



工商舖焦點 Market Highlight

01

核心區商廈車位有價有市。中環中心B1層單邊車位以約HK\$760萬售出，原業主為資深投資者「物流張」張順宜，據知，新買家為大廈業主，將作自用。資料顯示，對上一宗車位新高價成交同樣來自中環中心，於8月份該廈地庫車位以約HK\$635萬易手。

Car parking spaces in commercial buildings in core districts are preferential by market. The unilateral parking space on B1 floor of The Center in Central was sold at approx. HK\$7.6 million. Original owner was an experienced investor, Mr. Cheung Shun Yee. New buyer is an owner at The Center and planned for own use. According to information, previous high-priced transaction for parking space also came from The Center which was sold at approx. HK\$ 6.35 million.

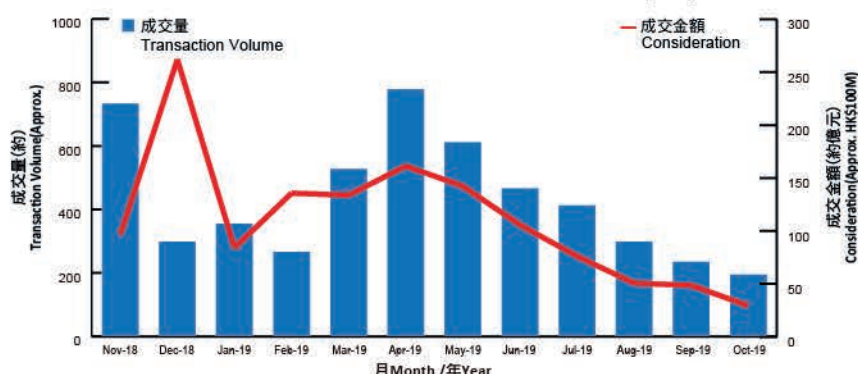
02

屋宇署最新公布8月份批出3項商業以及5項工廠或工業發展項目，當中包括鎮科集團或有關人士持有的銅鑼灣敬誠街9至11號，將興建一座22層高商廈，而星星地產旗下大角咀通州街107至111號亦獲批建成一座22層高工廈。而籌備已久的灣仔合和二期都批出動工紙，將興建一幢51層高的酒店及商業綜合大樓；而由新世界發展的長沙灣永康街、汝州西街與永明街交界的商業項目，則會發展為一座32層高寫字樓。

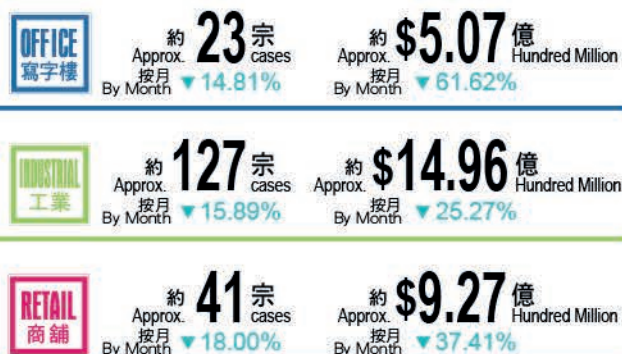
The Buildings Department newly announced approval for 3 commercial and 5 factory or industrial development projects in August, including Nos. 9-11 Keswick Street in Causeway Bay, which owned by Henry Group or the relevant parties, a 22-storey commercial building will be built. A 22-storey industrial building at Nos. 107-111 Tung Chau Street, Tai Kok Tsui owned by Star Properties was also approved. The long-awaited Hopewell Centre Phase II project received consent to commence a 51-storey hotel and commercial complex building. Commercial project located at the junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street in Cheung Sha Wan, which developed by New World Development will build a 32-storey office building.

