

## 工商舖焦點 Market Highlight

地政總署於10月21日(三)公佈，東涌第57區商業地皮因所有標價未達政府底價而以流標作結，亦為五個月內第二幅流標的商業地。該地皮於早前共接獲3份標書，包括長實、新地，以及信置夥拍嘉里，為歷來政府標售商業地反應最差。

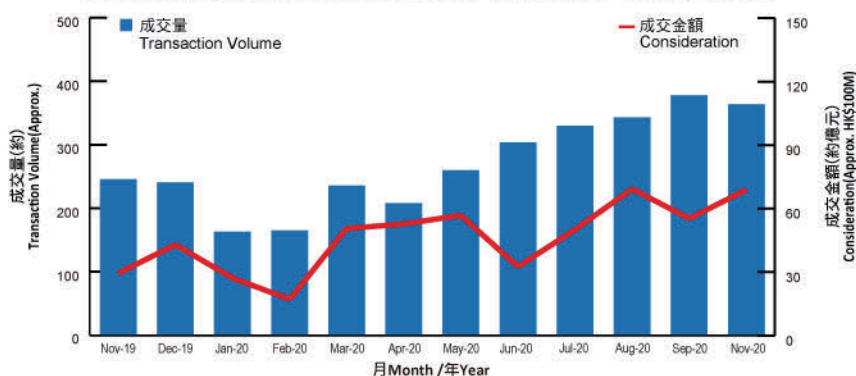
The Lands Department announced on October 21 that the sale of a commercial site in Tung Chung Town Lot No. 45 at Area 57 was rejected because all bids did not reach the government's reserve price. It was also the second commercial land to be withdrawn in five months. The site received a total of 3 tenders, including CK Asset, SHKP, and Sino Land partnered with Kerry, which had the worst response of commercial site tenders in history.

該東涌地皮地盤面積約13.28萬平方呎，以地積比率約9.5倍發展，最高可建樓面約126.13萬平方呎；當中必須有約114.6萬平方呎作為寫字樓用途，佔項目近91%，而餘下約11.5萬平方呎則預料可作商場用途。市場對地皮估值約HK\$31.53億至HK\$50.45億，即樓面呎價約HK\$2,500至HK\$4,000。

The land has a site area about 132,800 sq ft, by developing in plot ratio about 9.5, the maximum gross floor area is about 1,261,300 sq ft. Among them, about 1,146,000 sq ft must be used as office, accounting for nearly 91% of the project. The remaining area, about 115,000 sq ft, is expected to be developed as shopping malls. Market valuation of the land was at approx. HK\$3.153 billion to HK\$5.045 billion, which average price was approx. HK\$2,500 to HK\$4,000.

工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



10月成交量/金額 Transactions Volume / Consideration, Oct



約 **40** 宗  
Approx. 40 cases  
By Month ▼ 4.76%

約 **\$35.99** 億  
Approx. 35.99 Hundred Million  
By Month ▲ 348.75%



約 **247** 宗  
Approx. 247 cases  
By Month ▼ 3.89%

約 **\$15.15** 億  
Approx. 15.15 Hundred Million  
By Month ▼ 26.56%



約 **75** 宗  
Approx. 75 cases  
By Month ▼ 2.60%

約 **\$17.79** 億  
Approx. 17.79 Hundred Million  
By Month ▼ 33.20%

2020年香港統計數據 Statistics of 2020

9月訪港旅客人次(約)  
No. of Visitor Arrival to HK in Sept(Aprox.)



**9,132** 人  
By Month ▲ 105.25%

9月內地訪港旅客人次(約)  
No. of Mainland Visitor Arrival to HK in Sept(Aprox.)



**6,226** 人  
By Month ▲ 166.41%

9月零售業銷售貨額(約港元)  
Retail Sales Volume in Sept(Aprox. HK\$100Million)



**261** 億  
By Month ▲ 1.95%

9月註冊公司登記數字(約)  
No. of Registered Company in Sept(Aprox.)



**8,926** 間  
By Month ▲ 5.54%

7月-9月失業率(約)  
Unemployment Rate in Jul to Sept(Aprox.)



**6.4%**  
By Year ▲ 3.5%

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** 疫情好轉為物業市場帶來曙光，但目前各區商廈空置率正處於極高水平，雖然過去數月整體租金已有明顯下調，但不少企業在疫情影響下元氣大傷，除非新寫字樓的租金有顯著差距，否則寧願續租現有寫字樓。由於市場對寫字樓的需求急跌，租賃方面的議價空間變得相對較大，相信業主為了吸納租戶，在議價方面會放低姿態。

**02** 近期有不少報導指一些資深投資者陸續出售手持物業，同時亦有投資者趁淡市吸納優質物業。然而，這種情況卻沒有惠及整個寫字樓市場，只是令指標商廈的成交量有輕微回升。冰凍三尺，非一日之寒，商廈市場要從谷底反彈亦需要時間，主要視乎能否通關和疫苗何時面世這兩大因素，不過指標商廈交投增加，亦反映投資者對市場前景存在信心，對市場而言絕對是一件好事。

**03** 中環中心中層全層以約HK\$9.8億易手，面積約25,695平方呎，平均呎價約HK\$38,140，是近期非常罕見的大額成交個案。另外，美國銀行中心中層04至07及13室約HK\$1.45億成交，涉及樓面約5,968平方呎，平均呎價約HK\$24,296，呎價回落至2011年水平。

**04** 月內整體租賃成交量持續下跌約16%，平均呎租同樣向下調整約18%。上環方面，信德中心西翼低層03室以呎租約HK\$30租出，面積約1,354平方呎，是該廈近10年來的新低。九龍灣南豐商業中心中層16至17室以呎租約HK\$12租出，涉及樓面約2,430平方呎，同樣是該廈10年來的新低。

**01** Improvement of epidemic has brought good news to property market, but vacancy rate of commercial buildings in various districts is currently at extreme high level. Although overall rental level has been significantly reduced in past few months, many companies have been greatly lambasted by the epidemic, unless new offices show a sharp decline of rent, otherwise renew lease of existing office building is rather preferred. Due to sharp drop in market demand for office buildings, bargaining space for leasing has become relatively large. Landlords may change attitude in bargaining in order to attract tenants.

