

工商舖焦點 Market Highlight

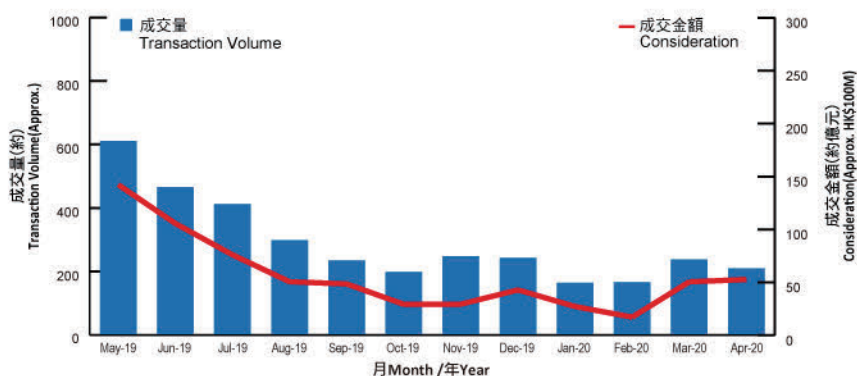
最新公佈今年1至3月失業率約4.2%，創逾9年新高記錄，反映本港企業經營越見困難，不少都需要縮減規模開源節流，甚至結業收場，令市場上不少樓面騰出，本港主要區域的工商舖物業空置率持續上揚。Unemployment rate from January to March 2020 was about 4.2% which is a record high for over nine years, reflecting the increasingly difficulties faced by Hong Kong enterprises and many of them need to scale down or even close. More floor area have been released to market, vacancy rate of OIR properties in major areas continues to rise.

3月香港疫情轉嚴峻，舖市無疑受最直接打擊，中原(工商舖)統計4區舖位空置率，包括中環、銅鑼灣、尖沙咀及旺角，3月份全部區域商舖空置率都按月上漲，幅度約1.96%至10.05%不等，中環區升幅最大。早前出現多宗確診個案的蘭桂坊就正位於中環，該區舖位空置率由2月約9.8%，急升10.05個百分點至最新19.85%。Hong Kong epidemic turned severe in March, retail market is undoubtedly the most affected. According to Centaline Commercial, vacancy rates of four districts in March (including Central, Causeway Bay, Tsim Sha Tsui and Mong Kok) rose month-to-month, ranging from about 1.96% to 10.05%, while Central having the largest increment. Lan Kwai Fong where recorded multiple confirmed cases earlier is located in Central. The vacancy rate of shop in there has jumped 10.05% from 9.8% in February to latest 19.85%.

寫字樓方面都受影響，上述4區最新甲級商廈空置率都較上月增加，上升幅度約0.42%至1.68%。以旺角升幅最為明顯，最新寫字樓空置率約9.36%。而過往一盤難求的中環區，最新數字已升至4.54%，空置率持續上升，意味著過往主力集中一線核心區的租戶亦有機會轉移他區的寫字樓的趨勢。For office, latest Grade-A commercial buildings' vacancy rate in the four districts mentioned above all increased from last month with ranging 0.42% to 1.68%. In between, Mong Kok recorded the most obvious increase with latest vacancy rate about 9.36%. Vacancy rate in Central, where used to have low number, also has risen to 4.54% recently. Continuity of rising vacancy rate reveals tenants in first-tier core area may transfer to other districts.

工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



4月成交量/金額 Transactions Volume / Consideration, Apr

OFFICE 寫字樓	約 47 宗 cases Approx. 按月 By Month ▲ 38.24%	約 \$11.63 億 Approx. 按月 By Month ▲ 66.62%
INDUSTRIAL 工業	約 101 宗 cases Approx. 按月 By Month ▼ 36.48%	約 \$7.16 億 Approx. 按月 By Month ▼ 79.21%
RETAIL 商舖	約 58 宗 cases Approx. 按月 By Month ▲ 41.46%	約 \$33.94 億 Approx. 按月 By Month ▲ 270.12%

2020年香港統計數據 Statistics of 2020

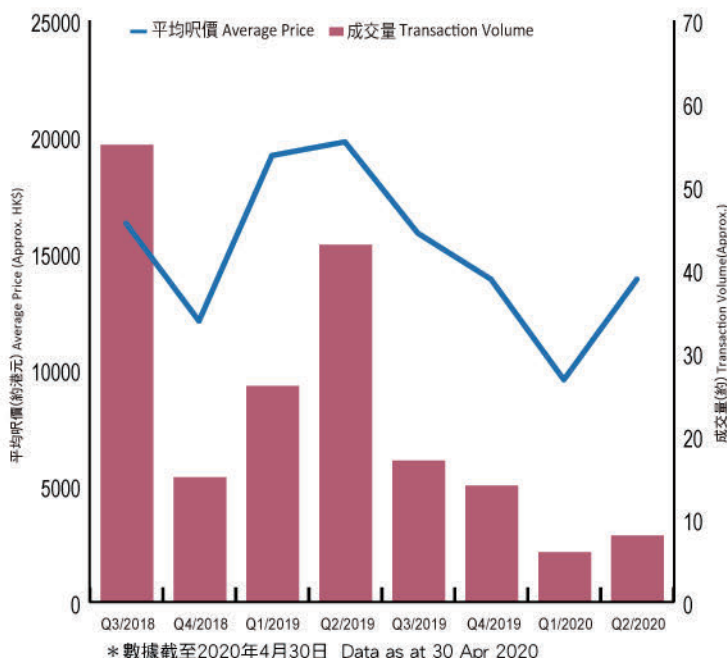
3月訪港旅客人次(約) No. of Visitor Arrival to HK in Mar(Approx.) 82,285 人 按月 By Month ▼ 58.68%	3月內地訪港旅客人次(約) No. of Mainland Visitor Arrival to HK in Mar(Approx.) 30,370 人 按月 By Month ▼ 69.26%	3月零售業銷貨額(約港元) Retail Sales Volume in Mar(Approx. HK\$100Million) 230 億 按月 By Month ▲ 1.32%	3月註冊公司登記數字(約) No. of Registered Company in Mar(Approx.) 8,514 間 按月 By Month ▲ 84.01%	1月-3月失業率(約) Unemployment Rate in Jan to Mar(Approx.) 4.20% 按年 By Year ▲ 1.40%
---	--	---	---	--