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

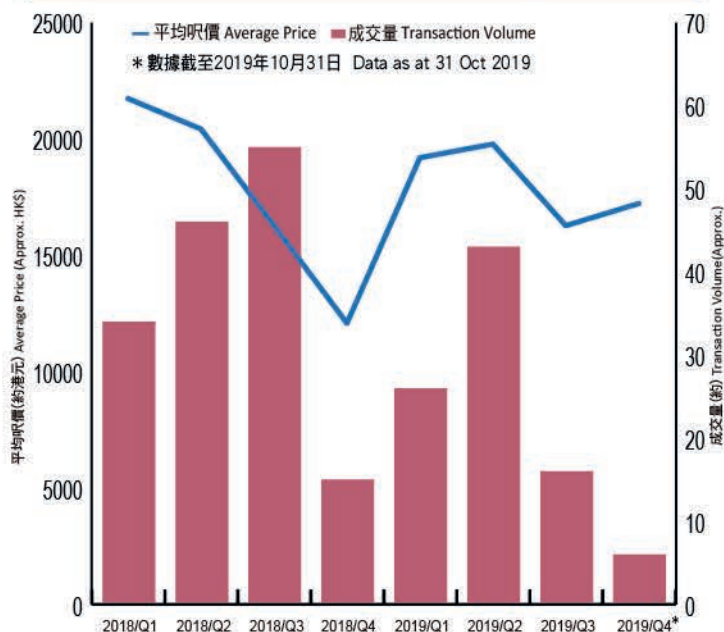


2019年香港統計數據 Statistics of 2019

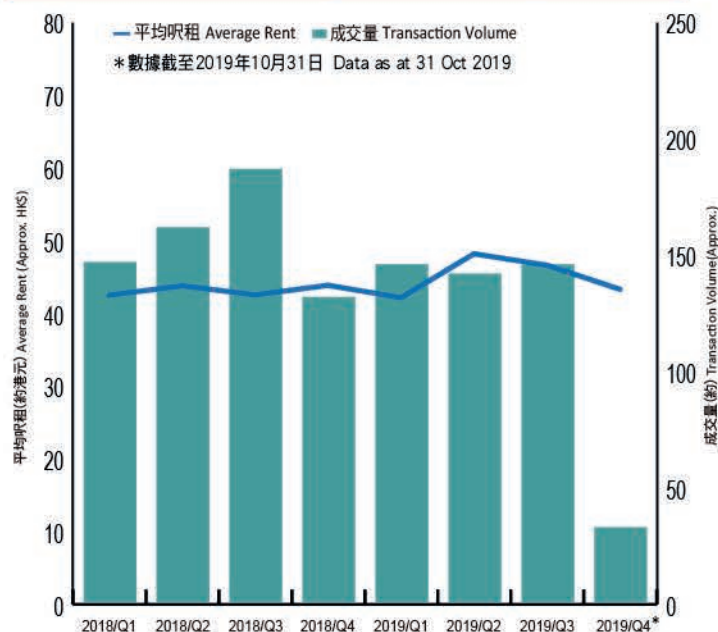
9月訪港旅客人次(約) No. of Visitor Arrival to HK in Sep(Approx.) 3,104,049 人 By Month ▼ 13.55%	9月內地訪港旅客人次(約) No. of Mainland Visitor Arrival to HK in Sep(Approx.) 2,412,459 人 By Month ▼ 13.31%	9月零售業銷售額(約港元) Retail Sales Volume in Sep(Approx. HK\$100Million) 299 億 By Month ▲ 1.73%	9月註冊公司登記數字(約) No. of Registered Company in Sep(Approx.) 9,736 間 By Month ▼ 5.19%	8-10月失業率(約) Unemployment Rate in Aug-Oct(Approx.) 3.1% By Year ▲ 0.30%
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- 01** 10月份寫字樓買賣成交量進一步下跌，較上月減少約4%，與4月時的高位相比，累積下跌約81%，平均呎價亦回落至約HK\$11,500水平，創年內新低。
- 02** 月內大手成交明顯減少，大部分買賣成交都是1,000呎以下的小型單位。其中，致富商業大廈高層全層連天台及外牆廣告，以約HK\$1,790萬成交，樓面面積約774平方呎，平均呎價約HK\$23,127，創該廈呎價歷史新高。
- 03** 港島區買賣成交主要集中在上環，其中皇后大道中181號中層02室以約HK\$4,450萬易手，面積約2,225平方呎，平均呎價約HK\$20,000。九龍區方面，新港中心第二座高層01室以約5,000萬元易手，面積約2,605平方呎，平均呎價約19,194元，為該廈第三高的成交呎價。
- 04** 整體租賃市場成交量持續減少，自7月以來已累計下跌約31%，若貿易戰和社會矛盾等問題仍無法解決，相信短期內香港的營商環境會繼續變差，市場前景亦不容樂觀。
- 05** 金鐘遠東金融中心高層全層以呎租約HK\$125租出，涉及樓面約9,222平方呎，為該廈次高呎租的租賃個案。
- 01** Office transaction in October further decreased by about 4% from previous month. Compared with the high level in April, cumulatively declined about 81%. Average price also fell to around HK\$11,500 psf, a new low of the year.
- 02** During October, notable transaction significantly reduced, and most of the transactions were small units with size below 1,000 sq ft. Among them, whole floor on high floor of Richmake Commercial Building with rooftop and exterior advertising was sold at approx. HK\$17.9 million or HK\$23,127 psf, involving area approx. 774 sq ft, created a new historical high of the building.
- 03** Transactions recorded in Hong Kong Island were mainly in Sheung Wan. For instance, Unit 02 on mid floor in No.181 Queen's Road Central with size about 2,225 sq ft was sold at approx. HK\$44.5 million or HK\$20,000 psf. In Kowloon, Unit 01 on high floor of Silvercord Tower 2 has transacted at approx. HK\$50 million or HK\$19,194 psf, involving area approx. 2,605 sq ft, which is the third highest average price of the building.
- 04** Overall rental volume has continued to decrease, fell by about 31% since July. If trade war and social conflicts remain unresolved, business environment in Hong Kong will continue to deteriorate and market sentiment will not be optimistic.
- 05** Whole floor on high floor of Far East Finance Centre with size about 9,222 sq ft, was leased at approx. HK\$125 psf, which was a second record high of the building.

上環區寫字樓買賣走勢
Trend of Office Sales Market in Sheung Wan



上環區寫字樓租賃走勢
Trend of Office Leasing Market in Sheung Wan



2019年10月份主要買賣成交 Significant Sales Transactions, Oct 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					
堅尼地城 Kennedy Town	香港商業中心 Hong Kong Plaza	高層 High	5,063 (G)	\$65,819,000	@13,000
北角 North Point	北角城中心 Fortress Tower	低層 Low	500 (G)	\$5,000,000	@10,000
上環 Sheung Wan	信德中心招商局大廈 Shun Tak Centre, China Merchants Tower	低層 Low	1,057 (G)	\$26,180,000	@24,768
灣仔 Wan Chai	佳誠大廈 Great Smart Tower	中層 Mid	2,975 (G)	\$26,775,000	@9,000