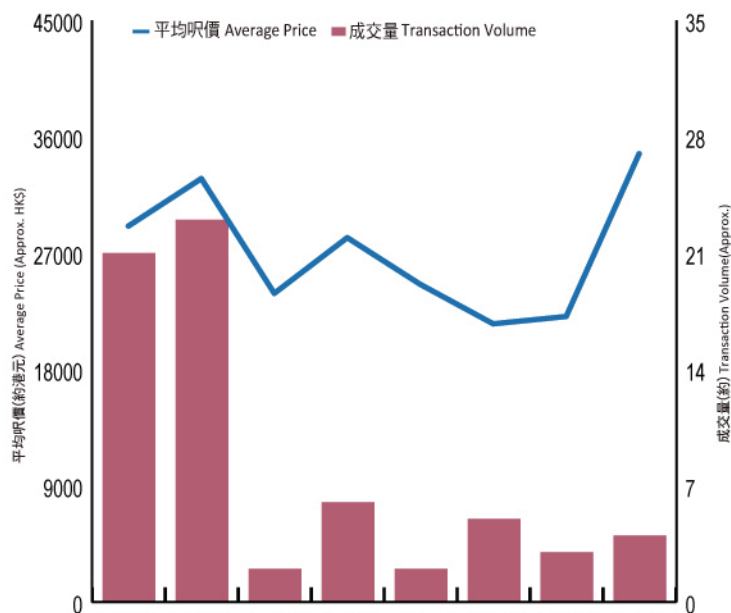
**02** Recently many news reported that some experienced investors have sold their properties, while some investors have taken advantage to absorb high-quality properties. However, this did not benefit the entire office market, only caused a slight rebound in transaction volume of target commercial buildings. Nothing comes from nothing, time is needed for commercial property market to rejuvenate, which depends mainly on two major factors, when will resume clearance and when the vaccine will be available. Yet, increase in transaction number of target commercial buildings also reflect investors are confident in market prospects, which is definitely beneficial to the market.

**03** The entire mid floor of The Center sold at approx. HK\$980 million or HK\$38,140 psf with an area of about 25,695 sq ft, which is a very rare large amount transactions recently. In addition, flats 04-07 & 13 on mid floor of Bank of America Tower sold at approx. HK\$145 million or HK\$24,296 psf, involving floor area about 5,968 sq ft, which turns back to the average price in 2011.

**04** Overall leasing transaction volume continued to fall by about 16% in October, and average rent level was also adjusted downward by about 18%. In Sheung Wan, Flat 03 on low floor of Shun Tak Centre West Tower was leased at HK\$30 psf, with an area about 1,354 sq ft, marked the record of the lowest level in past 10 years. Rooms 16-17 on mid floor of Nan Fung Commercial Centre in Kowloon Bay were rented out at approx. HK\$12 psf, involving floor area about 2,430 sq ft, which is also the lowest level of the building in 10 years.

港島區主要甲級寫字樓買賣走勢

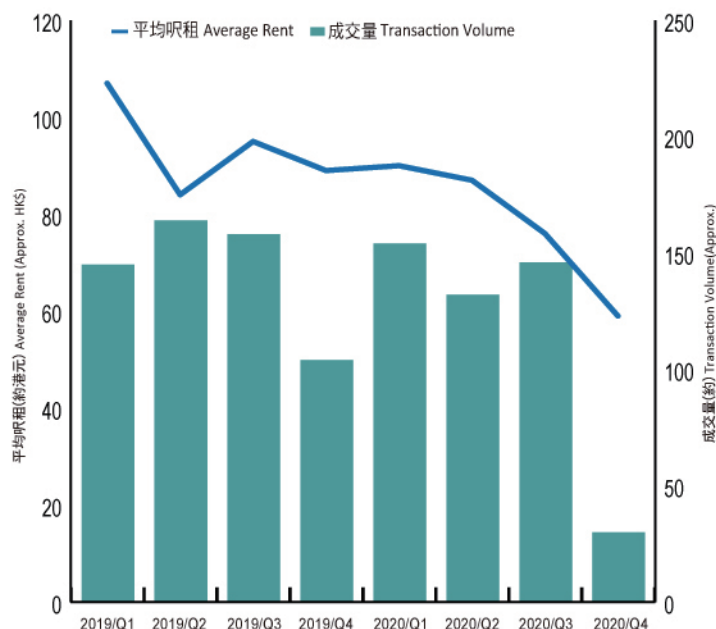
Trend of Grade-A Office Sales Market on Hong Kong Island



\* 數據截至2020年10月31日 Data as at 31 Oct 2020

港島區主要甲級寫字樓租賃走勢

Trend of Grade-A Office Leasing Market on Hong Kong Island





## 2020年10月份主要買賣成交 Significant Sales Transactions, Oct 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					
金鐘 Admiralty	力寶中心1座 Lippo Centre, Tower 1	中層 Mid	1,680 (G)	\$39,200,000	@23,333
中環 Central	中環中心 The Center	中層 Mid	25,695 (G)	\$980,000,000	@38,140
上環 Sheung Wan	豐樂商業大廈 Fung Lok Commercial Building	中層 Mid	1,200 (G)	\$12,500,000	@10,417
灣仔 Wan Chai	海聯大廈 Hyde Centre	中層 Mid	1,485 (G)	\$16,800,000	@11,313

九龍 Kowloon					
長沙灣 Cheung Sha Wan	中國船舶大廈 China Shipbuilding Tower	低層 Low	1,371 (G) <sup>A</sup>	\$17,137,500	@12,500
九龍灣 Kowloon Bay	南豐商業中心 Nan Fung Commercial Centre	低層 Low	1,029 (G)	\$5,820,000	@5,656
觀塘 Kwun Tong	絲寶國際大廈 C-Bons International Center	中層 Mid	16,841 (G)	\$159,989,500	@9,500
尖沙咀西部 TST West	星光行 Star House	低層 Low	1,060 (G)	\$9,328,000	@8,800

