



工商舖焦點 Market Highlight

西九龍高鐵站商業地僅收3份標書 市場反應冷淡

West Kowloon High Speed Rail Station commercial site only received 3 tenders Hushed market reaction

西九龍高鐵站上蓋大型商業地於11月22日截標，項目僅獲獲3份標書，屬2010年政府賣地後商用地皮接獲標書數量最少一次。當中華置(00127)夥拍恒地(00012)、利福(01212)、信置(00083)與九龍倉置業(01997)組成超級財團入標。由於項目發展規模龐大，加上近期市場前景不明朗，市場預期發展商出價會趨審慎。該項目最終由新鴻基地產(00016)以約422.32億元投得，每呎樓面地價約13,345元，較市場預期稍低。

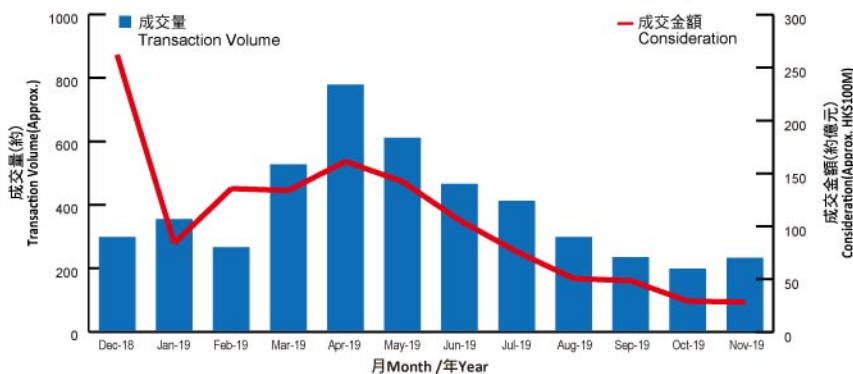
Bidding for a large commercial site on West Kowloon High Speed Rail Station was closed on November 22. The project received only three tenders which recorded the minimum number for commercial land since 2010 when the government started to sell lands. Chinese Estates Holdings (00127) partnered with Henderson Land Development (00012), Lifestyle International (01212), Sino Land (00083) and Wharf REIC (01997) to form a super consortium to bid. Due to huge scale of the project and uncertainty of market prospects recently, market expected developers to bid more cautiously. Sun Hung Kai Properties (00016) wins the bid for HK\$ 42.232 billion or HK\$ 13,345 psf, lower than the market expectation.

該高鐵站商業地皮佔地約64.3萬平方呎，總可建樓面達約316.5萬平方呎，為歷來賣地中最大規模的單一項目。市場估值一度接近千萬元，惟受近半年本港市道影響而持續下調。

The high-speed rail station commercial site covers an area of about 643,000 sq ft, offers a maximum permitted floor area about 3,165,000 sq ft, which is the single largest project in land sales history. The market valuation was once close to HK\$10 million, but continued to fall due to influence of local market in past six months.

工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



11月成交量/金額 Transactions Volume / Consideration, Nov

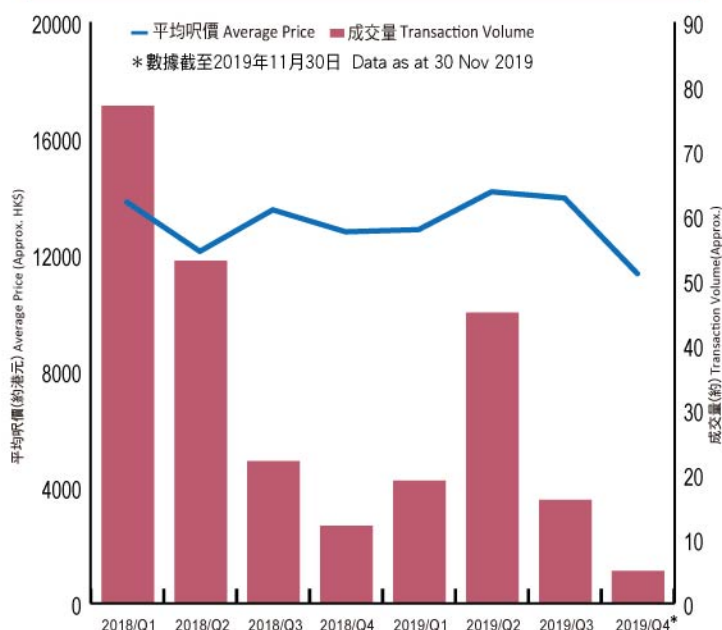
OFFICE 寫字樓	約 31 宗 Approx. cases	約 \$4.48 億 Approx. Hundred Million
	按月 14.81% By Month	按月 11.64% By Month
INDUSTRIAL 工業	約 149 宗 Approx. cases	約 \$15.14 億 Approx. Hundred Million
	按月 17.32% By Month	按月 1.20% By Month
RETAIL 商舖	約 49 宗 Approx. cases	約 \$8.72 億 Approx. Hundred Million
	按月 19.51% By Month	按月 5.93% By Month

