



## 工商舖焦點 Market Highlight

香港土地供應矜罕，商業用地招標結果備受關注。地政總署公布，位於九龍旺角洗衣街與亞皆老街交界九龍內地地段第11273號用地，由新鴻基地產發展有限公司以約HK\$47.29億奪得。該地皮佔地約124,184平方呎，指定作非工業（不包括住宅、倉庫及加油站）用途，提供最高樓面面積約1,524,182平方呎，按此計算，每呎樓面地價僅約HK\$3,102。

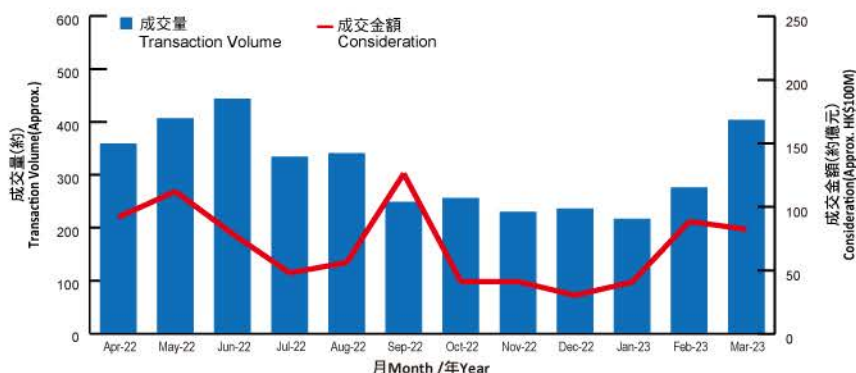
Land supply is scarce in Hong Kong and the results of the tender for commercial sites are of great concern. The Lands Department announced that the Kowloon Inland Lot No. 11273 at the junction of Sai Yee Street and Argyle Street in Mongkok, was awarded to Sun Hung Kai Properties Limited at a premium of approx. \$4,729 million. Kowloon Inland Lot No. 11273 has a site area of about 124,184 sq ft and is designated for non-industrial (excluding residential, godown and petrol filling station) purposes, offering a maximum gross floor area of about 1,524,182 sq ft. by calculation, the land premium of only approx. \$3,102 psf.

自招標結果揭曉以來，其造價一直成為市場話題。翻查資料，是次每呎樓面地價較去年1月由其士國際中標的粉嶺安居街工業地所錄之每方呎樓面地價約HK\$3,387還要低。市場分析主因疫情影響整體市況欠佳，加上商廈樓面供應充足，所以當局按照市況調整以此價批出地皮。相信未來該項目會與旺角東站新世紀廣場項目發揮協同作用，區內工商舖發展前景樂觀。

Since the announcement of the tender result, the price of the site has been the talk of the market. Records reveal that the average price of the land premium is lower than the record for the industrial site at On Kuk Street in Fanling, which was awarded to Chevalier International Holdings Limited in January last year at approx. \$3,387 psf. According to market analysis, the overall market situation was not good due to the epidemic and there was an adequate supply of commercial floor area, so the government adjusted the tender price according to the market situation. It is believed that the project will play a synergistic role with the MOKO project at Mongkok East Station in the future, and the outlook for OIR properties development in the area is positive.

工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



2023年3月成交量/金額 Transactions Volume / Consideration, Mar 2023

<b>OFFICE</b> 寫字樓	約 78 宗 cases Approx. 按月 By Month ▲85.71%	約 \$14.90 億 Approx. 按月 By Month ▼37.24%
<b>INDUSTRIAL</b> 工業	約 253 宗 cases Approx. 按月 By Month ▲73.29%	約 \$32.88 億 Approx. 按月 By Month ▲22.60%
<b>RETAIL</b> 商舖	約 71 宗 cases Approx. 按月 By Month ▼17.44%	約 \$34.58 億 Approx. 按月 By Month ▼8.95%

2023年香港統計數據 Statistics of 2023

3月訪港旅客人次(約) No. of Visitor Arrival to HK in Mar(Approx.) <b>2,454,093</b> 按月 By Month ▲67.86%	3月內地訪港旅客人次(約) No. of Mainland Visitor Arrival to HK in Mar(Approx.) <b>1,967,602</b> 按月 By Month ▲77.27%	2月零售業銷售額(約港元) Retail Sales Volume in Feb (Approx. HK\$100Million) <b>331</b> 按月 By Month ▼8.56%	2月註冊公司登記數字(約) No. of Registered Company in Feb (Approx.) <b>10,686</b> 按月 By Month ▲67.3%	1月-3月失業率(約) Unemployment Rate in Jan to Mar (Approx.) <b>3.1%</b> 按年 By Year ▼1.9%
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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** 3月上旬以來，包括矽谷銀行在內的三家美國銀行接連宣布倒閉，是自2008年金融危機以來，美國規模最大的銀行倒閉事件。臨近月底，瑞士第二大銀行瑞士信貸亦遭緊急收購，總值約HK\$1,350億的債券淪為廢紙，金融系統受到連番衝擊，引發投資者關注。銀行業危機令到聯儲局進一步加息面臨更多制肘，商廈市場前景亦充滿未知因素。

