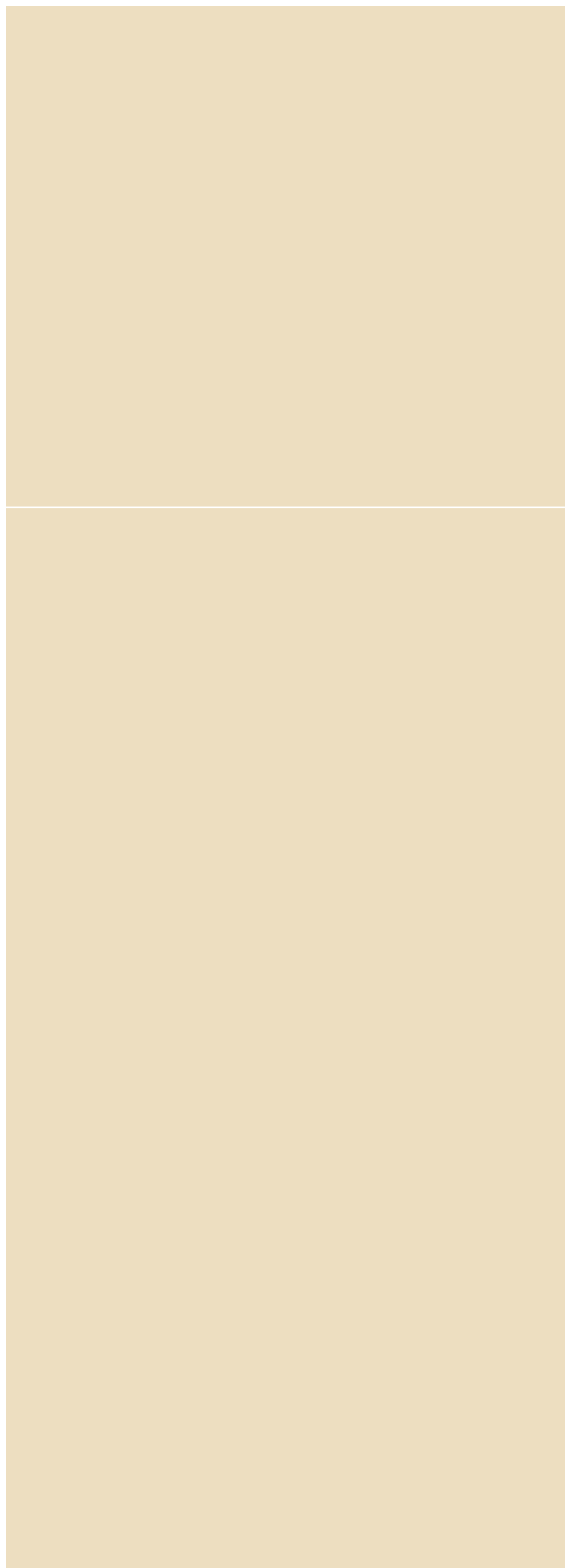


China Shine Plaza

Guangzhou

Located at Lin He Xi Road in north Tianhe District, China Shine Plaza is not just an ordinary grade-A office building in the city. The site of the development lies along the centre axis of the most prestigious business area in Guangzhou and across the road is the 360-metre high CITIC Plaza, the tallest building in the city built in 1996.