## 2020年10月份主要租務成交 Significant Lease Transactions, Oct 2020

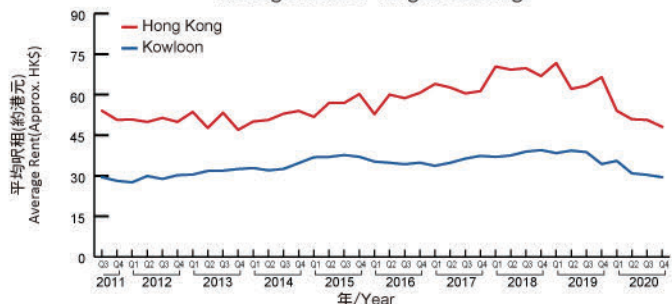
地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎租(約港元) Average Price (Approx. HK\$)
香港島 Hong Kong Island					
金鐘 Admiralty	遠東金融中心 Far East Finance Centre	中層 Mid	4,000 (G)	\$240,000	@60
中環 Central	美國銀行中心 Bank of America Tower	高層 High	680 (G)	\$37,400	@55
上環 Sheung Wan	中環大廈 Cosco Tower	高層 High	11,200 (G)	\$728,000	@65
灣仔 Wan Chai	瑞安中心 Shui On Centre	中層 Mid	669 (G)	\$39,471	@59

九龍 Kowloon					
長沙灣 Cheung Sha Wan	億京廣場 II Billion Plaza II	中層 Mid	2,575 (G) <sup>A</sup>	\$72,100	@28
九龍灣 Kowloon Bay	德福大廈 Telford House	高層 High	3,831 (G)	\$99,606	@26
旺角 Mong Kok	旺角中心一期 Argyle Centre Phase I	中層 Mid	603 (G)	\$33,000	@55
尖沙咀東部 TST East	永安廣場 Wing On Plaza	高層 High	1,666 (G)	\$71,638	@43

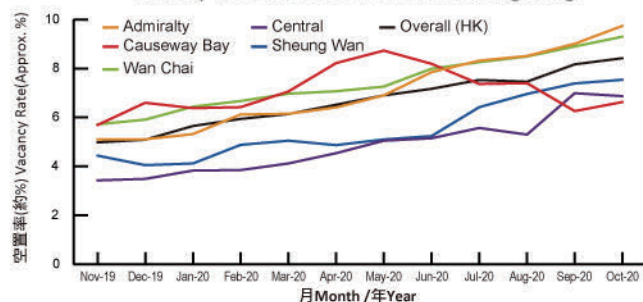
指標商廈平均呎價走勢圖  
Average Price of Target Buildings



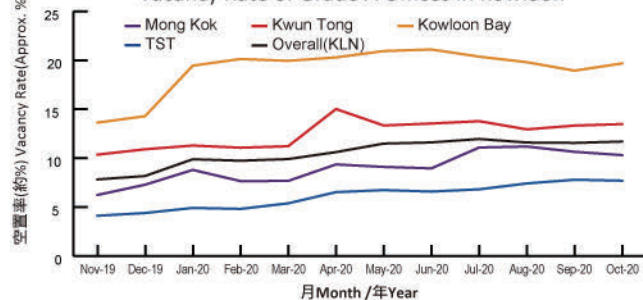
指標商廈平均呎租走勢圖  
Average Rent of Target Buildings



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** 本港經歷疫情第三波影響經濟發展，工商舖市場持續處於調整期，唯獨價格相宜的工業物業成為買家入市寵兒，帶動交投量走勢慢慢向好。中原數據顯示，第三季工業物業買賣成交共約714宗，對比第二季大幅上升約51.91%。金額方面，第三季共錄得總成交金額約HK\$77.82億，按季更大增約1.39倍。預期第四季工廈買賣交投量會有約600宗成交，涉及約HK\$60億。

**02** 土地註冊處資料顯示，葵涌葵喜街26-32號金發工業大廈1期12樓全層，面積約16,606平方呎，由施永青基金有限公司以約HK\$3,800萬購入，平均呎價約HK\$2,288，預料所得收益將會用作慈善用途。

**03** 雖然工商舖買賣市況反覆，唯獨工業物業方面相對穩定，名人亦無懼入市。資料顯示，旺角弼街20號福照工廠大廈13樓全層以約HK\$2,800萬易手，面積約7,182平方呎，平均呎價約HK\$3,898。買家為永卓國際有限公司，公司董事為伍尚敦，即為永隆銀行創辦人伍宜孫家族的第三代成員。

**04** 資深投資者「磁帶大王」陳秉志近期繼續出貨，根據土地註冊處資料，黃竹坑黃竹坑道52號合隆工業大廈1樓全層，最新以約HK\$8,280萬沽出，樓面面積約7,750平方呎，平均呎價約HK\$10,683，為該廈新高呎價。買家是會德豐，累計持有該廈共3層，佔約28%業權。

**01** Hong Kong experienced third wave of epidemic that has affected economic development, OIR property market continues to be in a period of adjustment. While affordable industrial properties have become targets of buyers, driving trading volume to gradually improve. There were about 714 industrial property transactions recorded in Q3, a sharp increase of about 51.91% compared to Q2. Total consideration recorded in Q3 was approx. HK\$7.782 billion, an increase of about 1.39 times quarterly. Foresee Q4, trading volume of industrial buildings is expected to have about 600 cases, involving about HK\$6 billion.

**02** According to the Land Registry, whole 12/F of Kingsford Industrial Building Phase 1 at Nos. 26-32 Kwai Hei Street in Kwai Chung, covers an area of about 16,606 sq ft, was purchased by Shih Wing Ching Foundation at approx. HK\$38 million or HK\$2,288 psf. The revenue is expected to use for charity purposes.