**02** 通關後投資氣氛轉好，發展商趁機推售旗下項目，當中亦錄得不少成交。與此同時，租賃市場氣氛同樣有起色，其中傳統商業區優質商廈租金仍處較低水平，租務上相對有優勢，吸引搬遷客青睞，令核心區內租務成交稍增。

**03** 買賣成交量增加，平均呎價亦錄得明顯升幅。黃竹坑道23號持續錄得買賣個案，高層04-06室以約HK\$4,873萬成交，涉及樓面約2,999平方呎，平均呎價約HK\$16,250。九龍方面，長沙灣南商金融創新中心高層A01-09室以約HK\$2.41億易手，面積約15,262平方呎，平均呎價約HK\$15,808，屬月內較大樓面的買賣個案。

**04** 3月份租賃成交量處於相若水平，平均租金則輕微下調。中環方面，環球大廈中層05室以呎租約HK\$50租出，涉及樓面約4,033平方呎。灣仔方面，會展廣場辦公大樓高層09-12室以呎租約HK\$48租出，面積約5,000平方呎。觀塘方面，俊匯中心中層全層以呎租約HK\$17租出，涉及樓面約11,875平方呎，屬九龍區罕有的大樓面租務個案。

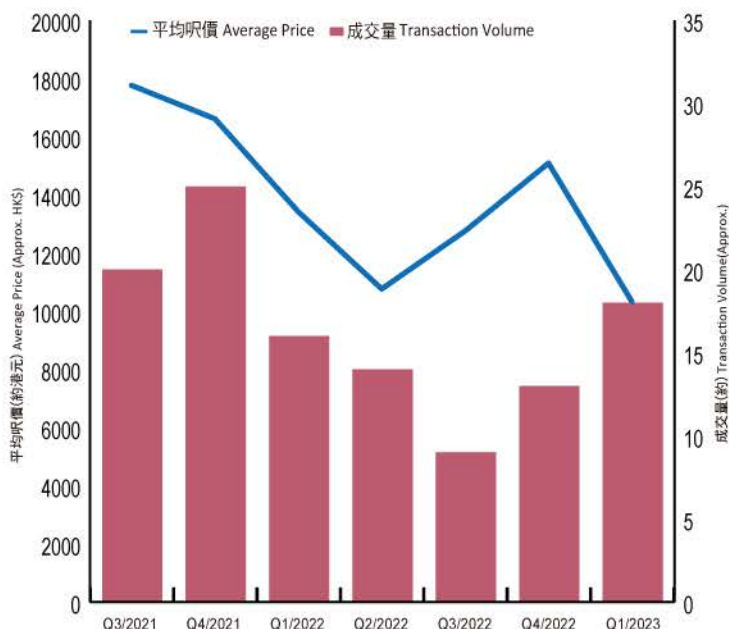
**01** In early March, three U.S. banks, including Silicon Valley Bank, announced their closure in quick succession, which is the largest bank failure in the U.S. since the financial crisis in 2008. Near the end of the month, Credit Suisse Group AG, the second largest bank in Switzerland, was also subjected to an emergency takeover, with bonds worth about HK\$135 billion reduced to scrap paper, which has caused a series of impacts on the financial system and aroused investors' concern. The banking crisis has put more constraints on the Federal Reserve to raise interest rates further, and the outlook of the commercial building market is full of uncertainties.

**02** The investment sentiment has improved due to the customs clearance and developers have taken the opportunity to sell their projects, with many transactions recorded. At the same time, the rental market also picked up, with rents for quality commercial buildings in traditional business districts remaining relatively low, giving a relative advantage in terms of leasing and attracting relocators, resulting in a slight increase in rental transactions in the core areas.

**03** Transaction volume increased, the average price also recorded a significant increase. No. 23 Wong Chuk Hang Road continues to record transactions, with Flats 04-06 on the high floors were sold at approx. HK\$48.73 million or HK\$16,250 psf, involving a floor area about 2,999 sq ft. In Kowloon, Units A01-09 on the high floors of the NCB Innovation Centre were sold at approx. HK\$241 million or HK\$15,808 psf, with a floor area about 15,262 sq ft. The sale was one of the larger area involved transactions recorded during the month.

**04** March's leasing transactions were at a similar level, while the average rent decreased slightly. In Central, Flat 05 on the mid floor of World-wide House was leased at approx. HK\$50 psf, involving area about 4,033 sq ft. In Wanchai, Units 09-12 on the high floor of the Convention Plaza Office Tower were leased at approx. HK\$48 psf, providing an area of about 5,000 sq ft. In Kwun Tong, the entire mid floor of Elite Centre was leased at approx. HK\$17 psf, involving floor area about 11,875 sq ft, which is a rare case with larger floor area in Kowloon.