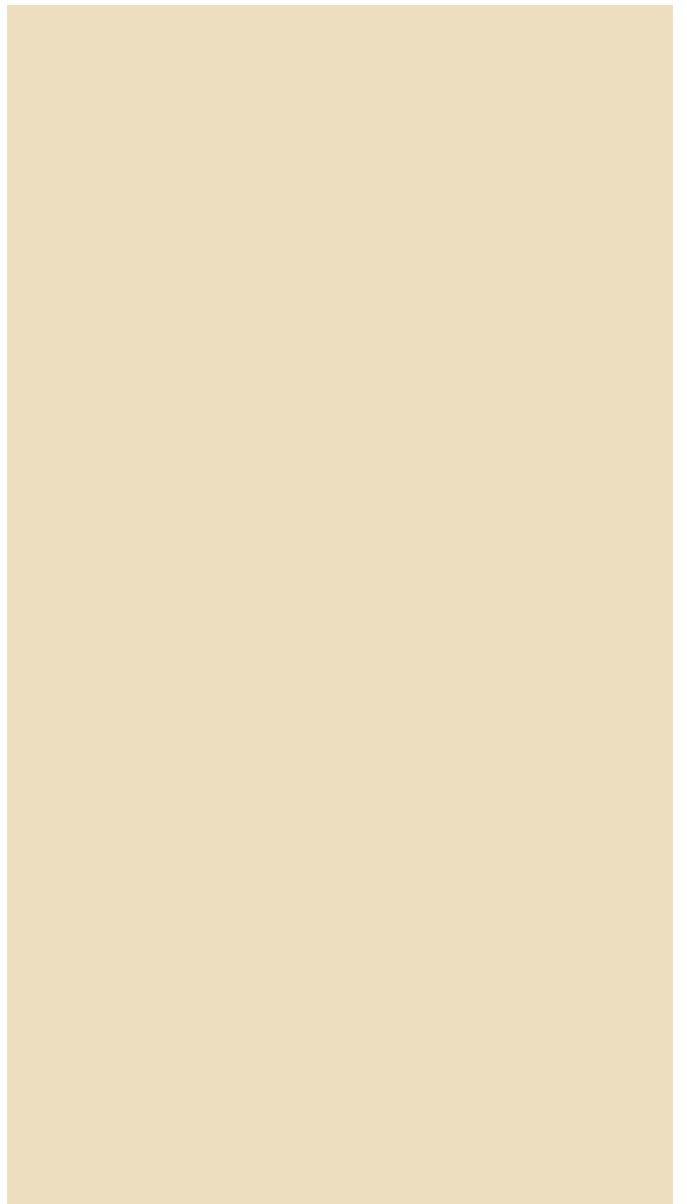


In the mid-80s, the Guangzhou Municipal Government commenced the planning of Tianhe District in the eastern part of the city to provide new space for large-scale commercial and office developments. Transportation is a key factor for making such a decision. At that time, Tianhe was a remote part of the city without any infrastructure. The development of Tianhe would also allow the city to create a new transportation hub away from the old city centre. Moreover, Tianhe is designated to become the new CBD of Guangzhou.

Prestigious location

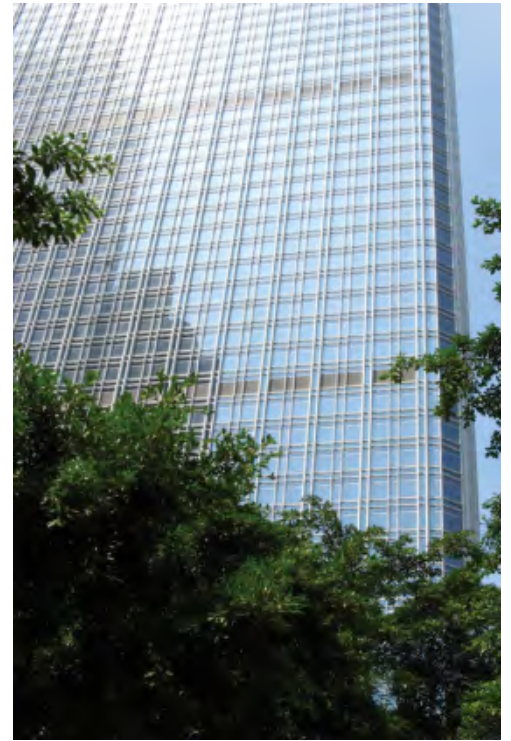
The development of north Tianhe basically started in the early 90s with the construction of the Guangzhou East Station, the second railway station in the city which provides express through train service between Hong Kong and Guangzhou. The planning incorporates a centre axis which runs south from Guangzhou East Station, with 47 hectare of landscaped open space extends all the way to CITIC Plaza. New luxury hotels, office towers and residential buildings were developed along the axis. With







Unitized aluminium curtain wall system with Low-E glazing provides comfortable working environment and energy conservation



most of the projects being built at the turn of the millennium, China Shine Plaza is one of the latest office developments completed in this prestigious business area.

Further south, the same axis is eventually linked up again at Zhu Jiang New Town, a vast plot of land which lies south of Huangpu Dai Dao and stretches all the way south to reach the north bank of the Pearl River. According to plan, Zhu Jiang New Town is actually the extension of north Tianhe in the south. With development commenced in the mid-90s, Zhu Jiang New Town provides more land for institutional, cultural, commercial and residential projects to cope with the fast economic growth of the city.

The site

Developed by Hong Kong-based China Shine Estate Development Ltd, China Shine Plaza occupies a site area of approximately 6,270 sq m at No 3-15, Lin He Xi Road, Tianhe District. The site is situated within walking distance to the Guangzhou East Station and is also served by Guangzhou Mass Transit Line 3 at Lin He Xi Station with exists conveniently located at the southeast corner of the development.

According to Mr Law Cheuk, Managing Director of China Shine Estate Development Limited, the site was acquired in the early 90s.

Mr Law recalled that in 1989 he was invited by the Chinese government to visit Beijing with a group of businessmen from Hong Kong, the then Prime Minister Li Peng encouraged Hong Kong entrepreneurs to invest in the Mainland.

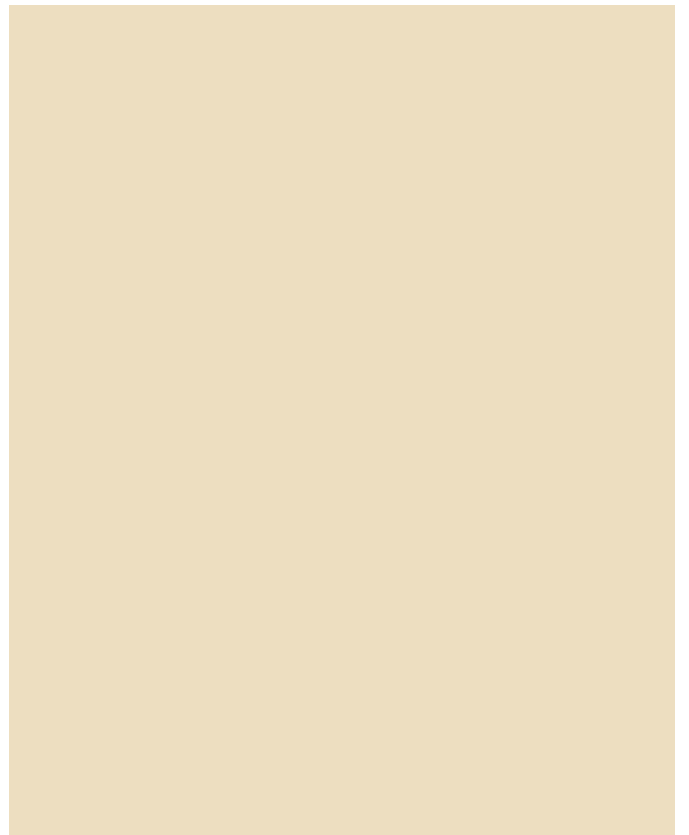
Being a native from Guangdong Province, Mr Law decided to invest in Guangzhou. Full of confidence in the future economic growth of the fatherland, Mr Law bought a plot of land in Tianhe which is now the Metro Plaza and at the same time he also acquired a nearby site which China Shine Plaza stands today. Completed in 1996, the golden twin towers of Metro Plaza are vivid proof of Mr Law's success story in the city.

