai Bangkok
為旁邊 The Sukhothai
Residences 提供周全服務

The Sukhothai Bangkok provides
all-round services to the nearby
The Sukhothai Residences



浪漫與品味： 香港愉景灣酒店

Auberge Discovery Bay
Hong Kong



香港愉景灣酒店的
海景豪華客房

Ocean View Deluxe
Room of Auberge
Discovery Bay
Hong Kong



這種協同效應，在香港愉景灣酒店更加明顯體現。愉景灣是香港居民的理想居所，而我們也希望讓區外人士及遊客感受到愉景灣的寧靜環境和獨特氛圍，再加之其位置鄰近香港國際機場、迪士尼樂園和天壇大佛等景點，在地段上具備得天獨厚的優勢。2013年，集團運用在泰國成功建設和管理酒店的經驗，在愉景灣開設了豪華度假酒店——香港愉景灣酒店。酒店面積達26,000平方米，設有325間客房和套房，為本港最受歡迎的特色度假酒店之一。

The synergy effect is even more obvious in the case of Auberge Discovery Bay Hong Kong. Already an ideal home for its residents, Discovery Bay offers a tranquil environment and unique atmosphere for local visitors and tourists. Its proximity to the Hong Kong International Airport, Hong Kong Disneyland and the Big Buddha also places it in a strategic location. Learning from our successful hospitality experience in Thailand, Auberge Discovery Bay Hong Kong was born in 2013. The 26,000 m² hotel provides 325 rooms and suites and is one of the most beloved resort hotels in Hong Kong.



我們也特別看好酒店四周歐陸式背山面海的海濱環境，於是委託知名的關善明建築師事務所打造全香港獨一無二的海濱禮堂——禮堂高16米，設計師巧妙利用四面環海的優越位置，透過多面落地玻璃，引入充沛的自然光線，同時將壯麗的醉人海景映入眼簾。這種環境氛圍，最適合新婚人士在此立下莊重神聖的山盟海誓。

短短幾年間，海濱禮堂已成為舉行浪漫婚禮的熱選場地，更是童話式婚禮取景拍照的經典背景。為此，香港《新婚通訊》雜誌連續兩年向香港愉景灣酒店頒發「全城至LIKE大賞」婚宴組別的「至LIKE浪漫場地」榮譽。

此外，香港愉景灣酒店還引入了Sukhothai的亞洲頂尖水療品牌Spa Botanica，讓客人在藍天綠水美麗海景的水療室內，享受專業水療師提供的美容及護理療程。憑藉其優質服務，Spa Botanica贏得了《福布斯旅遊指南》頒授的「水療星級大獎」。

現在，不管是遊客、本區居民，或是商務會議及團建活動的參加者，不同類型的客人都能在酒店中盡情享受愉景灣的魅力。

香港愉景灣酒店的海濱禮堂是香港最受歡迎的婚禮場地之一

The Pavilion at Auberge Discovery Bay Hong Kong is one of the most popular wedding venues in Hong Kong

Choosing the right address for a hotel property is already half the battle won. On a seaside location with dramatic landscapes, Simon Kwan & Associates built the one-and-only seaside pavilion in Hong Kong, which unsurprisingly becomes a dream venue for couples tying the knot. The designer made full use of the Pavilion's location and let the scenic views flood in with floor-to-ceiling windows. With the stunning sea view, the Pavilion is the perfect place to say I do.

In a few years, the Pavilion has become synonymous with romantic weddings, and a choice location for couples to pose for wedding photos. For two consecutive years, The Wedding Message magazine has awarded Auberge Discovery Bay the "Most Liked Grand Prize" and named it as "The Most Romantic Venue".

On the wellness front, the hotel also introduced Spa Botanica, a top spa brand in Asia created by Sukhothai. In its spa treatment rooms, you can enjoy the most soothing beauty and wellness treatments by professional therapists. The high-quality service has won a top award by Forbes Travel Guide.

Visitors of business or pleasure, as well as residents can now enjoy Discovery Bay's charm to its fullest in the hotel.



