

工商舖焦點 Market Highlight

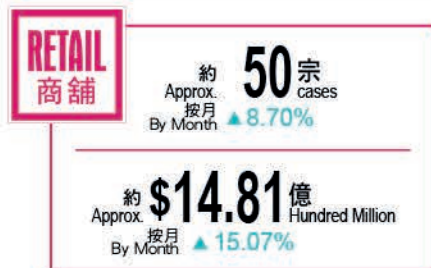
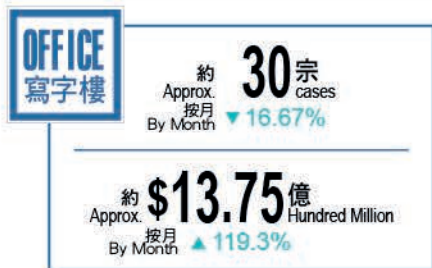
啟德第4C區4號商業或酒店地撻訂後再流標

Tender of Kai Tak Area 4C Site 4 Commercial resulted unsuccessful after forfeited deposit

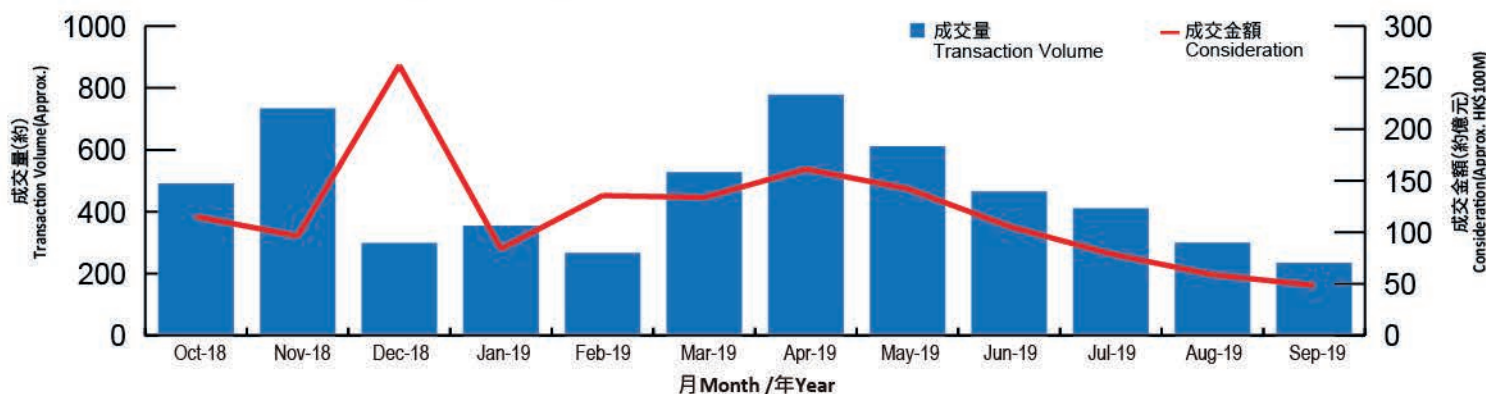
遭高銀金融撻訂的啟德第4C區4號商業或酒店地皮，近期再度推出招標，於9月中截標時獲5份標書。地政總署隨後公佈，所有入標財團出價均未達政府意向，以流標作結。資料顯示，高銀金融於今年中以約HK\$111.24億投得該幅地皮，按該項目預計可建樓面面積約863,165平方呎計算，每平方呎樓面地價約HK\$12,888。

The land where located at Area 4C Site 4 which assigned for commercial and hotel uses had been retendering after Goldin Financial abandoned the deposit previously. Government has received 5 tenders when tender closed in mid-September. The Lands Department announced that government had rejected all submissions, for the reason that tendered premiums did not meet government's reserve price for the site. Accordingly, Goldin Financial was bidden at approx. HK\$11.124 billion or HK\$12,888 psf during mid-year with estimated floor area about 863,165 sq ft.

9月成交量/金額 Transactions Volume / Consideration, Sep



工商舖買賣成交量及金額走勢圖 Transaction Volume and Consideration of Commercial Property Market