Planning concept

Initial design work on China Shine Plaza began in 1996. The original design opted for the development of a mixed use building comprises office floors and serviced apartments. It was in 2001, a final decision was made to develop a world class office building catering for multinational corporations.

To architect Xian Jianxiong, working for Mr Law Cheuk is like a renewal of friendship. It was Xian, who designed the Metro Plaza for Mr Law back in 1993. Mr Law has a special admiration for the young architect and







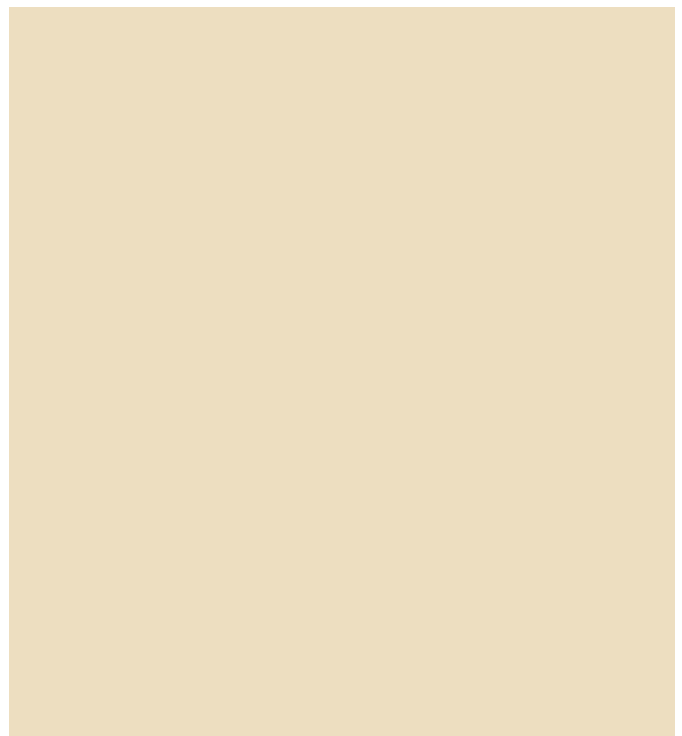


appointed Xian's firm, Guangzhou Hanhua Architects & Engineers Ltd to head his new project.

"I want a simple, practical and intelligent office building which can stand the test of time," Mr Law recalled his briefing to Xian.

For Xian, he fully understood what lies behind Mr Law's simple request. He knows China Shine Plaza is going to be the forerunner of a new generation of grade-A office development in Guangzhou city, and which is also his goal.

Being a neighbour of the towering CITIC Plaza has presented the most challenging part of Xian's design work. He knows China Shine Plaza could not match CITIC Plaza neither by height nor development scale, so he decided to follow the developer's request for simplicity. He finally came up with the design of a sleek, 45-storey tower with a glass curtain wall facade. The proposal is fully supported by the client.





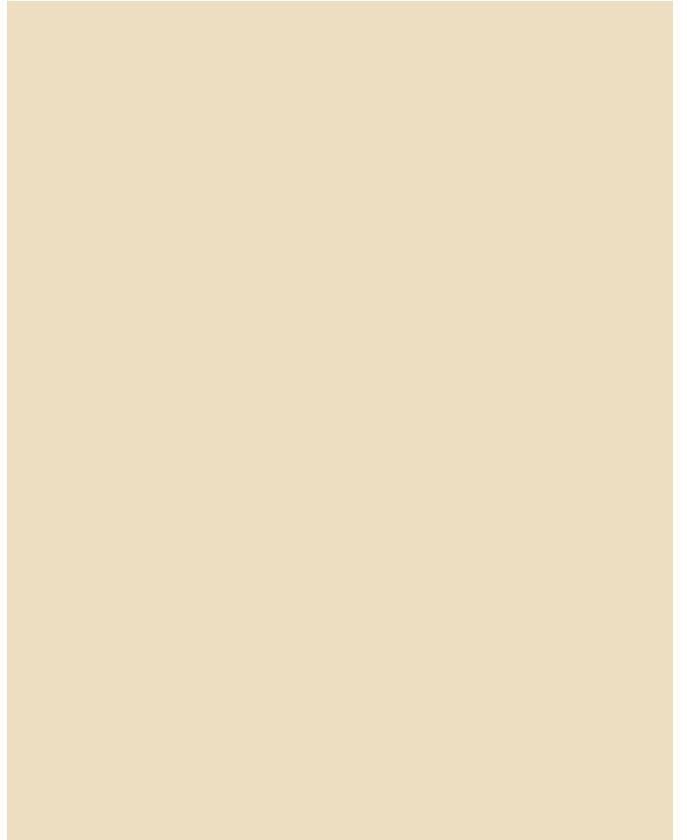
Functional design

Unlike conventional buildings with a 100% site coverage podium and a tower on top, China Shine Plaza has its footprint set back 60% to provide a landscaped plaza in front of the building, driveway, drop-off zone and flower beds along the perimeter. Such design is quite unusual for similar projects in Guangzhou.