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。

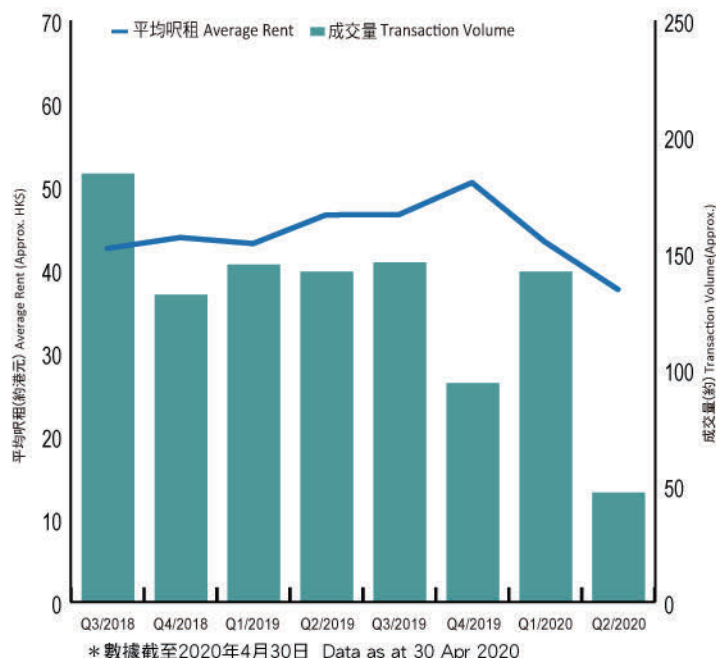
The floor area information of the properties has not been verified. (saved and except those marked with "^") "^" means the floor area information of the property is verified.

- 01** 復活節過後，本地疫情有緩和跡象，唯政府「限聚令」仍未解除，各區商業活動維持在低水平。經濟環境欠佳，投資者保持觀望態度，不少企業需要縮減規模，甚至結束營運，市場對寫字樓需求無可避免地下降，核心區甲廈空置率有上升趨勢。
- 01** After Easter holidays, local epidemic showed signs of easing, but the government's "prohibition on group gathering" has not been lifted, and commercial activities in various districts have remained silence. Investors maintain patient under gloomy economic situation, many companies need to reduce in size, or even end their operations, market's demand for office buildings has inevitably declined, and vacancy rate of Grade-A building in core areas shows an upward trend.
- 02** 4月份港島區買賣成交量按月上約36%，平均呎價亦錄得約25%升幅，月內成交個案集中在上環和灣仔，當中不乏大樓面個案。灣仔胡忠大廈高層03及05至07室以約HK\$9,258萬成交，涉及樓面約6,613平方呎，平均呎價約HK\$14,000。
- 02** Transaction volume on Hong Kong Island in April recorded a rise of around 36% compared to previous month, while average price also increased about 25%. During April, transactions were concentrated in Sheung Wan and Wan Chai, including some large-scale cases. Flats 03, 05 & 07 on high floor were sold at approx. HK\$92.58 million or HK\$14,000 psf, involving floor area about 6,613 sq ft.
- 03** 九龍區方面，4月份寫字樓買賣成交呎價按月下跌約20%，涉及樓面減少約13%。新蒲崗萬迪廣場錄得4個單位成交，涉及樓面約6,950平方呎，平均呎價約HK\$12,877。
- 03** Average transaction price of Kowloon office in April slashed about 20% by month, while floor area involved also dropped around 13%. Accordingly, 4 units of Maxgrand Plaza in San Po Kong were sold at approx. HK\$12,877 psf, involving total GFA about 6,950 sq ft.
- 04** 港島核心區甲廈近月出現退租潮，雖然有部份業主願意調低租金，但不少企業為進一步節省成本，寧願退而求其次，選擇一些質素上乘的乙廈，令這些二線商廈成為逆市受惠對象。
- 04** Wave of rental cancellations happened in core area on Hong Kong Island recently. Although some vendors are willing to lower rents, many companies still prefer to retreat to Grade-B buildings in order to save costs, which benefited second-tier commercial buildings.
- 05** 受疫情和政府禁令影響，4月租賃成交量較上月回落約30%，平均租金則反彈約11%。其中，灣仔新銀集團中心低層01室以呎租約HK\$20租出，面積約3,010平方呎，屬該廈近十年最低租金。
- 05** Affected by epidemic situation and government restriction, leasing transaction volume in April fell by around 30% compared with last month, while average rental rebounded about 11%. Unit 01 on low floor of The Sun's Group Centre in Wan Chai with area about 3,010 sq ft, was leased at approx. HK\$20 psf, which was the lowest rent of the building in past ten years.

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



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



2020年4月份主要買賣成交 Significant Sales Transactions, Apr 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					
中環 Central	永安集團大廈 Wing On House	中層 Mid	11,062 (G)	\$286,000,000	@25,854
上環 Sheung Wan	信德中心招商局大廈 Shun Tak Centre, China Merchants Tower	低層 Low	1,669 (G)	\$36,718,000	@22,000
灣仔 Wan Chai	胡忠大廈 Wu Chung House	高層 High	6,613 (G)	\$92,582,000	@14,000
黃竹坑 Wong Chuk Hang	W50	中層 Mid	518 (G)	\$7,100,000	@13,707

九龍 Kowloon

長沙灣 Cheung Sha Wan	擎天廣場 Kings Tower	中層 Mid	1,662 (G)	\$12,963,600	@7,800
觀塘 Kwun Tong	萬兆豐中心 MG Tower	低層 Low	1,226 (G)	\$11,034,000	@9,000
九龍灣 Kowloon Bay	恩浩國際中心 YHC Tower	低層 Low	2,283 (G)	\$20,500,000	@8,979
尖沙咀中部 TST Central	余仁生中心 Eu Yan Sang Tower	高層 High	1,978 (G)	\$25,000,000	@12,639

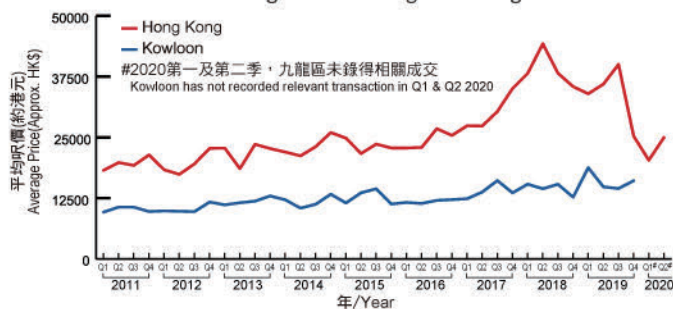
2020年4月份主要租務成交 Significant Lease Transactions, Apr 2020