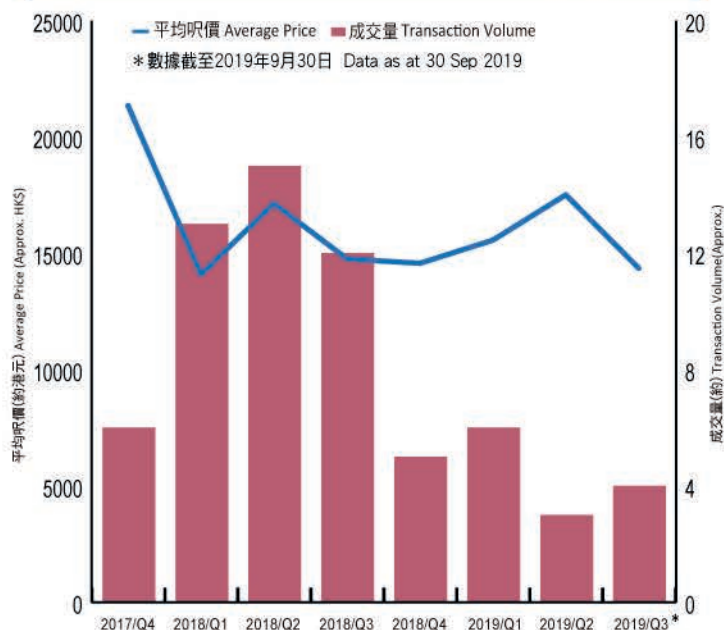


2019年香港統計數據 Statistics of 2019

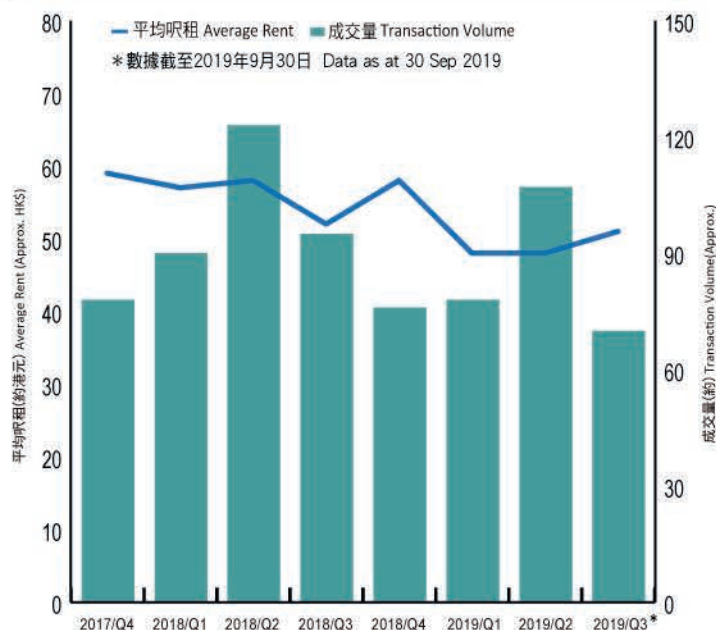
| | | | | |
|--|---|---|---|--|
| 8月訪港旅客人次(約) No. of Visitor Arrival to HK in Aug(Approx.) 3,590,571 人 按月 按月 By Month ▼30.9% | 8月內地訪港旅客人次(約) No. of Mainland Visitor Arrival to HK in Aug(Approx.) 2,782,897 人 按月 按月 By Month ▼33.1% | 8月零售業銷貨額(約港元) Retail Sales Volume in Aug(Approx. HK\$100Million) 294 億 按月 按月 By Month ▼14.72% | 8月註冊公司登記數字(約) No. of Registered Company in Aug(Approx.) 10,269 間 按月 按月 By Month ▼14.43% | 6-8月失業率(約) Unemployment Rate in Jun-Aug(Approx.) 3% 按年 按年 By Year ▲0.20% |
|--|---|---|---|--|

- 01** 中美關係持續緊張，投資者不敢貿然入市，導致9月份寫字樓成交量進一步下挫，月內僅錄得約31宗買賣成交個案，可見市場正面臨相當嚴峻的挑戰。
- 02** 大額成交方面，爪哇控股（00251）斥資約HK\$7.8億，購入中環華威大廈約59%業權，物業總建築面積約34,243平方呎，平均呎價約HK\$22,778，為近期罕有的大手寫字樓買賣個案。
- 03** 港島區方面，銅鑼灣航空大廈低層全層以約HK\$4,700萬成交，涉及樓面約2,729平方呎，平均呎價約HK\$17,222，刷新該廈最高呎價紀錄。至於九龍區，長沙灣創匯國際中心中層全層以約HK\$9,063萬易手，面積約7,485平方呎，平均呎價約HK\$12,108。
- 04** 租務方面，整體租賃市場成交量同樣較上月減少，跌幅約26%，大部分集中在上環及灣仔區。由於這些地區租金較核心區低，能吸引一些長期租用核心區而又需要控制成本的企業租用。加上交通配套日漸完善，相信會進一步加快租戶遷離核心區的現象。
- 05** 瑞安中心低層全層以呎租約HK\$62租出，涉及樓面約21,657平方呎，為月內罕有的大樓面租賃個案。
- 01** China-United States relations continued to be tense, investors are hesitated to enter market rashly. As a result, transaction volume in September further declined, recorded with only 31 transactions. The market is facing serious challenges.
- 02** Referring large amount transactions, SEA Group (00251) purchased about 59% undivided share of Winway Building in Central at approx. HK\$780 million or HK\$22,778 psf. Total gross area of the property is about 34,243 sq ft, which is a comparatively rare transaction recorded recently.
- 03** In Hong Kong, whole floor on low floor of Catic Plaza with size about 2,729 sq ft was sold at approx. HK\$47 million or HK\$17,222 psf, broke the historical highest record of the building. In Kowloon, unit E on mid floor of The Globe with size about 7,485 sq ft was sold at approx. HK\$90.63 million or HK\$12,108 psf.
- 04** For leasing market, rental volume recorded in September decreased by about 26% from previous month. Transactions mainly centralised in Sheung Wan and Wai Chai, since rental price of these areas is lower than core districts, companies which rented at core districts for long-term but would like to have cost control will be attracted. Coupled with improvement in transportation, it is believed that tenants moving away from core districts will be further accelerated.
- 05** Whole floor on low floor of Shui On Centre with size about 21,657 sq ft, was leased at approx. HK\$62 psf, which was an notable case with large floor area in September.

銅鑼灣區寫字樓買賣走勢
Trend of Office Sales Market in Causeway Bay



銅鑼灣區寫字樓租賃走勢
Trend of Office Leasing Market in Causeway Bay



2019年9月份主要買賣成交 Significant Sales Transactions, Sep 2019

| 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 | | | | | |
| 銅鑼灣 Causeway Bay | 航空大廈 Catic Plaza | 低層 Low | 2,729 (G) | \$47,000,000 | @17,222 |
| 銅鑼灣 Causeway Bay | 百威商業大廈 Park View Commercial Building | 低層 Low | 1,418 (G) | \$18,000,000 | @12,694 |
| 灣仔 Wan Chai | 順豐國際中心 Shun Feng International Centre | 高層 High | 2,228 (G) | \$31,192,000 | @14,000 |
| 黃竹坑 Wong Chuk Hang | 南匯廣場A座 Southmark Pacific Link Tower (Tower A) | 高層 High | 1,731 (G) | \$17,000,000 | @9,821 |

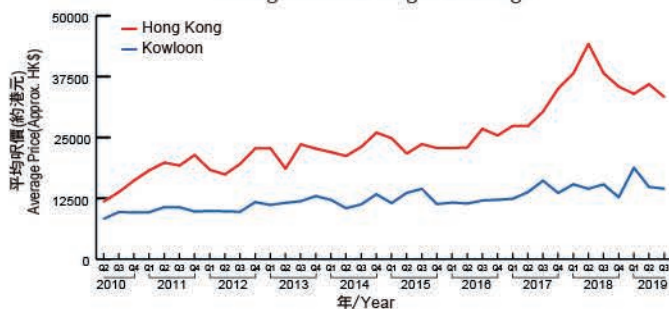
| | | | | | |
|-----------------------|------------------------------------|-----------|------------|--------------|---------|
| 九龍 Kowloon | | | | | |
| 長沙灣 Cheung Sha Wan | 創匯國際中心 The Globe | 中層 Mid | 7,485 (G) | \$90,629,000 | @12,108 |
| 九龍灣 Kowloon Bay | 億京中心B座 Billion Centre - Tower B | 低層 Low | 1,565 (G) | \$20,653,000 | @13,197 |
| 新蒲崗 San Po Kong | 萬迪廣場 Maxgrand Plaza | 中層 Mid | 2,627 (G)^ | \$36,042,440 | @13,720 |
| 尖沙咀中部 TST Central | 安年大廈 Oriental Centre | 中層 Mid | 883 (G) | \$8,300,000 | @9,400 |