The building plan adopts a rectangular floor layout with two service cores accommodating vertical transports, stairs and other amenities. The ground floor provides shops facing the main road. All shops have an overall ceiling height of 12 metres. The fully glazed shop front allows natural light to flow in at day time to create a pleasant atmosphere.

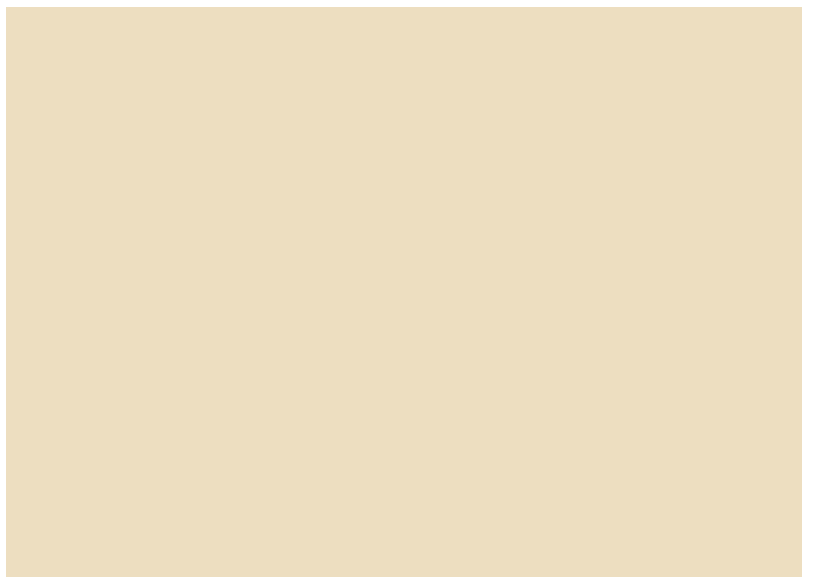
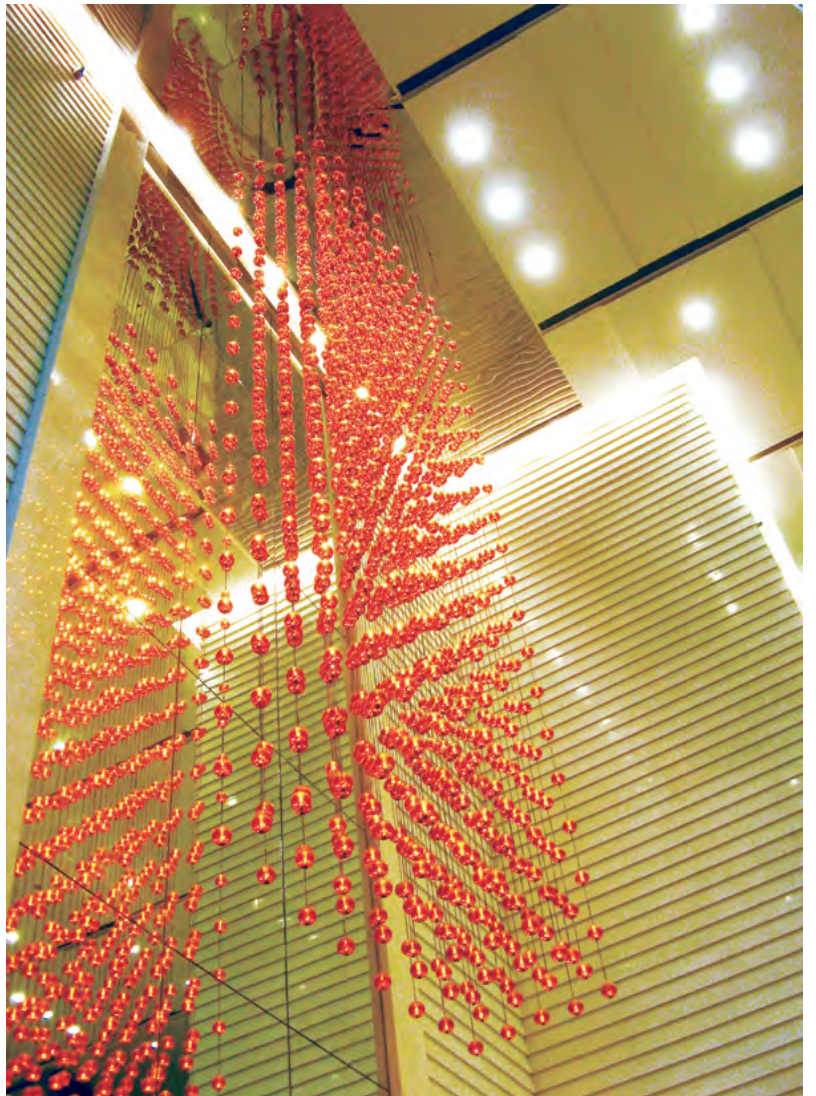
Located at the centre of the building is the main entrance lobby, which opens to the landscaped plaza on Lin He Xi Road. Finished in high quality marble imported from Portugal, the 1,000 sq m main lobby features a 18-metre tall void created by setting back the lower 3 floors behind the main entrance.