經典與傳續： 再造品牌輝煌

Classic Reinvented

但要說集團酒店業務集大成者，目前來看，非上海素凱泰酒店莫屬。一方面，它繼承了集團酒店業務的「標籤品牌」Sukhothai，成為向國際邁進的重要一步；另一方面，作為興業太古滙綜合商業體的一部分，上海素凱泰酒店不論是住宿或餐飲服務，都可為商場顧客、辦公室租戶及其客戶提供更全面的服務。

作為「全球奢華精品酒店組織」的成員，上海素凱泰酒店擁有170間設施齊備的客房和31間設計獨到的豪華套房，面積從44至172平方米不等。充滿現代感設計的會議場地包含一間主宴會廳和六個多功能廳，總面積達450平方米，適合舉辦各種規模的活動，並有游泳池及水療中心等設施。

上海素凱泰酒店是享譽國際的如恩設計研究室（Neri & Hu）的力作，以度身打造的豐富細節、精挑細選的完美材質、引人入勝的視覺元素，完美呈現當代酒店設計的美學。這與興業太古滙的整體開發理念，以及上海時尚之都的定位極為契合。

The Sukhothai Shanghai is the ultimate culmination of the Group's hospitality experience. Propelling the iconic Sukhothai brand onto the international hospitality scene, the property is also an integral part of the HKRI Taikoo Hui commercial complex, providing additional dining and accommodation options to the clientele within.

As a member of the "Small Luxury Hotels of the World", The Sukhothai Shanghai boasts 170 well-appointed guestrooms and 31 uniquely designed luxury suites ranging from 44-172 m² in size. The conference and catering venues are designed with modernity in mind, offering a ballroom and six multi-purpose function rooms totally 450 m² for all types of events. The hotel is also equipped with a range of wellness facilities.

The contemporary design of the hotel is executed by internationally renowned design studio Neri & Hu. From the finest details to the building materials and visual elements, everything is tailored to complement HKRI Taikoo Hui as a whole and the positioning of Shanghai as a stylish metropolis.





上海素凱泰酒店
於2018年4月開業
The Sukhothai Shanghai
opens its doors in April 2018

在服務方面，上海素凱泰酒店與曼谷的The Sukhothai Bangkok 一脈相承，品牌始終如一的殷勤待客之道與服務理念和對細節的完美追求，致力為商務及休閒旅客提供卓越的體驗。另外，酒店有五家餐飲食肆和酒吧，其中The Sukhothai Bangkok著名的高檔意大利餐廳 La Scala 也落戶其中，提供頂級的意式美饌。

The philosophy of the hotel is consistent with the Sukhothai brand: delivering hospitality from the heart. From its pursuit of perfection to the unique features, The Sukhothai Shanghai is dedicated to providing an outstanding experience for business and leisure travellers. There are five food and beverage establishments within the hotel, among which is La Scala, the signature Italian restaurant of The Sukhothai Bangkok.



從心出發 品味空間

A Place Apart
Service from the Heart



建造一家酒店不難，樹立出色的酒店品牌卻不易。集團涉足酒店業30年，一切都是從心出發。無微不至的關懷，賓至如歸的體貼服務，讓商旅和度假人士從繁忙的工作和緊張的生活中得到放鬆，享受頂級的休閒服務。

這些年來，酒店品牌紮根於泰國曼谷，在香港愉景灣綻放光芒，並在上海揭開新篇章。一步一腳印，貫徹以客為尊的宗旨，創造品味生活。

It is hard enough to build a hotel, but creating a hospitality brand is an even bigger challenge. Throughout the Group's 30 years in the industry, our philosophy has always stemmed from service from the heart, allowing business and leisure travellers to take a respite from their hectic lives and indulge in luxury.

Beyond Thailand and Hong Kong, our hotel brand is excited to turn a new page in Shanghai. We continue to put customers first.



第五章
Chapter 5

健康生活

Happy and
Healthy

根據分析，未來十年，全球最具前景的五大行業中，排在首位的就是大健康產業。近年來，隨著人口老化和大眾健康意識日漸提高，追求科學的養生之道、完善的醫療服務，成了越來越多人的最重要「剛需」。

In the next decade, healthcare is anticipated to rank first in the top five most promising sectors globally. As a result of an ageing population and heightening health awareness, a scientific approach to wellness and comprehensive medical services are fast becoming the global health trend.



