

## 工商舖焦點 Market Highlight

自去年社會事件開始，至今年新冠疫情打擊，直接影響工商舖成交價量。有見及此，金融管理局於8月19日宣佈將非住宅物業現有按揭成數上限一律提升10個百分點，即調整後最高可借五成，預期將提升買家入市意欲，期望帶動更多工商舖買賣成交量。

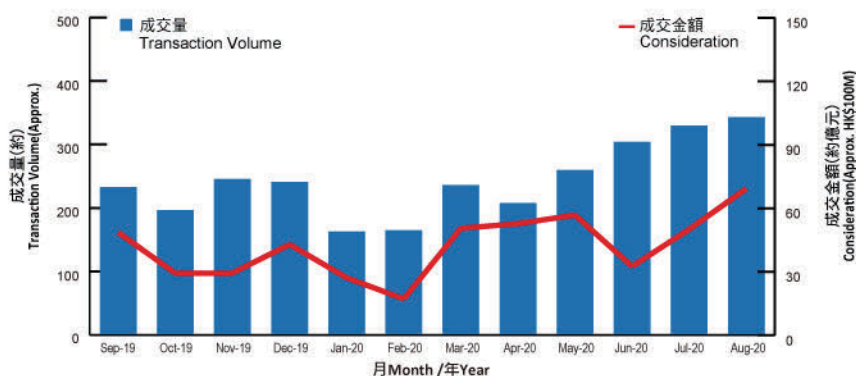
Since last year's social movement to the strike of COVID-19 this year, transaction price and volume of office/industrial/retail market has been directly affected. In view of this, the Hong Kong Monetary Authority recently announced on 19th August that existing mortgage loans on non-residential properties will be increased by 10 percentage points, which the adjusted loan can be up to 50%. Buyers' desire to enter market are expected to increase and trading volume of OIR properties may drive upward.

市場普遍預期，放寬按揭成數後只會刺激工商舖交投量上升，但未能令物業價格止跌回升。因工商舖物業走勢由經濟環境主導，在現時經濟市道及前景不明朗因素下，投資者入市抱謹慎態度，部份業主為求盡快沽貨，趁現時利好消息下以減價加快出貨步伐，故短期內工商舖物業買賣成交量或會有增幅，但價格就仍然面臨下調壓力。

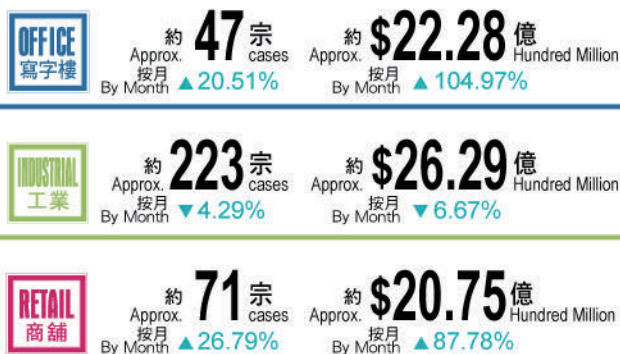
The market generally expects the relaxation of loan-to-value ratio for mortgage will only stimulate trading volume of OIR properties, but would not be much help to stop the decline of prices. As trend of OIR properties is led by economic environment, investors are cautious about entering market under the current economic market and uncertainties. With aid of the current good news, some owners have reduced asking prices hoping to sell properties as soon as possible. Therefore, in short term, transaction volume of OIR properties may increase, but prices will still face downward pressure.

工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



## 8月成交量/金額 Transactions Volume / Consideration, Aug



## 2020年香港統計數據 Statistics of 2020



所示物業之樓面面積均未經核實(標示「▲」者除外)。「▲」為已經核實的樓面面積。

The floor area information of the properties has not been verified. (saved and except those marked with "▲") "▲" means the floor area information of the property is verified.



**01** 疫情困擾本地物業市場逾半年，「二人限聚令」更於8月多次延長，為了避免受感染的風險，買家、租客亦減少外出睇樓，令市場成交量維持在低水平。不過，隨著多個主要區域空置率持續攀升，業主在租售議價的態度都較之前放鬆，相信對刺激寫字樓市場的成交量有一定幫助。

**02** 另一方面，中美關係持續緊張，美國進一步展開對香港的「制裁」行動，其中包括要求將從香港出口到美國的貨物產地必須標明為中國，相信措施難免會對一些本地製造和進出口行業造成影響。

**03** 灣仔新銀集團中心中層全層連2個車位以約HK\$1.22億成交，涉及樓面約7,388平方呎，平均呎價約HK\$16,500，為月內較大樓面的買賣個案。葵涌方面，K83高層3層全層連10個車位以約HK\$1.83億易手，涉及樓面約15,276平方呎，平均呎價約HK\$12,000。翻查紀錄，原業主於2018年購入相關物業，連同8.5%雙倍印花稅，當時造價約HK\$2.55億，是次成交賬面蝕約HK\$7,200萬元，蝕幅高達約28%，相信是今年工商舖市場暫時最大宗的蝕讓成交。

**04** 月內租賃成交量持續下跌約3%，平均呎租則回落約6%。港島方面，中環中心錄得多宗租務個案，其中低層02室以呎租約HK\$41元租出，樓面面積約1,973平方呎，呎租回落至2013年水平。金鐘方面，遠東金融中心低層03室以呎租約HK\$48元租出，是該廈6年來的新低。

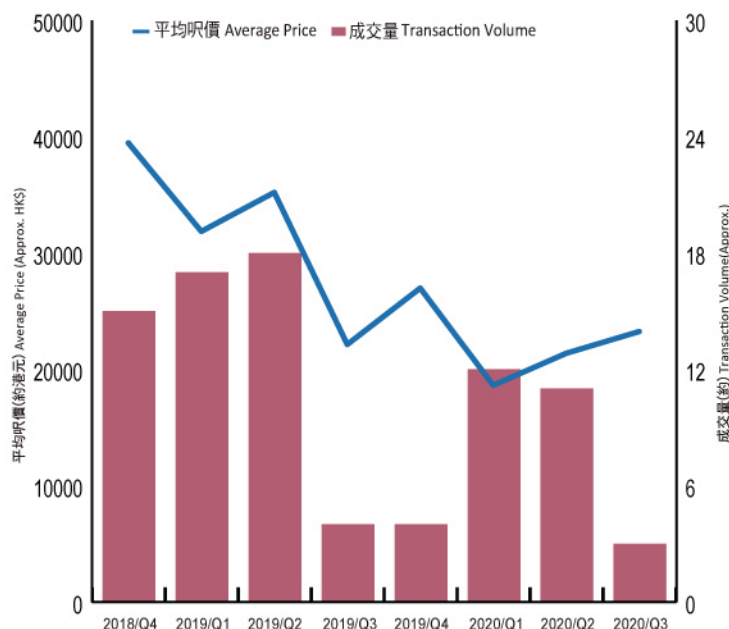
**01** Epidemic has plagued the local property market for more than half year, restrictions on gathering were extended several times in August. Buyers and tenants have reduced property visits in order to avoid the risk of infection which keeps market volume at low level. Yet, as vacancy rate of numerous major districts continues to rise, vendors start to relax their attitudes towards leasing and selling, hoping to help increase the transaction volume of office market.

**02** On the other hand, China-US relations continues to be tense, and US has further launched "sanctions" against Hong Kong, include requiring origin of goods exported from Hong Kong to US must be marked as from China, this measure will inevitably affect some local manufacturing and import and export industries.