2019年香港統計數據 Statistics of 2019

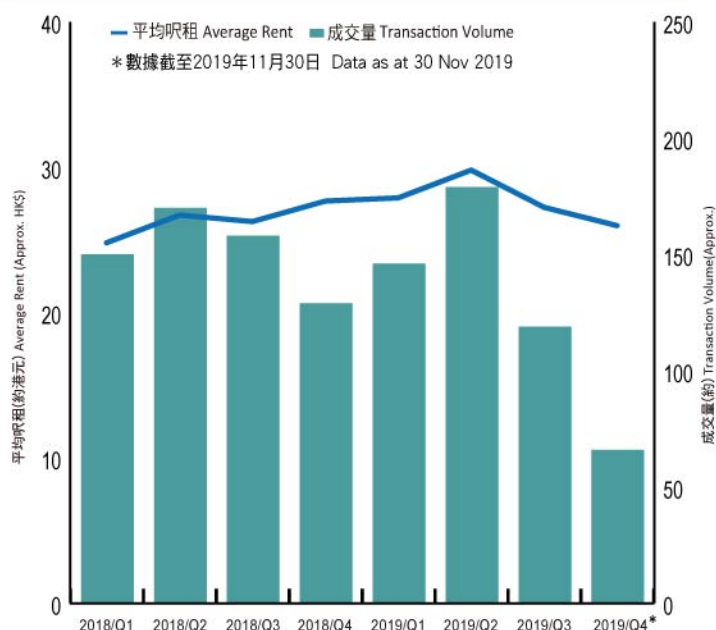
10月訪港旅客人次(約) No. of Visitor Arrival to HK in Oct(Aprox.) 3,311,571 人 按月 6.69% By Month	10月內地訪港旅客人次(約) No. of Mainland Visitor Arrival to HK in Oct(Aprox.) 2,519,243 人 按月 4.43% By Month	10月零售業銷售額(約港元) Retail Sales Volume in Oct(Aprox. HK\$100Million) 301 億 按月 0.83% By Month	10月註冊公司登記數字(約) No. of Registered Company in Oct(Aprox.) 9,568 間 按月 1.73% By Month	8-10月失業率(約) Unemployment Rate in Aug-Oct(Aprox.) 3.1% 按年 0.30% By Year
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- 01** 本港政局動盪不安，社會運動持續，儘管中美貿易糾紛嶄露曙光，根據過往經驗，雙方首腦的角力始終存在變數，但仍是個好開始。
- 01** Political situation in Hong Kong is turbulent and social movements continue. Although the China-United States trade disputes have process, based on past experience, struggle between both sides has always been variable, but it is still a good start.
- 02** 11月寫字樓買賣市場表現失色，雖然月內買賣成交量按月上約15%，但並無大額全幢成交，主要集中在HK\$500萬至HK\$1,500萬之間的中價單位。
- 02** Office market performance in November remained poor. Although the total transaction volume increased by approx. 15% month-on-month, there was no whole block transaction being recorded. Transactions mainly concentrated in those mid-priced units that value between HK\$5 million and HK\$15 million.
- 03** 港島區買賣成交明顯增加，上環海港商業大廈高層全層以約HK\$2,420萬成交，涉及樓面約2,200平方呎，平均呎價約HK\$11,000。九龍方面，觀塘絲寶國際大廈中層05室連一個車位以約HK\$2,020萬易手，面積約1,279平方呎，平均呎價約HK\$15,794。
- 03** Transaction volume in Hong Kong Island increased significantly. For instance, whole floor on high floor of Harbour Commercial Building in Sheung Wan with size about 2,200 sq ft was sold at approx. HK\$24.2 million or HK\$11,000 psf. In Kowloon, unit 05 on mid floor of C-Bons International Center in Kwun Tong, with one car-parking space and size about 1,279 sq ft, was sold at approx. HK\$20.2 million or HK\$15,794 psf.
- 04** 整體租賃成交量下滑，11月僅錄得約286宗租務個案，平均呎租亦較10月下跌約36%，相信要待農曆年後才有望好轉。
- 04** Overall leasing transaction volume also showed a downward trend. In November, only about 286 leasing cases were recorded and average rent decreased by about 36% from October. Market situation may need to wait after the Lunar New Year to see an improvement.
- 05** 中環中心中層06室以呎租約HK\$80租出，面積約2,416平方呎，為月內較矚目的租賃個案。
- 05** Unit 06 on mid floor of The Center with size about 2,416 sq ft was leased at approx. HK\$80 psf, which was a prominent leasing case of the month.

九龍東寫字樓買賣走勢
Trend of Office Sales Market in Kowloon East



九龍東寫字樓租賃走勢
Trend of Office Leasing Market in Kowloon East



2019年11月份主要買賣成交 Significant Sales Transactions, Nov 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					
中環 Central	中保集團大廈 China Insurance Group Building	高層 High	1,350 (G)	\$27,000,000	@20,000
中環 Central	美國銀行中心 Bank of America Tower	中層 Mid	1,137 (G)	\$48,800,000	@42,920
上環 Sheung Wan	海港商業大廈 Harbour Commercial Building	高層 High	2,200 (G)	\$24,200,000	@11,000
黃竹坑 Wong Chuk Hang	One Island South	中層 Mid	715 (G)	\$11,000,000	@15,385

九龍 Kowloon

九龍灣 Kowloon Bay	企業廣場一期三座 Enterprise Square Tower 3	低層 Low	1,018 (G)	\$8,653,000	@8,500
觀塘 Kwun Tong	絲寶國際大廈 C-Bons International Center	中層 Mid	1,279 (G)^	\$20,200,000	@15,794
新蒲崗 San Po Kong	萬迪廣場 Maxgrand Plaza	中層 Mid	1,741 (G)^	\$23,886,520	@13,720
尖沙咀東部 TST East	康宏廣場 Concordia Plaza	中層 Mid	2,327 (G)	\$37,232,000	@16,000

