

工商舖焦點 Market Highlight

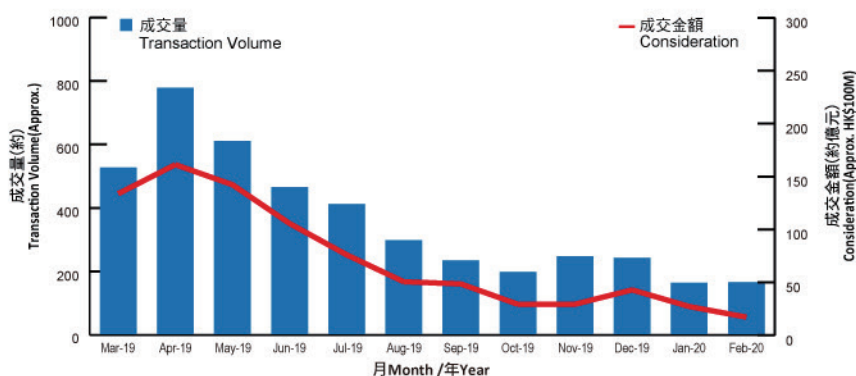
2020/21年度財政預算案推出一系列「派糖」政策。針對企業措施中，最矚目為政府擔保低息貸款計劃，上限為HK\$200萬，相信可協助企業免受結業之苦，甚至增加企業開業信心。另外，政府亦將豁免兩項登記費，同時補貼或寬減電費、水費及排污費，可為企業減低營運成本。The 2020/21 Budget announced a series of giveaways. Among the measures for corporates, government concessionary low-interest loan policy is most prominent. Maximum loan of HK\$2 million will support enterprises avoid the chance of closing down. In addition, government will also waive two registration fees and provide supplement or reduce electricity, water and sewage charges, which can reduce operating costs for businesses.

而就個人受惠方面，年滿18歲或以上香港永久性居民將獲發HK\$1萬津貼，亦會寬減薪俸稅、個人入息課稅及差餉，期望可刺激消費力，振興經濟，間接帶動零售及餐飲市道復甦。In terms of personal, Hong Kong permanent residents aged 18 or above will receive HK\$10,000 cash payout. Besides, reduction in salaries tax, tax under personal assessment and waive rates of domestic properties may stimulate consumption in order to revitalize economy and indirectly drive the recovery of retail and catering markets.

中原(工商舖)認為政府應針對局面推出方案，包括放寬工商舖物業按揭成數，考慮為用家提供更高借貸，協助用家入市；同時，市場炒家早已絕跡，已無必要設雙辣招政策，故應撤回雙倍印花稅辣招，以鼓勵更多本地、國內及海外企業在港自置物業經營業務，帶動香港經濟重拾軌道。Centaline Commercial believes that government should launch policies based on the situation, including relaxing loan-to-value ratio of industrial, commercial and retail property, and consider providing higher loans to assist users in entering market. At the same time, market speculators have disappeared for long and it is not necessary to set up property cooling measures. Therefore, double stamp duty should be withdrawn in order to encourage more local, domestic and overseas companies to own properties in Hong Kong and drive Hong Kong economy back on track.

工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



2月成交量/金額 Transactions Volume / Consideration, Feb

OFFICE 寫字樓	約 18 宗 cases Approx. 按月 40.00% By Month	約 \$2.60 億 Approx. 按月 41.57% By Month
INDUSTRIAL 工業	約 127 宗 cases Approx. 按月 6.72% By Month	約 \$11.08 億 Approx. 按月 9.25% By Month
RETAIL 商舖	約 18 宗 cases Approx. 按月 5.88% By Month	約 \$3.50 億 Approx. 按月 64.03% By Month

2020年香港統計數據 Statistics of 2020

1月訪港旅客人次(約) No. of Visitor Arrival to HK in Jan(Approx.) 3,207,802 人 按月 0.51% By Month	1月內地訪港旅客人次(約) No. of Mainland Visitor Arrival to HK in Jan(Approx.) 2,536,768 人 按月 5.78% By Month	1月零售業銷貨額(約港元) Retail Sales Volume in Jan(Approx. HK\$100Million) 378 億 按月 4.38% By Month	1月註冊公司登記數字(約) No. of Registered Company in Jan(Approx.) 7,931 間 按月 16.61% By Month	19年11月-20年1月失業率(約) Unemployment Rate in Nov-19 to Jan-20(Approx.) 3.40% 按年 0.60% By Year
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所示物業之樓面面積均未經核實(標示「^」者除外)。「^」為已經核實的樓面面積。

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

01 疫情嚴重影響寫字樓市場，2月份成交量比上月明顯減少，情況令人擔憂。業主在議價方面仍然保持強硬態度，不但未見大幅調整價格的趨勢，部分更不准代理帶客睇樓，變相封盤，進一步打擊二手市場的成交量。

01 Epidemic severely affected office market, dragged down transaction volume in February compared to last month. Owners still maintained rigorous in bargaining, without any sign in big price adjustment, some further banned agent for viewing, in disguise of suspension. As a result, transaction volume further declined in secondary market.

02 港島區買賣成交疏落，主要落在二線商廈，核心區僅錄得一宗買賣個案，中環美國銀行中心高層12室以約HK\$3,914萬成交，面積約1,359平方呎，平均呎價約HK\$28,800。

02 Transaction in Hong Kong Island was sparsed, mainly located in second-tier commercial buildings. There was only one case recorded in core areas. Unit 12 on high floor of Bank of America Tower in Central was sold at approx. HK\$39.14 million or HK\$28,800 psf, with an area about 1,359 sq ft.