**03** Whole floor on mid floor of The Sun's Group Centre in Wan Chai with 2 car parking spaces were sold at approx. HK\$122 million or HK\$16,500 psf, covering an area of about 7,388 sq ft which was a relatively large-scale case during the month. In Kwai Chung, 3 whole floor on high floors of K83 with 10 car parking spaces were sold at approx. HK\$183 million or HK\$12,000 psf, involving area about 15,276 sq ft. Trace back history, the original owner purchased the property in 2018 at approx. HK\$255 million including 8.5% double stamp duty. This transaction was about HK\$72 million lower than the purchase price, lost about 28%, which was temporarily the biggest deficit deal in this year's OIR market.

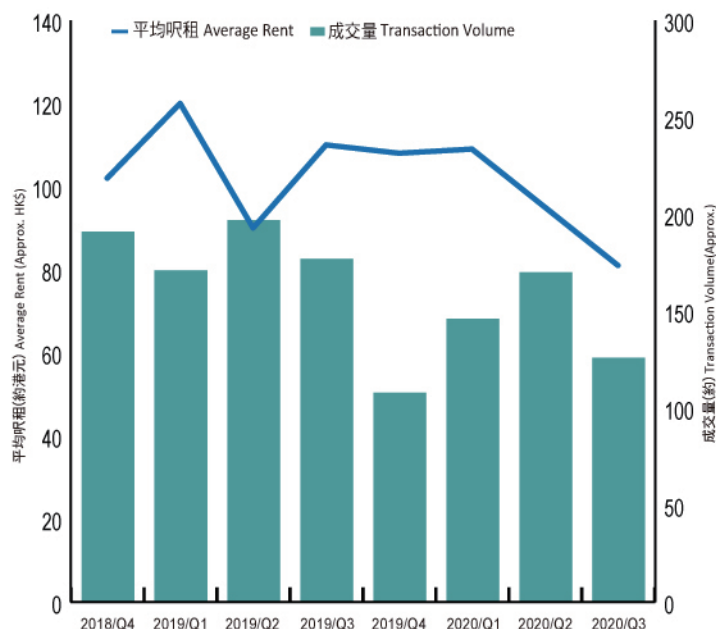
**04** Leasing transaction volume of the month continued to down for about 3%, while average rent reduced by about 6%. In Hong Kong Island, there were multiple rental cases recorded in The Center. Unit 02 on low floor was rented at approx. HK\$41 psf with floor area about 1,973 sq ft, rental level fell back to 2013. Unit 03 on low floor of Far East Financial Center in Admiralty was rented at approx. HK\$48 psf which became the lowest record after 6 years.

金鐘及中環區整體寫字樓買賣走勢  
Trend of Office Sales Market in Admiralty and Central



\* 數據截至2020年8月31日 Data as at 31 Aug 2020

金鐘及中環區整體寫字樓租賃走勢  
Trend of Office Leasing Market in Admiralty and Central





## 2020年8月份主要買賣成交 Significant Sales Transactions, Aug 2020

地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎價(約港元) Average Price (Approx. HK\$)
香港島 Hong Kong Island					
北角 North Point	北角城中心 Fortress Tower	高層 High	1,469 (G)	\$13,950,000	@9,496
上環 Sheung Wan	豐樂商業大廈 Fung Lok Commercial Building	高層 High	1,085 (G)	\$10,307,500	@9,500
灣仔 Wan Chai	新銀集團中心 The Sun's Group Centre	中層 Mid	7,388 (G)	\$121,902,000	@16,500
黃竹坑 Wong Chuk Hang	W50	中層 Mid	568 (G)	\$6,480,000	@11,408

### 九龍 Kowloon

佐敦 Jordan	興富中心 Rightful Centre	高層 High	561 (G)	\$6,250,000	@11,141
九龍灣 Kowloon Bay	其士商業中心 Chevalier Commercial Centre	中層 Mid	2,234 (G)	\$18,542,200	@8,300
尖沙咀 Tsim Sha Tsui	世紀商業大廈 Century House	高層 High	2,416 (G)	\$26,000,000	@10,762
尖沙咀東部 TST East	康宏廣場 Concordia Plaza	中層 Mid	2,842 (G)	\$36,377,600	@12,800

## 2020年8月份主要租務成交 Significant Lease Transactions, Aug 2020

地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎租(約港元) Average Price (Approx. HK\$)
香港島 Hong Kong Island					
金鐘 Admiralty	遠東金融中心 Far East Finance Centre	低層 Low	10,800 (G)	\$950,400	@88
中環 Central	中環中心 The Center	低層 Low	2,487 (G)	\$174,090	@70
上環 Sheung Wan	中環大廈 Cosco Tower	中層 Mid	2,052 (G)	\$123,120	@60
灣仔 Wan Chai	會展廣場辦公大樓 Office Tower - Convention Plaza	低層 Low	1,254 (G)	\$56,430	@45

### 九龍 Kowloon

長沙灣 Cheung Sha Wan	億京廣場 Billion Plaza	中層 Mid	4,049 (G)	\$113,372	@28
九龍灣 Kowloon Bay	國際交易中心 Exchange Tower	中層 Mid	1,283 (G)	\$35,924	@28
觀塘 Kwun Tong	電訊一代廣場 TG Place	高層 High	740 (G)^	\$20,720	@28
尖沙咀西部 TST West	星光行 Star House	高層 High	3,054 (G)	\$119,106	@39