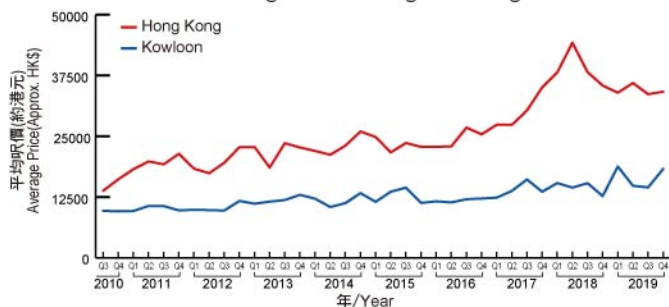
2019年11月份主要租務成交 Significant Lease Transactions, Nov 2019

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	力寶中心1座 Lippo Centre, Tower 1	低層 Low	1,900 (G)	\$95,000	@50
中環 Central	中環中心 The Center	中層 Mid	2,416 (G)	\$193,280	@80
上環 Sheung Wan	中遠大廈 Cosco Tower	高層 High	3,042 (G)	\$252,486	@83
灣仔 Wan Chai	瑞安中心 Shui On Centre	中層 Mid	1,022 (G)	\$63,364	@62

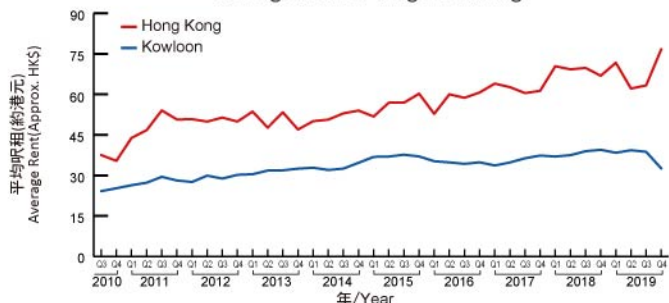
九龍 Kowloon

長沙灣 Cheung Sha Wan	中國船舶大廈 China Shipbuilding Tower	中層 Mid	2,918 (G)	\$81,704	@28
九龍灣 Kowloon Bay	恩浩國際中心 YHC Tower	高層 High	2,122 (G)^	\$78,514	@37
觀塘 Kwun Tong	萬泰利廣場 Montery Plaza	高層 High	1,907 (G)	\$72,466	@38
尖沙咀東部 TST East	康宏廣場 Concordia Plaza	高層 High	804 (G)	\$36,180	@45

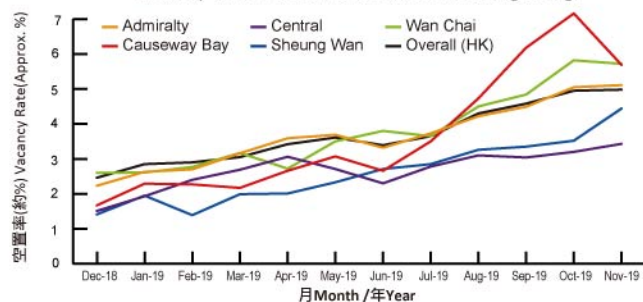
指標商廈平均呎價走勢圖
Average Price of Target Buildings



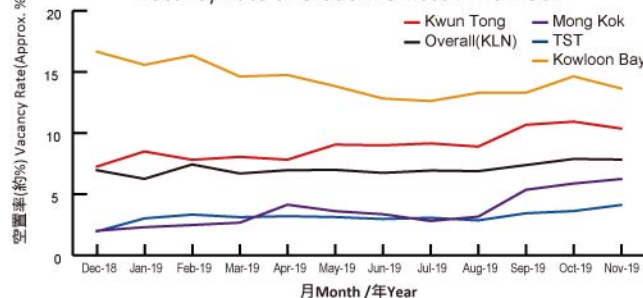
指標商廈平均呎租走勢圖
Average Rent of Target Buildings



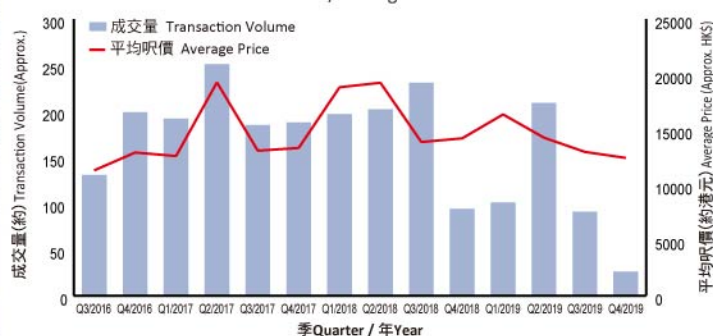
香港區甲廈空置率
Vacancy Rate of Grade A Offices in Hong Kong



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 中美貿易談判尚未定案，加上本港社會衝突仍然持續，受內外因素夾擊，投資氣氛嚴重受影響，工業物業市場交投維持在偏低水平。11月工業物業買賣成交約149宗，對比10月上升約17.32%。成交金額方面，11月錄得約HK\$15.14億，按月成交量相若，輕微上升約1.2%。

01 The future direction of China-United States trade war is still under negotiation, plus the side effects on Hong Kong's social conflicts, investment atmosphere on industrial properties has been seriously affected and resulted in low transaction volume. In November, there were about 149 transactions recorded in the industrial property market, slightly increased about 17.32% compared to October. In November, total consideration accounted for approx. HK\$1.514 billion, an increase of around 1.2% on a monthly basis.

02 在活化工廈措施帶動下，優質全幢物業仍吸引財團趁淡入市。市場消息指，粉嶺安樂門街15號羅門哈斯電子材料亞洲科技中心全幢以約HK\$1.5億易手，該物業佔地約9,746平方呎，總樓面約48,431平方呎，每呎樓面地價約HK\$3,097，屬於市價水平。市場消息透露，買家為捷和實業相關人士，料會自用物業。

02 Along with revitalization scheme of industrial buildings, high quality whole-block buildings still attract consortia to enter the market. According to market news, whole block of Rohm and Haas Electronic Materials Asia Technology Center at No. 15 On Lok Mun Street in Fanling was sold at approx. HK\$150 million or HK\$3,097 psf. The site area covers about 9,746 sq ft and existing total GFA measures about 48,431 sq ft, which was an average price level. Market news revealed that buyer is Chiaphua Industries Ltd related person and expected for own use.