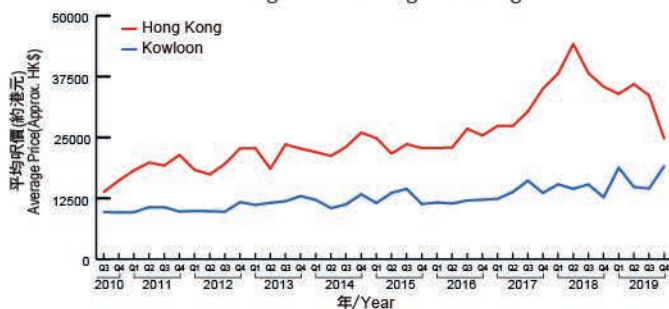
九龍 Kowloon					
佐敦 Jordan	寶時商業中心 Boss Commercial Centre	中層 Mid	305 (G)	\$3,480,000	@11,410
九龍灣 Kowloon Bay	南豐商業中心 Nan Fung Commercial Centre	中層 Mid	1,580 (G)	\$11,800,000	@7,468
尖沙咀中部 TST Central	奇盛中心 Kee Shing Centre	低層 Low	1,145 (G)	\$8,200,000	@7,162
尖沙咀西部 TST West	新港中心第二座 Silvercord Tower 2	高層 High	2,605 (G)	\$50,000,000	@19,194

2019年10月份主要租務成交 Significant Lease Transactions, Oct 2019

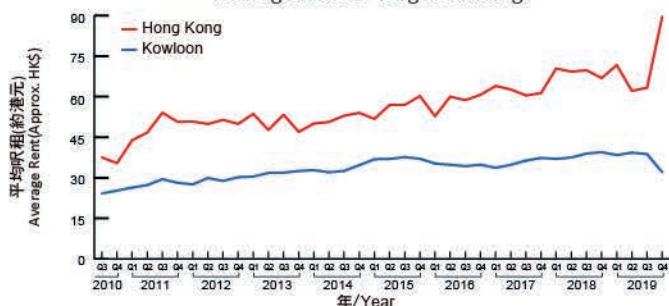
地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎租(約港元) Average Price (Approx. HK\$)
香港島 Hong Kong Island					
金鐘 Admiralty	遠東金融中心 Far East Finance Centre	高層 High	9,222 (G)	\$1,152,750	@125
中環 Central	皇后大道中九號 Nine Queen's Road Central	中層 Mid	968 (G)	\$87,120	@90
上環 Sheung Wan	中遠大廈 Cosco Tower	高層 High	4,525 (G)	\$339,375	@75
灣仔 Wan Chai	會展廣場辦公大樓 Office Tower - Convention Plaza	高層 High	1,204 (G)	\$93,912	@78

九龍 Kowloon					
九龍灣 Kowloon Bay	億京中心B座 Billion Centre - Tower B	高層 High	6,883 (G)	\$192,724	@28
觀塘 Kwun Tong	萬兆豐中心 MG Tower	高層 High	3,722 (G)	\$100,494	@27
尖沙咀東部 TST East	新文華中心B座 New Mandarin Plaza Tower B	低層 Low	860 (G)	\$30,100	@35
尖沙咀西部 TST West	新港中心第二座 Silvercord Tower 2	中層 Mid	2,605 (G)	\$109,410	@42

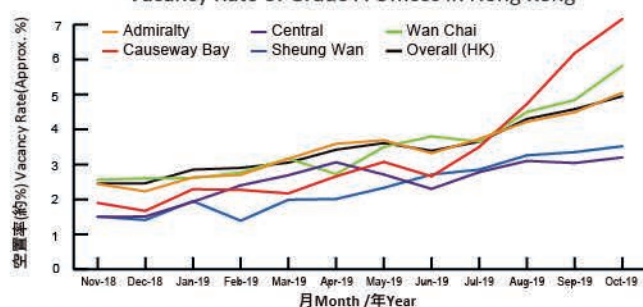
指標商廈平均呎價走勢圖
Average Price of Target Buildings



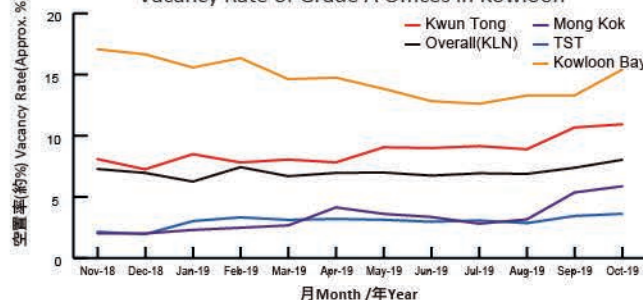
指標商廈平均呎租走勢圖
Average Rent of Target Buildings



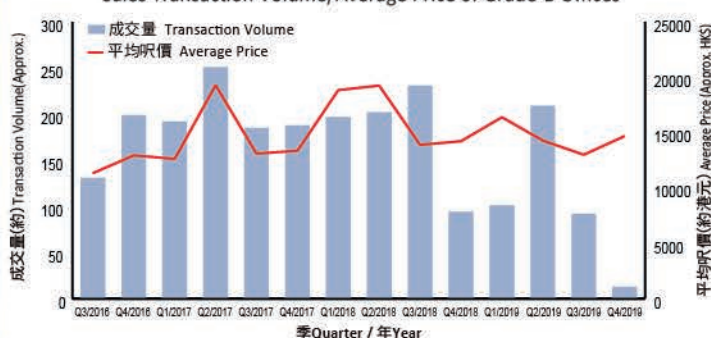
香港區甲廈空置率
Vacancy Rate of Grade A Offices in Hong Kong



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 近期中美談判取得第一階段成果，兩國達成部分貿易協議，預期環球經濟可以逐漸復甦，但本港政治仍然持續不穩定，工業物業市場交投繼續呈下跌趨勢。根據中原數據資料顯示，10月工業物業買賣成交宗數約127宗，對比9月下跌幅約15%。金額方面，10月錄得總成交金額約HK\$14.96億，較9月減少約25%。

01 The China-United State first phased negotiations have been achieved, two countries have reached partial trade agreements. Global economy is expected to gradually recover. However, Hong Kong's political status is still unstable, industrial property market continues to show a downward trend. Number of industrial property market in October recorded about 127 transactions, reducing about 15% by compared to previous month. On the other hand, consideration recorded in October accounted for approx. HK\$1.496 billion, dropping around 25% by month.

