



隆大營建事業股份有限公司

LONG DA CONSTRUCTION & DEVELOPMENT CORPORATION

STOCK CODE : 5519



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品質 創新 安全 服務

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I. Company Brief

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I .Company Brief

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Established : April 30, 1982

Capital : NTD21.9billion and 1,971.8thousand

List on OTC : October 7 ,1999

List on TWSE : February 10 , 2014

Chairman of the board : Chen ,Wu Tsung (陳武聰)

General manager : Guo , Hann Long (郭漢龍)

Business philosophy : quality, innovation, security, service

Core skill : building professional construction company

Main business : Real estate development: a collection of residential.
Construction contract: a collection of residential, office
buildings, schools, hospitals, factories.
Real estate leasing and general hotel business.



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II .Financial Data

STOCK CODE : 5 5 1 9

- Individual Balance Sheet
- Individual Statement of Comprehensive Income



II. Financial Data-Individual Balance Sheet

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Unit: NT \$ 10,000

Item	2020.12.31		2019.12.31	
	Amount	%	Amount	%
Cash and cash equivalents	46,049	5%	38,479	5%
Land for Construction	227,828	25%	348,391	41%
Construction in Progress	439,661	47%	185,417	21%
Buildings and Land Held for Sale	79,057	9%	169,626	20%
Investment real estate	55,293	6%	57,031	6%
Others	83,475	8%	61,068	7%
Total Assets	931,363	100%	860,012	100%
Financial Loans and Corporate Bonds	349,771	38%	333,958	39%
Advances from customers	42,653	4%	16,750	2%
Others	100,933	11%	88,859	10%
Total Liabilities	493,357	53%	439,567	51%
Capital	219,197	24%	217,341	25%
Other Equity	218,809	23%	203,104	24%
Total Equity	438,006	47%	420,445	49%
Equity Per Share	19.98		19.34	



II. Financial Data- Individual Statement of Comprehensive Income STOCK CODE : 5519

Unit: NT \$ 10,000

Item	2020		2019	
	Amount	%	Amount	%
Revenue	340,998	100%	439,462	100%
Gross Profit	70,216	20%	79,969	18%
Operating Profit	51,541	15%	53,600	12%
Non-operating Revenue and Expenses	2,273	1%	1,314	1%
Parent Net Profit	45,306	13%	48,927	11%
EPS(Unit:NTD)	2.07		2.43	



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III. Case Brief-鳳凰時代--Sales

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Project Name : 鳳凰時代

Land Area : 10,086 m²

Total Floor Area : 49,828 m²

Location : Kaohsiung橋頭區

Floor : B2~15F

Unit : 303

Joint venture project

Joint venture ratio 80%



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III. Case Brief- -竹風青庭--Sales



Project Name : 竹風青庭

Land Area : 7,160 m²

Total Floor Area : 46,056 m²

Location : Taoyuan中壢區

Floor : B3~21F

Unit : 237

Joint venture project

Joint venture ratio 15%



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III. Case Brief- 新都廳 I —Sales



Project Name : 新都廳 I

Land Area : 4,417m²

Total Floor Area : 34,724 m²

Location : Kaohsiung苓雅區

Floor : B3~15F

Unit : 166

Joint venture project

Joint venture ratio 33.33%



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III. Case Brief-大氣—sales



Project Name : 大氣

Land Area : 2,512 m²

Location : Kaohsiung小港區

Floor : 5F

UNIT : 7

Joint venture project

Joint venture ratio 35%



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III. Case Brief- -愛上城—Construction in progress & pre-sale



Project Name : 愛上城

Land Area : 3,662 m²

Total Floor Area : 29,966m²

Location : Kaohsiung三民區

Floor : B3~15F

Unit : 247

Joint venture project

Joint venture ratio 40%



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III. Case Brief-鳳凰中正—Construction in progress & pre-sale



Project Name : 鳳凰中正

Land Area : 945 m²

Total Floor Area : 11,397 m²

Location : Kaohsiung苓雅區

Floor : B4~15F

Unit : 56



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III. Case Brief- -隆大郡望—Sales



Project Name : 隆大郡望

Land Area : 471 m²

Total Floor Area : 4,519 m²

Location : Taipei大同區

Floor : B3~12F

Unit : 40

Joint venture & Joint construction project

Joint venture ratio 80% Joint construction ratio 40%



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III. Case Brief - 鳳凰冠—Construction in progress & pre-sale STOCK CODE : 5519



Project Name : 鳳凰冠

Land Area : 6,893 m²

Total Floor Area : 48,117m²

Location : Kaohsiung橋頭區

Floor : B3~15F

Unit : 445

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III. Case Brief - 五塊厝—planning

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Project Name : 五塊厝

Land Area : 3,424 m²

Total Floor Area : 28,717m²

Location : Kaohsiung苓雅區

Floor : B3~19F

Unit : 222



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III. Case Brief - 隆大鳳凰—Construction in progress & pre-sale

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Project Name : 隆大鳳凰

Land Area : 17,547.03m²

Location : Kaohsiung仁武區

Floor : 3F

Unit : 隆大鳳凰 I 69

隆大鳳凰 II 33

隆大鳳凰 III 97



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III. Case Brief - 鳳凰天畝—Construction in progress & pre-sale

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Project Name : 鳳凰天畝

Land Area : 9,266m²

Location : Kaohsiung鳳山區

Floor : 4F

Unit : 鳳凰天畝 I 49

鳳凰天畝 II 55



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III. Case Brief - 後金段 - planning

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Project Name : 後金段

Land Area : 1,533 m²

Total Floor Area : 16,625m²

Location : Kaohsiung前金區

Floor : B5F~24F

Unit : 117



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III. Case Brief - 信義段一 planning

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Project Name : 信義段

Land Area : 3,329m²

Total Floor Area : 25,240m²(estimate)

Location : Kaohsiung岡山區

Floor : B3F~14F(estimate)

Unit : 201(estimate)



III、Case Brief-Land for Construction

Location	Land Area (m ²)	Product Planning
Kaohsiung 燕巢區觀水段	5,362	B2F~15F
Kaohsiung 楠梓區藍田西段	2,119	B4F~15F
Hualien 主權段	3,767	B3F~15F
Taoyuan 大園區客運一段 54地號	13,710 (Joint venture ratio 60%)	B3F~15F



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Q & A