03 數據中心需求強勁，市場錄得一宗大手租務成交。消息指，青衣長達路22至28號立信工業大廈，以月租約HK\$420萬獲澳洲數據中心營運商AIRTRUNK承租，平均呎租約HK\$22。該品牌除了在墨爾本設有據點，是次屬首度來港，預計明年第4季正式啟用。

03 Demand on data center is strong and market recorded a notable lease transaction. According to market news, Lap Shun Industrial Building at Nos. 22-28 Cheung Tat Road in Tsing Yi was leased to Australian data center operator AIRTRUNK for monthly rent at approx. HK\$4.2 million or HK\$22 psf. AIRTRUNK based in Melbourne. It is their first time to come to Hong Kong. The data center is expected to officially open in the fourth quarter of next year.

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	Nov	6	Nov	\$0.20	柴灣 Chai Wan	Nov	\$0.10
	按月 By Month	▲ 200.00%	按月 By Month	▼ 96.12%		按月 By Month	▼ 85.73%
	Oct 2	Sep 6	Oct \$5.16	Sep \$1.72		Oct \$0.70	Sep \$0.42
觀塘 Kwun Tong	Nov	21	Nov	\$4.48	九龍灣 Kowloon Bay	Nov	\$0.40
	按月 By Month	▲ 5.00%	按月 By Month	▲ 46.41%		按月 By Month	▼ 24.53%
	Oct 20	Sep 17	Oct \$3.06	Sep \$6.16		Oct \$0.53	Sep \$0.46
葵涌 Kwai Chung	Nov	35	Nov	\$2.64	荃灣 Tsuen Wan	Nov	\$1.62
	按月 By Month	▲ 29.63%	按月 By Month	▲ 79.59%		按月 By Month	▲ 149.23%
	Oct 27	Sep 22	Oct \$1.47	Sep \$0.95		Oct \$0.65	Sep \$1.82
火炭 Fo Tan	Nov	12	Nov	\$0.44	屯門 Tuen Mun	Nov	\$0.23
	按月 By Month	▲ 71.43%	按月 By Month	▲ 70.54%		按月 By Month	▲ 3.14%
	Oct 7	Sep 12	Oct \$0.26	Sep \$0.67		Oct \$0.22	Sep \$0.24