02 自年初活化工廈措施重啟後，工業物業於工商舖大手成交中表現最為活躍，優質全幢物業成為用家及發展商的首選目標。市場消息指，葵涌大圓街2至10號美羅工業大廈以約HK\$8.8億易手，該物業佔地約20,070平方呎，總樓面約195,680平方呎，每呎樓面地價約HK\$4,497，屬於市價水平。市場消息透露，買家為數據中心營運商萬國數據，有意將物業打造為數據中心。

02 After the restart of revitalize scheme on industrial buildings, industrial properties are the most active in transaction, and high-quality whole block properties have become the preferred target for users and developers. According to market news, Milo's Industrial Building at Nos. 2-10 Tai Yuen Street in Kwai Chung was sold at approx. HK\$880 million or HK\$4,497 psf. The site area covers about 20,070 sq ft and present total GFA measures about 195,680 sq ft. Buyer is a data center operator GDS, planning to develop a data center.

03 物業市場投資前景不明朗，有業主選擇套現離場。根據土地註冊處資料顯示，立法會議員謝偉俊近期以約HK\$1,000萬售出柴灣永泰道70號柴灣工業城2期10樓10室，面積約1,771平方呎，呎價約HK\$5,647。據了解，新買家為同層廠家，增購單位自用。

03 The investment prospects of property market are uncertain, and some owners choose to cash out. According to The Land Registry, Legislative Council member Mr. Tse Wai-chun sold Unit 10 on 10/F of Chai Wan Industrial City Phase 2 at No. 70 Wing Tai Road in Chai Wan at approx. HK\$10 million or HK\$5,647 psf. Accordingly, new buyer is manufacturer at same floor, purchased unit for own use.

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

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)	
黃竹坑 Wong Chuk Hang	Oct	2	Oct \$5.16	柴灣 Chai Wan	Oct	3	Oct \$0.70
	按月 By Month	▼ 66.67%	按月 By Month	▲ 200.00%	--	按月 By Month	▲ 66.90%
	Sep 6	Aug 0	Sep 1.72	Sep 3	Aug 4	Sep \$0.42	Aug \$0.34
觀塘 Kwun Tong	Oct	20	Oct \$3.06	九龍灣 Kowloon Bay	Oct	13	Oct \$0.53
	按月 By Month	▲ 17.65%	按月 By Month	▼ 50.32%	▲ 116.67%	按月 By Month	▲ 15.22%
	Sep 17	Aug 13	Sep \$6.16	Sep 6	Aug 3	Sep \$0.46	Aug \$0.14
葵涌 Kwai Chung	Oct	27	Oct \$1.47	荃灣 Tsuen Wan	Oct	15	Oct \$0.65
	按月 By Month	▲ 22.73%	按月 By Month	▲ 54.74%	--	按月 By Month	▼ 64.29%
	Sep 22	Aug 26	Sep \$0.95	Sep 15	Aug 4	Sep \$1.82	Aug \$0.12
火炭 Fo Tan	Oct	7	Oct \$0.26	屯門 Tuen Mun	Oct	8	Oct \$0.22
	按月 By Month	▼ 41.67%	按月 By Month	▼ 61.49%	▲ 100.00%	按月 By Month	▼ 7.08%
	Sep 12	Aug 8	Sep \$0.67	Sep 4	Aug 5	Sep \$0.24	Aug \$12.52