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



\* 數據截至2023年3月31日 Data as at 31 Mar 2023

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





## 2023年3月份主要買賣成交 Significant Sales Transactions in Mar 2023

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					
金鐘 Admiralty	遠東金融中心 Far East Finance Centre	中層 Mid	2,392 (G)	\$71,888,888	@30,054
上環 Sheung Wan	永昌商業大廈 Wing Cheong Commercial Building	高層 High	1,000 (G)	\$8,600,000	@8,600
灣仔 Wan Chai	得利商業大廈 Tak Lee Commercial Building	低層 Low	2,035 (G)	\$18,000,000	@8,845
黃竹坑 Wong Chuk Hang	黃竹坑道23號 23 Wong Chuk Hang Road	高層 High	1,672 (G)	\$29,453,600	@17,616

### 九龍 Kowloon

長沙灣 Cheung Sha Wan	南商金融創新中心 NCB Innovation Centre	高層 High	15,262 (G)	\$241,254,000	@15,808
觀塘 Kwun Tong	波頓科創中心 Boton Technology Innovation Tower	中層 Mid	654 (G)	\$8,809,400	@13,470
尖沙咀中部 TST Central	其士大廈 Chevalier House	高層 High	6,405 (G)	\$74,701,515	@11,663
尖沙咀東部 TST East	永安廣場 Wing On Plaza	低層 Low	4,620 (G)	\$85,470,000	@18,500

## 2023年3月份主要租務成交 Significant Lease Transactions in Mar 2023

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 Rent (Approx. HK\$)
香港島 Hong Kong Island					
金鐘 Admiralty	遠東金融中心 Far East Finance Centre	低層 Low	2,700 (G)	\$153,900	@57
中環 Central	中環中心 The Center	高層 High	26,967 (G)	\$2,103,426	@78
上環 Sheung Wan	信德中心西翼 Shun Tak Centre, West Tower	高層 High	2,487 (G)	\$116,889	@47
灣仔 Wan Chai	會展廣場辦公大樓 Office Tower - Convention Plaza	高層 High	5,000 (G)	\$240,000	@48

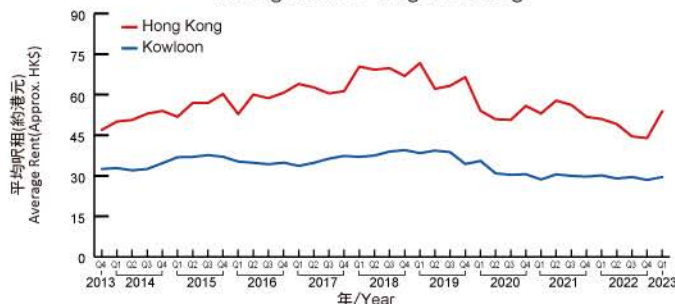
### 九龍 Kowloon

九龍灣 Kowloon Bay	恩浩國際中心 YHC Tower	中層 Mid	1,776 (G)	\$48,000	@27
觀塘 Kwun Tong	寧晉中心 Legend Tower	中層 Mid	930 (G)	\$26,000	@28
新蒲崗 San Po Kong	萬迪廣場 Maxgrand Plaza	高層 High	10,803 (G)	\$341,375	@32
尖沙咀西部 TST West	新港中心第一座 Silvercord Tower 1	中層 Mid	1,430 (G)	\$65,000	@45

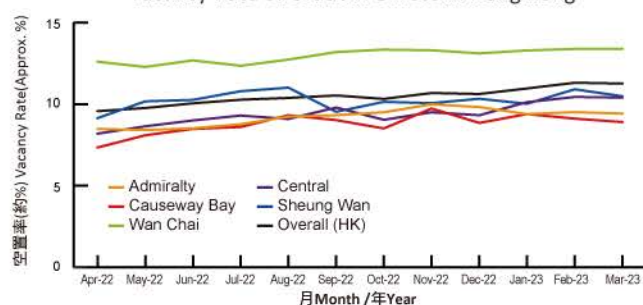
指標商廈平均呎價走勢圖  
Average Price of Target Buildings



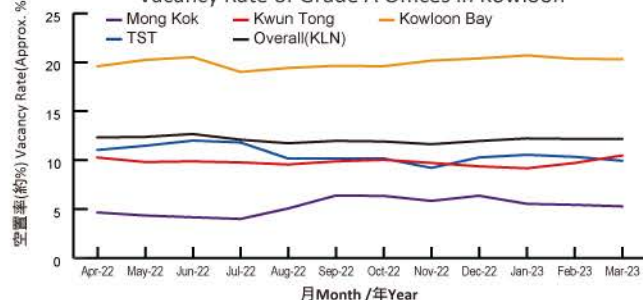
指標商廈平均呎租走勢圖  
Average Rent of Target Buildings



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** 全面通關後，市場對香港整體經濟前景倍添信心，不少人選擇入市工商舖物業作長線投資。工業物業入場門檻低，自用或投資皆宜，屬進可攻退可守之選。資料顯示，2023年第一季工業物業買賣成交宗數約517宗，按季412宗上升逾25.5%。金額方面，第一季錄得總成交金額約HK\$70.12億，對比上季HK\$45.79億大幅上升約53%。