2019年9月份主要租務成交 Significant Lease Transactions, Sep 2019

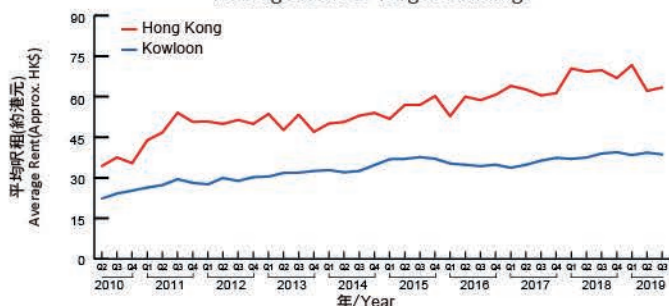
| 地區 District | 物業 Property | 樓層 Floor | 面積(約平方呎) Area (Approx. sq ft) | 金額(約港元) Consideration (Approx. HK\$) | 呎租(約港元) Average Price (Approx. HK\$) |
|----------------------|--|-------------|-------------------------------------|--|--|
| 香港島 Hong Kong Island | | | | | |
| 金鐘 Admiralty | 海富中心一期 Admiralty Centre Tower 1 | 低層 Low | 1,880 (G) | \$122,200 | @65 |
| 中環 Central | 中環中心 The Center | 高層 High | 9,428 (G) | \$923,944 | @98 |
| 上環 Sheung Wan | 信德中心-西翼 Shun Tak Centre, West Tower | 高層 High | 2,332 (G) | \$186,560 | @80 |
| 灣仔 Wan Chai | 瑞安中心 Shui On Centre | 低層 Low | 21,657 (G) | \$1,342,734 | @62 |

| | | | | | |
|-----------------------|-----------------------------|------------|------------|----------|-----|
| 九龍 Kowloon | | | | | |
| 長沙灣 Cheung Sha Wan | 億京廣場II Billion Plaza II | 高層 High | 2,280 (G)^ | \$79,800 | @35 |
| 觀塘 Kowloon | 寧晉中心 Legend Tower | 高層 High | 1,084 (G) | \$32,520 | @30 |
| 尖沙咀東部 TST East | 東海商業中心 East Ocean Centre | 中層 Mid | 1,254 (G) | \$48,000 | @38 |
| 尖沙咀西部 TST West | 星光行 Star House | 高層 High | 1,469 (G) | \$55,822 | @38 |

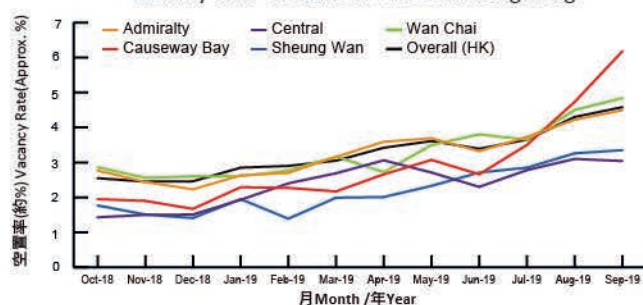
指標商廈平均呎價走勢圖
Average Price of Target Buildings



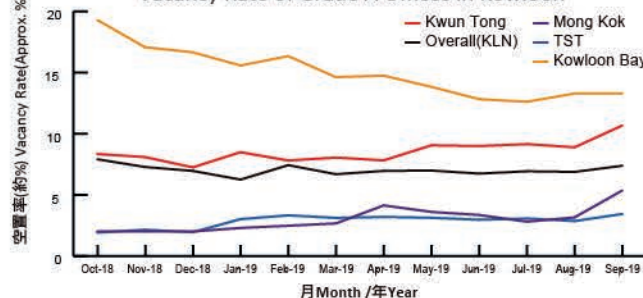
指標商廈平均呎租走勢圖
Average Rent of Target Buildings



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 隨着中美貿易摩擦升溫，加上本港政治環境持續動盪，社會及經濟情況逐漸轉差，第二季工業物業市場成交量及金額皆錄得大幅下滑。根據中原數據資料顯示，2019年第三季工業物業買賣成交宗數約624宗，對比第二季約1,216宗，成交量大幅下滑約48.68%。金額方面，今年第三季錄得總成交金額約HK\$89.57億，按第二季約HK\$125.17億，亦下跌約28.44%。

02 自活化工廈政策推出以後，全幢工業物業一直受追捧，屯門區有不少工業大廈陸續活化為酒店或商廈，包括香港屯門貝爾特酒店、悅品渡假酒店(屯門)、滙賢一號等，發展迅速。市場消息指，舖王鄧成波以約HK\$13億，購入屯門洪祥路3號民生物流中心全幢。物業地盤面積約36,314平方呎，樓高12層，總樓面面積約317,636平方呎，平均呎價約HK\$4,092。大廈出租率達9成，現時月租約HK\$250萬，回報率約2.5%。

03 物業投資市場前景仍然不明朗，主調以長線投資為主，但工廈呎價低水吸引投資者入市，大手買賣持續出現。市場消息指，由莎莎國際「太子爺」郭浩泉等人組成的麒豐資本，最新以約HK\$3.3億，購入觀塘鴻圖道33號王氏大廈4層工廈樓面，分別為2、5、6及7樓連天台，總出售樓面約37,216平方呎，平均呎價約HK\$8,867。麒豐資本表示，目前亦已聯同部分業主合組公司，成功集合該大廈90%業權，計劃把物業重建成為新式工廈。

01 The deteriorating situation of China-United States trade war and instability of Hong Kong political status have slowed down economy. Quarterly transaction volume and consideration dropped significantly. Accordingly, number of industrial property transactions in Q3 2019 is 624, dropping about 48.68% by quarterly compare. On the other hand, consideration recorded in Q3 2019 accounted for approx. HK\$8.957 billion, reducing around 28.44% by quarterly.

02 Government launched revitalizing scheme of industrial building in 2010, market response fiercely on whole block industrial buildings. Numerous buildings in Tuen Mun have been revitalized as hotels or commercial buildings, including Penta Hotel Hong Kong Tuen Mun, Hotel Cozi Resort, One Vista etc. According to market news, whole block of Tuen Mun Distribution Centre at No. 3 Hung Cheung Road in Tuen Mun was sold to Mr. Tang Shing-bor at approx. HK\$1.3 billion or HK\$4,092 psf. The site area covers about 36,314 sq ft and the existing total GFA measures about 317,636 sq ft with 12-storey. The occupancy rate is over 90%, current monthly rent is about HK\$2.5 million, offers about 2.5% return rate.