**03** Although OIR market situation is volatile, industrial properties are relatively stable, and even celebrities are not afraid to enter the market. According to information, whole 13/F of Fuk Chiu Factory Building at No. 20 Bute Street in Mong Kok was sold at approx. HK\$28 million or HK\$3,898 psf, involving an area about 7,182 sq ft. The buyer is Win Smart International Limited, and director of the company is Mr. Wu Shang Tun, who is the third generation of the Wu Yee Sun family, founder of Wing Lung Bank.

**04** Experienced investor Mr. Chen Ping Che has continued to sell properties. According to the Land Registry, whole 1/F of Ha Lung Industrial Building at No. 52 Wong Chuk Hang Road in Wong Chuk Hang was sold at approx. HK\$82.8 million or HK\$10,683 psf, with floor area about 7,750 sq ft, which is the highest average price of the building. The buyer is Wheelock, who now holds total 3 floors of the building, accounting for about 28% ownership of the building.

## 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)	
Oct 按月 By Month Sep 9 Aug 2	2 ▼ 77.78%	Oct 按月 By Month Sep 2 Aug 0	\$0.32 ▼ 73.33%	
觀塘 Kwun Tong	Oct 按月 By Month Sep 30 Aug 32	32 ▲ 6.67%	Oct 按月 By Month Sep \$2.46 Aug \$2.50	\$2.05 ▼ 16.67%
葵涌 Kwai Chung	Oct 按月 By Month Sep 62 Aug 52	45 ▼ 27.42%	Oct 按月 By Month Sep \$4.63 Aug \$3.20	\$2.49 ▼ 46.22%
火炭 Fo Tan	Oct 按月 By Month Sep 18 Aug 24	18 --	Oct 按月 By Month Sep \$0.65 Aug \$1.10	\$0.63 ▼ 3.08%
九龍灣 Kowloon Bay	Oct 按月 By Month Sep 15 Aug 21	15 --	Oct 按月 By Month Sep \$1.65 Aug \$1.80	\$0.64 ▼ 61.21%
荃灣 Tsuen Wan	Oct 按月 By Month Sep 47 Aug 35	40 ▼ 14.89%	Oct 按月 By Month Sep \$2.80 Aug \$2.18	\$3.16 ▲ 12.86%
屯門 Tuen Mun	Oct 按月 By Month Sep 18 Aug 13	9 ▼ 50.00%	Oct 按月 By Month Sep \$0.85 Aug \$0.47	\$0.41 ▼ 51.76%