TOP 5
NOV 2019

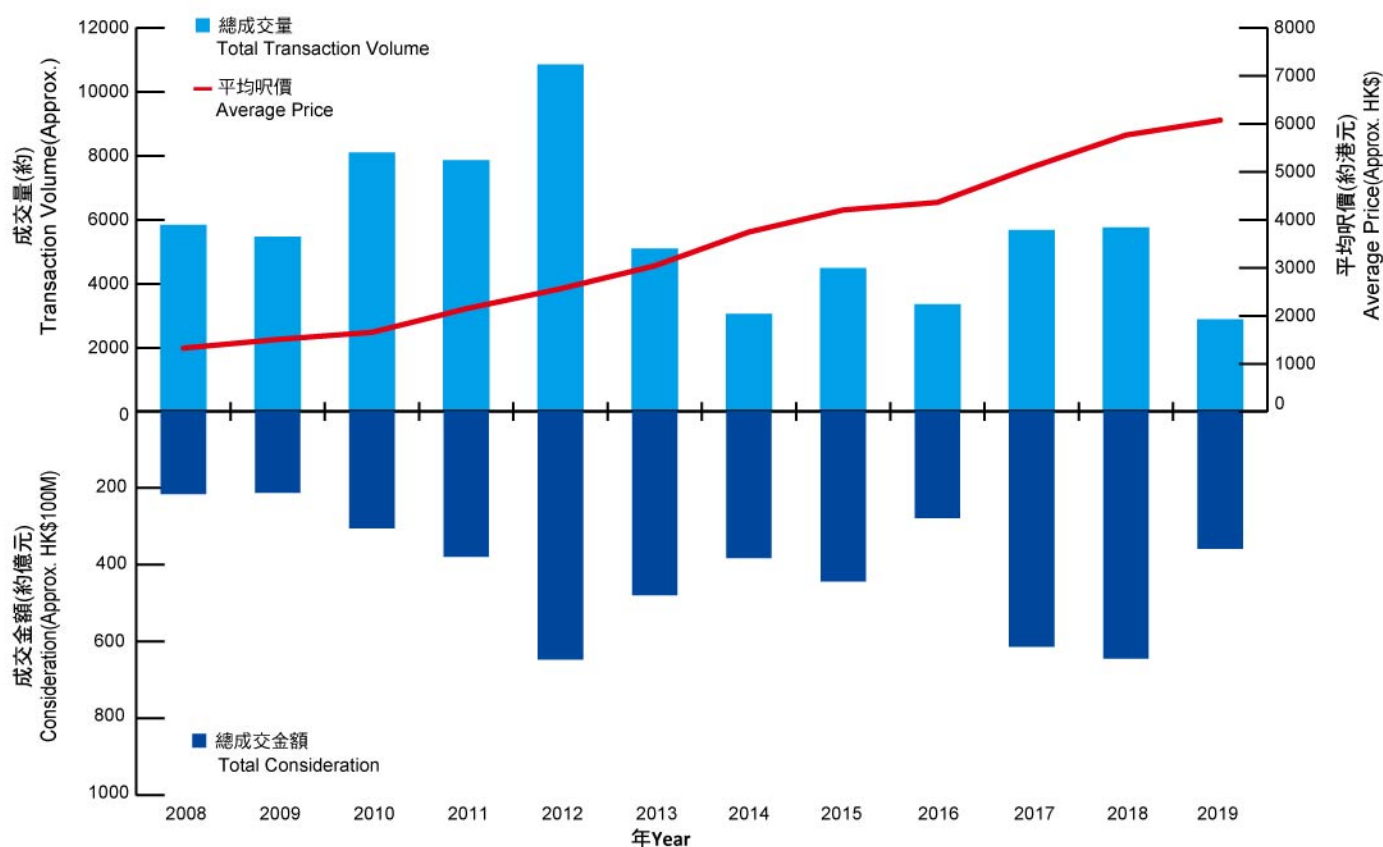
11月份觀塘區5大最高金額工廈物業成交紀錄

Top 5 highest considerations of industrial property transaction recorded in Kwun Tong in Nov

	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	世達中心 World Tech Centre	03 & 11	全層 WF	47,636	\$312,800,000	@6,566
2	南洋廣場 Nanyang Plaza	22	08	2,704	\$21,361,600	@7,900
3	世達中心 World Tech Centre	13	H	2,383	\$14,500,000	@6,085
4	南洋廣場 Nanyang Plaza	22	07	1,707	\$13,366,800	@7,831
5	世達中心 World Tech Centre	07	F	1,572	\$9,900,000	@6,298

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\$)

	9/2019	10/2019	11/2019
全港整體 Overall	@5,643	@7,697	@4,982
柴灣 Chai Wan	@6,503	@12,075	@3,565
觀塘 Kwun Tong	@7,704	@6,205	@17,289
葵涌 Kwai Chung	@3,675	@3,071	@5,897
火炭 Fotan	@3,642	@4,704	@3,389

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

11月份工廈買賣成交分佈

Classification of Industrial Property Transaction in Nov



01 本港連續幾個月受示威活動影響，投資者看淡舖市前景，觀望氣氛十分濃厚，令買賣交投量萎縮，11月僅錄得約49宗成交，總成交金額共約HK\$8.72億。而租務市場亦同樣受到波及，11月共錄得約200宗，比去年同月的415宗，下降了約51.8%。

02 部份業主看淡商舖前景，求售心切。最近，元朗俊賢坊8號兆日樓1-3座地下K舖，面積約800平方呎，另閣樓約800平方呎，以約HK\$1,778萬成交。原業主於今年5月斥資約HK\$1,668萬購入物業，隨後出現社會運動，於是選擇離場。原業主僅持貨約5個月，帳面雖獲利約6.5%，但未計及買賣成本。



元朗俊賢坊8號地下K舖
Shop K on G/F, No. 8 Chun
Yin Square in Yuen Long

03 雖然整體市場氣氛偏淡，惟個別資深投資者選擇逆市趁機吸納優質盤源。舉例，筲箕灣筲箕灣東大街57號地下及閣樓，面積約1,000平方呎，另閣樓約1,000平方呎，剛以約HK\$3,930萬成交。原業主於2017年開始放盤，當時叫價約HK\$5,500萬，期間逐步將價錢調低，新買家有見該舖價格回落到一個極之吸引水平，決定入市。

04 本月租務市場交投淡靜，零售市道受重創，不少商戶因經營困難而不再續租，業主們為挽留租客也不敢大幅加租。最近，深水埗桂林街95A號地下，面積約1,000平方呎，剛以約HK\$187,000續租，租客經營街市行業，比較舊租金約HK\$170,000，加幅約10%。



01 Affected by demonstrations in Hong Kong for several months, investors are bearish on market prospects which shrunk transaction volume. In November, there were about 49 shop transactions recorded at a total consideration of around HK\$872 million. On the other hand, the rental market was also affected, about 200 leasing cases were recorded in November, which was about 51.8% lower than last year's record of about 415 cases recorded in the same month.

02 Some shop vendors are pessimistic towards the market prospect, they are eager to sell on hand premises. Recently, Shop K on G/F, Block 1-3, Shiu Yat Building, No. 8 Chun Yin Square in Yuen Long, with size about 800 sq ft together with a loft of about 800 sq ft, were sold at approx. HK\$17.78 million. The vendor acquired the premises at approx. HK\$16.68 million in May this year. He chose to withdraw from the market after social protest broke out. He held the premises for about 5 months and gained a book-value profit of around 6.5% before deducting the corresponding transaction costs.

03 Despite overall depressed market sentiment, individual experienced investors have taken this opportunity to absorb high-quality properties. For example, G/F at No. 57 Shau Kei Wan Main Street East, Shau Kei Wan with size about 1,000 sq ft, together with a loft of about 1,000 sq ft, were sold at approx. HK\$39.3 million. Original owner first started to release the shop for sale in 2017, at an asking price of approx. HK\$55 million. He then gradually reduced the asking price and finally attracted the new buyer to purchase the shop.

04 Rental market was inactive in November due to the downfall retail market trend. Many merchants decided not to renew their leases because of operating difficulties. Vendors do not dare to increase rents significantly hoping to retain their tenants. Recently, the lease of G/F at No. 95A Kweilin Street, Sham Shui Po with area about 1,000 sq ft was just renewed for approx. HK\$ 187,000 per month. The tenant operates livelihood market shop, the new rent is about 10% higher than the previous level of approx. HK\$ 170,000.