**02** 投資市場氣氛好轉，政府調整印花稅後，細價物業率先受惠，金朝陽旗下之葵涌全新工業大廈iCITY反應熱烈，成交激增。資料顯示，有客戶斥資約HK\$1,393.7萬大手購入3個高層單位，面積約446至510平方呎，平均呎價約HK\$9,376至HK\$10,000不等，買家從事貿易行業，因應本身業務需要，購入單位作長線投資。

**03** 工商物業交投量轉旺，加上多個利好因素支持下，名人伺機放售手頭物業。土地註冊處資料顯示，荃灣海盛路3號TML廣場11樓C6室，面積約5,132平方呎，以約HK\$3,130.5萬沽出，平均呎價約HK\$6,100。原業主為CHAN FAI INVESTMENT LIMITED，公司董事包括陳吳言(Vincent)，與前新聞主播趙海珠丈夫陳吳言同名。原業主於2014年3月以約HK\$2,268萬購入，持貨約9年升值約38%。

**04** 中港全面通關，帶動新界區工廈物業買賣市場，投資客積極入市。市場消息指火炭穗禾路1號豐利工業中心低層相連單位，一名投資客以約HK\$2,000萬購入，涉及單位面積約6,082平方呎，平均呎價約HK\$3,288。原業主於2018年先後共斥資約HK\$536萬購入上述單位，物業升值約2.7倍。

**01** After full customs clearance, the market has gained confidence in the overall economic outlook of Hong Kong, and many people choose to buy OIR properties for long-term investment. The number of industrial property transactions in Q1 2023 was about 517, increased about 25.5% quarter-on-quarter. In terms of consideration, the total transaction amount was approx. HK\$70.12 billion in Q1, which was about 53% higher than that last quarter.

**02** Investment market sentiment has improved, as the adjustment of stamp duty benefited smaller-priced properties first. iCITY, Soundwill Holdings Limited's new industrial building in Kwai Chung, has seen an overwhelming response and a surge in transactions. According to information, a client spent HK\$13,937,000 for three high floor units ranging in area from 446 to 510 sq ft at an average price of HK\$9,376 to HK\$10,000 psf. The buyer was a trader who bought the units as a long-term investment for his business needs.

**03** With the turnaround in I/O property transactions, and supported by a number of favorable factors, celebrities are looking for opportunities to sell their properties. According to the Land Registry, Unit C6 on 11/F of TML Tower at No. 3 Hoi Shing Road in Tsuen Wan, with an area of about 5,132 sq ft, was sold at approx. HK\$31.305 million or HK\$6,100 psf. The property was originally owned by CHAN FAI INVESTMENT LIMITED, company's directors include Vincent Chan who is the same name as former news anchor Alison Chiu's husband. The property was purchased in March 2014 at approx. HK\$22.68 million and has appreciated in value by about 38% in the past nine years.

**04** The full customs clearance between Hong Kong and China has boosted the property market of industrial buildings in the New Territories, with investors actively entering the market. According to market news, an investor bought adjoining units on the low floor of Goldfield Industrial Centre at No. 1 Sui Wo Road at Fo Tan. The units involve an area of about 6,082 sq ft, and the transacted price was approx. HK\$20 million or HK\$3,288 psf. The original owner purchased the above units in 2018 at approx. HK\$5.36 million, and the property has appreciated in value by about 2.7 times.

## 2023年各區工廈買賣成交按月表現 Regional Sales Transaction Report of Industrial Properties by month in 2023

黃竹坑 Wong Chuk Hang		柴灣 Chai Wan	
總成交量(約) Total Transaction Volume(Approx.)	Mar 3 按月 By Month Feb 0 Jan 1	總成交金額(約億元) Total Consideration(Approx. HK\$100M)	Mar \$0.21 按月 By Month Feb \$0.00 Jan \$0.01
觀塘 Kwun Tong		九龍灣 Kowloon Bay	
Mar 28 按月 By Month Feb 18 Jan 21	▲55.56%	Mar 15 按月 By Month Feb 12 Jan 7	▲25.00%
Mar \$13.99 按月 By Month Feb \$2.50 Jan \$1.88	▲459.60%	Mar \$0.87 按月 By Month Feb \$0.72 Jan \$0.53	▲20.83%
葵涌 Kwai Chung		荃灣 Tsuen Wan	
Mar 71 按月 By Month Feb 29 Jan 29	▲144.83%	Mar 26 按月 By Month Feb 19 Jan 15	▲36.84%
Mar \$3.89 按月 By Month Feb \$1.42 Jan \$1.50	▲173.94%	Mar \$1.92 按月 By Month Feb \$1.66 Jan \$1.73	▲15.66%
火炭 Fo Tan		屯門 Tuen Mun	
Mar 24 按月 By Month Feb 12 Jan 6	▲100.00%	Mar 18 按月 By Month Feb 11 Jan 4	▲63.64%
Mar \$1.79 按月 By Month Feb \$0.53 Jan \$0.25	▲237.74%	Mar \$0.72 按月 By Month Feb \$0.36 Jan \$0.21	▲100.00%