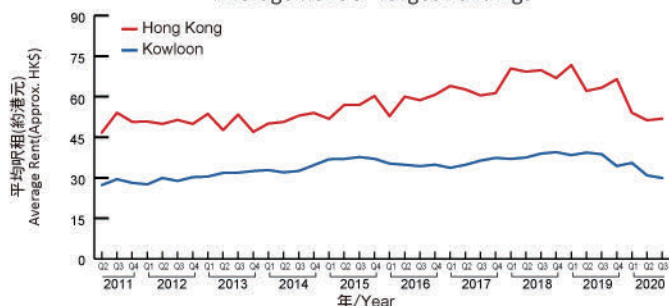
### 指標商廈平均呎價走勢圖

Average Price of Target Buildings



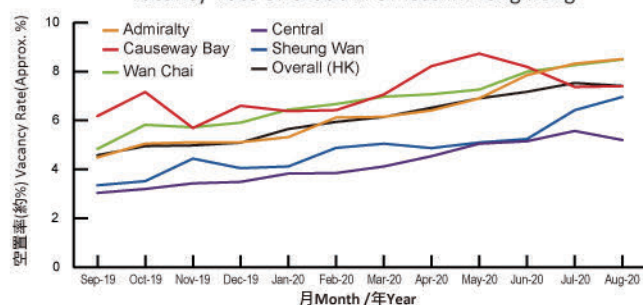
### 指標商廈平均呎租走勢圖

Average Rent of Target Buildings



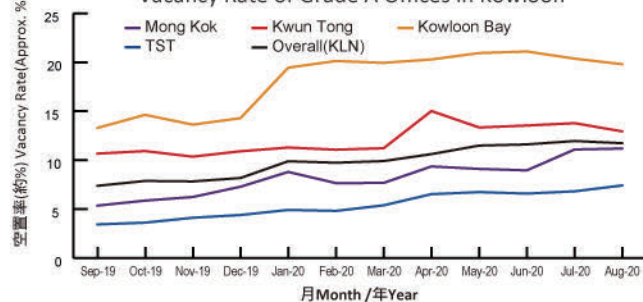
### 香港區甲廈空置率

Vacancy Rate of Grade A Offices in Hong Kong



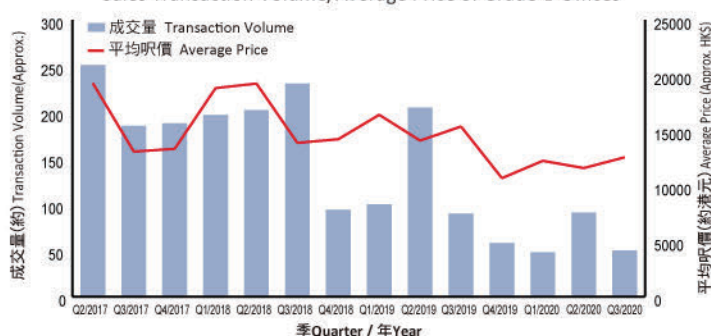
### 九龍區甲廈空置率

Vacancy Rate of Grade A Offices in Kowloon



### 乙級寫字樓買賣成交量及平均呎價走勢圖

Sales Transaction Volume/Average Price of Grade-B Offices





**01** 本港新冠肺炎疫情反覆，加上受整體經濟環境影響，工商物業市場仍未回復元氣，本月成交量及總金額皆輕微下調。根據中原數據資料顯示，2020年8月工業物業買賣成交宗數約223宗，對比7月稍微下跌約4.29%。金額方面，2020年8月錄得總成交金額約HK\$26.29億，較7月亦輕微下調約6.67%。

**02** 近年荃灣區發展迅速，優質工業物業受買家追捧。資料顯示，資深投資者羅珠雄持有的工業拆售項目荃灣德士古道120至124號安泰國際中心，早前稍微調整叫價迅速成為買家寵兒。當中28樓全層連車位獲投資者大手買入，包括4個單位，面積由約1,400至2,400平方呎不等，成交呎價約HK\$4,240至約HK\$4,670。另外20樓01室及27樓01室亦分別以約HK\$657.86萬及約HK\$701.3萬沽出，平均呎價約HK\$4,322及約HK\$4,607。

**03** 環球經濟前景未明朗，工商物業市場亦未見起色，近期不少新型工廈出現蝕讓離場。新地發展的荃灣德士古道212號新式工廈W212錄二手蝕讓個案，17樓02室以約HK\$506萬成交，單位面積約605平方呎，平均呎價約HK\$8,364，原業主於2018年以HK\$578.6萬購入，持貨兩年帳面蝕HK\$72.6萬，跌幅約12%。

**04** 受惠活化政策，工業物業用途日漸擴闊，活化工廈質素越見上乘，吸引買家注目。土地註冊處資料顯示，由理想集團發展的觀塘道320號工廈The Icon 7樓13室，近日以約HK\$533.5萬沽出，買家為資深傳媒人張曉文。該單位面積約713平方呎，成交呎價約HK\$7,482。

**01** As result of the capricious condition of COVID-19 in Hong Kong and impact of overall economic environment, the industrial and commercial property market has not yet recovered. Transaction volume and total consideration of this month both decreased slightly. According to Centaline data, industrial property transactions in August recorded approx. 223, decreased about 4.29% monthly. Total consideration recorded in August was approx. HK\$2.629 billion, which was decreased about 6.67% compared with July.

**02** Tsuen Wan district develops rapidly in recent years, and high-quality industrial properties have been sought after by buyers. According to data, experienced investor Mr. Lo Chu Hung's industrial project EW International Tower, located at Nos. 120-124 Texaco Road in Tsuen Wan, has quickly become the focus of buyers after adjusting the asking price slightly. Among them, whole floor of 28/F jointly with parking spaces were bought by investor, including 4 units, ranging in size from about 1,400-2,400 sq ft, and prices were approx. HK\$4,240-HK\$4,670 psf. In addition, Unit 01 on 20/F and Unit 01 on 27/F were sold at approx. HK\$6.5786 million or HK\$4,322 psf and HK\$7.013 million or HK\$4,607 psf respectively.

**03** Uncertain future of global economy as well as industrial and commercial property market has not seen any improvement. Numbers of new industrial buildings have recorded loss cases. SHKP's new industrial building W212 at No. 212 Texaco Road in Tsuen Wan recorded a second-hand loss case. Unit 02 on 17/F was sold at approx. HK\$5.06 million or HK\$8,364 psf with an area about 605 sq ft. Original owner purchased at HK\$5.786 million in 2018, meaning lost about HK\$726,000 after two years, a decrement of about 12%.

**04** Benefited by the revitalization policy, the use of industrial properties has been expanding. Quality of revitalized industrial buildings has improved gradually, attracting buyers' attention. According to information from the Land Registry, Room 13 on 7/F of The Icon which is an industrial building developed by Ideal Group at No.320 Kwun Tong Road was recently sold at approx. HK\$5.335 million or HK\$7,482 psf with an area about 713 sq ft. The buyer is Mr. Zhang Xiaowen, a senior journalist.

## 各區工廈買賣成交按月表現 Regional Sales Transaction Report of Industrial Properties by Month

黃竹坑 Wong Chuk Hang		柴灣 Chai Wan	
總成交量(約) Total Transaction Volume(Approx.)	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	總成交量(約) Total Transaction Volume(Approx.)	總成交金額(約億元) Total Consideration(Approx. HK\$100M)
Aug 按月 By Month Jul 2 Jun 0	Aug 按月 By Month Jul 0.45 Jun 0.00	Aug 按月 By Month Jul 4 Jun 5	Aug 按月 By Month Jul 0.24 Jun 0.61
2	\$0.04	0	\$0.00
▲91.11%			
觀塘 Kwun Tong		九龍灣 Kowloon Bay	
Aug 按月 By Month Jul 32 Jun 45	Aug 按月 By Month Jul 1.49 Jun 2.62	Aug 按月 By Month Jul 11 Jun 11	Aug 按月 By Month Jul 0.83 Jun 1.02
32	\$2.50	21	\$1.80
▲67.79%		▲90.91%	▲116.87%
葵涌 Kwai Chung		荃灣 Tsuen Wan	
Aug 按月 By Month Jul 50 Jun 41	Aug 按月 By Month Jul 7.16 Jun 2.43	Aug 按月 By Month Jul 39 Jun 32	Aug 按月 By Month Jul 1.93 Jun 1.18
52	\$3.20	35	\$2.18
▲4.00%	▲55.31%	▲10.26%	▲12.95%
火炭 Fo Tan		屯門 Tuen Mun	
Aug 按月 By Month Jul 18 Jun 17	Aug 按月 By Month Jul 2.01 Jun 0.73	Aug 按月 By Month Jul 21 Jun 25	Aug 按月 By Month Jul 1.01 Jun 0.77
24	\$1.10	13	\$0.47
▲33.33%	▲45.27%	▲38.10%	▲53.47%