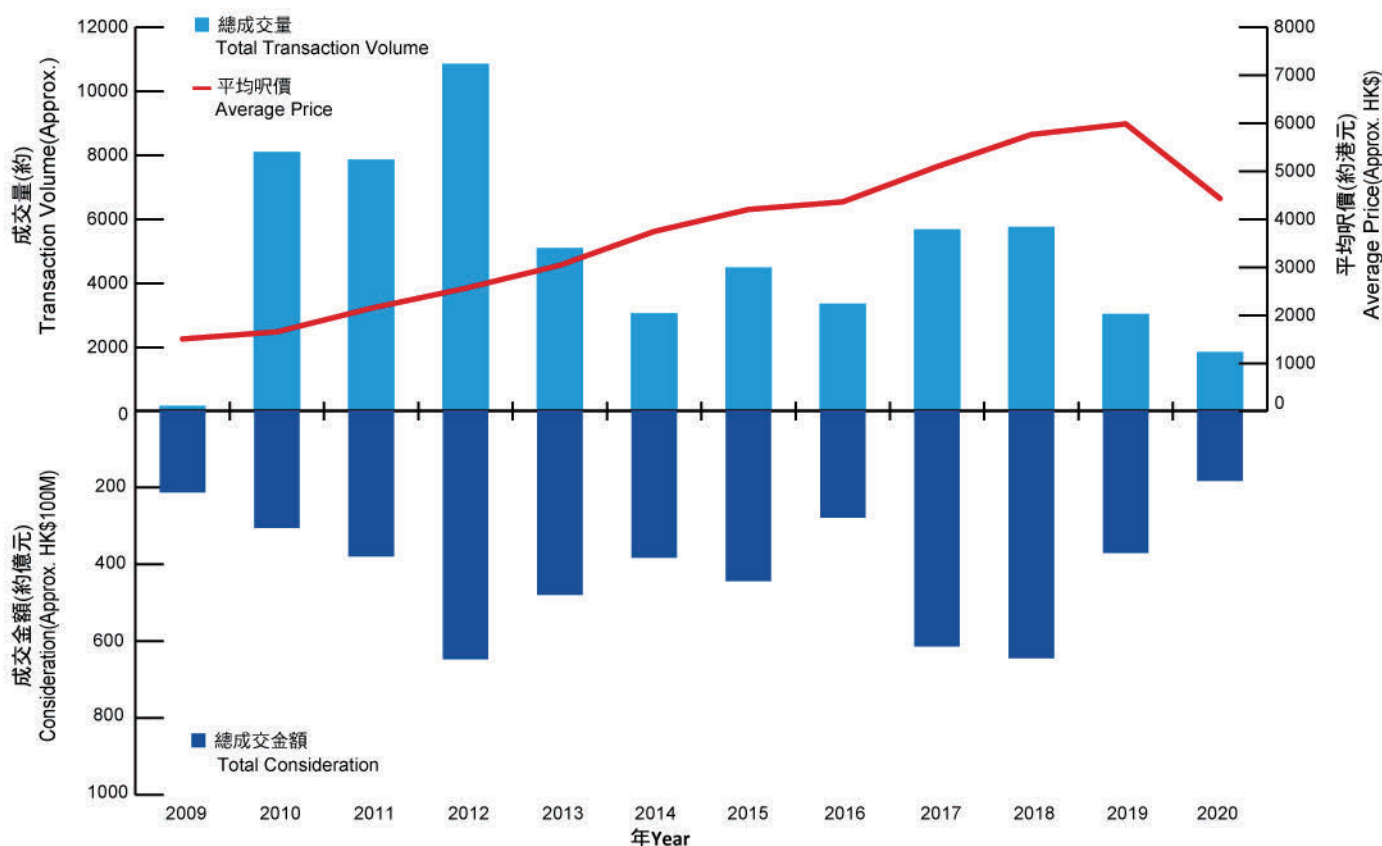


TOP 5  
OCT 2020

2020年10月全港工業大廈5大最高金額成交: (不計地廠及車位)  
The 5 highest consideration of industrial property transaction in Hong Kong recorded in October 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	荃灣德高中心 Texaco Centre, Tsuen Wan	17	01-02	5,428	\$73,456,307	@13,533
2	葵涌永豐工業大廈 Wealthy Industrial Building, Kwai Chung	02	全層 W/F	11,611	\$31,000,000	@2,670
3	觀塘怡生工業中心 East Sun Industrial Centre, Kwun Tong	08	A	7,100	\$30,530,000	@4,300
4	荃灣富源工業大廈 Well Industrial Building, Tsuen Wan	03	全層 W/F	6,000	\$28,000,000	@4,667
5	黃竹坑保濟工業大廈 Po Chai Industrial Building, Wong Chuk Hang	09	A	3,455	\$28,000,000	@8,104

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

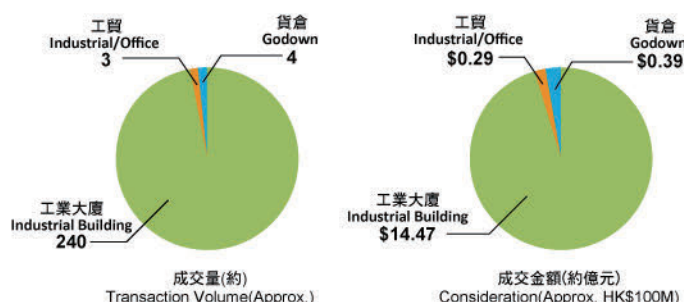


工廈買賣成交平均呎價(約港元)  
Average Price of  
Industrial Property Sales Transaction(Approx. HK\$)

	8/2020	9/2020	10/2020
全港整體 Overall	@4,465	@4,230	@4,291
柴灣 Chai Wan	--	@4,601	@4,379
觀塘 Kwun Tong	@6,488	@5,851	@5,160
葵涌 Kwai Chung	@3,837	@3,034	@3,044
火炭 Fotan	@4,523	@3,250	@3,650

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

10月份工廈買賣成交分佈  
Classification of Industrial Property  
Transaction in October





- 01** 10月份商舖市場表現相對平穩，全月共錄得約75宗成交，與上月相約，總成交金額約HK\$17.79億。租務市場方面，本月租務活動尚算平穩，共錄得約480宗，由於仍受疫情影響，市民減少外出，零售業受嚴重打擊，很多大品牌商戶紛紛棄租，撤出一線街據點，四大核心區域銅鑼灣、中環、尖沙咀及旺角的空置率不斷上升，同時租金跌幅頗大。
- 01** Performance of retail market in October was relatively stable. A total of about 75 transactions were recorded throughout the month, which was similar to the previous month, with total transaction amount of approx. HK\$1.779 billion. For rental market, rental situation are fairly stable in October with about 480 cases recorded. Due to impact of COVID-19, the public has reduced activities and retail industry has been severely strike. Many renowned brands have abandoned rentals and withdrawn from the first-tier street. Four core areas including Causeway Bay, Central, Tsim Sha Tsui and Mong Kok have seen rising vacancy rates, while rents have fallen considerably.
- 02** 本港受疫情影響，令核心區租金顯著回落。最近，尖沙咀金巴利道27-33號永利大廈地舖連閣樓，地下面積約2,560平方呎，閣樓約1,950平方呎，獲食肆承租，新租金約HK\$380,000，該舖早前由港式茶餐廳以HK\$648,000承租，對比新舊租金，跌幅約四成，租金重回約8年前水平。
- 02** Influence of COVID-19 dragged rents in core areas to fall significantly. Recently, Shop on G/F with cockloft of Wing Lee Building at Nos. 27-33 Kimberley Road in Tsim Sha Tsui, with an area about 2,560 sq ft (with additional cockloft about 1,950 sq ft), has been leased by a restaurant with monthly rental about HK\$380,000. The shop was previously rented by a Chinese restaurant at approx. HK\$648,000. New rent dropped about 40% compared to that, which have returned to level at about 8 years ago.
- 03** 近日疫情稍為放緩，飲食業租客趁著租金大幅回落紛紛積極落位。最近，尖沙咀金馬倫道34-36A號福僑大廈地下A及B舖，面積約2,500平方呎，剛獲一食肆租客承租，新租金約HK\$190,000，平均呎租約HK\$76。另外，深水埗鴨寮街185號地下2A、2B及2C舖連閣樓，地舖面積合共約600平方呎，獲一日本食肆承租，新租金約HK\$120,000。
- 03** Epidemic shows improvement recently, and tenants in catering industry have taken advantage of sharp drop in rents. Lately, Shops A & B on G/F of Fook Kiu Mansion at Nos. 34-36A Cameron Road in Tsim Sha Tsui, with area about 2,500 sq ft has been leased by a restaurant. The new rent is approx. HK\$190,000 or HK\$76 psf. In addition, Shops 2A, 2B & 2C on G/F with cockloft at No. 185 Apliu Street in Sham Shui Po, providing G/F area in total of about 600 sq ft were leased by a Japanese restaurant with new rent at approx. HK\$120,000.
- 04** 在目前的經濟環境下，利好了街市、麵包店等行業，這些行業的需求大而且生意穩定，故此舖位租金收入有保證，吸引投資者入市。最近，土瓜灣下鄉道47號地下連閣樓，地舖面積約900平方呎，以HK\$8,280萬成交，租客為街市行業，月租約HK\$190,000，新買家可享回報約2.7%。
- 04** Under the current economic environment, industries such as wet market and bakery are favorable. These industries are highly demanded. Therefore, rental income of those shops is guaranteed and investors are attracted. Recently, G/F together with cockloft at No. 47 Ha Heung Road in To Kwa Wan, involving G/F area about 900 sq ft was sold at approx. HK\$82.8 million. The tenant is wet market related. The monthly rent is approx. HK\$190,000, new buyer can enjoy a return of about 2.7%.