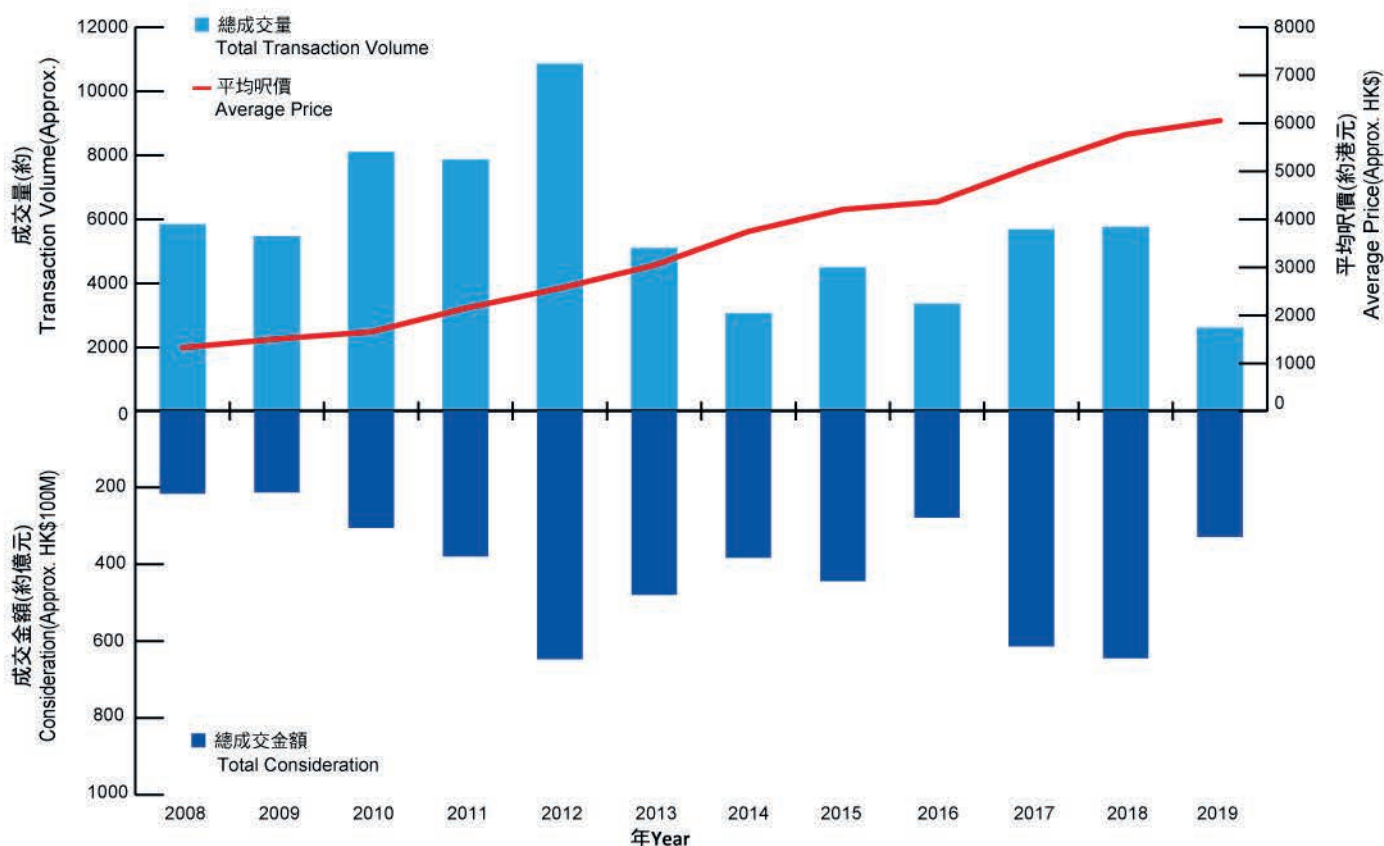
03 Property market still unforeseeable, market continues emphasis on long-term investment. While relatively low prices of industrial buildings draw investors to enter market, stimulated notable transactions continue to occur. According to market news, EPIC Capital which founded by Sa Sa International CEO's son, Mr. Kwok Ho Chuen and others, recently purchased certain floors of Wongs Building at No. 33 Hung To Road in Kwun Tong at approx. HK\$330 million or HK\$8,867 psf. Present total GFA is about 37,216 sq ft, included 4-storey which are 2/F, 5/F, 6/F and 7/F with roof. EPIC Capital said that they have joined with other owners, gathered 90% undivided shares of the building successfully and planning to rebuild into new-formed industrial 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) |
| Sep 6 By Month Aug 0 Jul 3 | Sep \$1.72 By Month Aug \$0.00 Jul \$0.15 | Sep 3 By Month Aug 4 Jul 1 | Sep \$0.42 By Month Aug \$0.34 Jul \$0.80 |
| 觀塘 Kwun Tong | Sep 17 By Month Aug 13 Jul 29 | 九龍灣 Kowloon Bay | Sep 6 By Month Aug 3 Jul 5 |
| Sep \$6.16 By Month Aug \$3.92 Jul \$2.71 | Sep \$0.46 By Month Aug \$0.14 Jul \$0.24 | | |
| 葵涌 Kwai Chung | Sep 22 By Month Aug 26 Jul 51 | 荃灣 Tsuen Wan | Sep 15 By Month Aug 4 Jul 27 |
| Sep \$0.95 By Month Aug \$2.70 Jul \$23.41 | Sep \$1.82 By Month Aug \$0.12 Jul \$1.09 | | |
| 火炭 Fo Tan | Sep 12 By Month Aug 8 Jul 8 | 屯門 Tuen Mun | Sep 4 By Month Aug 5 Jul 6 |
| Sep \$0.67 By Month Aug \$0.41 Jul \$0.47 | Sep \$0.24 By Month Aug \$12.52 Jul \$0.18 | | |