構築健康生活模式

除了打造悠閒高尚居所以外，集團希望通過建立優質的醫療保健服務網絡，進行更完善的醫學知識傳播，並為大眾提供更高水平醫療服務。

2000年，集團在香港成立了專注於港澳地區提供專科醫療、牙科和中醫服務的健力控股有限公司（健力醫療）；又以健維醫療（Healthway Medical）品牌，在菲律賓首都馬尼拉建立全方位的醫療和保健網絡。通過多年來對服務的不懈完善、對技術的精益求精，成為區域內領先的醫療集團之一。



Building a Wellbeing-focused Lifestyle

At HKRI, we make it our mission to better the lives of local communities. Aside from crafting high-end residences, we have built a comprehensive range of healthcare and wellness services fulfilling the rising demand for quality healthcare and contributing to public healthcare education.

The Group established GenRx Holdings Limited (“GenRx Healthcare”) in 2000, providing specialist, dental and Chinese medical services in Hong Kong and Macao, and built a network of general practice and wellness management under the brand “Healthway Medical” in Manila, the Philippines. With years of tireless efforts in improving our services and technologies, GenRx Healthcare is now a leading medical group in the region.



集團在港澳地區經營12間牙科診所

The Group runs 12 dental clinics in Hong Kong and Macao



港澳業務：

三頭馬車秉承服務至上理念

專科、牙科和中醫服務是集團在港澳地區醫療服務的「三頭馬車」。圍繞著區內民眾的需求，結合集團一貫的服務至上理念，健力醫療打造了一系列貼心、周到、優質的健康護理服務，至今已在港澳開設了16家診所，聘用超過200位專業人員。

醫療保健 專業管理

2002年，集團與香港中文大學醫學院合作，開發專業的疾病管理模式，成立確進醫療。這是首個由學界與商界合作的醫療項目，以專業的專科醫護團隊，為受糖尿病、心血管疾病及其併發症困擾的長期病患者提供全面的醫療服務，讓更多大眾享受到可負擔的優質服務。另外，健力醫療轄下的安美癌科治療中心，由2001年起，以香港為基地，致力提供高端腫瘤治療及診斷服務。

我們相信，預防勝於治療，所以特別著眼於教育和健康管理，提高患者對疾病預防和控制的認知，從而提升生活質量。

牙科護理 優質認證

牙科是集團在港澳醫療業務中獨立的細分產業，集團瞄準了這一市場，並致力於做精、做深。

集團經營的牙科網絡恒健牙科醫務所，在港澳地區共設立了12家診所，提供普通科和專科服務，現為港澳最具規模的牙科集團之一。多年來，恒健牙科持續獲得國際優質認證：自2002年起獲得ISO 9001國際質量認證，及自2006年起獲頒Qualicert優質服務認證。

中醫調理 四季養生

中國傳統醫學追求治養結合的醫療方式，特別是對於一些慢性病；養，也就是慢性病管理，與治療本身有相若價值。

隨著中醫科學的日益完善，在養身方面發揮的作用也隨之提高，特別是其文化底蘊，越來越受到大眾的追捧。

集團轄下的恬愉堂中醫中心以「恬愉為務，全仁治理」為使命，提供全面的中醫服務。我們提倡四季養生，病向淺中醫，並以針對性治療及調配中藥，幫助病人維持健康的體魄。在處理糖尿病、抑鬱症、失眠等問題上，以中西醫結合作臨床治理，達致固本培元、調理身體的作用。

Quality Medical Services for All in Hong Kong and Macao

With quality healthcare services that suit the local's needs in mind, the Group now operates 16 clinics in Hong Kong and Macao, employing a team of over 200 professionals, providing a troika of specialist medical, dental and Chinese medical services.

Professional Medical Care and Wellness Management

In the spirit of providing quality and affordable healthcare services to the general public, the Group joined hands with the Faculty of Medicine of the Chinese University of Hong Kong to establish Qualigenics Medical in 2002, the first joint venture of its kind between an academic institution and the business sector. The aim is to integrate all aspects of specialist disease management, providing all-rounded medical treatments for patients suffering from chronic diseases such as diabetes, cardiovascular disease and related complications. AmMed Cancer Centre was founded under GenRx Healthcare in 2001, dedicated to promoting and developing all-round cancer care and diagnosis in Hong Kong.