10月份份街市及外賣行業之租務成交  
Some leasing transactions of market and food delivery industry recorded in October

物業 Property	面積(約平方呎) Area(Approx. sq ft)	新租金(約港元) New Month Rent (Approx. HK\$)	新租客 Tenant
元朗大堂路23-27號合益廣場地下A003號舖連閣樓 Shop A003 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 : 187	\$71K	蔬果店 Vegetables
大圍大圍道1-35號金山樓地下12-13號舖 Shops 12-13 on G/F, Kam Shan Building, Nos. 1-35 Tai Wai Road, Tai Wai	1,960	\$200K	超級市場 Supermarket
將軍澳唐俊街11號寶盈花園地下S4及4E號舖 Shops S4 & 4E on G/F, Bauhinia Garden, No. 11 Tong Chun Street, Tseung Kwan O	690	\$110K	外賣 Food delivery



## 2020年10月份矚目商舖成交 Notable Transactions in October 2020

## 買賣成交 Sales Transactions

香港筲箕灣筲箕灣道407-409號筲箕灣中心地下29-31, 64號舖及一樓全層  
Shops 29-31, 64 on G/F, together with 1/F, Shau Ki Wan Centre,  
Nos. 407-409 Shau Kei Wan Road, Shau Kei Wan, HK



面積(約平方呎) Area(Approx. sq ft)

24,631

金額(約港元) Consideration(Approx. HK\$)

\$318M

現租客 Existing Tenant

護老院 / Elderly Home

九龍尖沙咀彌敦道111-181號柏麗購物大道地下29及30 (位置 D) 號舖連一樓15室(部份)  
Shops 29 & 30 (SITE D) on G/F, together with flat 15 (portion) on 1/F,  
Park Lane Shopper's Boulevard, Nos. 111-181 Nathan Road, Tsim Sha Tsui, KLN



面積(約平方呎) Area(Approx. sq ft)

3,470

金額(約港元) Consideration(Approx. HK\$)

\$210M

現租客 Existing Tenant

零售 / Retail

九龍土瓜灣下鄉道47號地下連閣樓  
G/F, together with M/F, No. 47 Ha Heung Road, To Kwa Wan, KLN



面積(約平方呎) Area(Approx. sq ft)

地下 G/F : 900

金額(約港元) Consideration(Approx. HK\$)

\$82.8M

現租客 Existing Tenant

中式餐廳 / Chinese Restaurant

## 租賃成交 Leasing Transactions

九龍旺角西洋菜南街59-61號地下連閣樓  
G/F, together with M/F, Nos. 59-61 Sai Yeung Choi Street South,  
Mong Kok, KLN



面積(約平方呎) Area(Approx. sq ft)

地下G/F : 2,400 閣樓M/F : 2,000

月租(約港元) Monthly Rental(Approx. HK\$)

\$400K

準租客 Prospective Tenant

茶餐廳 / Restaurant

新界屯門屯門鄉事會路94-110號康利中心一樓  
1/F, Honley Court, Nos. 94-110 Tuen Mun Heung Sze Wui Road,  
Tuen Mun, NT



面積(約平方呎) Area(Approx. sq ft)

16,000

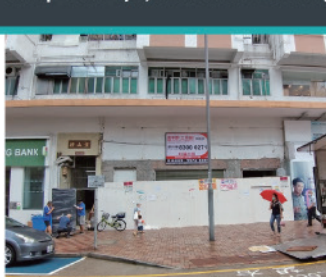
月租(約港元) Monthly Rental(Approx. HK\$)

\$308K

準租客 Prospective Tenant

幼稚園 / Kindergarten

新界大圍大圍道1-35號金山樓地下4號舖  
Shop 4 on G/F, Kam Shan Building, Nos. 1-35 Tai Wai Road, Tai Wai, NT



面積(約平方呎) Area(Approx. sq ft)

2,300

月租(約港元) Monthly Rental(Approx. HK\$)