深水埗桂林街95A號地下
G/F at No. 95A Kweilin Street,
Sham Shui Po

2019年11月份矚目商舖成交 Notable Transactions in Nov 2019

買賣成交 Sales Transactions

香港銅鑼灣駱克道529號地下

G/F, No.529 Lockhart Road, Causeway Bay, Hong Kong



面積(約平方呎) Area(Approx. sq ft)

1,000

金額(約港元) Consideration(Approx.HK\$)

\$128M

現租客 Existing Tenant

藥房 / Pharmacy

九龍旺角西洋菜南街136號地下

G/F, No. 136 Sai Yeung Choi Street South, Mong Kok, Kowloon



面積(約平方呎) Area(Approx. sq ft)

900

金額(約港元) Consideration(Approx.HK\$)

\$70M

現租客 Existing Tenant

藥房 / Pharmacy

九龍觀塘牛頭角道357-375號仁安大廈地下G舖

Shop G on G/F, Yan On Mansion, Nos. 357-375 Ngau Tau Kok Road, Kwun Tong, Kowloon



面積(約平方呎) Area(Approx. sq ft)

1,000

金額(約港元) Consideration(Approx.HK\$)

\$56M

現租客 Existing Tenant

餐廳 / Restaurant

租賃成交 Leasing Transactions

香港灣仔駱克道233-243號地下D號舖連一樓至三樓全層

Shop D on G/F, together with 1/F - 3/F, Nos. 233-243 Lockhart Road, Wan Chai, Hong Kong



面積(約平方呎) Area(Approx. sq ft)

22,000

月租(約港元) Monthly Rental(Approx.HK\$)

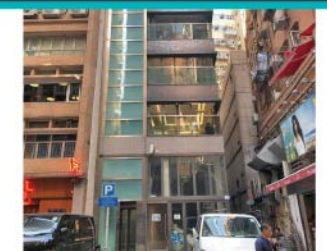
\$880K

準租客 Prospective Tenant

老人院 / Elderly Home

九龍尖沙咀赫德道16號全幢

Whole Block, No.16 Hart Avenue, Tsim Sha Tsui, Kowloon



面積(約平方呎) Area(Approx. sq ft)

24,389

月租(約港元) Monthly Rental(Approx.HK\$)

\$700K

準租客 Prospective Tenant

醫務所 / Clinic

新界上水新康街67號地下1, 2, 8, 9號舖連一樓

Shops 1, 2, 8, 9 on G/F, together with 1/F, No. 67 San Hong Street, Sheung Shui, N.T.



面積(約平方呎) Area(Approx. sq ft)

10,500

月租(約港元) Monthly Rental(Approx.HK\$)

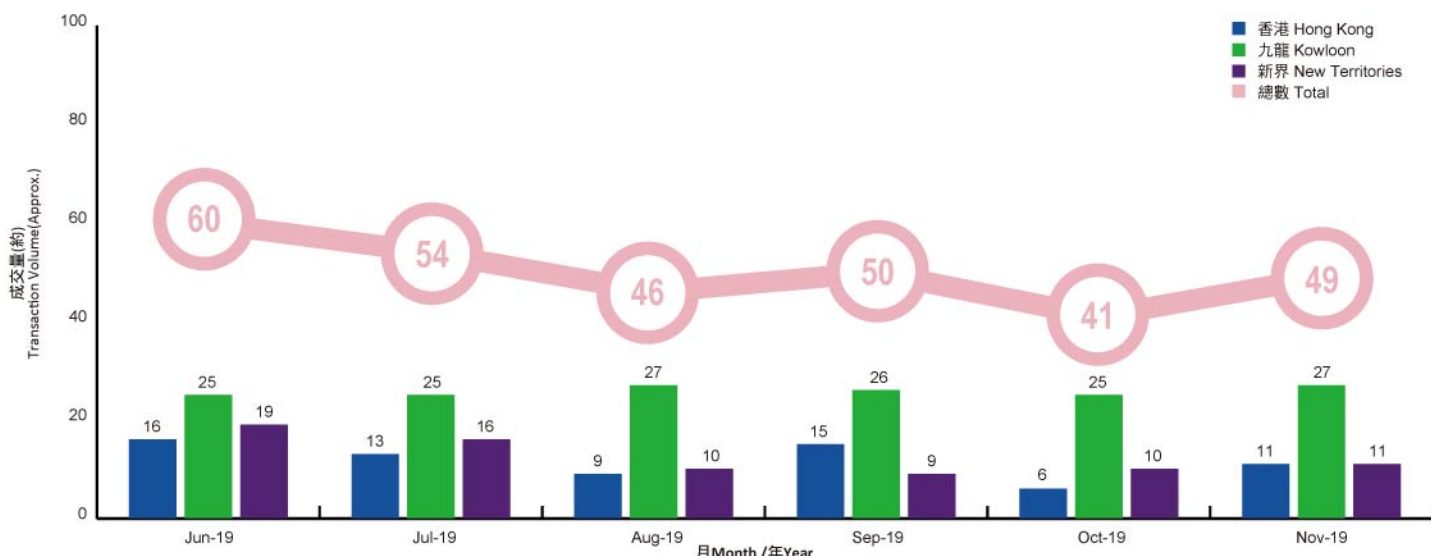
\$550K

準租客 Prospective Tenant

藥房 / Pharmacy

各區商舖成交量走勢圖

Regional Sales Transaction Volume of Retail Properties



獨家代理**觀塘**

大業街23號

長慶工業大廈
罕有全幢地盤面積約**8,330**平方呎 | 可重建建築面積約**99,960**平方呎

罕有全幢出售 鄰近啟德發展區

售價面議

N : 958ICE

Mr. Raymond Chan (E-394494)