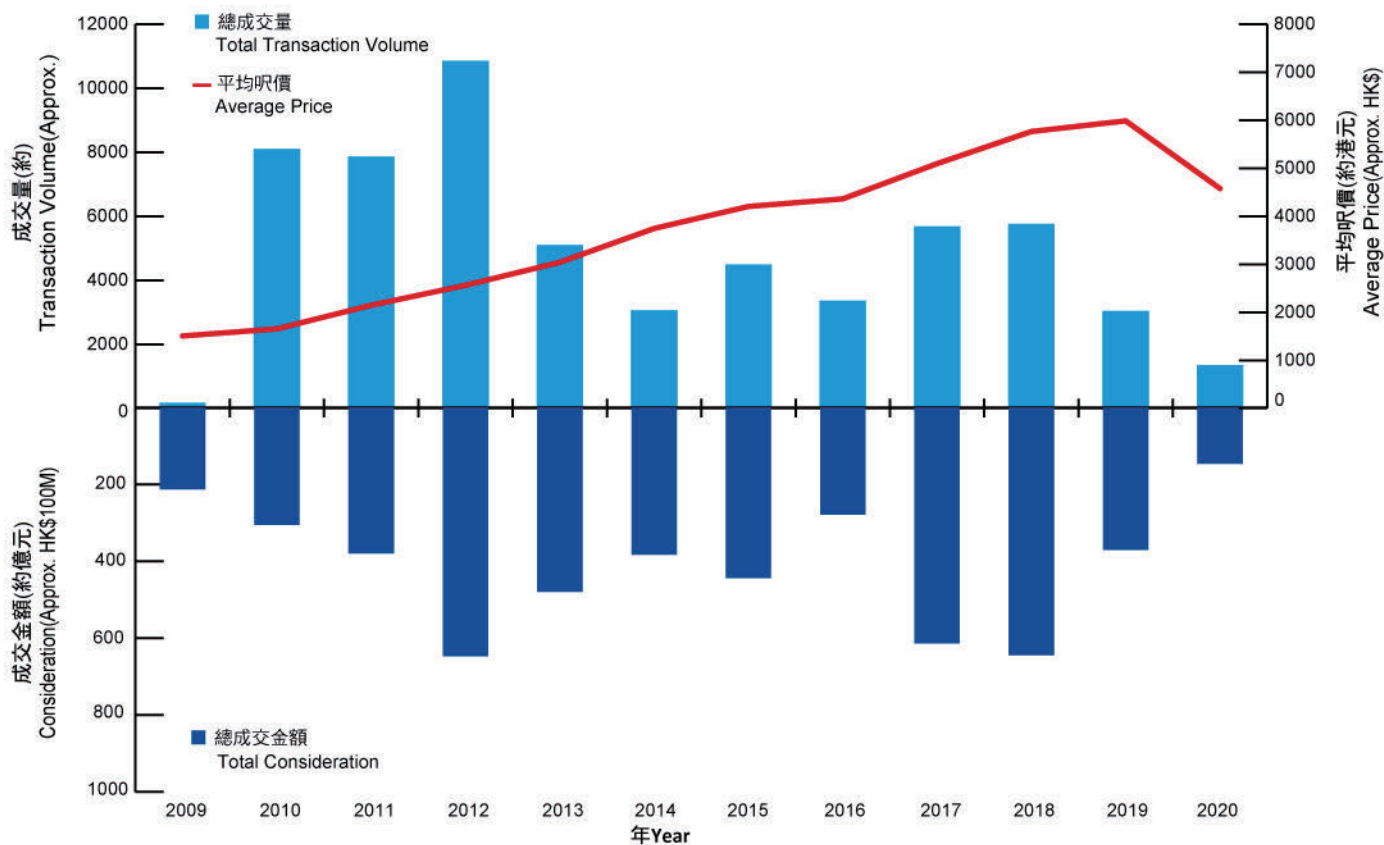


TOP 5  
AUG 2020

2020年8月荃灣工業大廈5大最高金額成交(不計地廠及車位)  
The 5 highest consideration of industrial property transaction in Tsuen Wan recorded in August 2020  
(G/F Factory and Car Parking Spaces are excluded)

	物業 Property	樓層 Floor	單位 Unit	面積(約平方呎) GFA (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	平均呎價(約港元) Average Price (Approx. HK\$)
1	華俊工業中心 Wah Chun Industrial Centre	03	全層 W/F	8,215	\$27,500,000	@3,348
2	安泰國際中心 Ew International Tower	28	全層 W/F	6,808	\$31,382,000	@4,610
3	荃灣工業中心 Tsuen Wan Industrial Centre	11	09,11,13,15	9,901	\$25,300,000	@2,555
4	安泰國際中心 Ew International Tower	27	03	2,400	\$10,030,000	@4,179
5	有線電視大樓 Cable TV Tower	32	01	2,161	\$9,180,000	@4,248

工廈市場買賣成交走勢圖  
Sales Transaction Report of Industrial Property Market

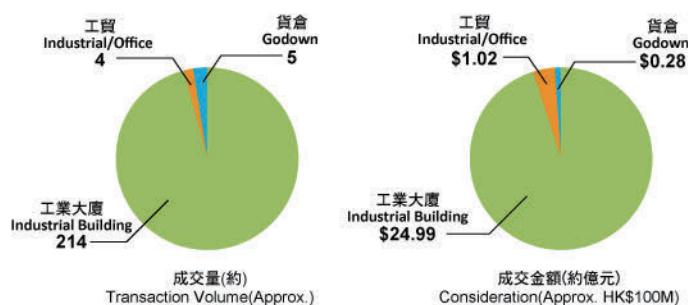


工廈買賣成交平均呎價(約港元)  
Average Price of  
Industrial Property Sales Transaction(Approx. HK\$)

	6/2020	7/2020	8/2020
全港整體 Overall	@3,637	@3,897	@4,465
柴灣 Chai Wan	@4,051	@4,510	--
觀塘 Kwun Tong	@4,720	@5,391	@6,488
葵涌 Kwai Chung	@2,646	@3,260	@3,837
火炭 Fotan	@3,999	@3,564	@4,523

只計工業大廈及貨倉大廈，不包地廠，高層地下，地庫及全幢  
Transaction of Industrial Building and Godown are counted, but G/F Workshop, U/G,  
Basement and Whole Block transactions are excluded

8月份工廈買賣成交分佈  
Classification of Industrial Property  
Transaction in August





- 01** 本港疫情8月內仍未受控，影響投資氣氛，8月份商舖市場交投較上月理想，全月僅錄得約71宗，總成交金額約HK\$20.75億。部份業主為了將舖位物業套現，不惜割價求售，增加了蝕讓個案。另外，本月的租務表現仍未有突破，全月共錄約317宗成交，與上月相約。
- 02** 疫情持續了大半年，零售業前景大不如前，一線街舖位租金嚴重受壓。最近，旺角山東街59-65號地下A1號，面積約500平方呎，以約HK\$70,000租予一間眼鏡店。該舖前租客為藥房，市道高峰期租金高達約HK\$220,000，以此計算租金跌幅約68%。
- 03** 另外，同區的西洋菜南街1A-1K號百寶利商業中心地下1號舖，面積約410平方呎，以約HK\$130,000租出，平均呎租約HK\$317。舖位前租客為電訊公司，舊租金約HK\$215,000，跌幅約四成，租金重返2009年至2010年水平。受訪港旅客人數急挫，市場消費力疲弱影響，以致西洋菜南街租金跌幅嚴重，同時空置率也不斷增加。
- 04** 受疫情影響，市民減少外出用膳，飲食業受到重大打擊，取而代之，街市行業卻越做越旺，因此這類舖位近來受到投資者的追捧。最近西環皇后大道西427-437號地下D舖，面積約750平方呎，租客為凍肉店，以約HK\$3,350萬成交；另外，元朗大棠路29-33號大棠樓地下C舖，面積約500平方呎，現租客為凍肉及食品店，以約HK\$2,800萬成交。
- 01** The epidemic situation in Hong Kong has not been under control, which has affected investment sentiment. Retail market saw an improvement compared to July, with about 71 transactions recorded, total consideration accounted for approx. HK\$2.075 billion. Some landlords did not hesitate to cut prices for sale in return for cash out, increasing number of loss cases. In addition, rental performance in this month has not yet improved, with about 317 cases recorded which is similar to previous month.
- 02** The epidemic has lasted for more than half year, prospects of retail industry have been much worse than before, and rents of first-tier shops are seriously under pressure. Recently, Shop A1 on G/F at Nos. 59-65 Shantung Street in Mong Kok was leased to an optical shop at approx. HK\$70,000 with an area about 500 sq ft. Former tenant was a pharmacy with peak rental as high as approx. HK\$220,000, meaning new transacted rent fell about 68%.
- 03** Besides, Shop 1 on G/F of Pakpolee Commercial Centre at Nos. 1A-1K Sai Yeung Choi South Street with an area of about 410 sq ft was leased at approx. HK\$130,000 or HK\$317 psf. Former tenant was a telecommunications shop with old rent about HK\$215,000, dropped about 40%, returned to 2009-2010 rent level. Number of visitors in Hong Kong has plummeted, and debilitated consumer power led to serious decline of rents in Sai Yeung Choi South Street, vacancy rate has also been increasing.
- 04** The public has reduced eating out due to the epidemic, and catering industry has suffered major blow. Instead, wet market has become more and more prosperous. Therefore, such shops have recently been sought after by investors. Recently, Shop D on G/F at Nos. 427-437 Queen's Road West in Sai Wan with an area of about 750 sq ft was sold at approx. HK\$33.5 million. Tenant is a frozen meat shop. In addition, Shop C on G/F of Tai Tong Mansion at Nos. 29-33 Tai Tong Road in Yuen Long was sold at approx. HK\$28 million. Current tenant is a frozen meat and food store with an area of about 500 sq ft.