As the saying goes, prevention is better than cure. This is why we put our emphasis on education and health management to raise awareness on disease prevention and control.

Quality Dental Care

Dental service is one of the key pillars of our medical services. As a unique and stand-alone medical branch, the Group is dedicated to bring depth and breadth in its dental care.

Health & Care Dental Clinic, our dental service network, runs a total of 12 clinics which provide general and specialist dental services in Hong Kong and Macao and has become one of the largest dental groups in the region. Over the years, it has received numerous international quality accreditations, including the ISO 9001 international quality certification granted since 2002, and Qualicert accreditation since 2006.

East-Meets-West Wellness

Traditional Chinese medicine emphasises on the synergy of medical treatment and wellness management. This is especially true when dealing with chronic diseases, where wellness management is just as important as the treatment itself.

With technological advancements, Chinese medicine is increasingly popular for its effectiveness in wellness management and, especially, its cultural significance.

The Group's Chinese medicine centre, Discovery TCM Centre, believes in "Health through Harmony". Embracing the philosophy of year-round wellness and timely treatment, the centre provides targeted and efficacious treatment and prescribes appropriate Chinese medicine to help patients with health maintenance. Combined treatments of Chinese and conventional medicine are used to treat illnesses like diabetes, depression and insomnia, which align with our philosophy.



恬愉堂中醫中心提供
全面的中醫服務

Discovery TCM Centre provides
comprehensive traditional
Chinese medical services

菲島業務：

一站式優質醫療保健服務

2000年代初期，菲律賓的醫療服務仍然比較分散，健力醫療看準市場的發展潛力，收購了當地一個醫療集團，並以「健維醫療」品牌全力發展業務。

規模經營 多元服務

完成收購之初，健維只是一間提供基本服務的診所，醫護人員總數不過50餘人。經過多年的努力，今天的健維已經在菲律賓首都馬尼拉佔有約10%市場份額，患者數據庫多達120萬人，包括來自當地和國際保險及醫療保健機構逾1,000多家企業客戶。健維轄下的企業專項診所接近100間，醫生團隊超過1,000人，聘用員工接近900人，是區域內規模最大的醫療集團之一。

健維所提供的醫療服務十分多元化，包括疾病預防、保健、體檢、牙科、物理治療及針灸等，此外還包括手術、跟進治療及專業醫療諮詢。另一方面，健維亦與當地優秀企業合作，吸納高質素的客戶階層，度身制定適合高端客群的保健醫療計劃，並為企業客戶設立專項診所。

健康的身體是享受生活的大前提。我們相信，高科技及保健護理的結合將會大力推動醫療服務業的未來發展。我們致力完善現有業務之餘，亦會在中國大陸及亞洲其他城市尋找具備發展潛力的醫療市場，進一步擴大業務。

與時俱進 廣獲認可

健維重視醫療水平與最新技術的結合。健維擁有自主訊息管理系統連接轄下診所，醫療團隊能夠有效地調取病人的醫療記錄，作更全面的評估及諮詢。另一方面，客人亦可通過系統的「Result Online」功能，在家中查看診斷及測試結果，既安全又方便。

健維不時因應當地衛生部門的醫療政策和企業的保健醫療福利措施，制定市場策略，成為當地企業管理層和專業團體信賴及支持的醫療機構，更因為備受消費者喜愛和信任，成為唯一連續五年榮膺《讀者文摘》「信譽品牌金獎」的醫療品牌，亦是歐洲商會退休和醫療聯盟的認證診所。

打磨技術 精益求精

一直以來，健維憑著信譽良好的管理和專業醫療團隊的實力，以人為本的信念，為馬尼拉市民提供多元化而收費合理的優質醫療保健服務。而在2016年底，健維更斥資收購奎松市一所醫院，業務由門診服務延伸至住院服務。未來，健維將吸納更多企業客戶，進一步在菲律賓其他省市開拓醫療網絡。

健維醫療是馬尼拉最具規模的醫療集團之一

Healthway Medical runs a leading medical network in Metro Manila





One-stop Clinical and Health Maintenance Services in the Philippines

In the early 2000s, the developing healthcare sector in the Philippines was highly fragmented. GenRx Healthcare seized the opportunity and acquired a local medical group to enter into this high-growth market under the brand of Healthway Medical.