Mr. Chris Sam (E-025303)

Mr. Tony Kwok (S-462430)

Mr. Brian Cheung (E-407767)

陳先生 9027 4136

岑先生 9213 3579

郭先生 9230 0046

張先生 5373 3055

獨家租賃**全新24小時銀座式垂直高空商舖****金輪新天地**天后
電氣道68號每層建築面積約**2,778至3,546**平方呎

- 信步即達港鐵天后站A出口，交通四通八達
- 大廈配套完善，一層一伙，私隱度高
- 區內地標式建築，高層可享無敵維多利亞港煙花景色



影片介紹

租@30餘起

畫家構想圖

N : 68ELE

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****何小姐**
6537 3477
terryho@centamail.com**柯先生**
9489 9951
percyor@centamail.com**黃先生**
9084 8566
teddywong@centamail.com**彭小姐**
9017 5579
alicewspang@centamail.com**吳小姐**
9261 7199
coolbeng@centamail.com**鄧先生**
9087 0735
dannytang@centamail.com

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

N : Savannah / Capri / Monterey

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/或公契可能載有關於限制用途的條文。4.如物業有閣仔及閣樓但入伙紙沒有顯示，則本公司無法核實其合法性。如物業內有違例建築工程，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。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。7.本公司建議有興趣者在作出購買決定前，先參閱最新版本樓宇說明書/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12月13日 N：物業編號

「灣區投資面面觀 橫琴前景勝一籌」投資講座 Investment Seminar on the prospect of Hengqin

國家積極推行「粵港澳大灣區」概念，港府早前更公佈16項新措施，包括豁免港人在大灣區9個城市的買樓限制，相信會吸引更多香港人入市。而近年珠海橫琴區商貿發展漸見完善，多個寫字樓及住宅項目都陸續落成，成為港人投資灣區首選地區。The Chinese Government is actively pursuing the "Guangdong-Hong Kong-Macau Greater Bay Area" concept. Recently, the Hong Kong Government has announced 16 new measures, including exempting restrictions of Hong Kong people buying properties in 9 cities of Greater Bay Area. In recent years, business development of Zhuhai Hengqin District has been gradually improved, with a number of office buildings and residential projects have been completed, allowing Hengqin to become the first choice for Hong Kong people to invest in Greater Bay Area.

中原(工商舖)於11月中旬舉行「灣區投資面面觀 橫琴前景勝一籌」投資講座，並與大灣區工商舖總會協辦。講座上，由中原(工商舖)董事總經理潘志明先生分析香港工商舖市況，並由中原橫琴地產代理事業部總經理李煜先生介紹橫琴發展前景及講解港人買灣區物業需知，更即場推介橫琴現時熱賣的項目，務求讓港人全方位了解在大灣區置業情況。Centaline Commercial held an investment seminar entitled "The Greater Bay Area's Investment Perspectives" in mid-November, co-organized with the Greater Bay Area Commercial Association. This marvelous seminar began with an in-depth analysis on market situation in Hong Kong. After that, latest Hengqin investment prospects and attention to details of investment were discussed. Numerous Hengqin's hot-selling projects were introduced, so as to allow Hong Kong investors to have full understanding in buying properties in the Greater Bay Area.



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

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

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 賣草地街2號全幢
 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
Macau 殷皇子大馬路30號地下
 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
Macau 亞豐素街37號地下
 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
Macau 友誼大馬路391J號地下
 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
Macau 皇朝廣場中層D室
 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
Macau 亞美打利庇盧大馬路379號地下
 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
Macau 南灣商業中心低層A室
 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
Macau 波爾圖街493號地下
 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
Macau 協華工業大廈低層A室
 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
Macau 飛南第街101號地下
 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

氹仔布拉干薩街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

氹仔布拉干薩街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



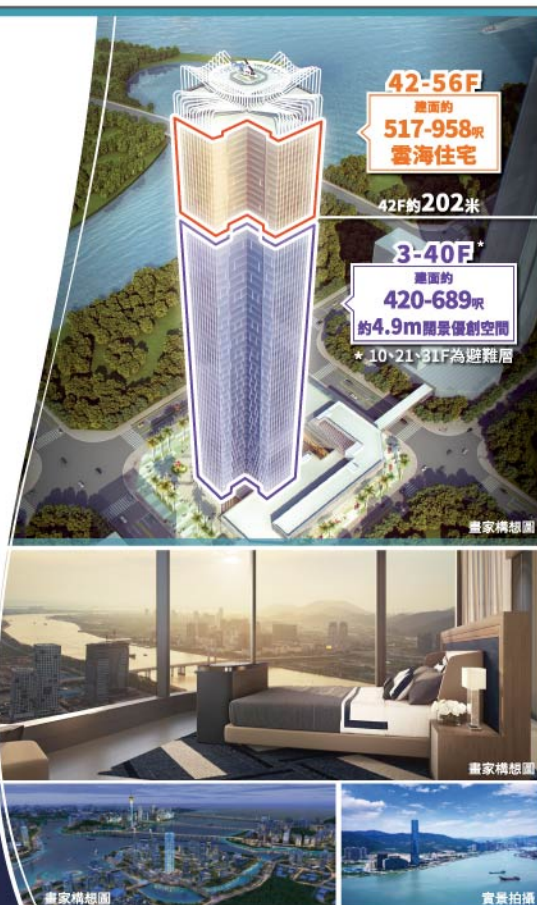
東西南北任一朝向皆能觀景
270度山景、海景、城景三面景觀任君選擇

金融島站旁 (開通時間以政府通知為準), 坐擁約6萬平綠地公園、遊艇碼頭高端配套

約420-689呎 約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



橫琴口岸上蓋



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
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12月13日 N: 物業編號