#### 8月份街市行業舖位成交 Some shop transactions of market industry recorded in August

物業 Property	面積(約平方呎) Area(Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	租客 Tenant
筲箕灣望隆街8-12號地下A, B, C舖 Shops A, B, C on G/F, Nos. 8-12 Mong Lung Street, Shau Kei Wan	2,700	\$71M	生果及凍肉 Fruit & Frozen Meat
灣仔寶靈頓道16B號地下G22號舖 Shop G22 on G/F, No. 16B Bowrington Road, Wan Chai	1,000	--	蔬果店 Vegetables
大角咀橡樹街17-39號地下G舖 Shop G on G/F, Nos. 17-39 Oak Street, Tai Kok Tsui	1,200	\$13.58M	海產凍肉 Frozen Seafood
元朗大棠路23-27號合益廣場地下B004號舖及閣樓 Shop B004 on G/F, together with M/F, Hop Yick Plaza, Nos. 23-27 Tai Tong Road, Yuen Long	地舖G/F Shop : 274 閣樓M/F : 150	\$25M	鮮魚店 Fish Shop



## 2020年8月份矚目商舖成交 Notable Transactions in August 2020

## 買賣成交 Sales Transactions

## 香港筲箕灣望隆街8-12號地下A, B, C舖

Shops A, B, C on G/F, Nos. 8-12 Mong Lung Street, Shau Kei Wan, HK



面積(約平方呎) Area(Approx. sq ft)

2,700

金額(約港元) Consideration(Approx. HK\$)

\$71M

現租客 Existing Tenant

生果店 / Fruits Shop

## 香港灣仔春園街32-40號地下1號舖

Shop 1 on G/F, Nos. 32-40 Spring Garden Lane, Wan Chai, HK



面積(約平方呎) Area(Approx. sq ft)

520

金額(約港元) Consideration(Approx. HK\$)

\$54M

現租客 Existing Tenant

有待確定 / TBC

## 香港柴灣柴灣道341-343號宏德居地下68-70及87-89號舖

Shops 68-70 &amp; 87-89 on G/F, Walton Estate, Nos. 341-343 Chai Wan Road, Chai Wan, HK



面積(約平方呎) Area(Approx. sq ft)

2,400

金額(約港元) Consideration(Approx. HK\$)

\$52.80M

現租客 Existing Tenant

蔬菜店 / Vegetables Shop

## 租賃成交 Leasing Transactions

## 香港中環干諾道中21-22號華商會所大廈地下及地庫連一樓

G/F, B/F &amp; 1/F, Chinese Club Building, Nos. 21-22 Connaught Road Central, Central, HK



面積(約平方呎) Area(Approx. sq ft)

6,060

月租(約港元) Monthly Rental(Approx. HK\$)

\$450K

準租客 Prospective Tenant

食肆 / F &amp; B

## 新界天水圍天湖路1號嘉湖新北江商場地下A189號舖

Shop A189 on G/F, Kingswood Richly Plaza, No. 1 Tin Wu Road, Tin Shui Wai, NT



面積(約平方呎) Area(Approx. sq ft)

3,000

月租(約港元) Monthly Rental(Approx. HK\$)

\$320K

準租客 Prospective Tenant

街市行業 / Market

## 香港北角英皇道260號地下23號舖

Shop 23 on G/F, No. 260 King's Road, North Point, HK



面積(約平方呎) Area(Approx. sq ft)

4,051

月租(約港元) Monthly Rental(Approx. HK\$)

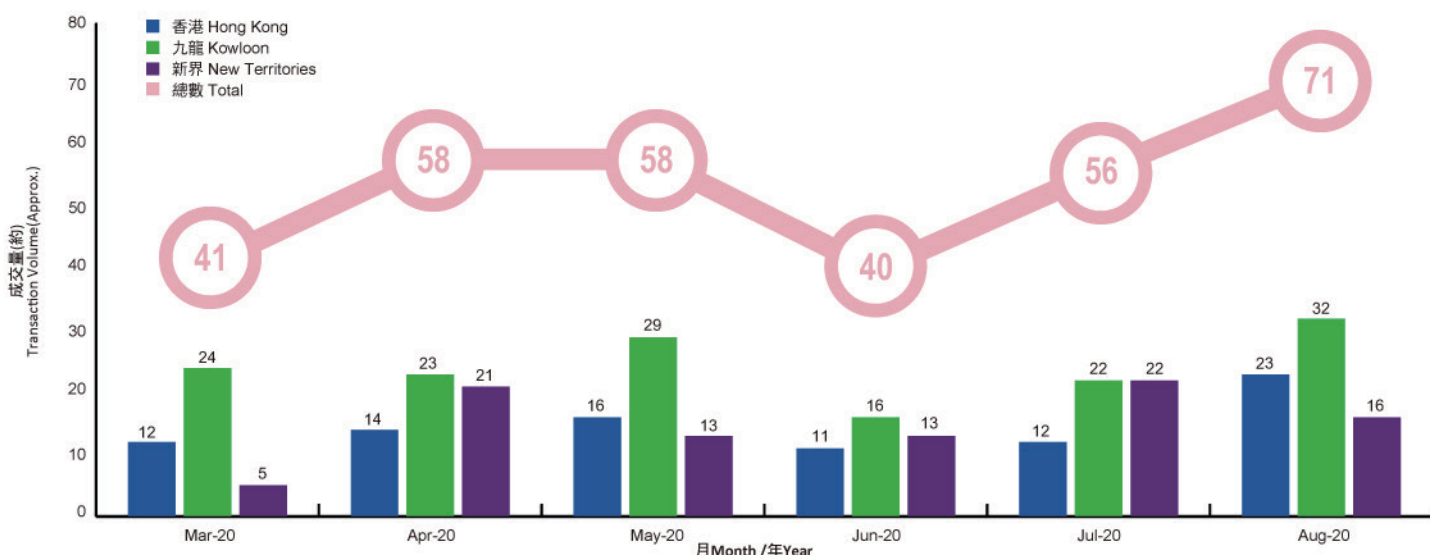
\$260K

準租客 Prospective Tenant

有待確定 / TBC

## 各區商舖成交量走勢圖

## Regional Sales Transaction Volume of Retail Properties





**獨家代理** 葵涌永立街24-28號**罕有全新全幢工廈出租**總建築面積約 **103,364** 平方呎**歡迎查詢**影片介紹  
(粵語)影片介紹  
(國語)伍先生 Mr. Raymond Ng (E-433557) **6239 3941** 溫小姐 Ms. Diana Wen (S-478915) **5623 2084**