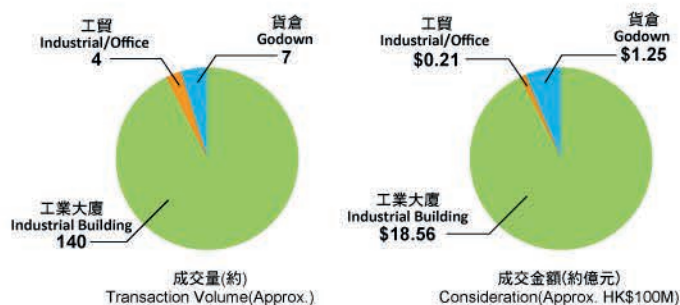
TOP 5
SEP 20199月份屯門區5大最高金額工廈物業成交紀錄
Top 5 highest considerations of industrial property transaction recorded in Tuen Mun in Sep

| | 物業 Property | 樓層 Floor | 單位 Unit | 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 | 德榮工業大廈 Tak Wing Industrial Building | 14 | A | 3,079 | \$12,000,000 | @3,897 |
| 2 | 德榮工業大廈 Tak Wing Industrial Building | 20 | A | 3,078 | \$10,380,000 | @3,372 |
| 3 | 華運工業大廈 Wah Wan Industrial Building | 15 | 01 | 3,535 | \$7,780,000 | @2,200 |
| 4 | 屯門工業中心F座 Tuen Mun Industrial Centre, Tower F | 06 | F01 | 2,482 | \$5,880,000 | @2,369 |
| 5 | 廣建貿易中心 Kwong Kin Trade Centre | 17 | 08 | 1,033 | \$3,650,000 | @3,533 |

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\$)

| | 7/2019 | 8/2019 | 9/2019 |
|---------------|--------|--------|--------|
| 全港整體 Overall | @4,976 | @4,820 | @5,643 |
| 柴灣 Chai Wan | @4,535 | @5,061 | @6,503 |
| 觀塘 Kwun Tong | @6,453 | @8,957 | @7,704 |
| 葵涌 Kwai Chung | @4,993 | @3,835 | @3,675 |
| 火炭 Fotan | @4,012 | @4,175 | @3,642 |

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

9月份工廈買賣成交分佈
Classification of Industrial Property
Transaction in Sep

- 01** 商舖市場觀望氣氛濃厚，投資者對市場前景缺乏信心，令買賣交投嚴重受壓，大手買賣更是寥寥可數，大部份成交集中在介乎HK\$2,000萬以下的細碼貨，9月份買賣成交共約50宗，成交金額約14.8億，租務方面，9月共錄得約225宗成交，對比上月跌幅約17.7%。
- 02** 由於市場氣氛轉差，部份業主看淡舖位前景，急於將物業出售套現，連續錄得買賣蝕讓個案，如葵芳葵富路7-11號葵涌廣場D場三樓(時尚坊)36號舖，面積約127平方呎，剛以約HK\$238萬成交，業主於2011年以約HK\$315萬購入上述物業，今次易手帳面損失約HK\$77萬，另外，旺角亞皆老街先達廣場一樓F68號舖，面積約131平方呎，剛以約HK\$138萬易手，業主於2009年以約HK\$320萬購入，帳面虧損約HK\$182萬。
- 03** 儘管市道不明朗，部份業主選擇割價求售，但亦有買家趁著物業價格大幅回落時，乘機以低價吸納。舉例，銅鑼灣耀華街30號地下，面積約1,000呎，業主叫價約HK\$6,500萬，但最終以約HK\$3,300萬成交，減價幅度近五成，平均呎價約HK\$33,000，回報率約2.9%。
- 04** 由於近期訪港旅客大幅下降，零售市道下滑，急速令租務成交宗數下跌，同時租金下跌壓力甚大。舉例，尖沙咀樂道25-27號地下，面積約2,898平方呎，剛獲茶餐廳以約HK\$380,000承租，相比舊租金約HK\$560,000，下跌約32%，預計減租個案會持續增加。
- 01** Retail market sentiment remains uncertain; investors are lack of confidence toward market prospects, which has severely pressure on transaction volume. There are only handful notable transactions, mostly concentrated in small-consideration ranging below HK\$20 million. In September, retail property market recorded about 50 sales transactions, transaction amount is about HK\$1.48 billion. Meanwhile, leasing market recorded about 225 cases in September, reducing of about 17.7%.
- 02** Due to worsening atmosphere in retail market, some owners are pessimistic regarding market prospect. They are eager to sell their property for cash in, thus deficit cases recorded continuously. For instance, Shop No. 36 on 3/F of Kwai Chung Plaza in Nos. 7-11 Kwai Foo Road with size about 127 sq ft was sold at approx. HK\$ 2.38 million. Vendor brought the shop in 2011 at approx. HK\$3.15 million, which obtained HK\$ 770 thousand profitless. On the other hand, Shop No. F68 on 1/F of Sincere Podium in Argyle Street, Mong Kok with size about 131 sq ft was sold at approx. HK\$ 1.38 million. Vendor acquired the premises at approx. HK\$ 3.2 million in 2009 with book-value loss of approx. HK\$1.82 million.
- 03** Although retail is under state of dismal, some owners have chosen cut prices for sale while buyers are taking advantage of low price to acquire. For example, G/F at No. 30 Yiu Wa Street in Causeway Bay with size about 1,000 sq ft was sold. Owner asking price was approx. HK\$65 million and finally sold at approx. HK\$33 million or HK\$33,000 psf. Price reduction was nearly 50%, enjoyed return of about 2.9%.
- 04** Retail market is feeble because number of visitors sharply dropped. Decline of rental transactions pressured on rents. Recently, G/F at Nos. 25-27 Lock Road in Tsim Sha Tsui with size 2,898 sq ft has been newly leased to a Chinese café at approx. HK\$380,000 per month. By tracing back, original rent was approx. HK\$60,000, decrease about 32%, it is expected that further rent reduction cases will increase.