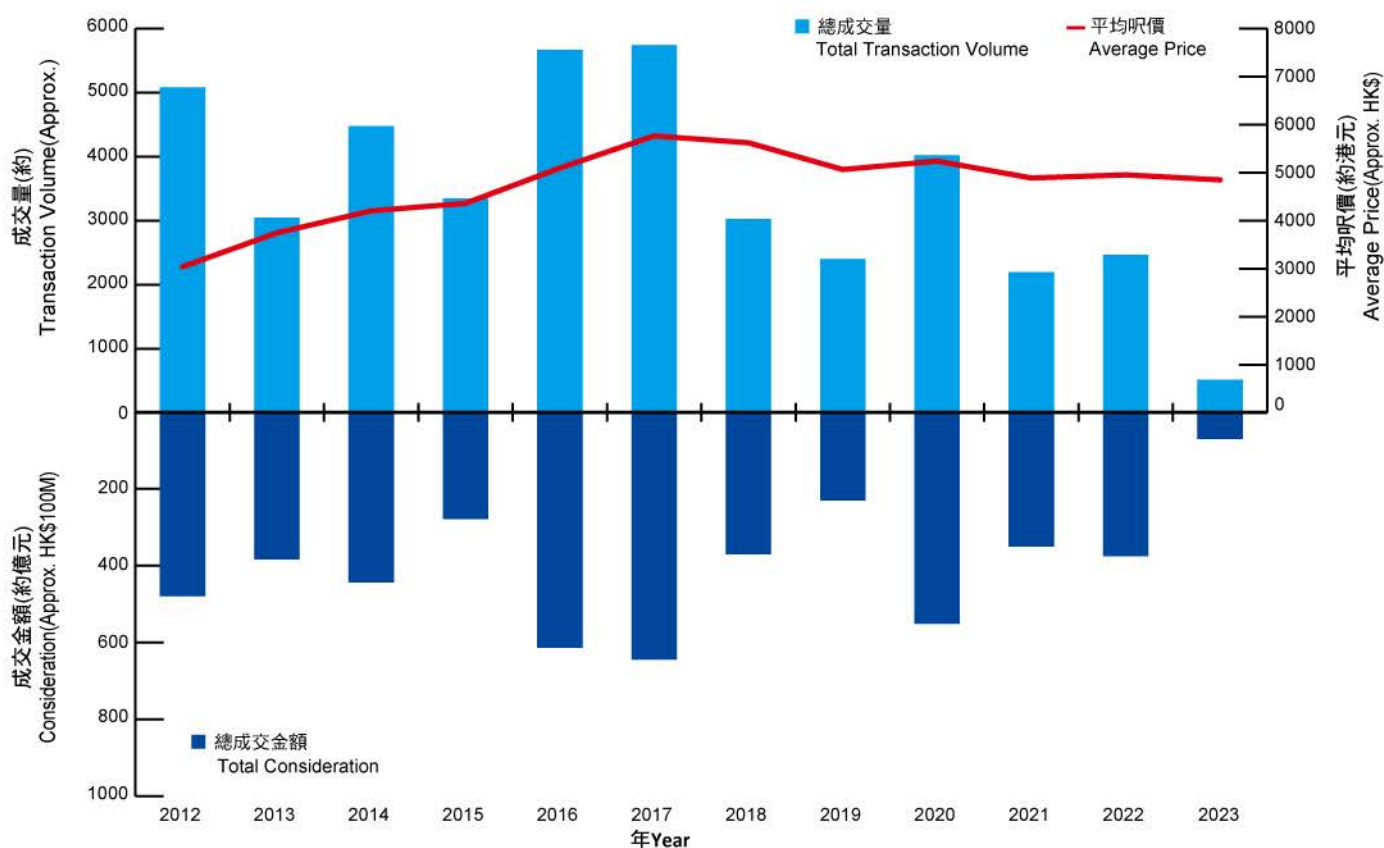


TOP 5  
MAR 2023

2023年3月各區工業/貨倉物業5大最高金額成交 (不計全幢、地廠及車位)  
The 5 highest consideration of industrial / storage property transaction recorded in Mar 2023  
(Whole block property, G/F Factory and Car Parking Spaces are excluded)

	物業 Property	樓層 Floor	單位 Unit	總樓面面積(約平方呎) Total GFA (Approx. sq ft)	金額(約港元) Consideration (Approx. HK\$)	平均呎價(約港元) Average Price (Approx. HK\$)
1	長沙灣W668 W668, Cheung Sha Wan	中層 M/F	全層 W/F	5,900	\$53,100,000	@9,000
2	長沙灣華盛工業大廈 Wah Shing Industrial Building, Cheung Sha Wan	03	A	6,960	\$40,000,000	@5,747
3	觀塘怡生工業中心 East Sun Industrial Centre, Kwun Tong	09	A	7,100	\$38,800,000	@5,465
4	紅磡凱旋工商中心二期 Kaiser Estate Phase 2, Hung Hom	01	G	7,800	\$36,800,000	@4,718
5	青衣偉力工業大廈A座 Vigor Industrial Building A, Tsing Yi	03	13-15	9,032	\$34,000,000	@3,764