03 九龍區買賣成交集中在九龍東，其中觀塘寧晉中心中層B室以約HK\$2,252萬易手，涉及樓面約2,011平方呎，平均呎價約HK\$11,200。

03 Transactions recorded in Kowloon were concentrated in Kowloon East. Among them, Unit B on mid floor of Legend Tower in Kwun Tong was sold at approx. HK\$22.52 million or HK\$11,200 psf, involving an area about 2,011 sq ft.

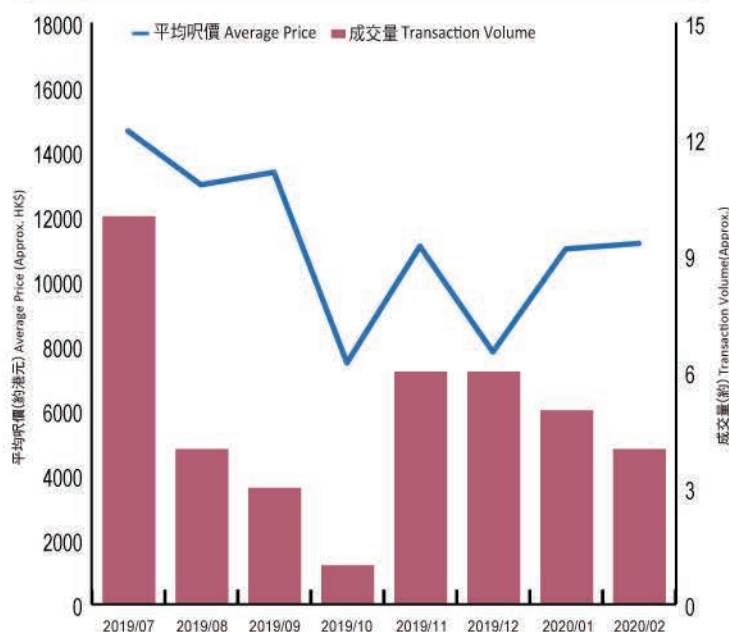
04 在疫情的拖累下，2月錄得約314宗租務個案，維持在與上月相若水平，而租金方面則逆市造好，錄得約57%的升幅。

04 Under the drag of epidemic, about 314 rental cases were recorded in February, which remained stable as previous month. While average rent up against the market with an increase of about 57%.

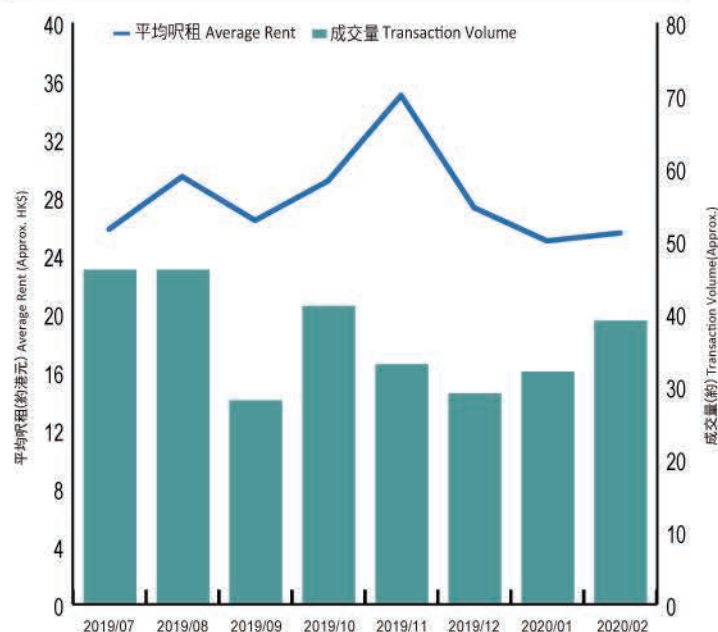
05 中環中心高層01、02及13室以呎租約HK\$99租出，總樓面約7,067平方呎，為該廈近半年來呎租最高的租務個案。

05 Rooms 01, 02 & 13 on high floor of The Center with total GFA about 7,067 sq ft, were leased at approx. HK\$99 psf, which was the highest rental level of the building in past six months.

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



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



2020年2月份主要買賣成交 Significant Sales Transactions, Feb 2020

地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎價(約港元) Average Price (Approx. HK\$)
香港島 Hong Kong Island					
銅鑼灣 Causeway Bay	東角中心 East Point Centre	中層 Mid	1,021 (G)	\$19,800,000	@19,393
中環 Central	美國銀行中心 Bank of America Tower	高層 High	1,359 (G)	\$39,139,200	@28,800
上環 Sheung Wan	一洲大廈 Yat Chau Building	高層 High	1,426 (G)	\$18,800,000	@13,184
灣仔 Wan Chai	北海中心 CNT Tower	中層 Mid	2,433 (G)	\$28,000,000	@11,508

九龍 Kowloon

九龍灣 Kowloon Bay	德福大廈 Telford House	低層 Low	1,609 (G)	\$19,300,000	@11,995
觀塘 Kwun Tong	寧晉中心 Legend Tower	中層 Mid	2,011 (G)	\$22,523,200	@11,200
旺角 Mong Kok	威達商業大廈 Witty Commercial Building	低層 Low	540 (G)	\$3,800,000	@7,037
尖沙咀 Tsim Sha Tsui	柯士甸商業中心 Austin Commercial Centre	中層 Mid	1,183 (G)	\$8,600,000	@7,270

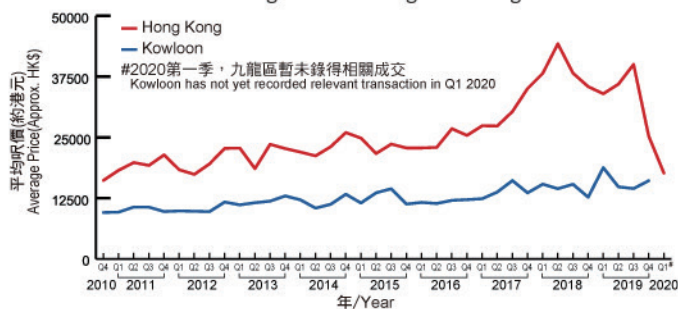
2020年2月份主要租務成交 Significant Lease Transactions, Feb 2020