Sizable and Reputable

At the time of the acquisition, Healthway Medical was a single clinic providing basic medical services through a team of some 50 medical staff. Today, Healthway has about 10% market share in Metro Manila, a patient database of 1.2 million and over 1,000 corporate clients from local and international health maintenance organisations. As one of the largest medical networks in the region, Healthway operates close to 100 corporate clinics, employing more than 1,000 doctors and 900 healthcare professionals.

On top of basic surgical procedures, follow-up treatments and medical consultations, the one-stop medical services offered by Healthway include disease prevention, health maintenance, health check-up, dental services, physiotherapy and acupuncture. Medical care and health maintenance schemes are customised for corporations, with dedicated clinics set up at the offices of these clients. Healthway endeavours to offer the most convenient and comprehensive services to its diverse clientele.



Keeping Up with the Times

Adopting the latest technology in its medical services, Healthway's information management system allows more efficient sharing of patients' medical records among the clinics, facilitating timely assessment and consultation. Moreover, with its "Result Online" system, clients can conveniently check their diagnosis and test results without leaving home.

Healthway regularly reviews the healthcare policies implemented by local health authorities and the medical care benefit schemes of corporations to formulate relevant marketing strategies. As a trusted medical service provider of corporations and professionals groups, we are proud to be the only medical brand to be awarded the "Gold Award – Trusted Brand" by Reader's Digest for five consecutive years. Healthway is also an accredited clinic of the European Chamber of Commerce Retirement and Healthcare Coalition.

In Pursuit of Excellence

Anchored on the commitment of its professional management and competent team, Healthway continues to become one of the most preferred medical service providers. The acquisition of an inpatient facility in Quezon City in late 2016 marked an important milestone for Healthway as it establishes its foothold in the domain of in-patient and tertiary medical healthcare. Going forward, we will secure more corporate clients and further expand the medical network to other provinces and cities in the Philippines.

Good health is the prerequisite for life's diverse enjoyments. We believe the combination of advanced technologies and health maintenance is the future of medical service industry and we see growth opportunities in our current locations as well as in new markets like mainland China and other Asian cities.

Chapter 6
第六章

持續發展

Sustaining
Growth

四十載櫛風沐雨 四十載兼程並進

40 Years of Tireless Efforts
Have Taken the Group
to a New Height

願景
Vision

執業界牛耳 創生活空間

To be the pioneer of innovative living space

使命
Mission

群策群力、創新為先、卓越為求、
健康為本，獨樹風格生活體驗

We strive to create a healthy, stylish and distinctive living
experience through teamwork and passionate pursuit of
innovation and excellence

價值觀
Values –
PRI²DE

推陳出新 + 尊人重土 + 不同凡「想」
堅守誠信 + 傾心傾「誠」+ 止於至善

Pioneer	Break new grounds
Respect	Value the individual and cherish our environment
Innovation	Think outside the box
Integrity	Uphold high ethical standards
Devotion	Be committed and passionate
Excellence	Consistency in the pursuit of our quality standards

集團過去的成績令人鼓舞，未來更是充滿想像空間。我們在穩固的根基上，力創新猷，繼續以無限創意、真摯誠信和力臻完美的決心，以審慎的發展方針及經驗豐富的管理團隊，用心打造優質地產項目及酒店業務，並提供可靠的醫療保健服務，用心照顧客戶的身心健康，讓他們在家庭和工作崗位上盡展所長，享受品味生活的更高境界。

With an incredible 40 years behind us, we are looking forward to greater things in the future. Our experienced management, creativity, integrity and the pursuit of excellence will continue to help us strengthen our business portfolio. From quality property developments to first-class hotels and reliable medical services, we understand the important role we play in our customers' daily lives, and we strive to craft an environment that enables them to appreciate the finer things in life.