Two glass clad elevators were installed at both sides of the main lobby. Through the glass



The spacious 1,000 sq m main entrance lobby with an 18-metre high void









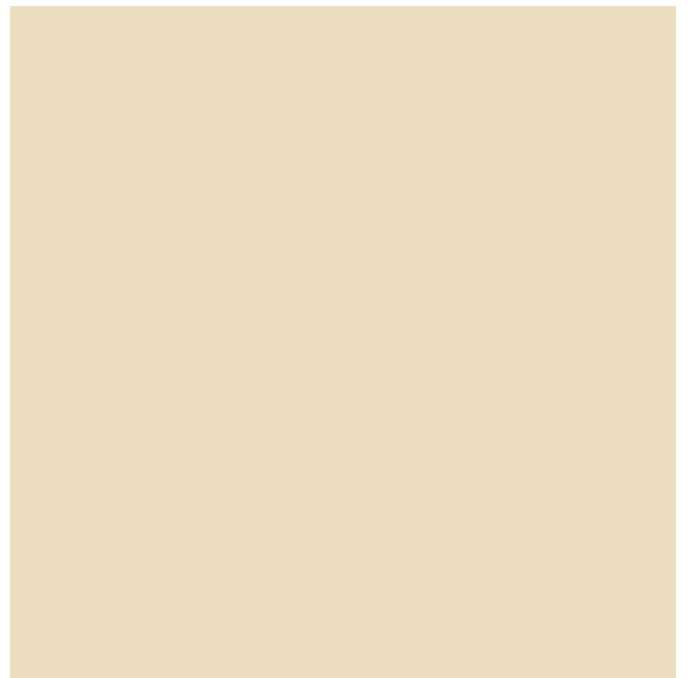
enclosure visitors could enjoy imposing street scene through the large window wall at the front entrance.

The rectangular floor plan with two service cores proves to be most practical and efficient. The positions of the service cores and lift lobbies allow flexibility and configuration of office units. Particular tenants sharing part of a floor could have their own reception area facing the lift lobby by simple partitioning.

All typical office floors have a floor-to-floor height of 4 metres. Fully-fitted office units are provided with acoustic ceiling, lighting fixtures, raised flooring and central air-conditioning system.

The project team

It is a general practice in the Mainland that the developer would hire an architect to do the building design work, while the main contractor will be responsible directly to the developer or its



Typical floor lift lobby



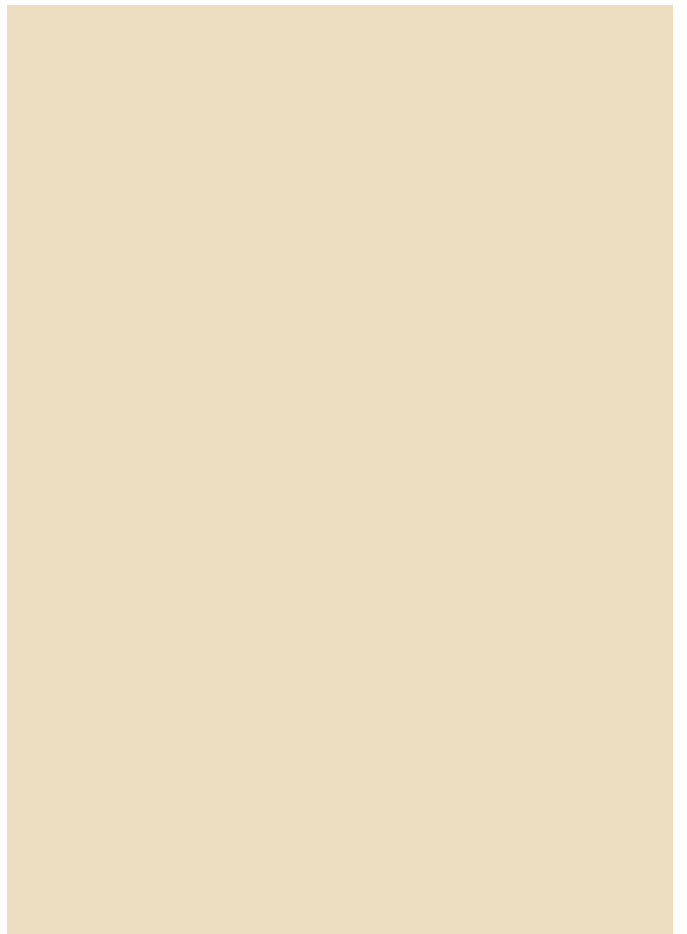
representative. For this project, the developer has organized an in-house project team to oversee the outsourcing of professional services, as well as to supervise the entire construction process.

Mr Shum Hoi Wing, Director (Project and Development) of China Shine Estate Development Ltd stressed that by having his

own team of professionals at the site, problems could be deal with much faster and solved without unnecessary delay. Another major task of his team is to ensure that stipulated quality standard, workmanship and construction methods are thoroughly observed in every aspect.