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	海富中心一期 Admiralty Centre Tower 1	高層 High	4,476 (G)	\$250,656	@56
中環 Central	美國銀行中心 Bank of America Tower	高層 High	2,715 (G)	\$203,625	@75
上環 Sheung Wan	干諾道中128號 128 Connaught Road Central	低層 Low	1,530 (G)	\$44,064	@29
灣仔 Wan Chai	北海中心 Cnt Tower	中層 Mid	940 (G)	\$23,500	@25

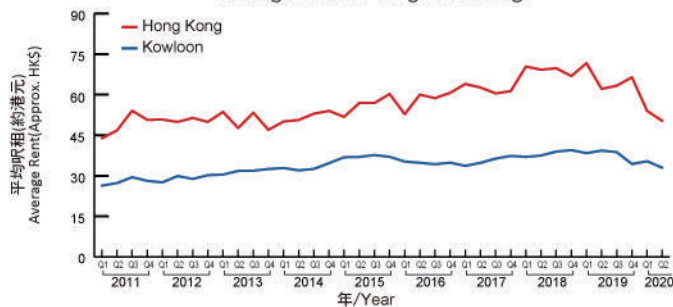
九龍 Kowloon

長沙灣 Cheung Sha Wan	億京廣場 II Billion Plaza II	高層 High	1,892 (G)^	\$52,976	@28
九龍灣 Kowloon Bay	富臨中心A座 Capital Tower Tower A	中層 Mid	1,464 (G)^	\$30,000	@20
觀塘 Kwun Tong	中海日升中心 COS Centre	中層 Mid	3,627 (G)^	\$82,000	@23
尖沙咀東部 TST East	永安廣場 Wing On Plaza	中層 Mid	1,351 (G)	\$58,093	@43

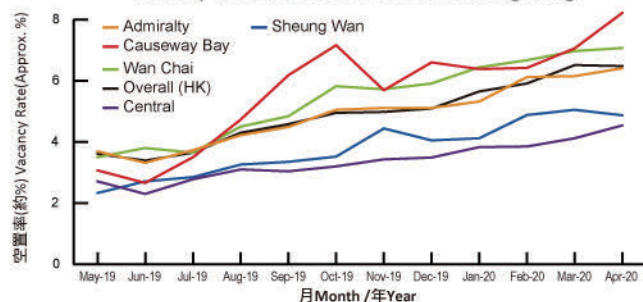
指標商廈平均呎價走勢圖
Average Price of Target Buildings



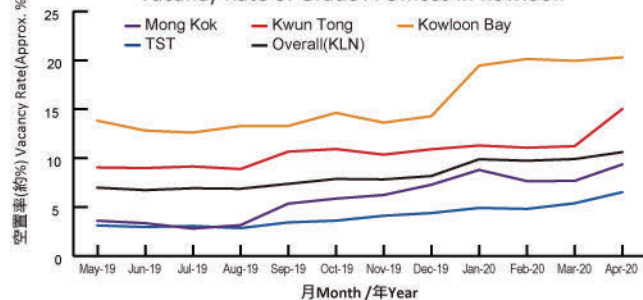
指標商廈平均呎租走勢圖
Average Rent of Target Buildings



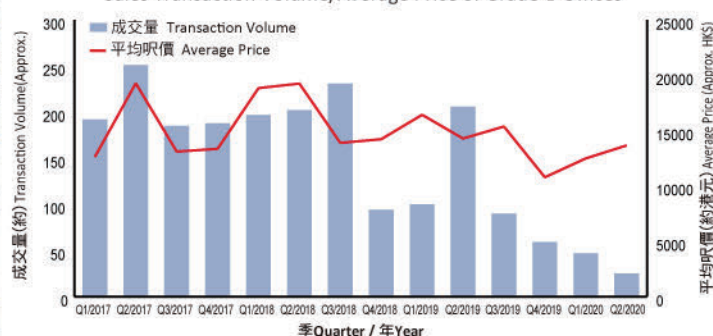
香港區甲廈空置率
Vacancy Rate of Grade A Offices in Hong Kong



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



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



01 新冠肺炎疫情繼續蔓延全球，工業物業市場交投萎縮。回顧第一季工業物業買賣成交共約405宗，按年對比跌幅約46%。金額方面，第一季共錄得總成交金額約HK\$57.73億，按年亦下降49%。

01 COVID-19 continues to spread globally and caused the industrial property market to contract. In Q1, number of industrial property transactions was about 405, a yearly decrease of about 46%. Total consideration recorded approx. HK\$5.773 billion, reducing around 49% by year.

02 雖然買賣氣氛偏淡，但工廈租務表現有驚喜，第一季錄得約2,338宗成交個案，涉及總金額約HK\$5,783萬，對比去年同期宗數有約14%的升幅；對比上一季度，宗數增幅更見突出，達約27%，反映市場對工廈需求穩健，租金下滑成功吸引租客落戶。

02 Although market sentiment remains inferior, rental market showed a pleasant surprise. About 2,338 transactions were recorded in first quarter with total consideration accounted for approx. HK\$5.783 million, transaction number increased about 14% from same period of last year. While comparing to previous quarter, growth of transactions is eminent which reached about 27%, reflected that market still have steady demand on industrial buildings and decline in rents successfully attracted tenants.

03 展望第二季，鑑於活化工廈政策實施多年，令傳統工業樓面減少，加上近年工作室項目租金相比寫字樓便宜，頗受租客歡迎，令市場對工商物業租賃需求穩定，預料成交宗數仍有約10%升幅，但租金則預期下調約10%。買賣方面則預計成交量會見上升，但料呎價會下跌約10%。

03 In view of implementation of revitalizing policy for industrial buildings had launched for years, traditional industrial floor area reduces and Industrial studio projects' rental level is lower than office which are popular among tenants, helped stabilize market leasing demand for industrial and commercial building. Foreseen coming Q2, transactions may still have about 10% growth while rents expected to reduce by about 10%. On the other hand, transaction volume is expected to rise, but price will further fallen by around 10%.