香港興業國際 發展歷程

Milestones
of HKRI

1970s 七十年代

1977

- 香港興業國際集團創辦人及主席查濟民購入擁有香港愉景灣發展權的香港興業有限公司之股本權益

Cha Chi-ming, founder and Chairman of the HKRI Group, acquires equity interest in Hong Kong Resort Co. Limited which owns the development rights of Discovery Bay, Hong Kong

1979

- 查氏家族購入餘下的股本，全資擁有香港興業有限公司

The Cha family acquires the remaining share capital of Hong Kong Resort Co. Limited and becomes its sole owner

- 在香港大嶼山東北部一片荒蕪之地開發第一個物業發展項目，其後命名為愉景灣

The Group's first property project on a piece of barren land in north-eastern Lantau, Hong Kong commences. It is later named Discovery Bay

1980s 八十年代

1982

- 香港荃灣中國染廠大廈落成
CDW Building, Tsuen Wan, Hong Kong, completes construction

1983

- 愉景灣第一期住宅落成，開創全新住宅社區概念，並獲香港建築師學會頒發最高殊榮

Discovery Bay Phase I development, which sets the precedent of a brand-new concept of residential community, completes. The development wins the highest honour award by the Hong Kong Institute of Architects

1988

- 集團涉足酒店業務，購入五家豪華酒店
The Group makes its first foray into the hospitality business by purchasing interests in five luxury hotel projects

1989

- 集團在5月以香港興業國際集團有限公司之名，於香港聯合交易所上市。愉景灣發展商——香港興業有限公司成為集團的子公司
The Group is listed on the Hong Kong Stock Exchange in May as HKRI International Limited ("HKRI"). Hong Kong Resort Company Limited, developer of Discovery Bay, becomes a subsidiary of HKRI

1990s 九十年代

1991

- 位於泰國曼谷的豪華度假酒店
The Sukhothai Bangkok 正式開業
The Sukhothai Bangkok, a luxury resort hotel in Thailand, officially opens

1992

- 與新世界發展合資重新發展集團位於香港荃灣的地段為大型住宅項目，後命名為「愉景新城」
The Group and New World Development jointly develop the Group's Tsuen Wan site in Hong Kong to a large-scale residential complex, later named Discovery Park
- 集團位於新加坡的豪華酒店
The Sentosa Resort & Spa 開業
The Sentosa Resort & Spa, a premium hotel developed by HKRI in Singapore, commences operation

1996

- 集團於香港愉景灣以外的第一個大型住宅項目 — 愉景新城第一期預售，廣受買家歡迎
Pre-sale of Discovery Park Phase I, the Group's first large-scale residential project outside of Discovery Bay, Hong Kong, commences and receives overwhelming response
- 集團與三家合作夥伴投得位於香港東涌的住宅用地，其後發展成藍天海岸
A consortium led by the Group with three other partners wins a residential site in Tung Chung, Hong Kong. The development is later named Coastal Skyline

1998

- 香港荃灣愉景新城共 3,360 個單位售罄
All 3,360 units of Discovery Park, Tsuen Wan, Hong Kong, are sold

1999

- 集團購入一幢位於泰國曼谷的住宅大樓，其後重建為五星級豪華服務式住宅，名為 Siri Sathorn，正式踏足當地住宅市場
The Group ventures into Bangkok's residential market by purchasing a luxury apartment block, which is redeveloped into a five-star deluxe serviced apartment building named Siri Sathorn

2000s 千禧年代

2000

- 購入新加坡一幅位於中心地區那森路的永久業權地，發展集團在當地首個豪華住宅項目 Beaufort on Nassim
Acquires a freehold development site in Singapore's prime district, Nassim Road, and commences development of its first deluxe residential project in the country – Beaufort on Nassim
- 拓展中國內地市場，購入位於上海的首個住宅物業嘉里華庭二座，其後進行裝修並作為豪華服務式公寓出租
The Group expands into the mainland China market by acquiring Chelsea, its first residential property in Shanghai. The units are later furnished for leasing as luxury serviced apartments
- 創立健力控股有限公司（「健力醫療」），全力進軍醫療保健市場
GenRx Holdings Limited (“GenRx Healthcare”) is established to tap into the healthcare service sector