N: 383WGX

**環球大廈**

中環德輔道中19號

**獨家租賃代理**進駐中環核心地標  
連接環球經濟脈搏**26樓全層**建築面積約 **10,383** 平方呎**特惠租金 驚喜條款**

影片介紹

馮小姐 Ms. Elaine Fung (E-013430) **9261 0489** 蕭先生 Mr. Daniel Siu (E-335951) **9633 0335**

土瓜灣北帝街38號

**DOWNTOWN 38****聯合獨家代理****民生巨舖 人流暢旺**

商業部份連4個車位及1個電單車位出售

N: 657MZX

- 極闊門面約200呎, 外牆附設特大廣告牌
- 地下至2樓, 總建築面積約20,921平方呎
- 約5米特高樓底, 戶外平台約403平方呎
- 內置獨立升降機及樓梯

**售價商議**李先生 Mr. Tommy Li (E-331234) **6795 9600** 鄭小姐 Ms. Lily Cheang (E-154713) **9199 3322**

重要事項: 1. 有關物業放盤視乎供應而定及一切以最終合約為準。本公司在此或其他情況下提供的資料只供閣下參考, 本公司並無採取任何步驟核實有關資料是否合乎有關物業的實際情況。有興趣者須依賴自己進行視察、量度及查証以確定資料的準確性。本公司或業主不對資料的準確性作出任何明示或隱含的保證。2. 市場上就非住宅物業的樓面面積的任何描述均沒有統一或普遍採納的定義。3. 如本公司提供在入伙紙內的許可用途, 該等資料只限於入伙紙發出之日的許可用途。如無入伙紙, 本公司無法核實用途。此外, 在政府批地書及/或公契可能載有有限制特定用途的條文。4. 如物業有關仔及閣樓但入伙紙沒有顯示, 則本公司無法核實其合法性。如物業內有連例建築工程, 所涉及風險包括但不限於: 政府行使收回土地權、安全有問題、物業遭封閉及銀行拒絕融資。5. 本公司在此或其他情況下提供的物業描述、尺寸、大小、用途、面積、比例及數據只供一般參考, 本公司並不擔保或保證它們完整或正確, 有興趣人士應就本公司提供的資料(包括但不限於樓面面積、用途)、客戶擬作的特定用途、閣仔或閣樓或物業結構的合法性尋求獨立的法律及/或專業意見。6. 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關物業之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。7. 本公司建議有興趣者在作出購買決定前, 先參閱最新版售樓說明書/樓面平面圖/價單及直接向有關銀行及財務公司/賣方(如賣方有提供貸款計劃予買方)查詢按揭條款。

廣告日期: 2020年9月11日 N: 物業編號



工業物業用途漸廣，租務需求及租金水平不俗，加上呎價相對低水，成為投資者寵兒。中原(工商舖)榮幸獲得興勝創建高度信任，獲委託為集團旗下兩個工廈項目作特約代理出售，分別為ShatinLoft沙田工業中心及KwunTongLoft觀塘工業中心，涉及逾8萬平方呎，意向呎價約6,000元；可以分開或一併出售。

Industrial properties are becoming more widely used, rental demand and level are satisfying, also transaction price is relatively low, thus become investors' favorite. Centaline Commercial is honored to be highly trusted by Hanison Construction, and was appointed as special agent for the sale of the Group's two industrial building projects, namely ShatinLoft (Shatin Industrial Centre) and KwunTongLoft (Kwun Tong Industrial Centre), involving more than 80,000 sq ft, asking price is about HK\$6,000 psf; which the projects can be sold separately or together.

興勝創建聯同中原(工商舖)工商部部份管理層於8月下旬到ShatinLoft作實地考察，到大廈4樓的示範單位親身視察物業優勝之處；同時進行短片拍攝，為有興趣的準買家提供多類型資訊。預計在工廈物業受追捧的市況下，ShatinLoft及KwunTongLoft洽購反應會見理想。

In late August, Hanison Construction and management team of Centaline Commercial went to ShatinLoft for site visit. The team could be able to see the advantages of the project at the demonstration unit on 4/F. At the same time, a short filming was carried out for interested buyers to provide different types of information. Under the market condition where industrial properties are sought after, ShatinLoft and KwunTongLoft are expected to receive satisfying responses.



中原(工商舖)工商部多位管理層齊出席興勝創建的委託活動。(左1為興勝項目管理董事周嘉峰、左2為中原工商部董事郭楚華小姐)