04 淡市中工廈物業相對突出，大手買賣依然出現，正八集團主席廖偉麟以HK\$8,500萬售出觀塘偉業街201號兆富工廠大廈3樓全層，樓面面積約9,300平方呎，平均呎價約HK\$9,139，於1981年購入價約HK\$336萬，持貨39年升值24倍，市場消息指買家為發展商。

04 Industrial buildings are relatively protruding in these days, large-scale transactions still appear. Mr. Liu Wai Lun, Chairman of Team Eight Group Holdings Limited sold whole 3/F of Siu Fu Factory Building in No. 201 Wai Yip Street, Kwun Tong at approx. HK\$85 million or HK\$9,139 psf. The unit has floor area about 9,300 sq ft. Vendor purchased in 1981 with approx. HK\$3.36 million, after holding 39 years it appreciated for 24 times, market news reveal that new buyer is a developer.

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	Apr	2	Apr	\$0.22	柴灣 Chai Wan	Apr	1	Apr	\$0.43
	按月 By Month	▼ 50.00%	按月 By Month	▼ 90.13%		按月 By Month	▼ 50.00%	按月 By Month	▲ 19.44%
	Mar 4	Feb 3	Mar \$2.23	Feb \$0.34		Mar 2	Feb 3	Mar \$0.36	Feb \$0.33
觀塘 Kwun Tong	Apr	13	Apr	\$1.61	九龍灣 Kowloon Bay	Apr	5	Apr	\$0.31
	按月 By Month	▼ 38.10%	按月 By Month	▲ 43.75%		按月 By Month	▼ 54.55%	按月 By Month	▼ 81.44%
	Mar 21	Feb 7	Mar \$1.12	Feb \$1.22		Mar 11	Feb 7	Mar \$1.67	Feb \$1.20
葵涌 Kwai Chung	Apr	23	Apr	\$1.74	荃灣 Tsuen Wan	Apr	23	Apr	\$1.74
	按月 By Month	--	按月 By Month	▼ 8.90%		按月 By Month	▼ 30.30%	按月 By Month	▼ 19.82%
	Mar 23	Feb 22	Mar \$1.91	Feb \$2.77		Mar 33	Feb 32	Mar \$2.17	Feb \$1.64
火炭 Fo Tan	Apr	12	Apr	\$0.38	屯門 Tuen Mun	Apr	7	Apr	\$0.41
	按月 By Month	--	按月 By Month	▼ 37.70%		按月 By Month	▼ 36.36%	按月 By Month	▲ 7.89%
	Mar 12	Feb 13	Mar \$0.61	Feb \$1.03		Mar 11	Feb 8	Mar \$0.38	Feb \$0.16

TOP 5
APR 2020

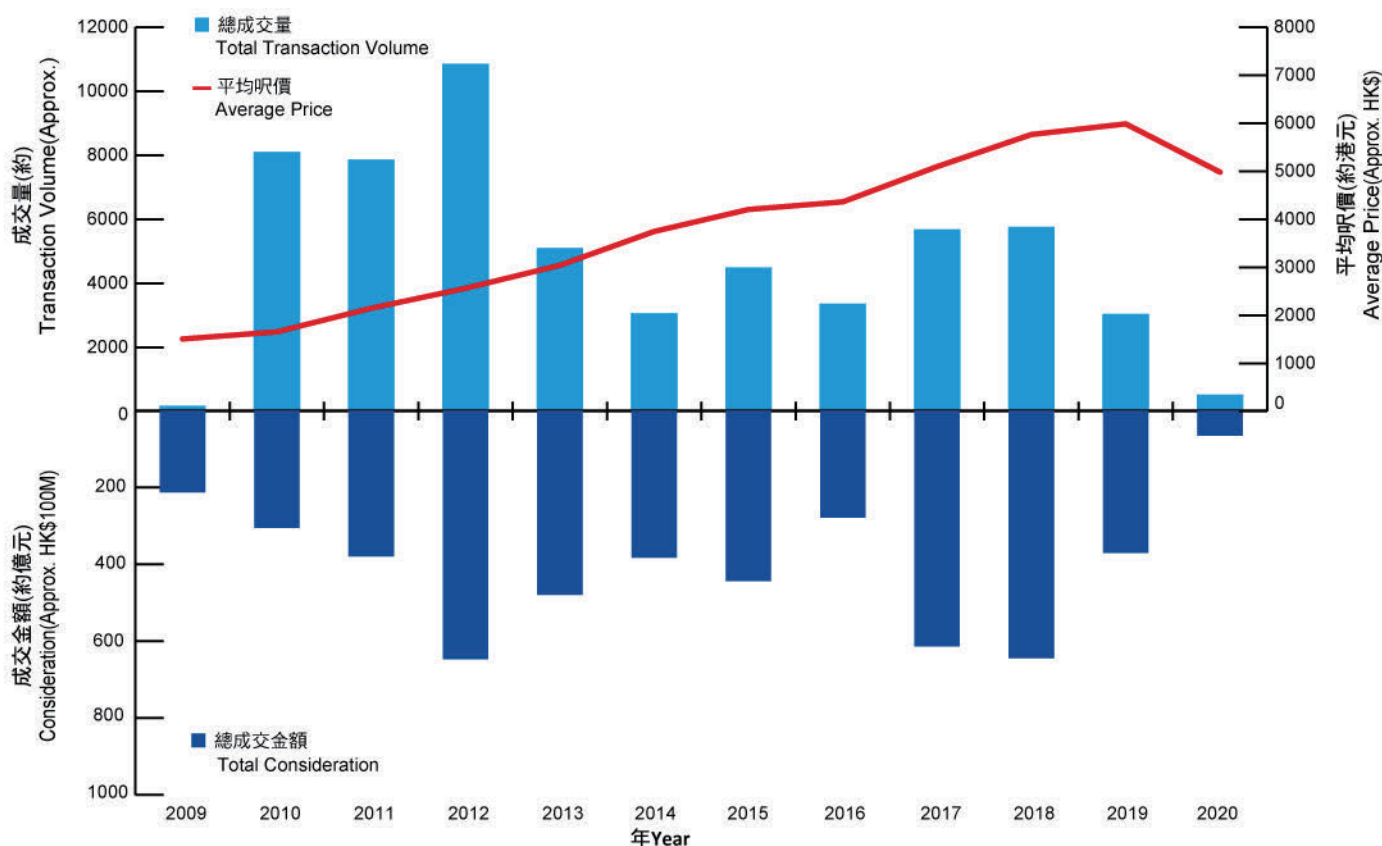
2020年4月全港工業大廈5大最高租務金額成交

The 5 highest rental values of industrial property leasing transaction recorded in April 2020