2001

- 健力醫療旗下的安美國際於香港開設首家腫瘤治療中心
AmMed International, a subsidiary of GenRx Healthcare, opens its first cancer centre in Hong Kong

2002

- 購入中國上海靜安區面積約 6.28 公頃的大中里土地
The Group acquires the 6.28-hectare Dazhongli site in Jing'an, Shanghai, China
- 健力醫療旗下恒健牙科醫務所首家位於香港的旗艦牙科中心開幕
The first flagship dental centre of Health & Care Dental Clinic under GenRx Healthcare opens in Hong Kong
- 健力醫療購入菲律賓健維醫療權益
GenRx Healthcare acquires interests in Healthway Medical in the Philippines
- 位於中國天津的商業項目津匯廣場正式開幕
The Exchange, a commercial project in Tianjin, China, officially opens
- 香港東涌藍天海岸第一期竣工及開售
Phase 1 of Coastal Skyline in Tung Chung, Hong Kong, completes construction and launches
- 與香港中文大學合營的確進糖尿及內分泌專科中心於香港沙田開業
Qualigenics Diabetes Centre, a joint venture with The Chinese University of Hong Kong, opens in Sha Tin, Hong Kong

2010s — 零年代

2003

- 集團位於日本汐留的首個住宅項目竣工
The Group's first residential project in Shiodome, Japan, completes construction

2005

- 集團成立企業義工隊 — 興業心連心
The Group establishes HKRI Care & Share, its corporate volunteer team

2007

- 新加坡的豪華住宅發展項目 Beaufort on Nassim 開售
The luxury residential development in Singapore, Beaufort on Nassim, launches
- 集團購入一艘歐洲高桅杆古典帆船並命名為濟民號
The Group purchases a European tall ship and names it The Bounty
- 位於泰國曼谷的豪華住宅項目 The Sukhothai Residences 預售
The Sukhothai Residences, a luxury condominium project in Bangkok, Thailand, launches for pre-sale

2008

- 中國上海大中里項目的總體規劃獲得政府批准
The master plan of the Dazhongli project in Shanghai, China, is approved

2009

- 香港東涌藍天海岸最後一期項目水藍·天岸竣工，標誌著這個提供3,370個單位的綜合項目正式完成
Le Bleu Deux, the final phase of Coastal Skyline in Tung Chung, Hong Kong, completes, marking the official completion of the 3,370-unit residential-cum-commercial project
- 分層出售中國上海嘉里華庭二座 Chelsea in Shanghai, China, is launched for strata-title sale

2010

- 購入一幢位於日本東京港區赤坂、名為 Horizon Place Akasaka 的住宅大廈
The Group acquires Horizon Place Akasaka, an apartment block located in Akasaka, Minato-ku of Tokyo, Japan
- 購入泰國曼谷 Wireless Road 的一幅永久業權土地
The Group purchases a piece of freehold land on Wireless Road, Bangkok, Thailand

2012

- 購入位於中國浙江省嘉興市的一幅優質用地，用作發展名為香港興業|御緹灣的大型住宅項目
The Group purchases a prime site in Jiaxing City, Zhejiang Province, China, with the intent of developing a large-scale residential development, which is later named City One

2013

- 位於香港愉景灣的全新度假酒店 — 香港愉景灣酒店開業
Auberge Discovery Bay Hong Kong, a new resort hotel in Discovery Bay, Hong Kong, opens
- 集團購入位於日本東京新宿中心地段、名為 Graphio Nishi-Shinjuku 的商業大樓作為投資物業
The Group acquires Graphio Nishi-Shinjuku, a commercial building located in the heart of Shinjuku, Tokyo, Japan, as an investment property
- 位於香港荃灣的工業大廈 DAN6 推售
DAN6, an industrial building in Tsuen Wan, Hong Kong, launches
- 集團投得一幅位於香港沙田九肚山的土地作住宅發展用途，其後命名為尚珩
The Group wins a lot in Kau To Shan, Sha Tin, Hong Kong, for the development of the La Cresta residential project
- 投得位於香港屯門湖安街的臨海用地，發展為住宅項目雙寓
The Group wins a waterfront site located on Wu On Street, Tuen Mun, Hong Kong, for residential development, which is later named 2GETHER