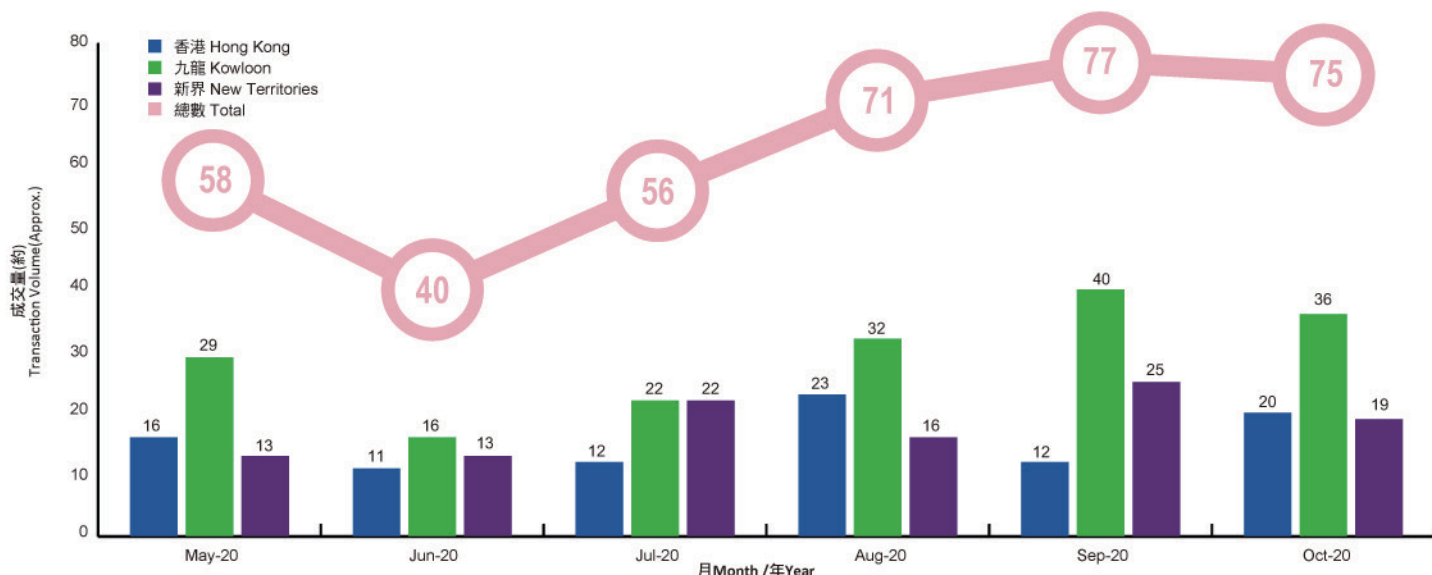
\$170K

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





## 全新智能工廈 配備“5G”高速網絡



以上圖片為現場示位

46 駿業街  
TSUN YIP STREET

建築面積

約381至全層6,493平方呎

設示範單位 歡迎參觀

現正公開發售



N: 46TYS

Mr. Dick Lo (E-138232)

Mr. Stephen Lau (E-033995)

Ms. Winnie Ho (E-410043)

Mr. Winson Leung (E-096310)

盧先生9315 9801

劉先生9038 3373

何小姐6602 2367

梁先生9486 5822

## 全港最高可供出售的甲級寫字樓

中環皇后大道中99號

中環中心39樓

單位建築面積由約1,843至3,140平方呎



短片介紹

售 @30,000 餘起



N: TC39

Mr. Patrick Wong (E-053344)

Mr. Lewis Choy (E-148217)

Ms. Salome Mak (E-144769)

Ms. Louise Ho (E-034589)

黃先生9495 9716

蔡先生9492 8322

麥小姐9226 0236

何小姐9018 3008

## Donki開幕勢必帶動區內人流，增加消費氣氛

租賃總面積約

34萬平方呎

現正全面招租  
優質商戶營商必選將軍澳  
沿海商場新地標

N: Savannah / Capri / Monterey



圖片只供參考

何小姐 Ms. Terry Ho (E-370521)

陸先生 Mr. James Luk (E-272767)

黃先生 Mr. Teddy Wong (E-247118)

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廣告日期：2020年11月18日 N: 物業編號



政府放寬非住宅物業按揭成數後，首個工商舖項目——大角咀通州街111號工廈工作室The Cloud雲之端正式推售。中原(工商舖)更為項目打響頭炮，率先促成兩層全層以及部份優質單位成交，並獲發展商星星地產高度讚賞。

After the government relaxed the mortgage rate for non-residential properties, first industrial and commercial project-The Cloud was introduced, which located at No.111 Tung Chau Street in Tai Kok Tsui. Centaline Commercial took the lead by facilitating two whole-floor transactions and some high-quality units, and was highly appreciated by the developer Star Properties.

中原(工商舖)特意於10月上旬為項目舉辦小型慶功宴，榮幸邀請到星星地產主席陳文輝先生及執行董事廖漢威先生到場同賀。中原(工商舖)董事總經理潘志明先生表示，雲之端項目質素上乘，全方位切合中小企或創業用家的需要，同時潘氏感謝中原前線精英付出的努力，並期望中原能保持旺勢成為全場銷售總冠軍。

Centaline Commercial held a small celebration banquet in early October. Mr. Joe Chan, Chairman of Star Properties and Mr. Victor Liu, Executive Director of Star Properties showed up as well. Mr. Stanley Poon, Managing Director of Centaline Commercial, said that The Cloud is a high quality project and fully fulfill the requirements of small to medium-sized enterprises and entrepreneurs. At the same time, Stanley emphasized the efforts of Centaline's frontline elites and hope that Centaline can maintain its prosperity for championship.



中原(工商舖)及星星地產管理層齊切開單金豬，預祝雲之端項目賣個滿堂紅，中原同事開單源源不絕。  
星星地產主席陳文輝(中)、執行董事廖漢威(右二)；中原(工商舖)董事總經理潘志明(左二)、商舖部董事黃偉基(左一)、工商部董事郭楚華(右一)

## 香港工商舖分行 Branch List in Hong Kong

### OFFICE

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

香港金鐘夏慤道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

### I

### 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

### R

### 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27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  
**亞洲工業大廈中層LL室**  
Unit LL, M/F, Edf.Industrial Asia

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
10,241	\$25.6M	@2,500

**澳門**  
Macau  
**馬濟時總督大馬路256號地下**  
G/F, Avenida do Governador Jaime Silverio Marques No. 256

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
3,334	\$120K	@36

**澳門**  
Macau  
**南方工業大廈中層C室**  
Unit C, M/F, Edf.Industrial Nam Fong

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
6,529	\$17.3M	@2,650

**澳門**  
Macau  
**黑沙環新街352-358號地下**  
G/F, Rua Nova da Areia Preta Nos. 352-358

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
1,493	\$113.8K	@76

**澳門**  
Macau  
**激成工業中心1座中層G室**  
Unit G, M/F, Centro Industrial Keck Seng (Bloco 1)

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
3,422	\$15M	@4,398

**澳門**  
Macau  
**水坑尾街153-157號地下**  
G/F, Rua do Campo Nos. 153-157

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
3,560	\$110K	@31

**澳門**  
Macau  
**激成工業中心3座低層W室**  
Unit W, L/F, Centro Industrial Keck Seng (Bloco 3)

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
2,431	\$11M	@4,524

**澳門**  
Macau  
**關閘廣場16號地下**  
G/F, Praca das Portas do Cerco No. 16

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
928	\$98K	@106

**澳門**  
Macau  
**建興龍廣場中層S室**  
Unit S, M/F, Edf. Praca Kin Heng Long

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
1,123	\$8.2M	@7,301

**澳門**  
Macau  
**南灣大馬路700號地下**  
G/F, Avenida Da Praia Grande No. 700

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK\$)	平均呎租(約港元) Average Rental(Approx.HK\$)
900	\$70K	@78