	物業 Property	樓層 Floor	單位 Unit	面積(約平方呎) GFA (Approx. sq ft)	租金(約港元) Rental Value (Approx. HK\$)	平均呎租(約港元) Average Rent (Approx. HK\$)
1	荃灣慶豐印染廠有限公司 Hing Fung Printing & Dyeing Factory Ltd., Tsuen Wan	全幢 WB	-	58,446	\$526,014	@9
2	屯門吉田大廈三期 Ykk Building Phase III, Tuen Mun	09	全層 WF	32,916	\$296,244	@9
3	粉嶺龍豐集團中心 Lung Fung Group Centre, Fanling	03	全層 WF	28,226	\$330,000	@11.69
4	柴灣安全貨倉工業大廈 Safety Godown Industrial Building, Chai Wan	01	部份 Portion	22,115	\$353,840	@16
5	葵涌屈臣氏中心 Watson Centre, Kwai Chung	03	全層 WF	28,536	\$370,968	@13

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)

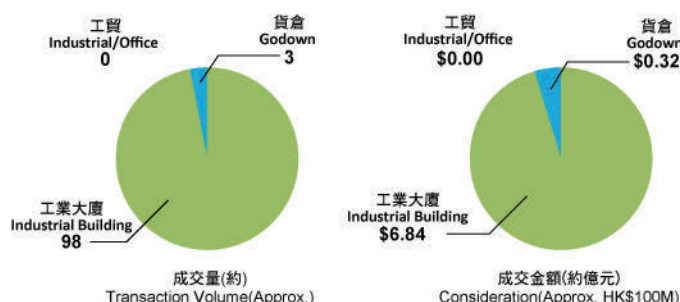
Average Price of Industrial Property Sales Transaction (Approx. HK\$)

	2/2020	3/2020	4/2020
全港整體 Overall	@4,786	@4,264	@4,138
柴灣 Chai Wan	@4,067	@4,232	@3,869
觀塘 Kwun Tong	@8,575	@4,415	@5,829
葵涌 Kwai Chung	@4,046	@3,106	@2,800
火炭 Fotan	@3,547	@3,395	@3,613

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

4月份工廈買賣成交分佈

Classification of Industrial Property Transaction in Apr



- 01** 本港在疫情肆虐下，經濟活動持續疲弱，4月份商舖市場錄得約58宗買賣成交，總成交金額約HK\$33.9億，市場大手買賣極少，相對以HK\$2,000萬以下的細碼成交較多。租務方面，由於經濟活動受到疫情打擊，商戶經營困難，拖累商舖租務市場，本月僅錄得約316宗成交。
- 01** Under turmoil of COVID-19 in Hong Kong, economic activities continued to be weakened. 58 transactions were recorded in April with total consideration of about HK\$ 3.39 billion. Notable transaction was rare and transactions recorded were mostly below HK\$20 million. For leasing, due to economic activities were slow, merchants have difficulty in operating, further dragged down leasing market with only 316 leasing transactions recorded in April.
- 02** 由於經濟環境轉差，令租金議價空間進一步擴大，個別商舖甚至減幅達三成或以上，有商戶看準時機以低價承租優質舖位。最近，北角炮台山道5-13號地下B號舖，面積約3,500平方呎，剛獲一健身中心承租，新租金約HK\$80,000，該舖舊租金約HK\$120,000，租金跌幅約33.3%。
- 02** In view of dismal market sentiment, margin for rent bargaining has been expanded, some individual shops have reduced by 30% or more. Merchants seized this opportunity to absorb superior shops at low prices. Recently, Shop B on G/F at Nos. 5-13 Fortress Hill Road in North Point with size about 3,500 sq ft was leased by a fitness center. New rent is about HK\$80,000, rental level has dropped by about 33.3% compared to old rent that was about HK\$120,000.
- 03** 在新冠肺炎影響下，本港以及環球經濟受波及，投資者偏向吸納高息商舖作長線收租用途。最近西環水街1C-1K號地庫1D舖，面積約1,368平方呎，剛以HK\$1,490萬成交，現租客為中式食肆，每月租金約HK\$52,000，新買家可享回報約4.19厘。
- 03** Hong Kong and global economies fluctuate under COVID-19, investors tend to absorb shops that provide high-interest return in order to have long-term rental collection. Recently, Shop No.1D on B/F at Nos. 1C-1K Water Street in Sai Wan with size about 1,368 sq ft was sold at approx. HK\$14.9 million. Current tenant is a Chinese restaurant with rental accounts at approx. HK\$52,000 per month, offering a rental return of about 4.19% to new buyer.
- 04** 另外，近日有資深投資者吸納核心區的高息商舖，舉例正八集團主席廖偉麟購入中環擺花街46號中晶商業大廈地下A及B舖，作價約HK\$1.418億，總面積約3,409平方呎，成交呎價約HK\$41,592。據悉，該舖每月租金收入約HK\$376,000，回報率約3.2厘，較一般核心區舖為高。本港連日僅錄零星確診個案，疫情擴散程度有望受控，這對商舖市場有正面幫助。
- 04** In addition, experienced investors have recently absorbed high-interest shops in core area. For example, Mr. Liu Wai Lun, Chairman of Team Eight Group bought Shops A & B on G/F of Oriental Crystal Commercial Building at No. 46 Lyndhurst Terrace in Central with total GFA about 3,409 sq ft. Transacted at approx. HK\$141.8 million or HK\$41,592 psf. The shop's monthly rental is about HK\$376,000 with return rate about 3.2%, which is higher than general core area shops. Hong Kong has only recorded a few confirmed cases for several days, epidemic is expected to be under control which grant positivity for retail market.