工商舖焦點 Market Highlight

澳門 Macau

惠澳惠港措施將推 橫琴物業成置業灣區首選

Government measures promoted
Hengqin property as first choice in the
Greater Bay Area

港珠澳大橋開通縮短了香港至珠海橫琴的通行時間，加上橫琴口岸即將於年底開通，澳門置業橫琴可獲申單牌車資格，令橫琴物業成為很多港澳居民置業灣區的首選。澳門中原今年定期組織香港橫琴置業導賞團，11月初發團量較10月末增多1.5倍，意味香港客戶對橫琴物業的查詢度大增。其中橫琴萬象世界於11月上旬的銷售總金額已超HK\$2億，為該項目過去每月約HK\$3億銷售月額的三分之二，突破記錄。展望未來，預料橫琴物業價量齊升，會為毗鄰的澳門帶來正面協同效應。而且澳門作為連接香港及橫琴的實地，相信會為澳門工商舖交投帶來幫助。

The opening of the Hong Kong-Zhuhai-Macau Bridge has shortened travelling time from Hong Kong to Hengqin and Zhuhai. In addition, Hengqin Port will be opened at the end of year, Macau citizens are eligible to apply for a single car license if they have property in Hengqin, which makes Hengqin properties become first choice for many Hong Kong and Macau investors. Centaline Macau regularly organizes Hengqin visiting tours this year. In early November, number of tours increased by 1.5 times compared to the end of October, meaning Hong Kong customers' query on Hengqin properties has increased. A hot project in Hengqin, The Grand Mixc, recorded a sales volume over HK\$200 million in early November, breaking previous sales record compared to regular whole month volume of around HK\$300 million. It is expected that transaction volume and consideration of Hengqin properties will rise and bring positive synergy to neighboring Macau. Moreover, Macau is connecting Hong Kong and Hengqin, thus property transactions in Macau are in positive trend.

珠海 Zhuhai

珠海10月住宅網簽成交約3,263套 按年增逾一倍

Zhuhai recorded about 3,263
residential net transactions in
October, doubled year-on-year

10月珠海樓市交投氣氛較活躍，據中原澳門及橫琴數據庫監控統計，珠海10月共網簽成交約4,551套，較去年同期增長約41.8%。其中住宅共網簽成交約3,263套，按年大漲約102.5%，佔總網簽成交量約71.7%。隨著珠海10月份多個利好消息傳出，包括國慶旅遊人數同比增長約7.2%，港澳導遊可在橫琴便利執業，經港珠澳大橋珠海口岸的粵港兩地車牌將新增5,500個指標，騰訊產業互聯網技術在珠海落地等，買家對珠海城市發展更有信心，加上珠海放寬了住宅購買資格，令買家加快入市步伐，帶動住宅成交量增多。

Trading atmosphere in Zhuhai property market was active in October. According to statistics of Centaline's Macau and Hengqin database, Zhuhai recorded around 4,551 net transactions in October, increased about 41.8% by year. Among them, there were around 3,263 residential net transactions signed in October, increased approx. 102.5% year-on-year, accounting for about 71.7% of total net signed. With good news of Zhuhai in October, including around 7.2% year-on-year increase in number of National Day tourists, Hong Kong and Macau tour guides can conveniently practice in Hengqin, and 5,500 additional licenses will be added via Zhuhai Port of Hong Kong-Zhuhai-Macau Bridge. Tencent's Industrial Internet technology has landed in Zhuhai, etc. Buyers are more confident in Zhuhai. In addition, Zhuhai has relaxed qualifications for residential purchases, which has speeded up the pace of buyers' entry and increased residential transaction volume.

橫琴 Hengqin

橫琴10月網簽成交約582套 按年下跌逾三成

Hengqin signed around 582 net sign
cases in October, dropped over 30%
by year

橫琴10月共網簽成交約582套，按年下跌約33%。其中住宅共網簽成交約394套，同比大幅上漲約162.7%，佔橫琴網簽成交約67.7%。由於去年10月多個文創產品及車位推售，入場門檻低，令該月網簽成交量暴漲。而今年10月市場交投集中於住宅，而辦公商業及其他類型產品新品較少，因此同比數據有所下跌。但橫琴住宅依然備受買家熱捧，特別是地理位置優越的項目，如方達大廈、灝怡財富中心、華發廣場、龍光玖龍璽等。展望未來，隨著橫琴國際旅遊島建設更加完善，橫琴優惠政策陸續增多並實行，加上世界名校哈羅公學即將開學，橫琴口岸及輕軌即將通關通車等，相信將吸引更多買家入市橫琴。

Hengqin signed a total of about 582 net transactions in October, decreased about 33% by year. In that, about 394 residential net transactions were signed, a significant increase of approx. 162.7% year-on-year, accounting for about 67.7% of Hengqin's total net signing. In October last year, due to promotion of multiple cultural, creative products and parking spaces, low entry barriers attracted a large number of investors to enter market, led to a surge in net signing transactions. While in October this year, market transactions were concentrated in residential buildings, office and commercial products and other types of new products were fewer. Therefore, year-on-year data declined. However, Hengqin residences are still very popular with buyers, especially for projects with excellent geographical locations, such as FANGDACHENG, HAO YI CAI FU ZHONG XIN, HUAFA COAST CITY, ACESIT MANSION, etc. As construction of Hengqin International Tourism Island is more comprehensive, implementation of Hengqin's preferential policies, coupled with the opening of world famous school Harrow School, the Hengqin Port and Guangzhou-Zhuhai intercity railway will be opened, buyers are expected to impel into the market.