近期部份減價幅度較大的商舖買賣個案
Some recent significant price-cut retail property transactions

| 物業 Property | 面積(約平方呎) Area(Approx. sq ft) | 原本叫價(約港元) Original Asking Price (Approx. HK\$) | 成交價(約港元) Consideration (Approx. HK\$) | 減幅(約%) Cut (Approx. %) |
|---|---------------------------------|--|---|---------------------------|
| 旺角彌敦道582-592號 信和中心二樓236號舖 Shop 236 on 2/F, Sino Centre, Nos. 582-592 Nathan Road, Mong Kok | 120 | \$4.5M | \$2.4M | 46.7% |
| 尖沙咀加拿芬道8-12E號 嘉芬大廈地下Q號舖 Shop Q on G/F, Carnarvon Mansion, Nos. 8-12E Carnarvon Road, Tsim Sha Tsui | 200 | \$40M | \$24.8M | 38% |
| 紅磡北拱街12-16號地下33號舖 Shop 33 on G/F, Nos. 12-16 Pak Kung Street, Hung Hom | 241 | \$7.2M | \$5.75M | 20.1% |

2019年9月份矚目商舖成交 Notable Transactions in Sep 2019

買賣成交 Sales Transactions

新界上水保榮路1號威尼斯花園地下A-H號舖
Shops A-H on G/F, Venice Garden, No. 1 Po Wing Road, Sheung Shui, N.T.



面積(約平方呎) Area(Approx. sq ft)

18,902

金額(約港元) Consideration(Approx. HK\$)

\$187.7M

現租客 Existing Tenant

多個租客 / Multiple Tenants

九龍尖沙咀加拿芬道8-12E號嘉芬大廈地下J & M號舖
Shops J & M on G/F, Carnarvon Mansion, Nos. 8-12E Carnarvon Road, Tsim Sha Tsui, Kowloon



面積(約平方呎) Area(Approx. sq ft)

300

金額(約港元) Consideration(Approx. HK\$)

\$60M

現租客 Existing Tenant

眼鏡店 / Opticals

香港西環德輔道西406號地下後舖
G/F (Rear Portion), No. 406 Des Voeux Road West, Western, Hong Kong



面積(約平方呎) Area(Approx. sq ft)

800

金額(約港元) Consideration(Approx. HK\$)

\$40M

現租客 Existing Tenant

多個租客 / Multiple Tenants

租賃成交 Leasing Transactions

九龍尖沙咀彌敦道54-64B號美麗都大廈地下10及15號舖連一樓54, 55及56室
Shops 10 & 15 on G/F, together with Flats 54, 55 & 56 on 1/F, Mirador Mansion, Nos. 54-64B Nathan Road, Tsim Sha Tsui, Kowloon



面積(約平方呎) Area(Approx. sq ft)

2,600

月租(約港元) Monthly Rental(Approx. HK\$)

\$580K

準租客 Prospective Tenant

珠寶 / Jewelry

九龍尖沙咀樂道25-27號地下
G/F, Nos. 25-27 Lock Road, Tsim Sha Tsui, Kowloon



面積(約平方呎) Area(Approx. sq ft)

2,898

月租(約港元) Monthly Rental(Approx. HK\$)

\$380K

準租客 Prospective Tenant

餐廳 / Restaurant

香港銅鑼灣渣甸街44號地下及閣樓
G/F, together with M/F, No. 44 Jardine's Bazaar, Causeway Bay, Hong Kong



面積(約平方呎) Area(Approx. sq ft)

地下G/F 1,000 閣樓M/F 800

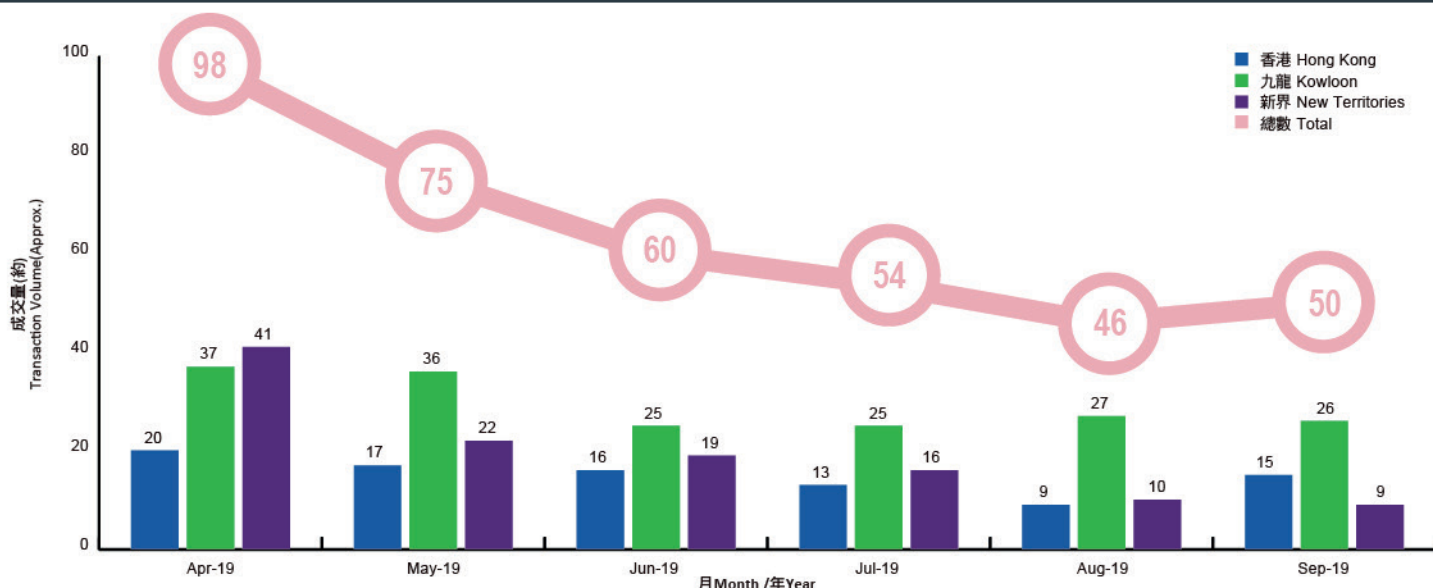
月租(約港元) Monthly Rental(Approx. HK\$)

\$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



承業主命公開招標出售 (截標前售出或收回除外)

截標日期：2019年10月31日(星期四)中午12時正

沙田娛樂城地庫及3樓全層

新界沙田瀝源街7號

總建築面積約40,630平方呎

建築面積 | 地庫：約20,464平方呎
3樓：約20,166平方呎

N: 086EQZ

伍先生 Mr. Raymond Ng
(S-479415)

6239 3941

何小姐 Ms. Winnie Ho
(E-410043)

6602 2367



圖片只供參考

罕有全幢連命名權出售

獨家代理

The New Place

金輪新天地

天后電氣道68號

全幢



地盤面積約

3,465平方呎

總建築面積約

51,954平方呎

售\$13億

N: 656MQH

范小姐 Ms. Margaret Fan
(S-238193)