地區 District	物業 Property	樓層 Floor	面積(約平方呎) Area (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	呎租(約港元) Average Price (Approx. HK\$)
香港島 Hong Kong Island					
金鐘 Admiralty	遠東金融中心 Far East Finance Centre	高層 High	2,400 (G)	\$235,200	@98
中環 Central	中環中心 The Center	高層 High	7,067 (G)	\$700,000	@99
上環 Sheung Wan	信德中心-西翼 Shun Tak Centre, West Tower	低層 Low	2,000 (G)	\$140,000	@70
灣仔 Wan Chai	會展廣場辦公大樓 Office Tower - Convention Plaza	中層 Mid	2,577 (G)	\$134,004	@52

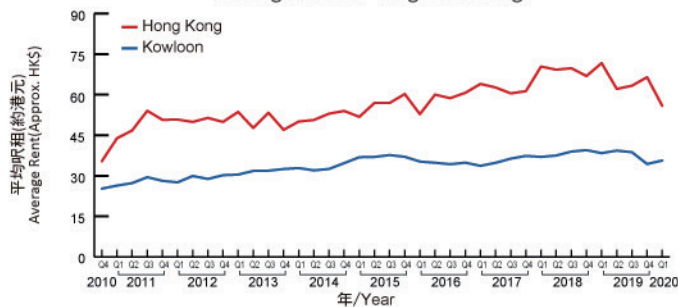
九龍 Kowloon

九龍灣 Kowloon Bay	國際交易中心 Exchange Tower	高層 High	6,090 (G)	\$200,970	@33
觀塘 Kwun Tong	中海日升中心 COS Centre	中層 Mid	1,329 (G) [^]	\$46,515	@35
旺角 Mong Kok	旺角中心一期 Argyle Centre Phase I	高層 High	417 (G)	\$22,101	@53
尖沙咀東部 TST East	永安廣場 Wing On Plaza	低層 Low	3,421 (G)	\$134,787	@39

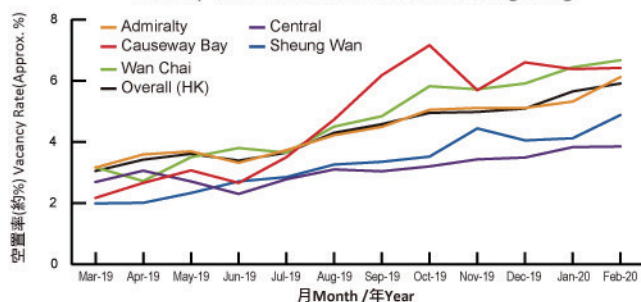
指標商廈平均呎價走勢圖
Average Price of Target Buildings



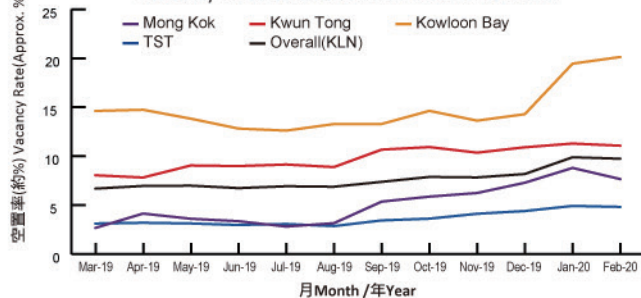
指標商廈平均呎租走勢圖
Average Rent of Target Buildings



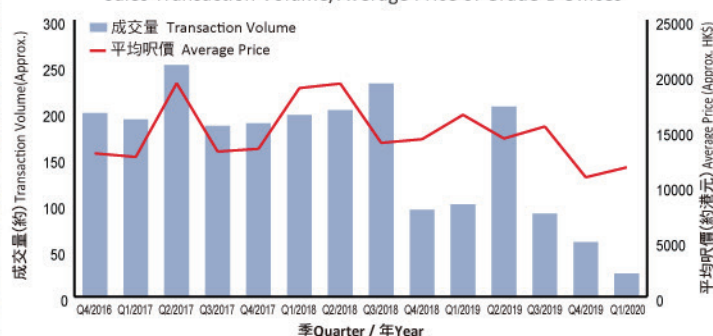
香港區甲廈空置率
Vacancy Rate of Grade A Offices in Hong Kong



九龍區甲廈空置率
Vacancy Rate of Grade A Offices in Kowloon



乙級寫字樓買賣成交量及平均呎價走勢圖
Sales Transaction Volume/Average Price of Grade-B Offices



01 新冠肺炎疫情肆虐，有業主以減價形式吸客，成功獲投資者青睞，帶動成交量微升。2月共錄得約127宗工業物業買賣成交，對比1月稍微上升約6.72%。金額方面，2月錄得總成交金額約HK\$11.08億，較1月下降約9.25%。

01 Market sentiment has been shadowed by raging of COVID-19, some owners reduce asking price to attract buyers, drove up the transaction volume. Approx. 127 transactions were recorded in February, which was a slight increase of 6.72% compared with January. Total transaction amount in February was approx. HK\$ 1.108 billion, down by approx. 9.25% by month.

02 由宏安地產及資深投資者羅珠雄持有的荃灣工廈安泰國際中心一籃子物業，減價約兩成出售5伙餘貨，悉數沽清。重推單位分別位於2、5、7、15及17樓，面積分別約1,400及2,400平方呎，劃一呎價約HK\$3,500及HK\$3,300。有關單位於3天內售罄，共套現約HK\$3,400萬。項目現尚餘少量單位待售。

02 A basket of properties in EW International Tower in Tsuen Wan owned by Wang On Properties and experienced investor Mr. Lo Chu-hung, sold 5 remaining units after reduced the price by about 20%. The 5 units are located on 2/F, 5/F, 7/F, 15/F, and 17/F, each with size about 1,400 sq ft and 2,400 sq ft respectively. The average price accounted for approx. HK\$3,500 psf and HK\$3,300 psf respectively. These units were sold out within 3 days at a total consideration of approx. HK\$34 million. The vendors still hold several units for sale.