High quality carpet for office corridor







Elevator system

Mitsubishi Elevator Hong Kong Co. Ltd secured a contract for China Shine Plaza in Guangzhou to supply a total of 24 units of imported elevators. The company supplied 20 units of NexWay-S series compact machine room passenger elevators for north-and-south office towers and two units of ELENESSA machine-room-less elevators in the main lobby. The NexWay-S series elevators allow a maximum capacity of 1,600 kg (21 persons) with speed up to 4.00 m/s. Two units of high-speed (3.50 m/s) NexWay-S series fire service elevators were also installed. To cope with efficient information transmission and security needs, all office towers' passenger elevators are equipped with innovative LCD information display system and touch panel functions.

Being the fourth generation of high speed elevator series with frequency and pressure transformers, NexWay-S series elevators are the most high-tech elevators developed in Japan. The elevator system fully complies with the latest national standard of GB7588-2003. One of the most outstanding improvements of NexWay-S series elevators is its successful application of small puller technology.

Fast Facts

Basic structure

- 45 storeys and 4 levels of basement
- Building height 187.5 m
- Site area 6,270 sq m
- Total CFA 152,297 sq m
 - Above ± 0.00 level 132,470 sq m
 - Underground 19,827 sq m
- Typical office floor 3,200 sq m
- Floor height
 - 1-3/F: 6 m
 - Lobby: 18 m
 - Above 4/F: 4 m

Construction progress

- Timbering structure November 2003 - March 2004
- Earth excavation March 2004 - July 2004
- Basement construction July 2004 - December 2004
- Construction of structure above ± 0.00 September 2004 - June 2006
- Construction cycle
 - Main structure of 1/F-18/F 10 days per floor
 - Main structure of 19/F-44/F 6 days per floor
- Interior work starting from September 2005
- Interior decoration starting from April 2006

"This is particularly important when you are working with a large number of local suppliers and sub-contractors for the first time," said Mr Shum, "It is crucial to let them know exactly what we need and our principles before they start working for us, and this means more meetings, more exercise and ultimately more time is needed for preparation."

"At the peak of the construction there were more than 300 people working at the site. Good coordination and planning are key factors in order to save time and money," Shum said.

developer

China Shine Estate Development Ltd

architects and structural engineer

Guangzhou Hanhua Architects & Engineers Ltd

architectural consultant

The Hong Kong Polytechnic University

quantity surveyor

Levett & Bailey Quantity Surveyors Ltd

facade consultant

Merry Ocean Facade Technologies Ltd

e&m consultant

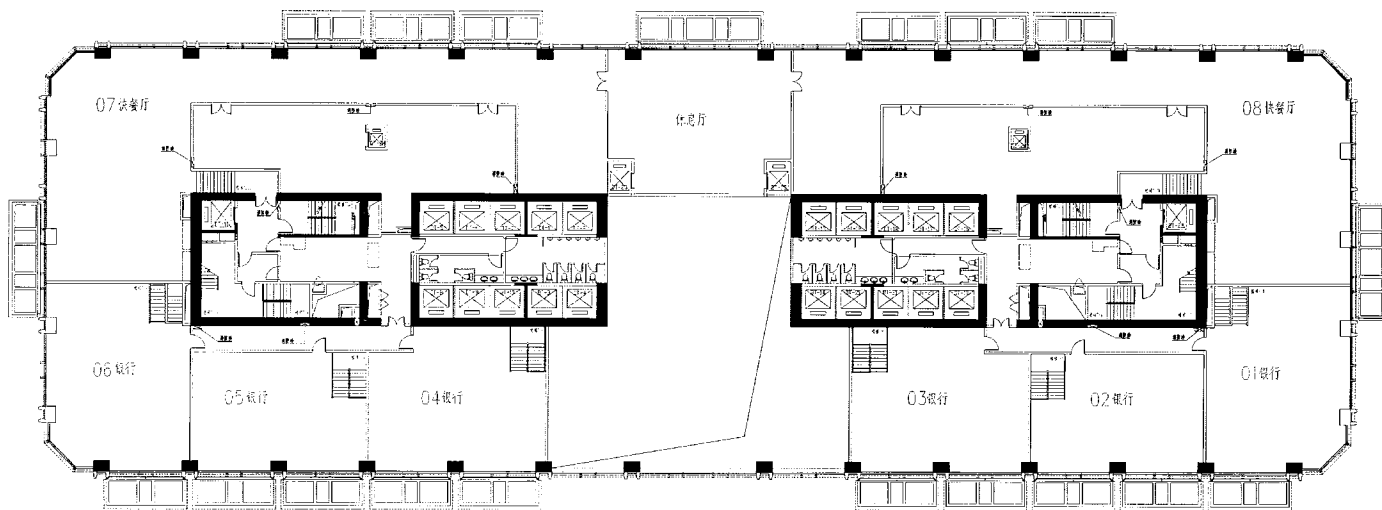
GHD Ltd

(formerly known as Rankine & Hill (Hong Kong) Ltd)