9523 1855

謝先生 Mr. Ernest Tse
(E-143069)

9040 0911

將軍澳 沿海商場新地標



N: Savannah / Capri / Monterey

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



圖片只供參考

何小姐 Ms. Terry Ho
(E-370521)
6537 3477
terryho@centamail.com柯先生 Mr. Percy Or
(E-030925)
9489 9951
percyor@centamail.com黃先生 Mr. Teddy Wong
(E-247118)
9084 8566
teddywong@centamail.com彭小姐 Ms. Alice Pang
(E-022180)
9017 5579
alicewspang@centamail.com吳小姐 Ms. Coolbe Ng
(E-135088)
9261 7199
coolbeng@centamail.com鄧先生 Mr. Danny Tang
(S-422157)
9087 0735
dannytang@centamail.com

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、量度及查證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/宣傳資料內載列的照片、圖像、繪圖或素描顯示純屬畫家對有關物業之想像。有關照片、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，先參閱最新版本售樓說明書/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：2019年10月18日 N: 物業編號

第3季季結記者招待會

Press Conference on Seasonal Review of Q3

中美貿易戰談判持續，加上社會運動持續逾100日，令物業投資市場氣氛急挫。中原(工商舖)於9月下旬舉辦回顧及展望記者招待會，分析工商舖市場中短期走勢，預料2019全年錄得約4,350宗工商舖物業買賣個案，對比去年大減約一半，宗數將較沙士時為低。展望工商舖市況，隨著租售價回落，料將吸引更多投資者及租客入市，相信靜待難關過去，積存的購買力會陸續釋放，明年第一季會略見好轉。

The China-United State trade war negotiations still processing together with social movement continued for more than 100 days, caused property market's investment atmosphere to plummet. Centaline Commercial held press conference in late September to analyze the middle/short-term trend of industrial and commercial market. Predict that about 4,350 industrial and commercial cases will be recorded in 2019. It is about half of the reduction compare to last year, even lower than the records during SARS. Forecasting the market performance, as rental price falls, more investors and tenants will be attract into the market. By overcoming the difficulties, accumulated purchasing power will be released one after another, and the first quarter of next year will be improved.



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

金鐘統一中心第一分行 Admiralty United Centre Branch No. 1

香港金鐘金鐘道95號統一中心16樓C01室 T: 2577 2727

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

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

金鐘統一中心第二分行 Admiralty United Centre Branch No. 2

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

九龍灣福康分行 Kowloon Bay Fook Hong Branch

九龍九龍灣常悅道19號福康工業大廈地下3A舖 T: 2756 8381

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: 2318 1183 / 2754 1616 / 2389 3931

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

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

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

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

黃竹坑香葉道分行 Wong Chuk Hang Heung Yip Road Branch

香港黃竹坑香葉道2號One Island South 12樓16室 T: 2568 3828

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

新蒲崗勤達分行 San Po Kong Midas Branch

九龍新蒲崗大有街1號勤達中心地下D舖 T: 2320 8600 / 2760 1233

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 / 2741 1099

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號九龍廣場地下6樓601室 T: 2777 2273

葵涌貿易之都分行 Kwai Chung Millennium Trade Centre Branch

新界葵涌葵昌路56號貿易之都2樓1A及B室 T: 2427 8884 / 2511 3301 / 2481 3038

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

銅鑼灣羅素街分行 Causeway Bay Russell Street Branch

香港銅鑼灣羅素街8號英皇鐘錶珠寶中心26樓 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 Causeway Bay Plaza Branch

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**美副將大馬路13號地下**
G/F, Avenida do Coronel Mesquita No. 13

| 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\$) |
|--------------------------------|---------------------------------------|---|
| 12,160 | \$400M | @32,895 |

澳門
Macau**主教巷5號地下**
G/F, Travessa Do Bispo No. 5

| 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\$) |
|--------------------------------|--|--|
| 1,479 | \$55K | @37.19 |

澳門
Macau**羅利老馬路22C-22D號地下**
G/F, Estrada De Adolfo Loureiro No. 22C-22D

| 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\$) |
|--------------------------------|---------------------------------------|---|
| 1,992 | \$36.8M | @18,473 |

澳門
Macau**宋玉生廣場393號地下**
G/F, Alameda Dr. Carlos d Assumpcao No. 393

| 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\$) |
|--------------------------------|--|--|
| 4,934 | \$225K | @45.6 |

澳門
Macau**飛良韶街13A號地下**
G/F, Rua de Leoncio Ferreira No. 13A

| 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\$) |
|--------------------------------|---------------------------------------|---|
| 3,694 | \$16.5M | @4,466 |

澳門
Macau**板樟堂街13-19A號地下**
G/F, Rua De S. Domingos No. 13-19A

| 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\$) |
|--------------------------------|--|--|
| 676 | \$145K | @214.5 |

澳門
Macau**南灣里5號地下**
G/F, Beco da Praia Grande No. 5

| 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\$) |
|--------------------------------|---------------------------------------|---|
| 800 | \$6M | @7,500 |

澳門
Macau**聖德倫街490-494號地下**
G/F, Rua Cidade de Santarem No. 490-494

| 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\$) |
|--------------------------------|--|--|
| 3,166 | \$130K | @41 |

澳門
Macau**光輝商業中心中層C室**
Unit C on Mid Floor, Centro Comercial Grupo Brilhantismo

| 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\$) |
|--------------------------------|---------------------------------------|---|
| 653 | \$5.35M | @8,192 |

澳門
Macau**渡船街16號地下**
G/F, Rua da Barca 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\$) |
|--------------------------------|--|--|
| 1,328 | \$49K | @36.9 |