2014

- 集團購入一幢位處中國上海長寧區、樓高30層、現稱中山學林苑的住宅大樓
The Group acquires a 30-floor en-bloc residential building, currently named Elite House, in Changning, Shanghai, China
- 位於中國浙江嘉興市的香港興業|御緹灣預售
City One in Jiaxing City, Zhejiang Province, China, launches for pre-sale

2015

- 香港荃灣中染大廈的翻修工程展開，當中包括辦公樓層及商場
Refurbishment works of CDW Building, Tsuen Wan, Hong Kong, including the office floors and retail mall, begin
- 購入位於中國浙江杭州未來科技城的一幅住宅用地，用作發展為低密度住宅項目 — 香港興業|環頤灣
The Group acquires a residential site in Zhejiang Hangzhou Future Sci-Tech City, China, for the development of a low-density residential project, Oasis One
- 中國上海大中里項目正式命名為興業太古滙
The Group's Dazhongli project in Shanghai, China, is officially named HKRI Taikoo Hui

- 購入位於日本東京涉谷一幢住宅大樓 Souei Park Harajuku
The Group acquires Souei Park Harajuku, an apartment building located in Shibuya, Tokyo, Japan
- 購入毗鄰泰國曼谷湄南河、位於Yannawa區Bang Phongphang分區Rama 3路的十幅地塊
The Group acquires 10 land plots along Rama 3 Road by the Chaophraya River in Bang Phongphang Subdistrict, Yannawa District, Bangkok, Thailand

2016

- 購入毗鄰中國浙江嘉興香港興業|御緹灣的一幅住宅用地，以發展新住宅項目 — 香港興業|環頤灣
The Group acquires a residential site in the vicinity of City One in Jiaxing City, Zhejiang Province, China, for a new development, Riviera One
- 位於日本東京六本木四丁目的高級住宅項目 Proud Roppongi 推售
Proud Roppongi, a premium residential project at Roppongi 4-chome in Tokyo, Japan, launches for sale

- 香港屯門住宅項目雙寓推售
2GETHER, the residential project in Tuen Mun, Hong Kong, launches for sale
- 投得位於香港大埔的兩幅相鄰住宅用地，發展為低密度豪華住宅項目
The Group acquires two adjoining residential sites in Tai Po, Hong Kong, to be developed into a luxurious low-density development

2017

- 購入一幢位於日本東京港區的住宅大樓，名為Veneo Minami-Azabu
The Group acquires Veneo Minami-Azabu, an en-bloc residential apartment building in Minato-ku, Tokyo, Japan
- 位於中國浙江杭州的住宅項目 — 香港興業|耦園開始預售
Oasis One in Hangzhou City, Zhejiang Province, China, launches for pre-sale
- 購入一幢位於日本東京港區、名為Haluwa Shibakoen的住宅大樓
The Group acquires Haluwa Shibakoen, a residential building located in Minato-ku, Tokyo, Japan
- 香港興業國際獲納入為香港恒生環球綜合指數、恒生綜合指數及恒生可持續發展企業基準指數的成份股
HKRI is included as a constituent in the Hang Seng Global Composite Index, the Hang Seng Composite Index and the Hang Seng Corporate Sustainability Benchmark Index in Hong Kong
- 經翻修的香港荃灣中染大廈及其商場 — 8呎半正式開幕
The refurbished CDW Building and its 8½ shopping mall at Tsuen Wan, Hong Kong, open
- 位處香港沙田九肚山的低密度住宅項目尚珩推售
La Cresta, a low-density residential development in Kau To Shan, Sha Tin, Hong Kong, launches
- 中國上海興業太古滙盛大開幕
HKRI Taikoo Hui in Shanghai, China, celebrates its grand opening
- 投得位於中國浙江嘉興經開區的一幅優質住宅用地
The Group acquires a prime residential site in the Jiaxing Economic and Technological Development Zone, Zhejiang Province, China

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