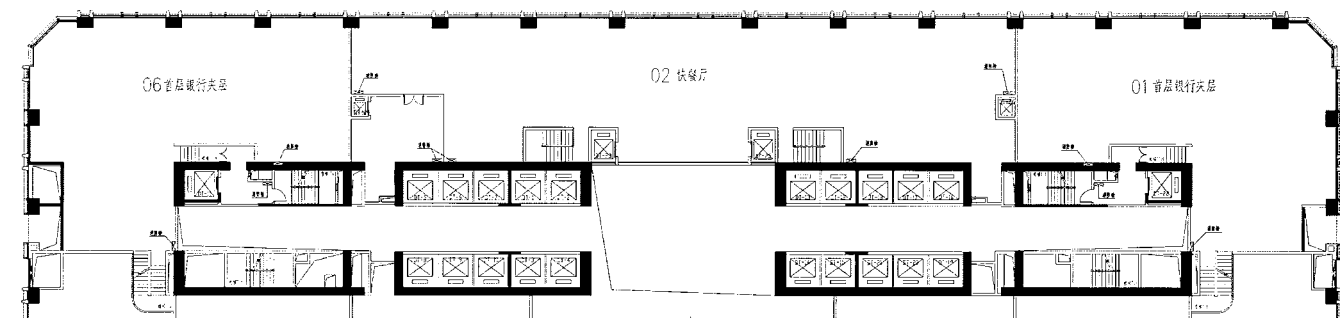
main contractor

Guangzhou Municipal Construction Group Co Ltd

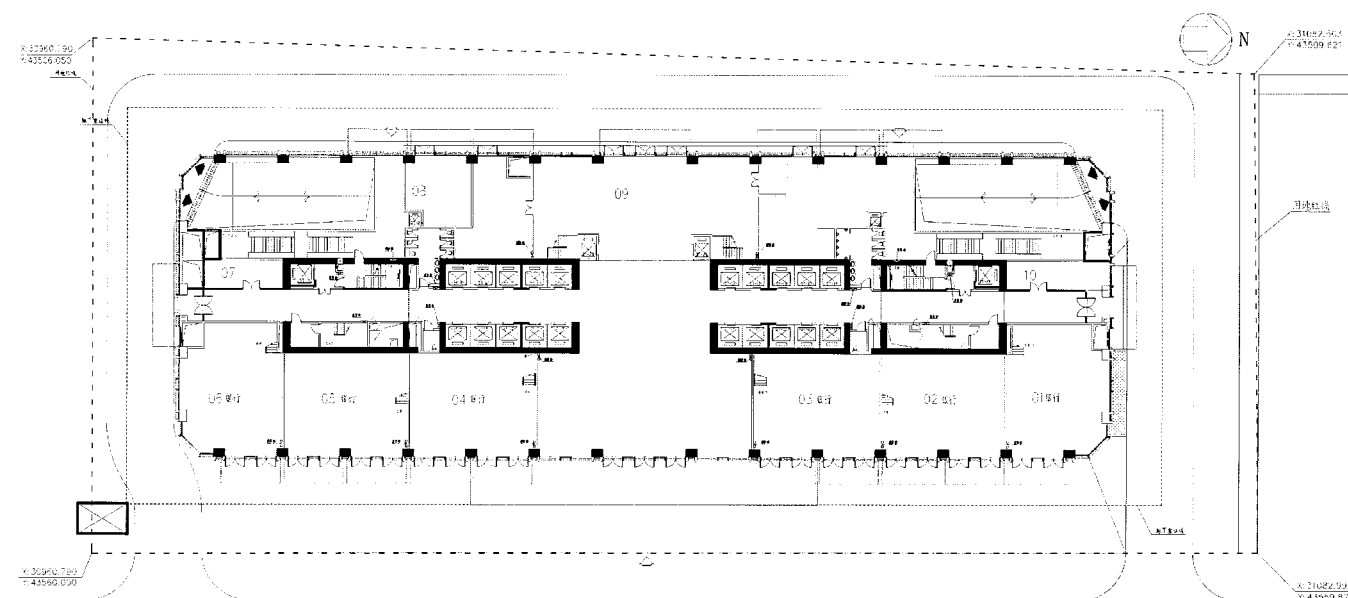




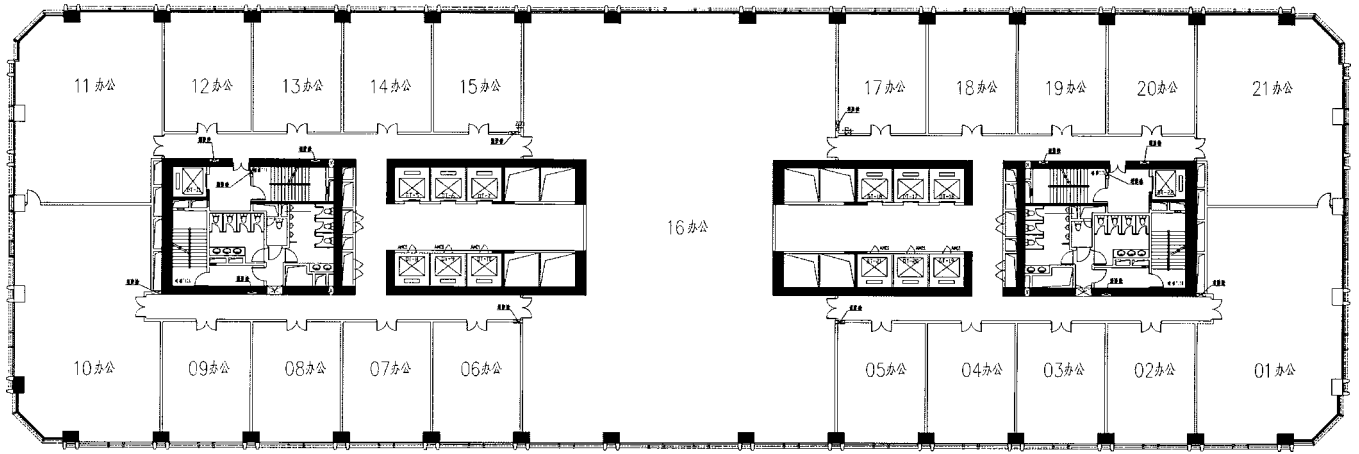