4月份部份商舖減租個案
Some shop rent cut cases recorded in April

物業 Property	面積(約平方呎) Area(Approx. sq ft)	新租金(約港元) New Rent (Approx. HK\$)	舊租金(約港元) Previous Rental (Approx. HK\$)	變幅(約%) Variation (Approx.%)
九龍九龍城侯王道57-59號地下A&B號舖連閣樓 Shops A & B on G/F, together with loft, Nos. 57-59 Hau Wong Road, Kowloon City, Kowloon	地舖 Shops on G/F : 2,000 閣樓 Loft : 1,800	\$108K	\$170K	-36%
新界元朗青山公路40-54號豐裕軒地下4,5號舖 Shops 4, 5 on G/F, Opulence Height, Nos. 40-54 Castle Peak Road, Yuen Long, NT	1,545	\$170K	\$250.8K	-32%
新界元朗鳳攸南街3號好順景大廈地下39號舖 Shop 39 on G/F, Ho Shun King Building, No. 3 Fung Yau Street South, Yuen Long, NT	966	\$48K	\$65K	-26%

2020年4月份矚目商舖成交 Notable Transactions in Apr 2020

買賣成交 Sales Transactions

九龍旺角彌敦道644號地下

G/F, No. 644 Nathan Road, Mong Kok, KLN



面積(約平方呎) Area(Approx. sq ft)

1,200

金額(約港元) Consideration(Approx. HK\$)

\$85M

現租客 Existing Tenant

交吉 / In Vacant

新界大圍大圍道50-52號頤豐樓地下B舖

Shop B on G/F, Yue Huen House, Nos. 50-52 Tai Wai Road, Tai Wai, NT



面積(約平方呎) Area(Approx. sq ft)

900

金額(約港元) Consideration(Approx. HK\$)

\$65M

現租客 Existing Tenant

藥房 / Pharmacy

香港西環德輔道西426-428B號地下3,4,5,6B舖

Shops 3, 4, 5, 6B on G/F, Nos. 426-428B Des Voeux Road West, Western, HK



面積(約平方呎) Area(Approx. sq ft)

2,738

金額(約港元) Consideration(Approx. HK\$)

\$60M

現租客 Existing Tenant

超級市場 / Supermarket

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)A63A, A65及A66號舖

Shops A63A, A65 & A66 on G/F (L2), Kwai Chung Plaza (A), Nos. 7-11 Kwai Foo Road, Kwai Fong, NT



面積(約平方呎) Area(Approx. sq ft)

4,701

月租(約港元) Monthly Rental(Approx. HK\$)

\$450K

準租客 Prospective Tenant

餐廳 / Restaurant

九龍深水埗青山道84-90號一樓及二樓

1/F & 2/F, Nos. 84-90 Castle Peak Road, Sham Shui Po, KLN



面積(約平方呎) Area(Approx. sq ft)

9,533

月租(約港元) Monthly Rental(Approx. HK\$)

\$220K

準租客 Prospective Tenant

護老中心 / Elderly Home

香港西環皇后大道西518-520號聯華大廈地下518號舖連天井

Shop 518 on G/F, together with Yard, Luen Wah Mansion, Nos. 518-520 Queen's Road West, Western, HK



面積(約平方呎) Area(Approx. sq ft)

地下G/F 3,000 天井Yard 1,800

月租(約港元) Monthly Rental(Approx. HK\$)

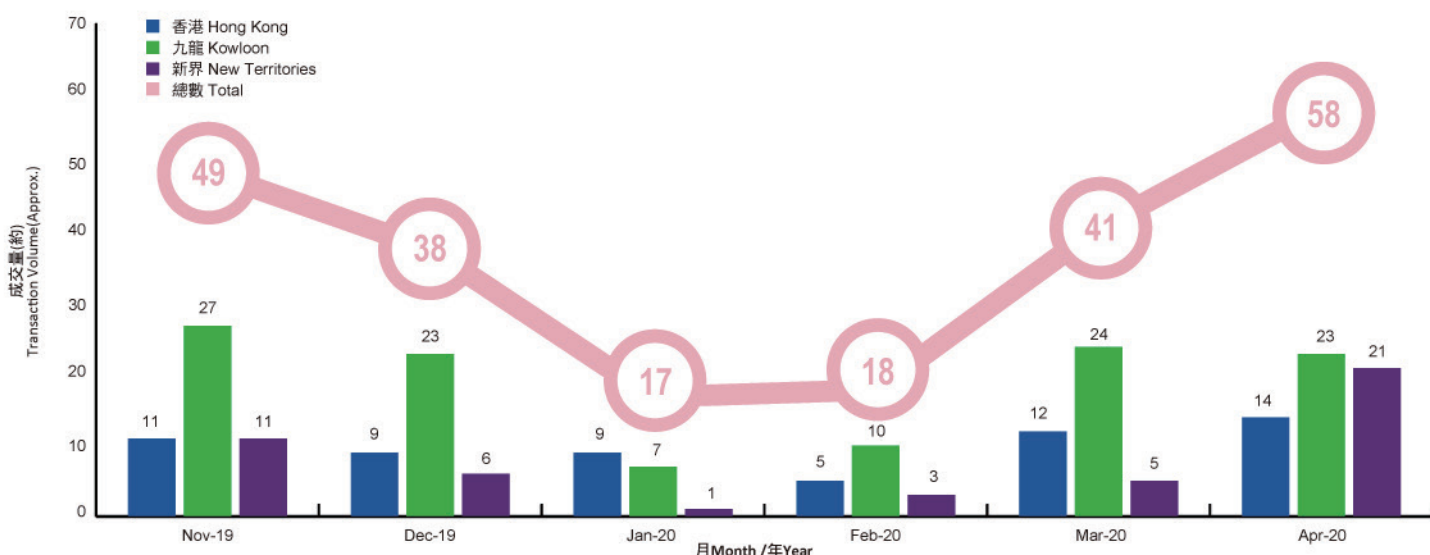
\$168K

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



獨家代理

永基路13-15號

葵涌華利工業中心全幢

建築面積約
53,407平方呎

(資料來源摘自屋宇署)

- ◆ 位於國際樞紐
- ◆ 獨立自主性高
- ◆ 樓底高 實用
- ◆ 全幢新裝修
- ◆ 門前可停車

歡迎查詢

N: 877LMV

程小姐 Ms. Iris Ching (S-307873)

9786 2006

黃先生 Mr. Jeff Wong (E-106514)

9721 2327**獨家銷售代理**

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**獨家代理 旺角****西洋菜南街26-28號**

地下及一至二樓及
山東街51A號地下

合共約**11,600**平方呎

高厘回報 前景無限 | 超巨型大單邊廣告位



N: 181QPO

王小姐 Ms. Lisa Wang (E-257817)

5177 3988

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/或公契可能載有關於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: 2020年5月12日 N: 物業編號

肺炎疫情肆虐，不少公司近月採取「在家工作」模式，部份企業發現員工不一定要有固定座位或辦公室，亦可有一定的工作成效，令企業管理層檢討現行辦公室規模，冀節省租金開支外，更帶動共享工作間再度成為焦點。

Many companies have adopted "work from home" mode in recent months. After time, some businesses found that employees do not necessarily need fixed seats or offices while still able to maintain work efficiency, which facilitate management team to review their current office size hoping to save rental expenses, which further promote Co-working Space.