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\$)

	1/2023	2/2023	3/2023
全港整體 Overall	@4,192	@4,318	@4,605
柴灣 Chai Wan	@3,136	@5,699	@3,822
觀塘 Kwun Tong	@4,587	@4,410	@5,400
葵涌 Kwai Chung	@3,537	@3,708	@3,623
火炭 Fo Tan	@3,469	@3,633	@4,184

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

2023年3月份工廈買賣成交分佈  
Classification of Industrial Property  
Transaction in Mar 2023





- 01** 3月份商舖市場表現平穩，全月共錄得約71宗買賣成交，與上月相若，總成交金額約HK\$34.58億，成交集中在中、細碼舖位。而租務市場表現出色，全月共錄得約548宗租務成交，由於中港全面通關，恢復旅遊經濟活動，為零售業打入強心針，大小的商戶不停物色合適的舖位，來迎接商機。
- 01** Retail market performed steadily in March, with a total of about 71 transactions recorded in the month, similar to that in the previous month. The total consideration was approx. HK\$3.458 billion, with many transactions are medium and small-sized shops. Rental market performed well in particular with 548 leasing transactions recorded in the month. Due to the full customs clearance between Hong Kong and China, tourism and economic activities have resumed, which give a boost to the retail sector. Many retailers are looking for suitable premises to seize the business opportunities.
- 02** 香港的醫療服務水準極高，而且信譽良好，吸引不少內地人士來港求醫。趁著中港通關，有醫務租客看準這個商機，遂積極擴展業務。近日，銅鑼灣羅素街2-4號2000年廣場地下2及3號舖，面積約3,920平方呎，獲醫療機構承租，新租金約HK\$80萬。上述舖位坐落銅鑼灣核心段，正對著時代廣場，屬於一線優質舖位，經過幾年疫情，租金大幅下調，新租金水平實屬低水，吸引商戶進駐。
- 02** Hong Kong's medical services are in a very high standard and have a good reputation, attracting many mainlanders come to Hong Kong for medical treatment. Taking advantage of the customs clearance between Hong Kong and China, some medical tenants have taken this advantage and are actively expanding their business. Recently, Shops 2 and 3 on G/F of Plaza 2000 at Nos. 2-4 Russell Street in Causeway Bay, with an area of about 3,920 sq ft, was rented by a medical institution. The new rent is approx. HK\$800,000. The above-mentioned shops are located in the core area of Causeway Bay, facing Times Square, and are considered a first-tier high-quality shop. After several years of the epidemic, the rent has been adjusted downwards significantly. The new rent level is low, attracting merchants to settle in.
- 03** 租務市場轉旺，自口罩令解除後，社會及經濟活動重回正軌，飲食業租客積極租舖。近日，大埔大明里22-28號龍騰閣地下A及B號舖，面積合共約1,980平方呎，獲粥麵店以月租約HK\$23萬承租。前租客同樣經營粥麵店，舊月租約HK\$18萬，以此計算，租金升幅約27.7%，可見優質舖位的租金回報相當有支持力。
- 03** The rental market is booming, as all mandatory mask-wearing requirements have been lifted, social and economic activities have returned to the right track and tenants in the F&B industry are actively renting shops. Recently, Shops A and B on G/F of Dragon Court at Nos. 22-28 Tai Ming Lane in Tai Po, with a total area of about 1,980 sq ft, were leased to a congee and noodle shop with a monthly rent of approx. HK\$230,000. The previous tenant also operated a congee and noodle shop, and the old monthly rent was approx. HK\$180,000. Based on this calculation, the rent has increased by about 27.7%, which shows that the rental yields of high-quality shops are quite supportive.
- 04** 3月份西環商舖受投資者追捧，連環錄得成交。西環卑路乍街102-114號聯友新樓地下114號舖，面積約1,150平方呎，以約HK\$5,000萬成交。原業主於2009年以約HK\$1,368萬購入，今番轉手帳面獲利約HK\$3,632萬。另外，同區山道7-9號地下及一樓，亦以約HK\$1.88億成交。
- 04** Western District shops are highly sought after by investors in March, with a string of transactions. Shop 114 on G/F of Luen Yau Apartments at Nos. 102-114 Belcher's Street in Western District, with an area of about 1,150 sq ft, was sold at approx. HK\$50 million. The original owner purchased it in 2009 at approx. HK\$13.68 million, with a book profit of approx. HK\$36.32 million from this sale. In addition, 1/F&G/F of Nos. 7-9 Hill Road in the same district were also sold at approx. HK\$188 million.