03 土地註冊處資料顯示，葵涌國瑞路88號新豐中心地下10號地廠，獲資深投資者岑錦華以約HK\$3090.7萬購入，面積約3,988平方呎，樓面呎價約HK\$7,750，買家以公司名義升綽有限公司登記。

03 The Land Registry indicated Unit 10 on G/F of Sun Fung Centre at No.88 Kwok Shui Road in Kwai Chung was purchased by experienced investor Mr. Shum Kam Wah at approx. HK\$30.907 million or HK\$7,750 psf with an area about 3,988 sq ft. Buyer was registered in name of Superior One Ltd.

04 工廈市場逆市中仍然錄得大額成交。土地註冊處資料顯示，觀塘鴻圖道54號景雲工廠大廈一籃子物業以約HK\$1.0257億易手，涉及總面積約28,100平方呎，平均呎價約HK\$3,650。買家登記公司董事包括楊華勇等，為香江國際集團有關人士。

04 Industrial property market recorded a notable transaction despite rather depressed sentiment. According to The Land Registry, a basket of properties in King Wan Industrial Building at No.54 Hung To Road, Kwun Tong was sold at approx. HK\$102.57 million or HK\$3,650 psf. Total GFA covers about 28,100 sq ft. New buyer is registered in company name with directors include Mr. Johnny Yu Wah Yung, who is relevant person of HKI Co Ltd.

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		總成交量(約) Total Transaction Volume(Approx.)	Feb 按月 By Month	3 --	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Feb 按月 By Month	\$0.34 --
			Jan 0	Dec 6		Jan \$0.00	Dec \$0.25
柴灣 Chai Wan		總成交量(約) Total Transaction Volume(Approx.)	Feb 按月 By Month	3 --	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Feb 按月 By Month	\$0.33 ▲ 17.86%
			Jan 3	Dec 2		Jan \$0.28	Dec \$0.06
觀塘 Kwun Tong		總成交量(約) Total Transaction Volume(Approx.)	Feb 按月 By Month	7 ▼ 50.00%	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Feb 按月 By Month	\$1.22 ▼ 51.00%
			Jan 14	Dec 30		Jan \$2.49	Dec \$2.51
葵涌 Kwai Chung		總成交量(約) Total Transaction Volume(Approx.)	Feb 按月 By Month	22 ▼ 35.29%	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Feb 按月 By Month	\$2.77 ▲ 51.37%
			Jan 34	Dec 40		Jan \$1.83	Dec \$2.79
火炭 Fo Tan		總成交量(約) Total Transaction Volume(Approx.)	Feb 按月 By Month	13 ▲ 62.50%	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Feb 按月 By Month	\$1.03 ▲ 114.58%
			Jan 8	Dec 9		Jan \$0.48	Dec \$0.39
九龍灣 Kowloon Bay		總成交量(約) Total Transaction Volume(Approx.)	Feb 按月 By Month	7 ▼ 46.15%	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Feb 按月 By Month	\$1.20 ▲ 140.00%
			Jan 13	Dec 8		Jan \$0.50	Dec \$0.53
荃灣 Tsuen Wan		總成交量(約) Total Transaction Volume(Approx.)	Feb 按月 By Month	32 ▲ 39.13%	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Feb 按月 By Month	\$1.64 ▼ 64.50%
			Jan 23	Dec 21		Jan \$4.62	Dec \$1.96
屯門 Tuen Mun		總成交量(約) Total Transaction Volume(Approx.)	Feb 按月 By Month	8 ▲ 100.00%	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Feb 按月 By Month	\$0.16 ▲ 60.00%
			Jan 4	Dec 12		Jan \$0.10	Dec \$0.86