2nd floor plan



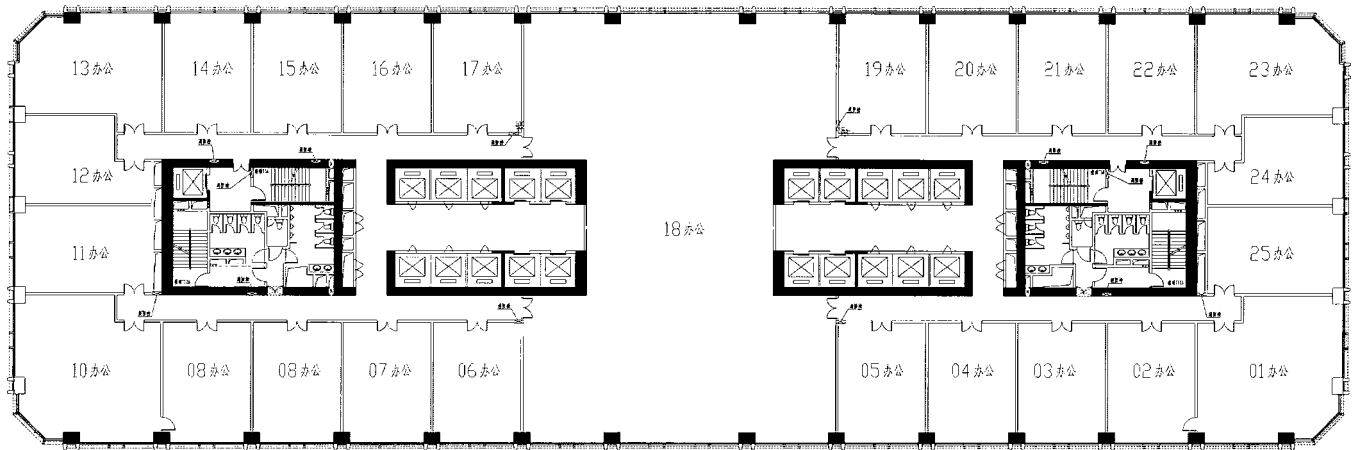
Mezz floor plan



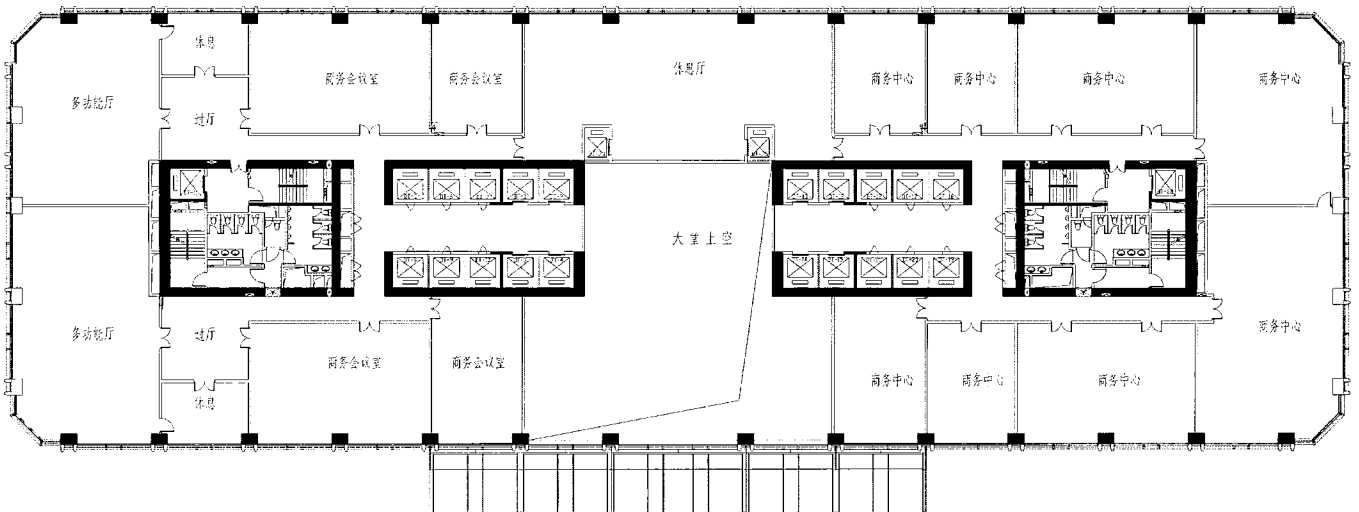
1st floor plan



17th to 43rd floor plan



4th to 15th floor plan



3rd floor plan