



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

STOCK CODE : 5519

I .Company Brief

II .Financial Data

III .Operating Result

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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.



II .Financial Data

- Individual Balance Sheet
- Individual Statement of Comprehensive Income



II .Financial Data-Individual Balance Sheet

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Unit: NT \$ 10,000

Item	2019.12.31		2018.12.31	
	Amount	%	Amount	%
Cash and cash equivalents	38,479	5%	42,953	5%
Land for Construction	348,391	41%	232,234	28%
Construction in Progress	185,417	21%	122,609	15%
Buildings and Land Held for Sale	169,626	20%	284,732	35%
Investment real estate	57,031	6%	57,740	7%
Others	61,068	7%	84,377	10%
Total Assets	860,012	100%	824,645	100%
Financial Loans and Corporate Bonds	333,958	39%	353,132	43%
Advances from customers	16,750	2%	12,807	2%
Others	88,859	10%	100,149	12%
Total Liabilities	439,567	51%	466,088	57%
Capital	217,341	25%	186,419	23%
Other Equity	203,104	24%	172,138	20%
Total Equity	420,445	49%	358,557	43%
Equity Per Share	19.34		19.23	



II .Financial Data- Individual Statement of Comprehensive Income

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Unit: NT \$ 10,000

Item	2019		2018	
	Amount	%	Amount	%
Revenue	439,462	100%	257,752	100%
Gross Profit	79,969	18%	64,836	25%
Operating Profit	53,600	12%	46,089	18%
Non-operating Revenue and Expenses	1,314	1%	1,397	1%
Parent Net Profit	48,927	11%	44,309	17%
EPS(Unit:NTD)	2.43		2.41	



III. Operating Result-Real estate development business

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Project	Area	Estimated total sales (ten thousand)	Estimates of implementation period					
			109年	110年	111年	112年	113年	114年
都廳苑	Kaohsiung	9,910	★	★	★	★	★	★
鳳凰時代	Kaohsiung	19,413	★	★				
鳳凰居-大樓	Kaohsiung	1,380	★					
遠奏曲	Tainan	102,932	★	★				
竹風鳳凰	Taoyuan	3,394	★					
竹風鳳凰 II	Taoyuan	432	★					
竹風青庭	Taoyuan	16,209	★	★				
新都廳 I	Kaohsiung	41,821	★	★				
新都廳 II	Kaohsiung	4,412	★					
鳳凰灣	Kaohsiung	73,987	☆★	★				
鳳凰YOUNG	Kaohsiung	5,564	★					

☆ : Estimated completion date of the project

★ : Expected sales period



III. Operating Result-Real estate development business

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Project	Area	Estimated total sales (ten thousand)	Estimates of implementation period					
			109年	110年	111年	112年	113年	114年
隆大郡望	Taipei	34,752	☆☆	★				
大氣	Kaohsiung	6,329	★	★				
愛上城	Kaohsiung	83,679	★	☆☆	★	★		
鳳凰中正	Kaohsiung	98,087	★	☆☆	★	★		
鳳凰冠	Kaohsiung	213,854	★	☆☆	★	★		
五塊厝	Kaohsiung	205,415	★	★	★	☆☆	★	★
隆大鳳凰 I	Kaohsiung	102,748	☆☆	★	★	★		
隆大鳳凰 II	Kaohsiung	40,201	★	☆☆	★	★		
隆大鳳凰 III	Kaohsiung	149,567	★	☆☆	★	★	★	
後金段	Kaohsiung	125,753	★	★	★	☆☆	★	★
園尾段	Kaohsiung	163,425	★	☆☆	★	★		

☆ : Estimated completion date of the project

★ : Expected sales period



III. Operating Result-Construction Business

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Project	The amount of the contract (ten thousand)	Recognize revenue	Expected construction period		
			108	109	110
鼎立溫泉會館	9,000	Percentage of completion	★	☆★	
鼎立溫泉飯店	27,190	Percentage of completion	★	☆★	
十鼓旅館	35,971	Percentage of completion	★	☆★	
風迢產後理機構	47,036	Percentage of completion	★	☆★	
恆春國小	21,941	Percentage of completion	★	★	☆★
僑勇國小	12,141	Percentage of completion	★	★	☆★