TOP 5
OCT 2019

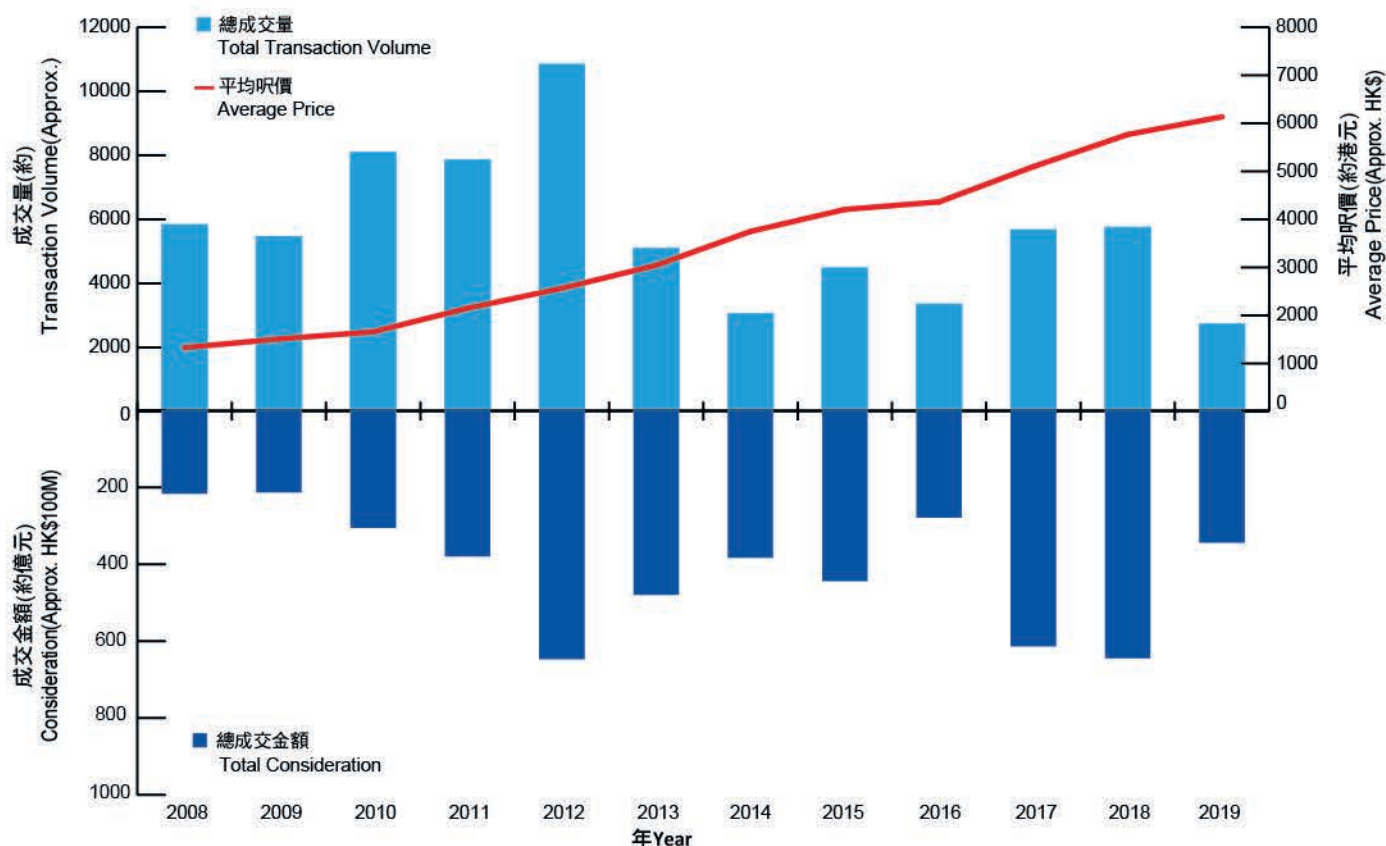
10月份葵涌區5大最高金額工廈物業成交

Top 5 highest considerations of industrial property transaction recorded in Kwai Chung in October

	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	葵匯工業大廈 Kwai Wu Industrial Building	08	01-04	7,026	\$28,000,000	@3,985
2	葵德工業中心2期 Kwai Tak Industrial Centre Block 2	04	C-D	6,109	\$16,500,000	@2,701
3	富源工業大廈 Well Industrial Building	03	全層 WF	6,000	\$12,000,000	@2,000
4	華基工業大廈2座 Vigor Industrial Building Phase 2	21	E	4,244	\$9,880,000	@2,328
5	貴盛工業大廈1期 Kwai Shing Industrial Building Phase 1	14	C	3,050	\$9,800,000	@3,213

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)

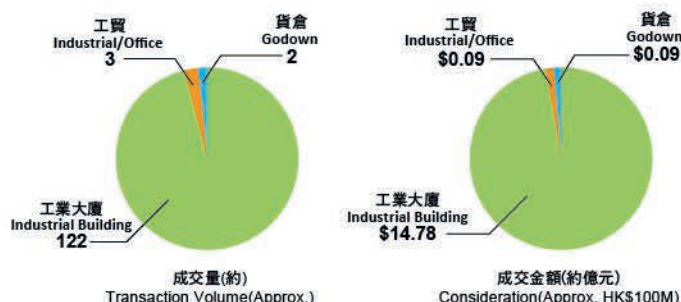
Average Price of Industrial Property Sales Transaction(Approx. HK\$)

	8/2019	9/2019	10/2019
全港整體 Overall	@4,820	@5,643	@7,697
柴灣 Chai Wan	@5,061	@6,503	@12,075
觀塘 Kwun Tong	@8,957	@7,704	@6,205
葵涌 Kwai Chung	@3,835	@3,675	@3,071
火炭 Fotan	@4,175	@3,642	@4,704

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 Oct



- 01** 近期社會動盪不安，拖累經濟發展，商舖投資者對市場前景不樂觀，一線核心區舖位成交幾乎絕跡，10月份整體買賣總共錄得41宗，總成交金額約HK\$9.27億。租務市場全月共錄得215宗，較上月跌約4.4%。10月份屬於租務市場的傳統旺季，但近期訪港旅客數字急跌，商戶對零售市場感到憂慮，直接令租務成交宗數下跌。
- 01** Economic development is dragged by recent social unrest, retail investors are not optimistic towards market prospects. Transactions in first-tier area are almost extinct. Retail market recorded about 41 sales transactions in October with a total consideration around HK\$927 million. Meanwhile, there were about 215 leasing cases recorded, dropping around 4.4% to the preceding month. October should be a traditional peak season for rental market. However, recent number of visitors has fallen sharply. Merchants worried about retail market which directly caused a fall in transactions.
- 02** 社會活動嚴重影響商戶營業和生意收入，部份租客選擇租約期後不續租，或提前遷出。另外，個別租客向業主協議減租，舉例旺角亞皆老街83號先達廣場地下G2-G3號舖，面積約234平方呎，經營外賣小食店，自社會運動後，導致生意大幅下跌，租客與業主最後達成協議減租約20%，估計減租後新租金約HK\$208,000。
- 02** Continued demonstrations affected shops operation during holidays, which seriously influenced business income. Some tenants choose not to renew their contract after lease period or move out in advance. On the other hand, certain tenants deliberate with owners for rent reduction, for example Shop G2-G3 on G/F of Sincere Podium in No.83 Argyle Street, Mong Kok with size about 234 sq ft which operating takeaway snacks. Since the beginning of social movement, their business has fallen intensely, tenant and owner finally reached an agreement for rent reduction. The adjusted rent is estimated to be approx. HK\$208,000 per month, decreased about 20%.
- 03** 經濟前景不明朗，投資者為了增加手上的現金儲備，於是加快沽貨的步伐。近日，深水埗福榮街40號地下，面積約1,000平方呎，連閣樓約1,000平方呎，剛以約HK\$2,380萬易手，原業主於2002年以約HK\$480萬購入，帳面獲利約HK\$1,900萬。
- 03** Undetermined economic situation has induced investors to release on hand premises in order to increase cash reserves. For example, G/F at No. 40 Fuk Wing Street in Sham Shui Po with size about 1,000 sq ft, with a loft of about 1,000 sq ft, were sold at approx. HK\$23.8 million. Vendor acquired the premises at approx. HK\$4.8 million in 2002, now gained a book-value profit of approx. HK\$ 19 million.
- 04** 預計租金將會持續受壓，尤其是一線核心區，吉舖數量將會增加。逆市中市場錄得個別短期租客承租，最近銅鑼灣利園山道29-33號麗園大廈地下H舖，面積約850平方呎，原本租用的藥房上月底突然退租，及至近日獲利是封店短租，租約為期4個月。
- 04** Along with prediction on pressured rental level, number of vacant shop will increase especially in first-tier core area, but then short-term tenants are attracted. Recently, Shop H on G/F of Lai Yuen Apartments at Nos. 29-33 Lee Garden Road in Causeway Bay with size about 850 sq ft. Original tenant is a pharmacy who suddenly retreated at the end of last month, now the shop has been leased to a Chinese Red Packet shop for 4 months.