TOP 5
FEB 2020

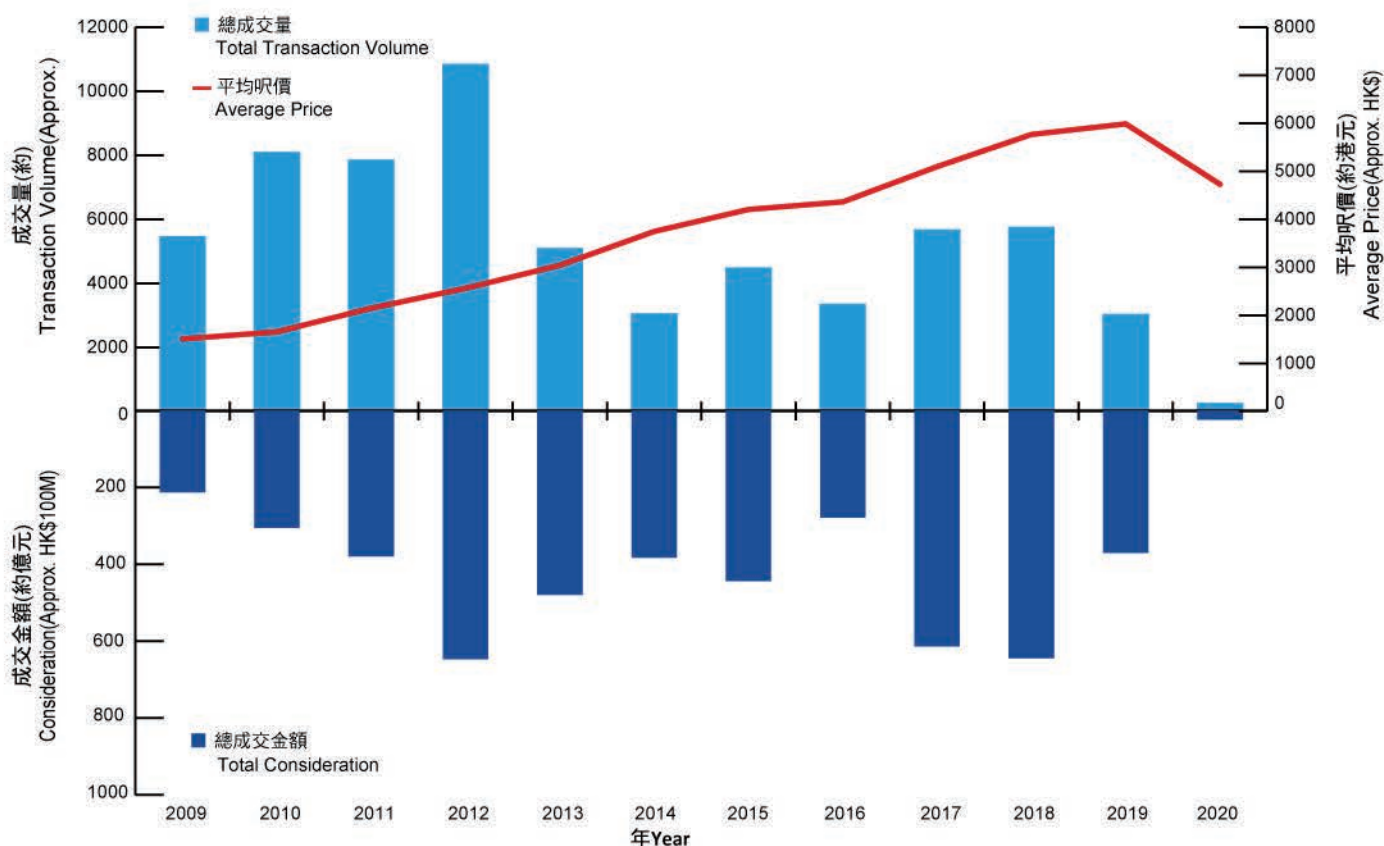
2020年2月工業大廈5大最高金額成交(不計地廠及車位)

Top 5 highest considerations of industrial property transaction recorded in February 2020 (Exclude G/F Factory and Car Parking Space)

	物業 Property	樓層 Floor	單位 Unit	面積(約平方呎) GFA (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	平均呎價(約港元) Average Price (Approx. HK\$)
1	觀塘王氏大廈 Wong's Building, Kwun Tong	04	全層 WF	9,600	\$87,500,000	@9,115
2	葵涌樂聲工業中心 Roxy Industrial Centre, Kwai Chung	15	B-C	19,812	\$85,000,000	@4,290
3	葵涌美達中心 Mita Centre, Kwai Chung	10	01-06	13,906	\$48,671,000	@3,500
4	油塘高輝工業大廈 Ko Fai Industrial Building, Yau Tong	01	A02	11,380	\$39,602,400	@3,480
5	火炭威力工業中心 Valiant Industrial Centre, Fotan	06 07	S-V S-T	9,874	\$37,521,200	@3,800

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\$)

	12/2019	1/2020	2/2020
全港整體 Overall	@3,801	@3,990	@4,786
柴灣 Chai Wan	@5,875	@3,894	@4,067
觀塘 Kwun Tong	@5,784	@4,745	@8,575
葵涌 Kwai Chung	@3,110	@3,058	@4,046
火炭 Fotan	@3,315	@4,187	@3,547

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

2月份工廈買賣成交分佈
Classification of Industrial Property
Transaction in Feb



- 01** 新冠肺炎疫情在本港蔓延，拖累整體經濟，2月商舖市場受到嚴重打擊，買賣成交量極少，全月共錄得約18宗。租務市場方面，在疫情的影響下，市民減少出外活動，消費力大幅下降，令零售及飲食業雪上加霜，不少商戶都提早結業或不續租，2月僅錄約134宗租務成交。
- 01** COVID-19 spreads in Hong Kong and weighed on overall economy. In February, retail market was severely hit, transaction volume was limited with about 18 cases. Meanwhile, leasing market was agitated by the spread of COVID-19, citizens reduced outdoor activities and consumption has fallen sharply. Situation of the retail and catering industry was worsened, many merchants closed early or did not renew leases and only about 134 lease transactions were recorded in February.
- 02** 部份業主不惜割價求售，如佐敦柯士甸道19-21號永發大廈地下1A舖，面積約800平方呎，在1月份時，業主叫價約HK\$5,500萬，至本港爆發新冠肺炎後，將售價減至約HK\$4,500萬，最終以約HK\$3,750萬成交，減價幅度約31.8%。
- 02** Some owners were eager to sale so they lowered asking price. For instance, Shop 1A on G/F of Wing Fat Mansion at Nos. 19-21 Austin Road in Jordan, with size about 800 sq ft was sold. In January, owner's asking price was approx. HK\$55 million, after the outbreak of COVID-19 in Hong Kong, price was reduced to approx. HK\$45 million and finally sold at approx. HK\$37.5 million, a reduction of about 31.8%.
- 03** 一線核心區舖位成交幾乎絕跡，惟二線民生區舖位仍受買家歡迎。近日，土瓜灣浙江街46-50A號明發大廈地下A舖，面積約1,500平方呎，以約HK\$2,850萬成交，該舖現租客為茶餐廳，每月租金約HK\$66,000，新買家可享回報約2.78%。
- 03** Transaction in core areas almost extinct, but shops in second-tier areas are still welcomed by buyers. Recently, Shop A on G/F of Ming Fat Building at Nos. 46-50A Chi Kiang Street in To Kwa Wan with size about 1,500 sq ft was sold at approx. HK\$28.5 million. Current tenant is a Chinese café with rental accounts at approx. HK\$66,000 per month, offering a rental return of about 2.78%.
- 04** 零售市道不濟，面對惡劣的營商環境，令商戶對開業計劃卻步，有見及此，業主心態回軟，盡量調低租金以吸引租客。最近北角英皇道278-288號地下77-80及82號舖，合共面積約1,434平方呎，剛租予一間時裝店，新租金約HK\$75,000，該舖前租客為電訊，舊租金為HK\$95,000，新租金較其下跌約21%。
- 04** Retail market is affected by harsh business circumstance which has deterred merchants to commence their businesses. Shop vendors become less aggressive amid depressed market sentiment by reducing rents to attract tenants. For example, Shops 77-80 & 82 on G/F at Nos. 278-288 King's Road in North Point, with an area of about 1,434 sq ft have been newly leased by a fashion store at approx. HK\$75,000 per month. Former tenant was a telecommunication store who paid approx. HK\$95,000 per month, new rent was about 21% lower than that.