☆ : Actual (projected) completion year ★ : Expected construction period



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IV. 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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IV. Case Brief-鳳凰居—Sales

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Project Name : 鳳凰居

Land Area : 1,401 m²

Total Floor Area : 8,934 m²

Location : Kaohsiung小港區

Floor : B2~15F

Unit : 67



IV. Case Brief-遠奏曲--Sales

STOCK CODE : 5519



Project Name : 遠奏曲

Land Area : 6,906 m²

Total Floor Area : 74,370 m²

Location : Tainan安平區

Floor : B4~24F

Unit : 184

Joint venture project

Joint venture ratio 39.40%



IV. Case Brief- -竹風鳳凰I期—Sales



Project Name : 竹風鳳凰I期

Land Area : 7,491 m²

Total Floor Area : 37,419 m²

Location : Taoyuan八德區

Floor : B2~14F

Unit : 204

Joint venture project

Joint venture ratio 50%



IV. Case Brief-竹風鳳凰II期一Sales



Project Name : 竹風鳳凰II期

Land Area : 3,065 m²

Total Floor Area : 14,310 m²

Location : Taoyuan八德區

Floor : B2~15F

Unit : 110

Joint venture project

Joint venture ratio 50%



IV. 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%



IV. 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%



IV. Case Brief-新都廳Ⅱ園林官邸--Sales



Project Name : 新都廳Ⅱ園林官邸

Land Area : 3,764 m²

Total Floor Area : 38,040 m²

Location : Kaohsiung苓雅區

Floor : B4~15F

Unit : 215

Joint venture project

Joint venture ratio 33.33%



IV. Case Brief- -鳳凰YOUNG--sales



Project Name : 鳳凰YOUNG

Land Area : 2,052 m²

Total Floor Area : 16,258 m²

Location : Kaohsiung鳳山區

Floor : B3~15F

Unit : 138



IV. Case Brief- -鳳凰灣—Construction in progress & pre-sale



Project Name : 鳳凰灣

Land Area : 801 m²

Total Floor Area : 9,332 m²

Location : Kaohsiung苓雅區

Floor : B4~15F

Unit : 74



IV. Case Brief-大氣一sales



Project Name : 大氣

Land Area : 2,512 m²

Total Floor Area : 3,070 m²

Location : Kaohsiung小港區

Floor : 5F

UNIT : 7

Joint venture project

Joint venture ratio 35%



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



Project Name : 愛上城

Land Area : 3,662 m²

Total Floor Area : 29,398 m²

Location : Kaohsiung三民區

Floor : B3~15F

Unit : 247

Joint venture project

Joint venture ratio 40%



IV. 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



IV. Case Brief- -隆大郡望—Construction in progress



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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IV. 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