近期部份商舖短租個案

Some recent short-term tenancy cases

物業 Property	面積(約平方呎) Area(Approx. sq ft)	月租(約港元) Monthly Rental(Approx. HK\$)	租客 Tenant
銅鑼灣波斯富街84-94號寶富大樓地下E舖 Shop E on G/F, Po Foo Building, Nos. 84-94 Percival Street, Causeway Bay	800	\$120,000	參茸海味特賣場 Ginseng & Herbs
新界元朗青山公路225-237號 勤業樓地下4號舖連閣樓 Shop 4 on G/F, together with M/F, Kan Yip Building, Nos. 225-237 Castle Peak Road, Yuen Long	地下G/F - 781 閣樓M/F - 750	\$120,000	散貨場 Bulk yard
荃灣青山公路264-298號南豐中心一樓A024號舖 Shop A024 on 1/F, Nan Fung Centre, Nos. 264-298 Castle Peak Road, Tsuen Wan	288	\$43,000	散貨場 Bulk yard

2019年10月份矚目商舖成交 Notable Transactions in Oct 2019

買賣成交 Sales Transactions

九龍深水埗青山道305號One Madison地下連高層地下
G/F, together with UG/F, One Madison, No. 305 Castle Peak Road,
Sham Shui Po, Kowloon



面積(約平方呎) Area(Approx. sq ft)

17,840

金額(約港元) Consideration(Approx. HK\$)

\$280M

現租客 Existing Tenant

多個租客 / Multiple Tenants

九龍旺角豉油街15號地下1號舖

Shop 1 on G/F, No. 15 Soy Street, Mong Kok, Kowloon



面積(約平方呎) Area(Approx. sq ft)

960

金額(約港元) Consideration(Approx. HK\$)

\$88M

現租客 Existing Tenant

OK便利店 / Circle K

九龍太子彌敦道777-781號地下D舖

Shop D on G/F, Nos. 777-781 Nathan Road, Prince Edward, Kowloon



面積(約平方呎) Area(Approx. sq ft)

1,400

金額(約港元) Consideration(Approx. HK\$)

\$50.3M

現租客 Existing Tenant

家品店 / Home Appliance

租賃成交 Leasing Transactions

九龍尖沙咀漆咸道南37-39號鐵路大廈地下B號舖

Shop B on G/F, Railway Plaza, Nos. 37-39 Chatham Road South,
Tsim Sha Tsui, Kowloon



面積(約平方呎) Area(Approx. sq ft)

6,716

月租(約港元) Monthly Rental(Approx. HK\$)

\$700K

租客(續租) Tenant(Renew)

銀行 / Bank

香港灣仔駱克道175-191號京城大廈地下3及4號舖

Shops 3 & 4 on G/F, Capital Bldg., Nos. 175-191 Lockhart Road,
Wan Chai, Hong Kong



面積(約平方呎) Area(Approx. sq ft)

1,900

月租(約港元) Monthly Rental(Approx. HK\$)

\$330K

準租客 Prospective Tenant

建材 / Construction Material & Equipment

新界荃灣荃興徑3-5號荃好景大廈二樓

2/F, Tsuen King Building, Nos. 3-5 Tsuen Hing Path, Tsuen Wan, N.T.



面積(約平方呎) Area(Approx. sq ft)

4,566

月租(約港元) Monthly Rental(Approx. HK\$)