2月份部份減價個案
Some price cut transactions recorded in February

物業 Property	面積(約平方呎) Area(Approx. sq ft)	叫價(約港元) Asking Price (Approx. HK\$)	成交價(約港元) Transacted Price (Approx. HK\$)	租客 Tenant	減幅(約%) Price Cut (Approx.%)
紅磡馬頭圍道292號地下A舖 Shop A on G/F, No. 292 Ma Tau Wai Road, Hung Hom	500	\$16M	\$11.98M	味來車仔麵 Noodles	-25%
深水埗鴨寮街87號地下 G/F, No. 87 Apliu Street, Sham Shui Po	1,000	\$20M	\$17M	教會 Church	-15%
深水埗青山道475A號地下 G/F, No. 475A Castle Peak Road, Sham Shui Po	900	\$30M	\$20M	多個租客 Multiple Tenants	-33.3%
深水埗汝州街265-267號地下B舖及閣樓 Shop B on G/F, together with a loft, Nos. 265-267 Yu Chau Street, Sham Shui Po	B舖Shop B: 900 閣樓Loft: 800	\$40M	\$32M	參茸 Ginseng & Herbs	-20%

2020年2月份矚目商舖成交 Notable Transactions in Feb 2020

買賣成交 Sales Transactions

九龍油塘嘉榮街2-4號油塘中心(Blocks T2, T3)低層地下第二層B201號舖
Shop B201 on LG2/F, Yau Tong Centre (Blocks T2, T3),
Nos. 2-4 Ka Wing Street, Yau Tong, Kowloon



面積(約平方呎) Area(Approx. sq ft)

15,000

金額(約港元) Consideration(Approx. HK\$)

\$80M

現租客 Existing Tenant

超級市場 / Supermarket

九龍新蒲崗崇齡街65-89號地下8及9號舖
Shops 8 & 9 on G/F, Nos. 65-89 Shung Ling Street, San Po Kong, Kowloon



面積(約平方呎) Area(Approx. sq ft)

2,500

金額(約港元) Consideration(Approx. HK\$)

\$61M

現租客 Existing Tenant

茶餐廳 / Restaurant

香港北角英皇道345號地下2號舖
Shop 2 on G/F, No. 345 King's Road, North Point, Hong Kong



面積(約平方呎) Area(Approx. sq ft)

1,150

金額(約港元) Consideration(Approx. HK\$)

\$45M

現租客 Existing Tenant

化妝品 / Cosmetic

租賃成交 Leasing Transactions

新界葵芳葵富路7-11號葵涌廣場A場地下(L2)A35, A36, A37號舖
Shops A35, A36, A37 on G/F(L2), Kwai Chung Plaza (A),
Nos. 7-11 Kwai Foo Road, Kwai Fong, N.T.



面積(約平方呎) Area(Approx. sq ft)

2,454

月租(約港元) Monthly Rental(Approx. HK\$)

\$600K

準租客 Prospective Tenant

茶餐廳 / Restaurant

香港上環皇后大道西2-12號二樓Restaurant & Kitchen舖
Restaurant & Kitchen on 2/F, Nos. 2-12 Queen's Road West,
Sheung Wan, Hong Kong



面積(約平方呎) Area(Approx. sq ft)

16,604

月租(約港元) Monthly Rental(Approx. HK\$)

\$438K

準租客 Prospective Tenant

飲食 / F&B

九龍尖沙咀梳士巴利道3號星光行地下6號舖
Shop 6 on G/F, Star House, No. 3 Salisbury Road, Tsim Sha Tsui, Kowloon



面積(約平方呎) Area(Approx. sq ft)

1,100

月租(約港元) Monthly Rental(Approx. HK\$)