## 香港工商舖分行 Branch List in Hong Kong

### OFFICE

#### 金鐘海富分行 Queensway Admiralty Branch

香港金鐘夏愨道18號海富中心第1座13樓1301室 T: 2810 0099

#### 金鐘統一中心分行 Admiralty United Centre Branch

香港金鐘金鐘道95號統一中心2樓2038號舖 T: 2845 3118

#### 尖沙咀東海分行 Tsimshatsui East Ocean Branch

九龍尖沙咀加連威老道98號東海商業中心3樓302室 T: 2721 8068

#### 金鐘力寶分行 Admiralty Lippo Branch

香港金鐘金鐘道89號力寶中心1座41樓4101室 T: 2810 4999

#### 尖沙咀中心分行 Tsim Sha Tsui Centre Branch

九龍尖沙咀麼地路66號尖沙咀中心東翼7樓708-711及714B室 T: 2721 8788

#### 觀塘創紀之城分行 Kwun Tong Millennium Branch

九龍觀塘觀塘道418號創紀之城5期東亞銀行中心19樓1及16室 T: 2388 1822 / 2760 1283

### INDUSTRIAL / OFFICE

#### 柴灣祥達分行 Chai Wan Cheung Tat Branch

香港柴灣利眾街25號祥達中心地下2C&2D舖 T: 2562 2212

#### 觀塘皇廷廣場分行 Kwun Tong King Palace Plaza Branch

九龍觀塘敬業街55號皇廷廣場地下2號舖 T: 2305 0055 / 2968 1180 / 2790 2728

#### 九龍灣國際交易中心分行 Kowloon Bay Exchange Tower Branch

九龍九龍灣宏照道33號國際交易中心1樓125號舖 T: 2707 9000

#### 長沙灣廣場分行 Cheung Sha Wan Plaza Branch

九龍長沙灣道833號長沙灣廣場2期8樓812室 T: 2959 1368 / 2427 8884

#### 長沙灣九龍廣場第二分行 Cheung Sha Wan Kowloon Plaza Branch No. 2

九龍長沙灣青山道485號九龍廣場6樓601室 T: 2777 2273

#### 石門京瑞廣場1期分行 Shek Mun Kings Wing Plaza 1 Branch

新界沙田石門安群街3號京瑞廣場1期地下G39B舖 T: 2481 8911

#### 觀塘開源道分行 Kwun Tong Hoi Yuen Road Branch

九龍觀塘開源道60號駱駝漆大廈3座地下1B舖 T: 2950 0848

#### 觀塘王子分行 Kwun Tong Wong Tze Branch

九龍觀塘開源道71號王子大廈9樓B及C室 T: 2389 3931 / 2760 1233 / 2320 8600 / 2318 1183

#### 長沙灣嘉名分行 Cheung Sha Wan Ka Ming Branch

九龍長沙灣青山道688至690號嘉名工廠大廈地下A1舖 T: 2720 3228

#### 長沙灣九龍廣場分行 Cheung Sha Wan Kowloon Plaza Branch

九龍長沙灣青山道485號九龍廣場地下5號舖 T: 2744 3302

#### 火炭沙田商業中心分行 Fo Tan Shatin Galleria Branch

新界沙田火炭山尾街18至24號沙田商業中心地下15A及16A舖 T: 2687 0164

#### 石門京瑞廣場2期分行 Shek Mun Kings Wing Plaza 2 Branch

新界沙田石門安群街1號京瑞廣場2期地下G47號舖 T: 2430 3988

### RETAIL

#### 灣仔中國海外大廈分行(租賃部) Wanchai China Overseas Building Branch (Shop Leasing Dept)

香港灣仔軒尼詩道139號中國海外大廈6樓A-C室 T: 2576 8081

#### 銅鑼灣廣場分行二區 Causeway Bay Plaza Branch District 2

香港銅鑼灣軒尼詩道489號銅鑼灣廣場1期12樓1202-1205室 T: 2813 2811

#### 尖沙咀金馬倫道分行 Tsim Sha Tsui Cameron Road Branch

九龍尖沙咀金馬倫道33號2樓 T: 2838 9188

#### 銅鑼灣廣場分行一區 Causeway Bay Plaza Branch District 1

香港銅鑼灣軒尼詩道489號銅鑼灣廣場1期12樓1202-1205室 T: 2810 9900

#### 旺角創興廣場分行 Mongkok Chong Hing Square Branch

九龍旺角彌敦道601號創興廣場17樓 T: 2810 6066

#### 荃灣眾安街分行 Tsuen Wan Chung On Street Branch

新界荃灣眾安街55號大鴻輝(荃灣)中心21樓A室 T: 2409 0188



澳門  
Macau

## 羅保博士街22A號地下

G/F, Rua Do Dr. Pedro Jose Lobo No. 22A

面積(約平方呎)  
Area(Approx.sq ft)

1,198

金額(約港元)  
Consideration(Approx.HK\$)

\$58M

平均呎價(約港元)  
Average price(Approx.HK\$)

@48,414

澳門  
Macau

## 勞動節大馬路161-253號地下

G/F, Avenida 1 de Maio No. 161-253

面積(約平方呎)  
Area(Approx.sq ft)

765

金額(約港元)  
Consideration(Approx.HK\$)

\$11M

平均呎價(約港元)  
Average price(Approx.HK\$)

@14,379

澳門  
Macau

## 高美士街78E號地下

G/F, Rua de Luis Gonzaga Gomes No. 78E

面積(約平方呎)  
Area(Approx.sq ft)

329

金額(約港元)  
Consideration(Approx.HK\$)

\$12.8M

平均呎價(約港元)  
Average price(Approx.HK\$)

@38,905

澳門  
Macau

## 高園街10B-10C號地下

G/F, Rua D. Belchior Carneiro No. 10B-10C

面積(約平方呎)  
Area(Approx.sq ft)

1,116

金額(約港元)  
Consideration(Approx.HK\$)

\$18M

平均呎價(約港元)  
Average price(Approx.HK\$)

@16,129

澳門  
Macau

## 俾利喇街5-A號地下

G/F, Rua De Francisco Xavier Pereira No. 5-A

面積(約平方呎)  
Area(Approx.sq ft)

1,503

金額(約港元)  
Consideration(Approx.HK\$)

\$17M

平均呎價(約港元)  
Average price(Approx.HK\$)

@11,310

氹仔  
Taipa

## 南京街65號地下

G/F, Rua de Nam Keng No. 65

面積(約平方呎)  
Area(Approx.sq ft)

2,944

月租(約港元)  
Monthly Rental(Approx.HK\$)

\$180K

平均呎租(約港元)  
Average Rental(Approx.HK\$)

@61

澳門  
Macau

## 華大街11號地下

G/F, Rua Va Tai No. 11

面積(約平方呎)  
Area(Approx.sq ft)

495

月租(約港元)  
Monthly Rental(Approx.HK\$)

\$60K

平均呎租(約港元)  
Average Rental(Approx.HK\$)

@121

澳門  
Macau

## 馬場大馬路94號地下

G/F, Avenida do Hipodromo No. 94

面積(約平方呎)  
Area(Approx.sq ft)

392

月租(約港元)  
Monthly Rental(Approx.HK\$)

\$22K

平均呎租(約港元)  
Average Rental(Approx.HK\$)

@56

澳門  
Macau

## 大堂巷12B號地下

G/F, Travessa Da Se No. 12B

面積(約平方呎)  
Area(Approx.sq ft)

500

月租(約港元)  
Monthly Rental(Approx.HK\$)

\$53K

平均呎租(約港元)  
Average Rental(Approx.HK\$)

@106

澳門  
Macau

## 高士德大馬路63號地下

G/F, Avenida De Horta E Costa No. 63

面積(約平方呎)  
Area(Approx.sq ft)

960

月租(約港元)  
Monthly Rental(Approx.HK\$)

\$60K

平均呎租(約港元)  
Average Rental(Approx.HK\$)