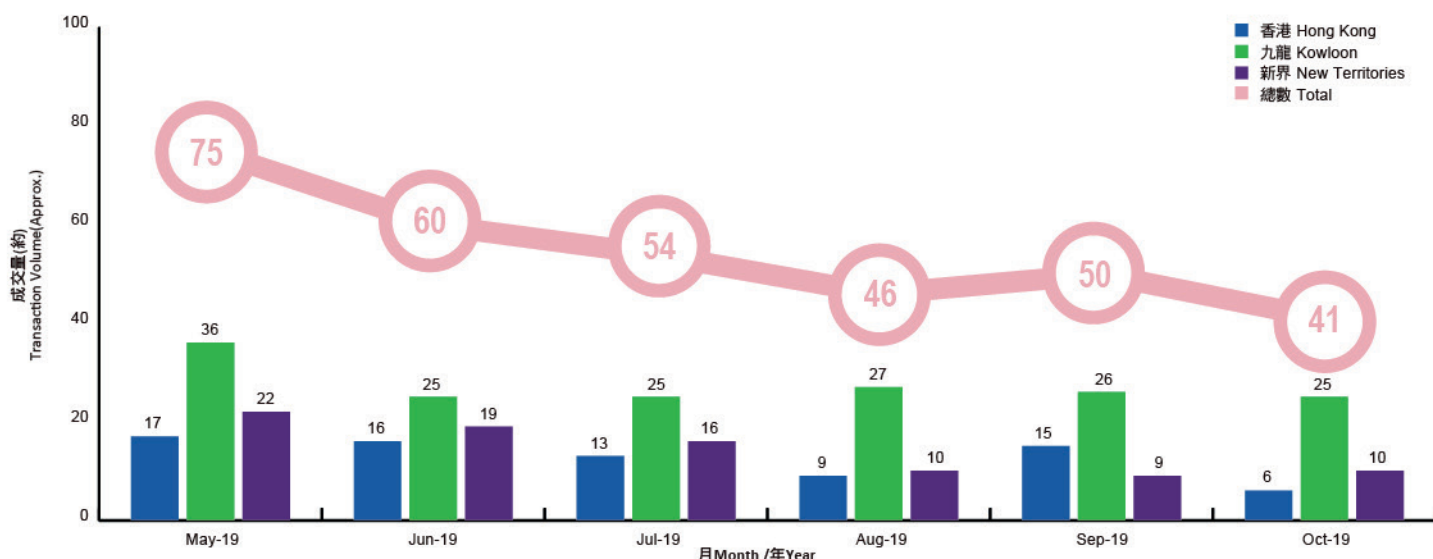
\$220K

準租客 Prospective Tenant

桌球室 / Snooker

各區商舖成交量走勢圖

Regional Sales Transaction Volume of Retail Properties



獨家代理

觀塘巧明街107號

全新活化商舖及寫字樓

建築面積約497-46,589平方呎

核心地段佔盡優勢 區內人流集中 合多種行業

租\$18/呎起

N: 463PYN



申小姐

Ms. Miu Sun
(S-071772)

9175 7569

盧先生

Mr. Dick Lo
(E-138232)

9315 9801

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

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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觀察、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,該等資料只關乎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)、客戶操作的特定用途、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11月20日 N: 物業編號

「深圳先行示範區 灣區投資新機遇」投資商舖講座 Investment Seminar of Shenzhen as demonstration pilot zone

大灣區發展一日千里，鄰近香港的深圳發展配套完善，乃最新投資機遇，加上8月份中央政府正式公佈將深圳定位為「先行示範區」，深圳地產迅即起動，當中最受惠的為南山區，預料此熱潮將直捲至商舖投資市場。中原(工商舖)先後在10月星期六假座旺角彌敦道601號創興廣場17樓港珠澳工商舖聯展站舉行投資講座，探討深圳先行示範區投資機遇，以及提供入市貼士。

Greater Bay Area is developing rapidly, Shenzhen, which is closely located to Hong Kong, has comprehensive facilities and provides latest investment opportunity. In August, the Chinese Government officially announced that Shenzhen will be positioned as a "demonstration pilot zone". Shenzhen Real Estate reacts immediately, most benefited is Nanshan District. This boom will be rolled up to investment market. In October, Centaline Commercial held an investment seminar at Hong Kong-Zhuhai-Macau Commercial Complex Exhibition Station, to discuss investment opportunities in Shenzhen Demonstration Pilot Zone and provide tips for entering market.



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

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

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: 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

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 賣草地街2號全幢
Macau Whole building, Rua Da Palha No. 2