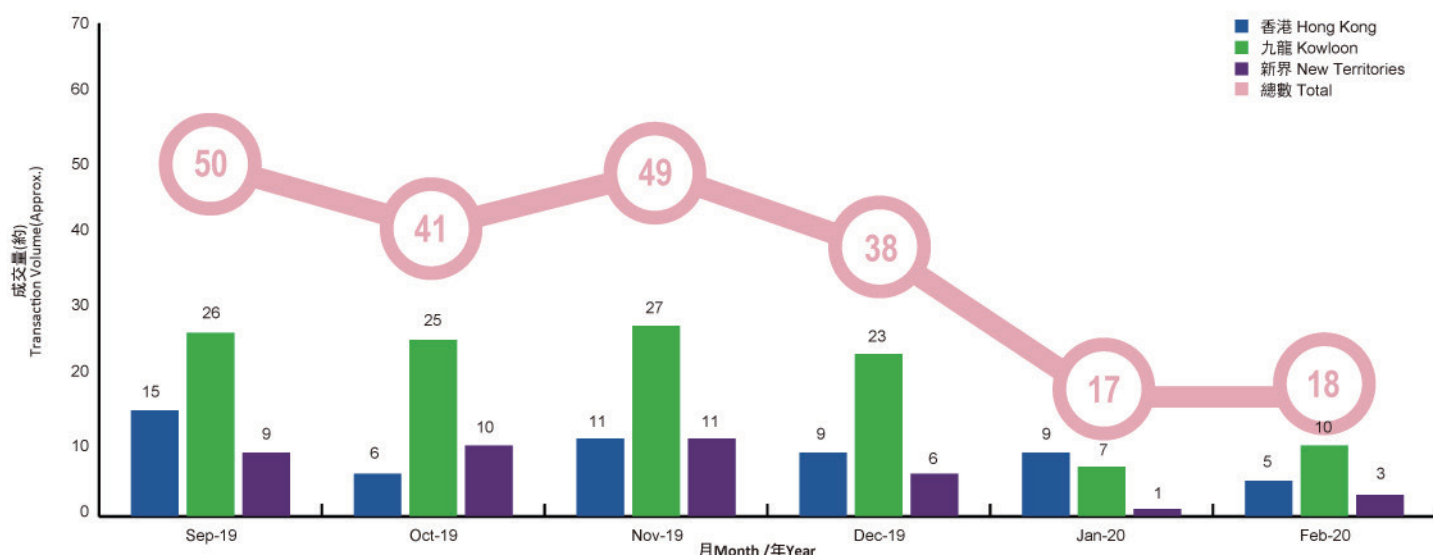
\$370K

準租客 Prospective Tenant

麵包西餅 / Bakery

各區商舖成交量走勢圖

Regional Sales Transaction Volume of Retail Properties



獨家代理**安泰國際中心** 荃灣德士古道 120-124 號建築面積約 **1,400-2,400** 平方呎 | 全層約 **6,808** 平方呎

- ✓ 車場可入高櫃大櫃 罕有埋台大型貨車位
- ✓ 實用極高約74% 特高樓底約4米
- ✓ 所有單位均有內置洗手間
- ✓ 全部單位設落地玻璃 光猛開揚

歡迎查詢

上落貨台

**銷售熱線: 2744 3302 2777 2273**

N: EWInt'lTwr

獨家銷售代理

畫家構想圖

N: 766DBK

—— 市區罕有聯合業權出售 ——
尖沙咀山林道13-15號

(約89%不可分割業權)

可重建酒店或銀座式商廈*可重建最高樓面面積逾 **53,000** 平方呎*

*需向各有關政府部門申請及批准

售@13,000餘

影片介紹

朱小姐 Ms. May Chu (E-152788)**9283 9024****馮小姐** Ms. Ann Fung (E-034350)**9186 6674****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
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9261 7199
coolbeng@centamail.com**鄧先生** Mr. Danny Tang (E-435206)
9087 0735
dannytang@centamail.com

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廣告日期: 2020年3月16日 N: 物業編號

肺炎疫情擴散至全球，投資氣氛放緩，拖累工商舖交投。中原(工商舖)董事總經理潘志明先生早前透過視頻形式，分享轉危為機為逆境求生之道。該影片以「疫市當自強」為題，帶出潘氏筆下《不死神功》系列，與同事分享逆市抗疫心得，勉勵同事以積極樂觀心態面對困境。

COVID-19 has spread around the world which slowed down investment sensation, making OIR transactions dropped. Mr. Stanley Poon, Managing Director of Centaline Commercial, shared through video about ways to turn crisis into opportunities. In the recording titled "Self-Improvement During Epidemic", Stanley shared his experience in adversity, and encouraged the sales teams to face difficulties with positive attitude.

潘氏表示自己在地產代理行業打滾逾三十年，經歷過沙士、金融風暴及社會運動事件等，但憑著「打不死」精神為公司創下佳績。他又鼓勵同事靈活運用《不死神功》中的招式，將面前危機轉化成機遇，爭取開單機會。待疫情受控制時，代理已一早做好準備功夫的話，利好消息自然會陸續而來。

Stanley said that he has joined the real estate agency industry for more than 30 years, experienced SARS, financial turmoil, and social movements. During these difficult times, he still achieved good results with "unbeatable" spirit. He also encouraged colleagues to increase his/herself's work flexibility in order to turn crisis into an opportunity. If agents are well-prepared, good news will come one after another when the epidemic is under control.