共享工作間可租用的面積及租期較傳統寫字樓靈活，加上不少共用工作間營運集團於各區都設有據點，租戶可按員工居住範圍自由選擇租用的地點，令員工辦公更有彈性，效率有望提升。

Rentable area and rental period of Co-Working Space are more flexible than traditional office buildings. In addition, many Co-Working Space Groups have offices in different districts. Tenants can freely choose any location according to living scope of employees which favor their working and boost up efficiency.

中原(工商舖)董事總經理潘志明先生近日亦獲邀與共享工作間theDesk董事Mr. Thomas Hui作Facebook直播，探討在家工作的流行會否顛覆傳統工作模式理念，影響未來對寫字樓的需求。

Mr. Stanley Poon, Managing Director of Centaline Commercial, recently had a Facebook Live with Mr. Thomas Hui, Director of theDesk, a Co-Working Space Group to discuss whether popularity of working at home will subvert traditional work mode and further affect demand for traditional office buildings.



物業編號Property Number: TheDesk

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

九龍尖沙咀麼地街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 / 2427 8884

長沙灣九龍廣場第二分行 Cheung Sha Wan Kowloon Plaza Branch No. 2

九龍長沙灣青山道485號九龍廣場6樓601室 T: 2777 2273

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 / 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

銅鑼灣廣場分行二區 Causeway Bay Plaza Branch District 2

香港銅鑼灣軒尼詩道489號銅鑼灣廣場1期12樓1202-1205室 T: 2813 2811

尖沙咀金馬倫道分行 Tsim Sha Tsui Cameron Road Branch

九龍尖沙咀金馬倫道33號27樓 T: 2838 9188

銅鑼灣廣場分行一區 Causeway Bay Plaza Branch District 1

香港銅鑼灣軒尼詩道489號銅鑼灣廣場1期12樓1202-1205室 T: 2810 9900

旺角創興廣場分行 Mongkok Chong Hing Square Branch

九龍旺角彌敦道601號創興廣場17樓 T: 2810 6066

荃灣眾安街分行 Tsuen Wan Chung On Street Branch

新界荃灣眾安街55號大鴻輝(荃灣)中心21樓A室 T: 2409 0188

澳門
Macau**關前正街24A-26A號地下**
G/F, Rua dos Ervan rios No. 24A-26A

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\$)
756	\$15M	@19,841

澳門
Macau**約翰四世大馬路52號地下**
G/F, Avenida de D. Joao IV No. 52

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\$)
936	\$300K	@321

澳門
Macau**中土大廈低層P室**
Unit P, L/F, China Civil 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\$)
1,425	\$11.5M	@8,070

澳門
Macau**殷豐素王前地125-135號地下**
G/F, Praça de D. Afonso Henriques No. 125-135

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\$)
1,024	\$180K	@176

澳門
Macau**光輝商業中心低層S室**
Unit S, L/F, 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	\$5.25M	@8,039

澳門
Macau**高士德大馬路42B號地下**
G/F, Avenida De Horta E Costa No. 42B

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\$)
2,010	\$160K	@80

澳門
Macau**南方大廈低層AF室**
Unit AF, L/F, Edf. Nam Fong

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
3,210	\$17M	@5,295

氹仔
Taipa**大連街416號地下**
G/F, Rua De Tai Lin No. 416

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\$)
1,056	\$70K	@66

澳門
Macau**激成工業中心低層C室**
Unit C, L/F, Centro Industrial Keck Seng

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\$)
3,280	\$13.1M	@3,993

氹仔
Taipa**埃武拉街326-330號地下**
G/F, Rua de Evora No. 326-330

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\$)
492	\$78K	@159

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**266米**地標性建築 彰顯身份高度 首付人民幣**79萬**起
約**225米**雲端實體住宅樣板房 榮耀盛啟