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\$)
1,200	\$235M	@195,833

澳門 殷皇子大馬路30號地下
Macau G/F, Avenida Do Infante D. Henrique No. 30

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\$)
1,146	\$700K	@611

澳門 亞豐素街37號地下
Macau G/F, Rua De Afonso De Albuquerque No. 37

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\$)
1,018	\$15.5M	@15,225

澳門 友誼大馬路391J號地下
Macau G/F, Avenida Da Amizade No. 391J

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\$)
510	\$250K	@490

澳門 皇朝廣場中層D室
Macau Unit D, M/F, Dynasty Plaza

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\$)
1,031	\$8.2M	@7,953

澳門 亞美打利庇盧大馬路379號地下
Macau G/F, Avenida De Almeida Ribeiro No. 379

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\$)
935	\$65K	@70

澳門 南灣商業中心低層A室
Macau Unit A, L/F, Centro Comercial Praia Gande

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\$)
4,733	\$39.3M	@8,303

澳門 波爾圖街493號地下
Macau G/F, Rua Cidade do Porto No. 493

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\$)
3,044	\$105K	@35

澳門 協華工業大廈低層A室
Macau Unit A, L/F, Edf. Industrial Hip Va

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\$)
2,529	\$12M	@4,744

澳門 飛南第街101號地下
Macau G/F, Rua Francisco H. Fernandes No. 101

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\$)
3,044	\$150K	@49

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

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266米地標性建築 彰顯身份高度 首付人民幣79萬起

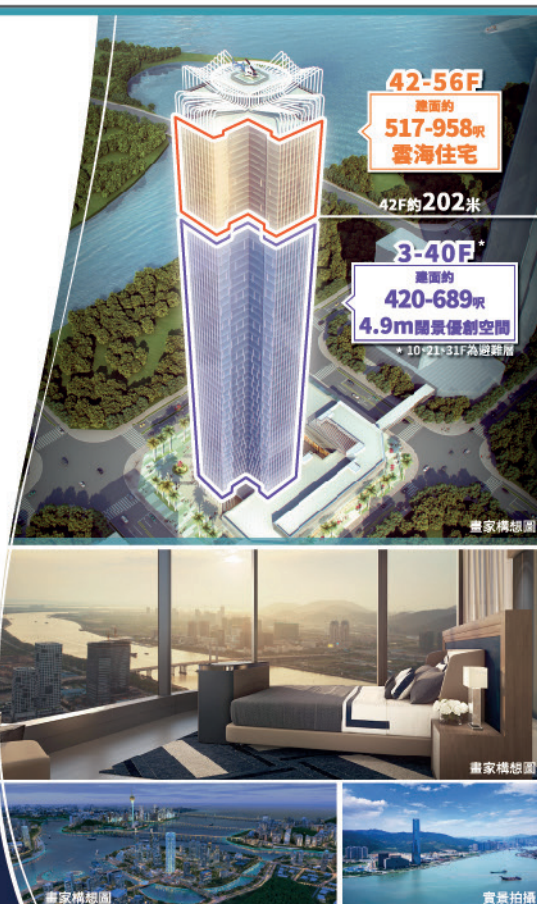


實景拍攝

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
金融島站旁(預計11月底前開通)·坐擁約6萬平綠地公園、遊艇碼頭高端配套
約420-689呎4.9m闊景優創空間,約517-958呎200米以上雲海住宅

N: A0001

陳先生 Mr. Javen Chen 6858-4949



畫家構想圖

畫家構想圖

畫家構想圖

實景拍攝

橫琴口岸上蓋



所有圖片為畫家構想圖

Ms. QQ Chen

陳小姐 6954-7228

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月底前通車
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



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廣告日期: 2019年11月20日 N: 物業編號



工商舖焦點 Market Highlight

澳門 Macau

旅遊業推動經濟 澳門工商舖前景佳

Tourism promotes economic development
Macau with bright market prospects

第三季為傳統暑假淡季，加上商舖市場受香港社會氣氛影響，交投量呈回落趨勢。據統計局資料顯示，7、8月份商舖市場錄得約49宗及41宗成交，涉及金額分別約HK\$10.13億及HK\$7.71億；價格方面，因買家出價保守，故第三季價格較去年同期下降了約20%至30%不等，以往商舖普遍回報為2厘水平，受降價影響，近來的大部分成交商舖租金回報率已超過2.5厘，個別更可達3厘。事實上，澳門旅客越來越多，加上近年很多香港品牌有意轉戰大灣區其他城市，而澳門各方面條件與香港接近，又可連帶發展珠海，預料在今年或至明年年初開始，不少知名的香港品牌會陸續在澳門開業，澳門工商舖市場值得入市。

Third quarter often is the traditional off-season, and this year's retail market investors are affected by social atmosphere in Hong Kong. Hesitation attitude influenced trading volume going downward. According to the statistics of DSEC, about 49 and 41 transactions were recorded in July and August respectively. The amount involved was about HK\$10.13 billion and HK\$7.71 million severally. Due to conservative buyer bids, prices in third quarter fell by about 20% to 30% compared to the same period last year. In the past, general rental return of shops was 2%, because of a down going trend of shop prices, most have exceeded 2.5%, and some have even reached 3%. In fact, number of tourists in Macau keeps going up. In addition, many Hong Kong brands have intentionally moved to other cities in the Greater Bay Area, and all aspects of Macau and Hong Kong are similar, also Zhuhai can be jointly developed. Therefore, many well-known Hong Kong brands will start to open in Macau this year or early next year. The Macau property market is worth investing.

珠海 Zhuhai

珠海住宅交投升約1.5倍 看好前景

Transactions raised about 1.5 times
Zhuhai is with bright future

據中原澳門及橫琴數據庫監控統計，珠海2019年9月共網簽成交約5,867套，較去年同比大幅增長約140%。其中住宅共網簽成交約3,603套，同比大漲約154.6%。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、新橫琴口岸開通等等，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 5,867 net transactions in September, a substantial increase of about 140% compared to the same period of last year. There were 3,603 residential net transactions signed among these cases, which raised 154.6%. 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. Buyers' confidence toward market sentiment is strengthening, further promote growth of transaction in Zhuhai market.

橫琴 Hengqin

橫琴9月網簽約669套 按年大增約94%

Hengqin recorded around 669 net
sign cases in Sep, growth around 94%
by year

橫琴方面，9月網簽成交共約669套，按年增長約94%。其中住宅網簽成交共約358套，佔橫琴網簽成交約53.5%，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。早前國慶期間不少住宅項目如方達大廈、灝怡財富中心、時代保利中環廣場等都加推新單位，並推出一些優惠房源，吸引了不少港澳買家入市橫琴。隨著未來橫琴輕軌通車、橫琴口岸兩地一檢實施，當地配套逐漸完善，預料第四季成交量價均持續穩步上升。

In terms of Hengqin, about 669 net transactions were signed in September, an increase about 94% by year. Among them, there were about 358 residential net signed, accounting for around 53.5% of Hengqin's net signing. Hengqin property buyers are mainly foreign investors, benefiting from release property policy, buyer's access conditions loosening, attracting accumulated purchasing power, driving Hengqin market. During holidays of National Day, many residential projects such as FANGDACHENG, HAO YI CAI FU ZHONG XIN, and TOPLAZA all added new units for sell and introduced some preferential listings, which attracted many buyers to invest. With the implementation of the Guangzhou-Zhuhai intercity railway and Hengqin Port, local facilities will gradually improve. It is expected that transaction volume will continue to rise steadily in the fourth quarter.