## 3月份部份銅鑼灣區租務成交

## Some of Leasing Transactions in Causeway Bay in March

物業 Property	面積(約平方呎) Area (Approx. sq ft)	新租金(約港元) New Rental (Approx. HK\$)	新租客 New Tenant
怡和街19-31號樂聲大廈地下1A1號舖 Shop 1A1 on G/F, Lok Sing Centre, Nos. 19-31 Yee Wo Street	422	\$65K	首飾 Jewelry
耀華街12號地下 G/F, No. 12 Yiu Wa Street	800	\$70K	飲食 F & B
百德新街1-7號香港大廈地下V號舖及閣樓 Shop V on G/F & M/F, Hong Kong Mansion, Nos. 1-7 Paterson Street	770(地下 G/F) + 500(閣樓 M/F)	\$150K	有待確定 TBC
禮頓道106-126號地下7號舖 Shop 7 on G/F, Nos. 106-126 Leighton Road	600	\$50K	飯團 Rice Ball



## 2023年3月份矚目商舖成交 Notable Transactions in Mar 2023

## 買賣成交 Sales Transactions

灣仔軒尼詩道71-85號地下A2號舖  
Shop A2 on G/F, Nos. 71-85 Hennessy Road, Wan Chai

面積(約平方呎) Area(Approx. sq ft)

1,718

金額(約港元) Consideration(Approx. HK\$)

\$91M

現租客 Existing Tenant

茶餐廳 / Restaurant

大圍大圍道66-72號華美樓地下B舖  
Shop B on G/F, Wah Mei House, Nos. 66-72 Tai Wai Road, Tai Wai

面積(約平方呎) Area(Approx. sq ft)

1,092

金額(約港元) Consideration(Approx. HK\$)

\$66.8M

現租客 Existing Tenant

位元堂 / Wai Yuen Tong

西環卑路乍街102-114號聯友新樓地下114號舖  
Shop 114 on G/F, Luen Yau Apartments, Nos. 102-114 Belcher's Street, Western

面積(約平方呎) Area(Approx. sq ft)

1,150

金額(約港元) Consideration(Approx. HK\$)

\$50M

現租客 Existing Tenant

凱施餅店 / Hoixe Cake Shop

## 租賃成交 Leasing Transactions

銅鑼灣羅素街2號2000年廣場地下2及3號舖  
Shops 2 & 3 on G/F, Plaza 2000, No. 2 Russell Street, Causeway Bay

面積(約平方呎) Area(Approx. sq ft)

3,920

月租(約港元) Monthly Rental(Approx. HK\$)

\$800K

準租客 Prospective Tenant

醫療機構 / Medical Institutions

旺角通菜街63-65號地下A及B號舖連一樓  
Shops A & B on G/F, & 1/F, Nos. 63-65 Tung Choi Street, Mong Kok

面積(約平方呎) Area(Approx. sq ft)

4,250

月租(約港元) Monthly Rental(Approx. HK\$)

\$550K

準租客 Prospective Tenant

藥房 / Pharmacy

觀塘通明街9號觀塘戲院大廈A座地下戲院  
Cinema on G/F, Block A, Kwun Tong Theatre Building, No. 9 Tung Ming Street, Kwun Tong

面積(約平方呎) Area(Approx. sq ft)

15,214

月租(約港元) Monthly Rental(Approx. HK\$)