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

氹仔
Taipa

蓮花海濱大馬路地下
G/F, Avenida Marginal Flor de Lotus

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\$)
647	\$33.5M	@51,775

氹仔
Taipa

蓮花海濱大馬路地下
G/F, Avenida Marginal Flor de Lotus

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\$)
1,036	\$49.26M	@47,545

澳門
Macau

永安街16號地下
G/F, Rua da Paz No. 16

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\$)
459	\$18M	@39,215

澳門
Macau

涌河新街42號地下
G/F, Rua do Canal Novo No. 42

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\$)
1,536	\$23M	@14,973

氹仔
Taipa

蓮花海濱大馬路地下
G/F, Avenida Marginal Flor de Lotus

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\$)
724	\$39.89M	@55,100

澳門
Macau

大三巴街8號地下
G/F, Rua de S. Paulo No. 8

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\$)
1,800	\$180K	@100

澳門
Macau

高士德大馬路1-1B號地下
G/F, Avenida De Horta E Costa No. 1-1B

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\$)
1,753	\$43K	@25

澳門
Macau

高地烏街23C號地下
G/F, Rua de Pedro Coutinho No. 23C

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\$)
721	\$43K	@60

澳門
Macau

布魯塞爾街33號地下
G/F, Rua de Bruxelas No. 33

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\$)
1,598	\$55K	@34

澳門
Macau

龍嵩正街32I號地下
G/F, Rua Central No. 32I

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\$)
700	\$18K	@26

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

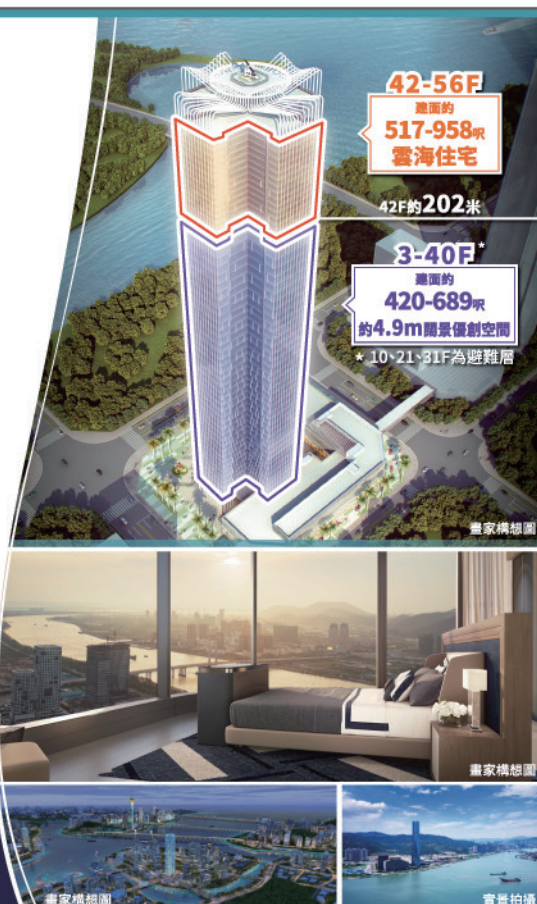


東西南北任一朝向皆能觀景
270度山景、海景、城景三面景觀任君選擇

橫琴北站旁 (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



首付
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廣告日期: 2020年3月16日 N: 物業編號



工商舖焦點 Market Highlight

澳門 Macau

肺炎疫情影響 料商舖租金下調兩至三成

Shop rent is expected to reduce 20% to 30% under the impact of COVID-19

今年市場環境氣氛不佳，加上受到疫情影響，對澳門經濟有一定打擊，尤其商舖市場，雖然政府願意提供優惠及免租，部分業主亦願意與商戶商討租金問題，不過目前許多商戶對後市不樂觀，始終疫情過去後，經濟仍需時間恢復。預計商戶今年取態較保守，將會暫停擴張，甚至個別出現退租等情況，預測商舖租金全年或有兩到三成跌幅。

Market sentiment is not optimistic this year, together with impact of COVID-19 have strike Macau's economy in certain extent, especially retail market. Even though the government is willing to offer concessions and rent-free, and some owners are also willing to discuss rent issues with merchants. Many merchants are currently not optimistic towards market performance because even after the epidemic, economy still needs time to recover. Merchants will take a more conservative attitude this year, and will suspend expansion, or even withdraw in some cases. Retail rents may decline by 20% to 30% throughout the year.

珠海 Zhuhai

珠海1月住宅網簽成交約2,208套 按年增近兩成

Zhuhai signed around 2,208 residential net transactions in January. Nearly 20% increase by year

1月中上旬珠海樓市交投氣氛良好，惟下半月受疫情逐漸增多影響，成交量陸續減縮。據中原澳門及橫琴數據庫監控統計，珠海1月共網簽約3,192套，較2019年同期增長約4.01%。其中住宅網簽成交約2,208套，按年增長約19.74%，佔總網簽成交量約7成。1月中上旬適逢元旦黃金週及農曆年假，外地遊客及准買家到訪增多，以及不少發展商推出新品，令珠海市場整體交投走勢平穩。

Zhuhai property market was active in first half of January, but in second half of the month, due to increase of COVID-19 cases, transaction volume had gradually decreased. According to statistics of Centaline's Macau and Hengqin database, Zhuhai recorded a total of around 3,192 net transactions in January, an increase of about 4.01% compared to the same period in 2019. Among them, there were approx. 2,208 residential net signed transactions, a year-on-year increase of approx. 19.74%, accounting for about 70% of total net signing. In mid-January, as a result of New Year's Day Golden Week and Lunar New Year holidays, numerous overseas tourists and prospective buyers visited, and many developers launched new products, which made overall trading trend of Zhuhai market stable.

橫琴 Hengqin

橫琴1月住宅網簽成交約369套 按年大幅增長約5倍

Hengqin signed around 369 residential net signing in January. Substantial increase of about 5 times by year

橫琴1月共網簽成交約742套，按年上升約184.29%。其中住宅網簽成交約369套，按年大幅增長約4.59倍，佔比約49.73%；辦公室網簽成交約309套，按年增長逾1.47倍，佔比約41.64%；商業及其他網簽分別約44套和20套。現時珠機城軌一期已具備通車條件，周邊沿線物業深受買家青睞。加上投資者資金充足，投資需求較大和對橫琴信心較強等因素，令橫琴市場交投陸續增多。其中住宅及辦公室產品最為熱銷，如方達大廈、龍光九龍璽、德國城及荔枝灣花園等項目。

Hengqin signed a total of about 742 net transactions in January, a growth of about 184.29% by year. Among them, about 369 cases were residential, a substantial increase of around 4.59 times by year, accounting for about 49.73% of total; office net sign were about 309 cases, an increase of more than 1.47 times, accounting for about 41.64%; commercial and other net signings were 44 sets and 20 sets respectively. Guangzhou-Zhuhai intercity railway is ready to open, properties along surrounding areas are favored by buyers. Coupled with investors' sufficient funds, large investment demand and strong confidence in Hengqin, Hengqin market's transaction has increased. Residential and office projects are most popular such as FANGDACHENG, ACESIT MANSION, HENGQIN GERMAN CITY and LEE CHEE BAY, etc.