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

STOCK CODE : 5519



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

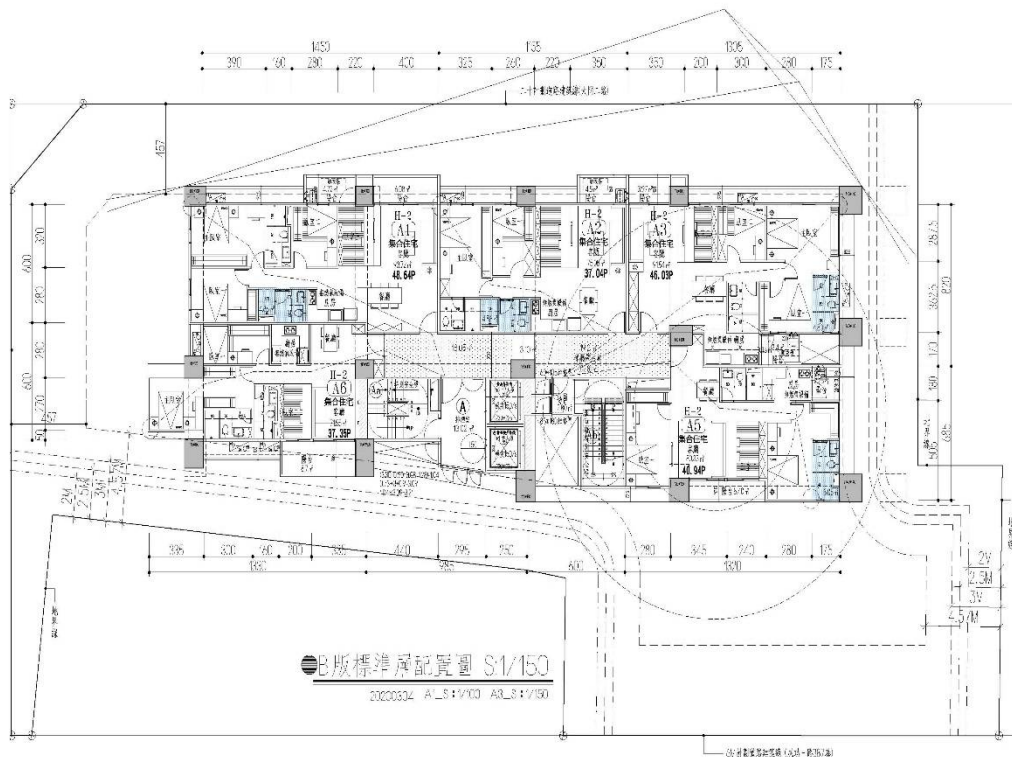
隆大鳳凰 II 33

隆大鳳凰 III 97



IV. Case Brief - 後金段 - planning

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Project Name : 後金段

Land Area : 1,533 m²

Total Floor Area : 16,625 m²(estimate)

Location : Kaohsiung前金區

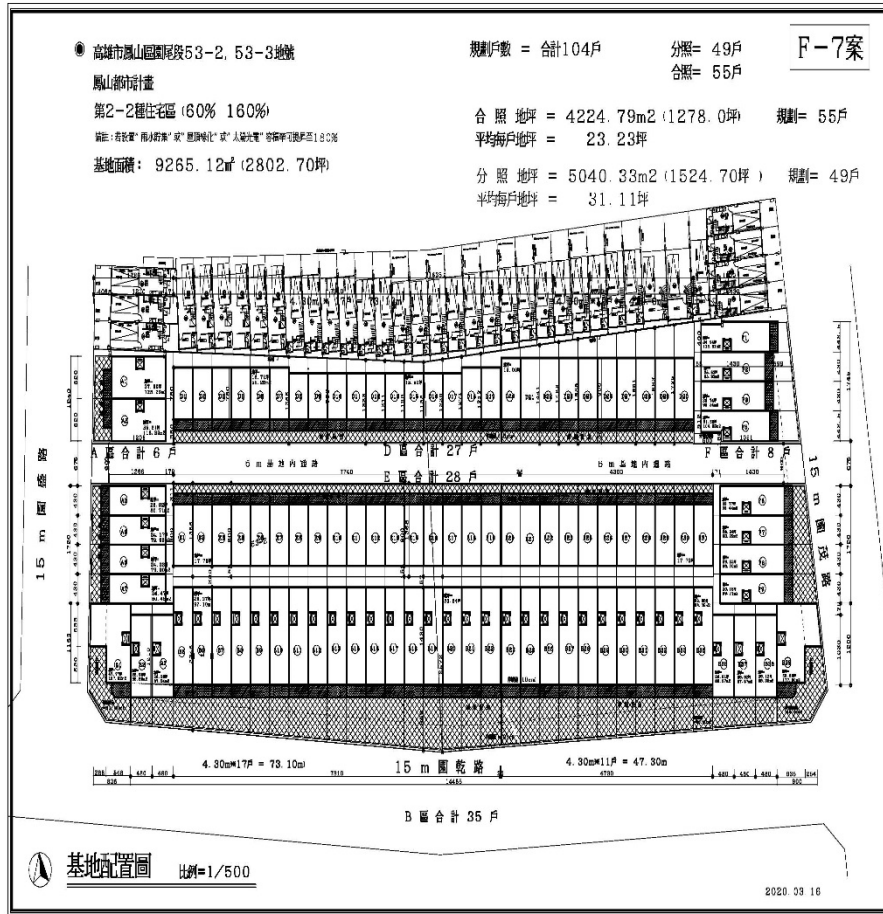
Floor : B5F~24F(estimate)

Unit : 117(estimate)



IV. Case Brief - 園尾段 - planning

STOCK CODE : 5519



Project Name : 園尾段

Land Area : 9 265.12m²(estimate)

Location : Kaohsiung鳳山區

Floor : 4F(estimate)

Unit : 104(estimate)



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Q & A