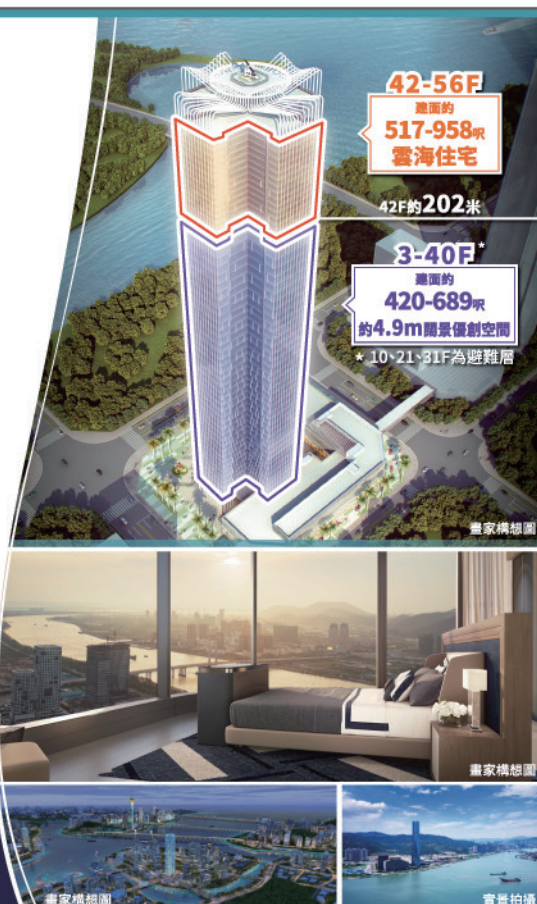


東西南北任一朝向皆能觀景
270度山景、海景、城景三面景觀任君選擇

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**

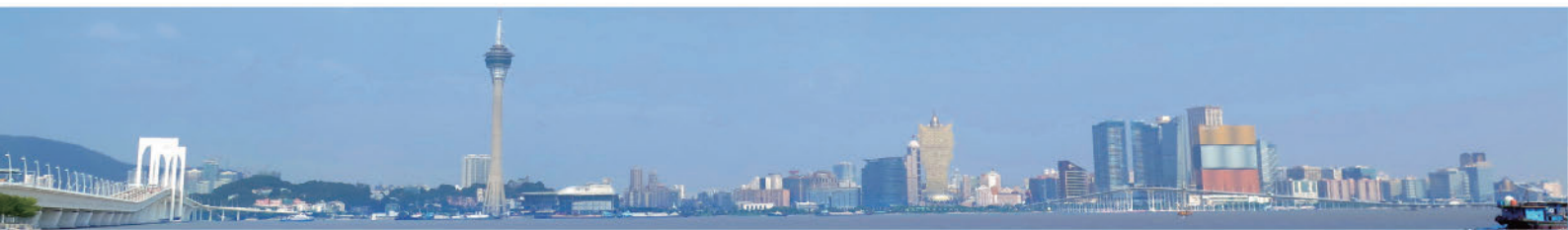


楊先生 Mr. Ben Yang **(86)176-8888-3957**

所有圖片為畫家構想圖 N: A0013

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. 物業之許可用途由賣方提供, 本公司無法核實用途。此外, 在政府其他文書可能載有關於限制用途的條文。4. 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、閣下或閣下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。8. 購買境外物業是複雜及有風險的, 在作出購買決定前, 閣下應仔細閱讀所有相關的資料文件, 如有疑問, 請在作出購買決定前尋求獨立專業意見。

廣告日期: 2020年5月12日 N: 物業編號



工商舖焦點 Market Highlight

澳門 Macau

大力推動澳門旅遊業 料工商舖下半年谷底反彈

OIR market is expected to rebound in second half year with effort in promoting Macau tourism

澳門首季商舖市場萎縮，推算市場成交只有約50宗，打破2008年第四季約80宗的歷史低位紀錄，成為自1999年回歸以來成交最少的季度。然而，在5月恢復通關後預料市場會出現重大變化。現時疫症肆虐，環球經濟出現危機，觸發各國傾力救市，無上限地釋放資金令市場資金泛濫。而澳門於4月份公佈的施政報告中提到推動澳門旅遊產業，以及引進國企總部經濟圈，預料疫症陰霾過後工商舖市場會「谷底反彈」，下半年將從現時低位反升兩成。而年前受大灣區規劃及港珠澳大橋驅使來澳投資租舖的品牌，相信在疫症後也會陸續到來，對現時低迷的租賃市場有一定的承托力。

Macau's retail property transaction volume contracted in first quarter, with only about 50 cases as estimated. It broke the previous record low of about 80 transactions recorded in 2008 Q4, and becomes the historical low since the return in 1999. However, it is expected that market will undergo major changes after resumption of customs clearance in May. Current epidemic rages globally causing economic crisis, triggering various countries to rescue and release funds without limit. In April, Macau announced the promotion of Macau's tourism industry, and introduced state-owned enterprise headquarters economic circle. It is expected that OIR market will rebound, estimating a 20% increase from the current low in second half of year. Brands that were attracted by the Greater Bay Area planning and the Hong Kong-Zhuhai-Macau Bridge will continue to arrive after the epidemic, it will provide certain level of support to current sluggish rental market.

珠海 Zhuhai

珠海3月網簽約2,845套 按月上漲約4.65倍

Zhuhai signed about 2,845 net transactions in March. Rise about 4.65 times by month

3月珠海樓市交投氣氛較2月有所回溫，據中原澳門及橫琴數據庫監控統計，珠海3月共網簽約2,845套，較2019年同期下降約38.86%，對比2月則上漲約4.65倍。其中住宅網簽約1,971套，佔總網簽約成交量近七成。3月中國推出減息政策，吸引少量投資客入市，上訪量及成交量較2月有所上升。此外，由於2月受疫情影響，珠海市場幾乎沒有成交，因此3月按月數值上升較大。

Zhuhai's property market in March was warmer than February. According to statistics of Centaline's Macau and Hengqin database, Zhuhai recorded a total of around 2,845 net transactions in March, a decrease of about 38.86% compared to the same period in 2019, while rising about 4.65 times compared with February. Among them, there were approx. 1,971 residential net were signed, accounting for about 70% of total net signing. Interest rate cut policy launched in March and it attracted some investors to enter market, driving the number of visiting and transaction number increased compared to February. In addition, Zhuhai market in February almost had no transaction due to the epidemic, therefore, transaction volume increased significantly in March.

橫琴 Hengqin

橫琴3月網簽約493套 按年上漲近五成

Hengqin signed around 493 net signings in March. Increase nearly 50% by year

橫琴3月共網簽約成交約493套，按年增加近五成。其中住宅網簽約成交約247套，按年上升約126.61%，佔比逾五成；辦公室網簽約成交約213套，按年上漲約136.67%，佔比逾四成；商業及其他網簽約分別約22套和11套。3月橫琴樓市交投氣氛回暖，受環球經濟波動影響，不少投資者為避資產貶值風險紛紛轉投樓市，橫琴作為自貿區之一，臨近港澳，又有各項優惠政策支援，因而吸引部份大手客戶入市橫琴，帶來一些大額成交。其中住宅和商舖產品，如荔枝灣花園、金匯國際廣場、灝怡天攬等項目最受投資者青睞。

Hengqin signed a total of about 493 net transactions in March, an increase of nearly 50% year-based. Among them, about 247 sets of residential net signed, around 126.61% upward by year, accounting for over 50% in total; office net sign were about 213, increased about 136.67% by year, accounting for over 40%; commercial and other net signings were 22 sets and 11 sets respectively. Hengqin's property market picked up in March. Affected by global economic fluctuations, many investors have turned to property market in order to avoid asset depreciation. As one of the free trade zones, Hengqin is close to Hong Kong and Macau and has many preferential policies. Some noble customers were attracted to enter market, thus recorded some large amount transactions. Among them, residential and retail projects such as LEE CHEE BAY, GOLDENCENTER, HAO YI CAI FU ZHONG XIN, etc are the most popular among investors.