**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**

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**粵港澳大灣區展銷廳 Greater Bay Area**

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H

HENGQIN

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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  
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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



仁和橫琴國際

中 醫 藥 創 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

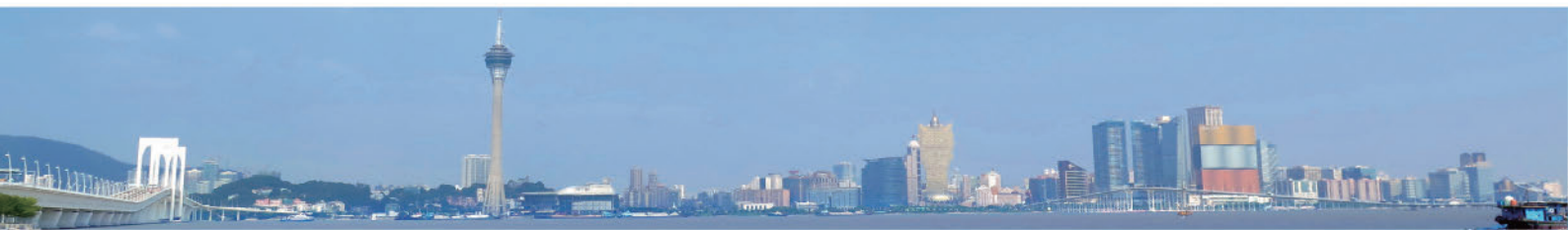
N: A0014

朱先生 Mr. Jason Zhu 6858-1968

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廣告日期：2020年11月18日 N：物業編號





## 工商舖焦點 Market Highlight

### 澳門 Macau

#### 民生區持續受捧 東區舖成焦點

Livelihood district continues to be favoured. Shops in East District become focus

第三季商舖市場表現續淡，據統計局資料顯示，7月買賣成交量約33宗，8月約25宗，估計9月成交量約36宗，推算第三季商舖成交約94宗，較去年同期下跌約22%。此外，第三季成交主要集中在北區及氹仔區等民生舖上，旅遊區舖位交投相對疲弱。

The performance of retail market continued to be inferior in Q3. According to statistics, there were about 33 transactions in July and 25 transactions in August, and about 36 transactions in September by estimate, making overall transactions about 94 in Q3, which fell by about 22% year-on-year. In addition, transactions in Q3 were mainly concentrated in livelihood related shops in the North District and Taipa District, while sales of shops in tourist areas were relatively shortfall.

展望第四季，雖在十一黃金週、光影節及美食節等旅遊活動作用下，旅遊零售等商戶生意額有望恢復，市況氣氛將較第三季佳，但旅遊區與賭場區恢復需時，估計短期內成交量及價格將保持平穩。

Although consumption volume is expected to recover in Q4 under the influence of tourism activities such as Golden Week, Light Festival and Food Festival, and predict that the market atmosphere will be improved compared to Q3, tourist and casino areas need time to recover, thus transaction volume and price would remain stable in the short term.

### 珠海 Zhuhai

#### 珠海9月網簽約5,174套 住宅佔總網簽約七成

Zhuhai signed around 5,174 net transactions in September. Residential Property accounted for nearly 70%

9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9月共網簽約5,174套，其中住宅網簽約3,675套，佔總網簽約成交量約71.03%。由於珠澳通關政策持續放寬，加上有新項目相繼入市，有部分項目亦順應熱潮加推新品，市場上累積的購買力逐步釋放，買家入市珠海信心不斷增強，因而帶動珠海市場成交量平穩上升。

Trading atmosphere of Zhuhai property market in September was good. According to statistics of Centaline's Macau and Hengqin database, Zhuhai recorded a total of around 5,174 net transactions in September. Among them, there were approx. 3,675 residential net were signed, accounting for about 71.03% of total net signing. Continuous relaxation of clearance policy between Zhuhai and Macau, and introduction of new projects one after one, the accumulated purchasing power is gradually releasing, and buyers' confidence in entering Zhuhai's market continues to increase, thus driving up transaction volume in Zhuhai.

### 橫琴 Hengqin

#### 橫琴9月網簽約866套 按年下跌約16%

Hengqin had around 866 sets net signings in September. Downward about 16% yearly

橫琴9月共網簽約成交約866套，按年下降約16.73%，佔珠海網簽約總成交約16.74%。其中橫琴住宅網簽約成交約400套，辦公室網簽約成交約328套，商業及其他網簽約分別約34套和104套。受橫琴一系列利好消息影響，如9月23日起恢復辦理廣東省外內地居民赴澳門旅遊簽注、澳門符合條件的機動車出入珠海橫琴可申請1年臨時牌等，以及受橫琴口岸項目信德口岸商務中心開售即售罄的餘熱影響，買家入市橫琴態度積極。此外，由中原舉辦的第二屆珠海橫琴房產聯展於9月中旬在澳門旅遊塔盛大開展，舉辦當日即促成多宗成交，展會期間亦有不少澳門買家赴橫琴看房、購房，帶動橫琴市場交投量不斷攀升。

Hengqin net signing transactions had about 866 in September, reduced about 16.73% by year, accounting for about 16.74% of Zhuhai's total net signed. Among them, about 400 sets of residential net signed; office net sign were about 328 sets; commercial and other net signings were about 34 sets and 104 sets respectively. Series of good news take place in Hengqin, such as resumption of visas for residents of Guangdong Province to travel to Macau starting from 23rd September, Macau's eligible motor vehicles application for a one-year temporary license for entering and leaving Zhuhai Hengqin, and the sold out heat of SHUN TAK HENGQIN in Hengqin port, buyers were positive in entering market. In addition, the 2nd Zhuhai Hengqin Estate Exhibition organized by Centaline was grandly held at Macau Tower in mid-September and many transactions were recorded. Macau buyers went to Hengqin for properties visit and purchase, continue to bring up Hengqin's transaction volume.