澳門/橫琴分行 Branch List in Macau/Hengqin

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

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

位於橫琴金融島金融島站旁
直線距離約300米



飽覽澳門三橋景 & 港珠澳大橋景

超200米高摩天住宅 彰顯身份高度 首付人民幣69萬起



東西南北任一朝向皆能觀景, 270度山景、海景、城景三面景觀任君選擇

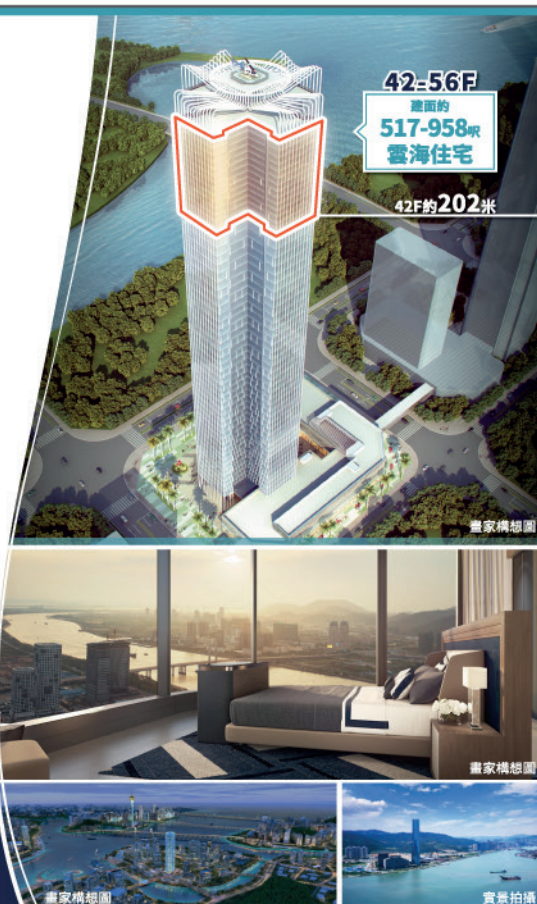
目前珠中澳在售最高雲海住宅, 買到就是賺到

約517-958呎200米以上雲海住宅

戶戶可開窗, 戶戶可觀景, 戶戶可擁獨立廚房, 戶戶可使用明火

N: A0001

陳先生 Mr. Javen Chen 6858-4949



橫琴口岸上蓋



灝怡財富中心

HAO YI CAI FU ZHONG XIN

預計年通關8000萬人次
輕鬆做千萬人大生意

琴澳雙軌上蓋, 一體化加深
兩地一檢五秒通關

橫琴口岸預計12月20日開通
輕軌橫琴站預計11月20日通車
搶佔紅利倒計時

約387-900呎口岸正門商業
24小時不落幕

N: A0002

Ms. QQ Chen

陳小姐 6954-7228



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廣告日期: 2019年10月18日 N: 物業編號



工商舖焦點 Market Highlight

澳門 Macau

外圍影響

料尾季工廈價格下調一成

Peripheral impact on price of industrial buildings 10% lowered in seasonal end

本澳工商舖市場受到外圍氣氛影響，工廈投資市場觀望氣氛濃厚，交投量較去年同期明顯下降，目前工廈市場主要由用家支撐。至於價格方面，走勢尚算平穩，如慕拉士一帶較優質的工廈價仍維持於HK\$4,000以上，於第三季保利達工業大廈有一面積約4,300呎的低層單位，以呎價約HK\$4,200售出；此外，向來較受用家追捧的激成工業大廈亦接連錄得成交，其中一個為連平台單位，面積約2,700呎，平台面積約1,300呎，成交呎價約HK\$4,400，現時該段價位的工廈相對容易獲承接，預料在此成交趨勢作用下，第四季工廈物業價格有機會出現調整，預計部分有意推進成交速度的業主，或將輕調價格水平，估計幅度約一成左右，如買家有意入市，不妨把握第四季降價時機。

The Macau's industrial and commercial market was influenced by external factors, created a strong wait-and-see atmosphere. The transaction volume decreased significantly compared with the same period of last year. Currently, the market is mainly supported by users. Regarding price level, trend remains stable. For example, prestige industrial buildings' price level in area of Morais still above HK\$4,000. A Unit on lower floor of Industrias Polytex Lda with area about 4,300 sq ft was sold at approx. HK\$4,200 psf. In addition, Centro Industrial Keck Seng, which often sought after by users, has also recorded transactions in succession. A unit with flat roof provided unit area about 2,700 sq ft and flat roof area about 1,300 sq ft. The transaction price was approx. HK\$4,400 psf. Industrial buildings at this price point are relatively easy to be accepted. Infer by these transactions, property prices in the fourth quarter will have an opportunity to adjust. Certain owners who would like to facilitate transaction may lightly adjusted the price level with estimated range about 10%, if buyer intends to enter market, may wish to grasp the timing of fourth quarter price cuts.

珠海 Zhuhai

珠海住宅交投上升約1.5倍 看好前景

Zhuhai with bright future Transactions raise around 1.5 times

據中原澳門及橫琴數據庫監控統計，珠海2019年8月共網簽成交約5,557套，較去年同比大幅增長約98%。其中住宅共網簽成交約3,640套，同比大漲約150%。最近國家支持珠海利好消息不斷，如住宅政策放寬、持續發展城市全國榜首、空氣品質排全國第7、珠機城軌年底通車等等，令不少買家入市信心加強，料將會進一步促進珠海市場交投增長。

According to the statistics of Centaline's Macau and Hengqin database, Zhuhai signed a total of about 5,557 net transactions in August 2019, a substantial increase of about 98% compared with the same period of last year. There were around 3,640 residential net transactions signed among these cases, which raised approx. 150%. Along with supportive scheme on Zhuhai such as residential policy has been relaxed, ranks first in sustainable development city, air quality ranks seventh, Guangzhou-Zhuhai intercity railway open at the end of year, etc. Confidence of buyer toward market sentiment was strengthening, further promote growth of transaction in Zhuhai market.

橫琴 Hengqin

橫琴8月網簽成交約539套 按年增長約25%

Hengqin recorded around 539 net sign cases in August, growth about 25% by year

橫琴方面，8月共網簽成交約539套，按年增長約25%。其中住宅共網簽成交約282套，佔橫琴網簽成交約52.3%。現時橫琴買家多以外地投資者為主，受惠樓市政策放開，買家准入條件寬鬆，吸引不少早前累積的購買力釋放，帶動橫琴市場交投提升。加上橫琴住宅在售供應量不多，而金融島項目方達成大廈將於9月推出超高樓層的住宅單位，相信將吸引新一批意向買家加快入市步伐，有助橫琴住宅市場交投上升。

In terms of Hengqin, about 539 net transactions were signed in August, an increase of about 25% by year. Among them, there were about 282 residential net signed, accounting for around 52.3% of Hengqin's net signing. Hengqin buyers are mainly foreign investors, benefiting from release property policy, buyer's access conditions became loosening, attracting accumulated purchasing power, driving Hengqin market. In addition, the supply of Hengqin residential is limited. Hengqin Financia Island project, FANGDACHENG will launch residential units in September. It is believed that a new batch of interested buyers will accelerate the pace of entering market and boost transactions of Hengqin residential market.