@63

## 澳門/橫琴分行 Branch List in Macau/Hengqin

M

MACAU

## 工商舖總部 Commerical Head Office

澳門南灣湖景大馬路810號財神商業中心(FBC) 五樓E-F室 T: (853) 8295 7101

商舖部 (853) 2832 3100 租賃部 (853) 2871 5828

工商部 (853) 2871 5808 寫字樓部 (853) 2850 8997

## 澳門總行 Head Office

澳門殷皇子大馬路43-53號A澳門廣場14樓D至G室 T: (853) 2871 5699

## 皇朝分行 Dynasty Branch

澳門飛南第街47號獲多利大廈地下AE座 T: (853) 2872 3326

## 濠珀分行 Nova Park Branch

氹仔埃武拉街247及251號花城利鴻利圖利偉利業地下S座及T座 T: (853) 2882 3892

## 濠庭都會分行 Nova City Branch

氹仔南京街368號帝庭軒地下E座 T: (853) 2883 0398

## 花城分行 Flower City Branch

氹仔埃武拉街278-282號花城利厚大廈地下D座 T: (853) 2884 8330 / 2883 6013

## 粵港澳大灣區展銷廳 Greater Bay Area

澳門南灣大馬路617-619號時代商業中心地下L2-L4座 T: (853) 2871 7172 / 2892 0203

## 港珠澳大橋分行 HZMB Branch

澳門黑沙環中街寰宇天下地下A及B座 T: (853) 2848 1880 / 2885 5755

## 海擎天分行 The Praia Branch

澳門海灣南街27號寶翠花園利明閣利耀閣地下F座 T: (853) 2822 0001

## 濠景花園分行 Nova Taipa Branch

氹仔布拉克薩街208號濠景花園地下B座 T: (853) 2883 6116 / 2850 2339

## 金光大道分行 Cotai Strip Branch

氹仔布拉克薩街209-213號美景花園地下K座 T: (853) 2883 9022

H

HENGQIN

## 橫琴總行 HengQin Head Office

中國珠海市九洲大道西2021號富華里中海大廈B座29層03號 T: (0756) 852 8866

## 橫琴鎮分行 HengQinZhen Branch

中國珠海市橫琴鎮紅旗村東江花園D1棟01廳 T: (0756) 857 5582

## 橫琴長隆分行 HengQin Chimelong Branch

中國珠海市橫琴新區寶興路83號一層之五 T: (0756) 857 8722

## 橫琴中央匯分行 HengQin ZhongYangHui Branch

中國珠海市橫琴鎮香江路10號橫琴中央匯一樓B106商舖 T: (0756) 857 5588





中国交建  
CHINA COMMUNICATIONS CONSTRUCTION

中交汇通·横琴广场

與澳交所為鄰 金融島成就下一個曼哈頓  
位居金融島正中心 唯一帶小區園林住宅

約人民幣 50 億 打造 | 約 300 米天際商務綜合體

涵蓋超高層寫字樓、公寓及全景式商舖，配套齊全  
精美珍稀美宅、國際綠色商務強勢熱推中  
享橫琴最TOP最繁華海景觀視野



畫家構想圖



畫家構想圖



N: A0012

畫家構想圖

陳小姐 Ms. QQ Chen 6954-7228

首付人民幣 85 萬起 · 入手墅級挑高空間  
約 613-947 呎 約 4.9 米高奢華空間 盡享城央墅級自然山水靚景



畫家構想圖



仁和橫琴国际

中 医 药 创 新 中 心



畫家構想圖

一步盡攬繁華地段矜貴  
奢享城市中心的自然山水盛境

橫琴大道累計千億級投資，約百萬<sup>m</sup>² 高端商圈環繞  
零距大橫琴山森林公園，擁約 2231 公頃純天然氧吧  
背靠登山徑，肆意享受新鮮空氣帶來的健康生活  
約 1.62 超低容積率，繁華城央難得舒適低密大境

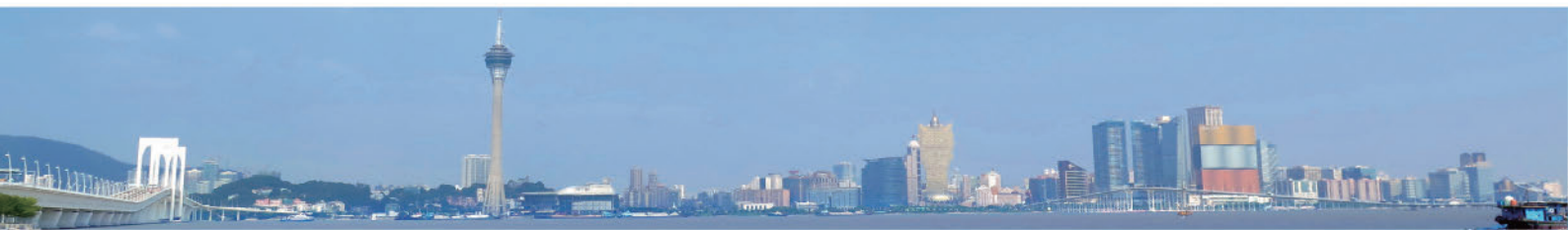
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廣告日期：2020年9月11日 N：物業編號





工商舖焦點 Market Highlight

**澳門 Macau**

**寫字樓轉型增供應 料促進租賃交投量**

Transformation of office buildings adds supply. Expected to boost lease transaction volume

上半年寫字樓市場氣氛淡靜，數據顯示，總成交量約79宗，較去年同期下跌約17%；價格方面，因成交量不多，且大多成交來自條件較優質的寫字樓，如中航大廈、皇朝廣場等，故平均成交呎價被拉高。事實上，普遍業主叫價下調了約10%至15%不等；而租金亦錄得同樣跌幅。

Office market was silent in the first half of the year. Data shows there were about 79 transactions during the period, down by about 17% yearly. In terms of consideration, because transaction volume was not high and most of the transactions came from prestige office buildings, such as Edif.CNAC and Dynasty Plaza, average price has been pushed up. Yet in fact, vendors' asking price has dropped by about 10% to 15%; and rent has also recorded a similar drop.

澳門寫字樓長期缺乏新供應，加上在政府扶助措施下市場新增了不少中小微企，有部分寫字樓業主因應市場需求，逐將旗下單位發展成「共享辦公室」，估計將吸引有辦公室需求的中小企進駐，促進寫字樓租賃交投。

There is a long-term lack of new office supply in Macau. In addition, many small, medium and micro-sized enterprises have formed under the government's assistance. Therefore, some office building owners have gradually developed their units into "co-working offices" in response to market demand. It attracts small and medium-sized enterprises with office needs to settle in and further promote office leasing transactions.

**珠海 Zhuhai**

**珠海7月住宅網簽成交約4,083套 佔總網簽成交近八成**

Zhuhai signed around 4,083 net transactions in July. Accounted for nearly 80% of total

7月珠海樓市交投氣氛良好，據中原澳門及橫琴數據庫監控統計，珠海7月共網簽約5,327套，其中住宅共網簽約4,083套，佔總網簽成交量約76.6%。由於疫情穩定，珠澳通關持續放寬，買家入市珠海信心不斷增強，市場成交以住宅為主，佔比超過七成六，帶動珠海市場成交量平穩上升。

Trading atmosphere of Zhuhai property market in July was pleasant. According to statistics of Centaline's Macau and Hengqin database, Zhuhai recorded a total of about 5,327 net transactions in July. Among them, there were approx. 4,083 residential net were signed, accounting for about 76.6% of total net signing. Due to stable epidemic situation and continuous relaxation of clearance between Zhuhai and Macau, buyers' confidence in entering Zhuhai market has continued to increase. Market transaction is dominated by residential properties, accounting for more than 76%, steadily driving up Zhuhai market transaction.

**橫琴 Hengqin**

**橫琴7月網簽約856套 按年微增**

Hengqin signed around 856 net signing in July. Slightly increased year-on-year

橫琴7月共網簽成交約856套，對比去年同期上升約1.9%，佔珠海網簽總成交約16.1%。其中橫琴住宅共網簽成交約438套，辦公室共網簽成交約236套，商業及其他網簽分別為約31套和約151套。隨著橫琴一系列利好政策推出，如橫琴出台融資風險補償辦法、澳門單牌車自由出入橫琴配額增加至5,000個等，加上新項目仁和橫琴國際開售，吸引不少買家偷步入市，令橫琴樓市交投氣氛不斷回升。橫琴城軌開通運營及橫琴口岸於8月18日正式通關，預料市場焦點將投放於橫琴口岸正門項目信德口岸商務中心，相信隨著該項目開售，將帶動橫琴整體交投上升。

Hengqin signed a total of about 856 net transactions in July, increased about 1.9% compared with same period of last year, accounting for about 16.1% of Zhuhai's total net signing. Among them, about 438 sets of residential net signed; office net sign were about 236 sets; commercial and other net signings were about 31 sets and about 151 sets respectively. Along with series of favorable policies in Hengqin, such as introduction of financial bonds compensation, increase quota for free entry and exit of Macau cross boundary vehicles to 5,000, and the launch of new project, Renhe International. Many buyers are attracted which has made trading atmosphere of Hengqin property market continue to heat up. Hengqin Intercity Railway and Hengqin Port opened on 18th August, brought attentions to Shun Tak Hengqin which is located at the main entrance of the Port. It is believed overall transaction will increase in Hengqin when the project starts to sell.