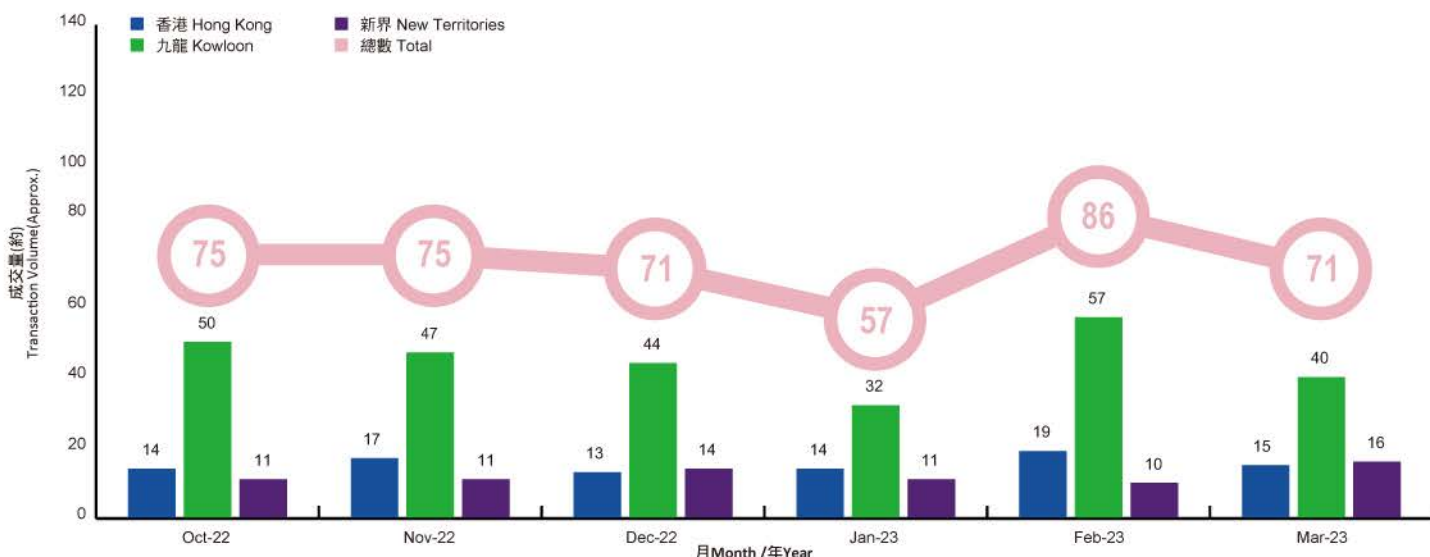
\$400K

準租客 Prospective Tenant

寵物店 / Pet Shop

## 各區商舖買賣成交量走勢圖

## Regional Sales Transaction Volume of Retail Properties







**獨家代理**  
**新蒲崗五芳街19-21號**  
**嘉榮工廠大廈**

建築面積約**10,479**平方呎

啟德發展 升值潛力  
樓價復甦 核心地段 交通便利  
四正實用 全新電梯  
罕有全層連千呎平台

**售@5,180**

N: 940USA



**江小姐** (E-466151) Ms. Anita Kwong  
**6283 8979**  
**鄭先生** (E-345848) Mr. William Cheng  
**6701 7638**

物業資料




**港島南全新地標甲級商廈** **現樓發售**

寫字樓建築面積約  
**747**至全層**6,178**平方呎<sup>^</sup>  
**售@11,420起**

23  
WONG CHUK HANG ROAD  
黃竹坑道23號

特設示範單位  
歡迎預約參觀

送印花稅  
回贈5%\*

專頁介紹

畫家構想圖 N: 23WCH

Mr. Patrick Wong (E-053344) 黃先生 9522 0958  
Ms. Salome Mak (E-144769) 麥小姐 6130 8935  
Ms. Louise Ho (E-034589) 何小姐 6283 7912  
Mr. Lewis Choy (E-148217) 蔡先生 6658 8573

\*以上優惠由發展商提供，一切以發展商最終決定為準。



**中環**  
**Central**  
**威靈頓街92號**

**全新中環分層商舖大廈物業出售樓花**

(E-456731)  
Mr. Stanley Chan  
**陳先生**  
**9305 1732**

連繫中環行人天橋 四通八達  
嶄新餐飲和消費據點  
極具吸引力的價格

建築面積約  
**2,232至3,056**平方呎  
**售價商議**

畫家構想圖  
N: 92WELLINGTON

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。7.本廣告/宣傳資料內載列的相片、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。

廣告日期：2023年4月15日 N：物業編號



中港全面通關後，工商舖市場氣氛明顯轉活，當中商舖市場反彈力度最為明顯，加上口罩令撤銷，令市面人流回升，帶動零售、餐飲業需求，增加商戶租舖信心。中原(工商舖)董事總經理潘志明先生及商舖部副分區營業董事陳崗先生獲邀接受TVB訪問，全面剖析通關後商舖市況走勢，精準分析在多项利好政策下之最新商舖空置率及租賃情況，同時展望下半年舖位市況向好。

After the full customs clearance between Hong Kong and China, OIR market has become more vibrant, with the rebound in the retail market being the most pronounced. Coupled with the lifting of the mandatory mask-wearing requirements, pedestrian flow has seen a rebound, boosting demand in the retail and F&B sectors and increasing tenants' confidence. Mr. Stanley Poon, Managing Director of Centaline Commercial, and Mr. CK Chan, Deputy District Sales Director from Retail Department, were invited to a TVB interview to give a comprehensive analysis of the retail market trend after the customs clearance. They also talked about the latest vacancy rate and shop leasing situation under various favorable policies, and the outlook for the second half of the year.



潘氏認為，由於中港澳通關全面落實，訪港旅客人次有顯著增加，利好香港零售及餐飲市道，現時租賃市況表現理想，以餐飲業先行，疫情下倒退的行業如奢侈品及藥妝店都逐漸重返市場。預測第二季租賃市場愈趨向好，成交宗數會持續上升，舖租亦料會有所增幅。According to Mr. Poon, the full clearance of the China-Hong Kong-Macau border has led to a significant increase in visitor arrivals, which has benefited the retail and F&B markets in Hong Kong. The leasing market is now performing well, with the F&B sector taking the lead, while sectors that have fallen back under the epidemic, such as luxury goods and cosmetics, are gradually returning to the market. The leasing market is expected to continue to improve in Q2, with the number of transactions continuing to rise and shop rents are also expected to increase.

## 香港工商舖分行 Branch List in Hong Kong

O

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

### 金鐘力寶第二分行 Admiralty Lippo Branch No. 2

香港金鐘金鐘道89號力寶中心1樓3號舖 T: 2523 3801

### 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16樓1605B室 T: 2388 1822

### 金鐘力寶第一分行 Admiralty Lippo Branch No. 1

香港金鐘金鐘道89號力寶中心1座41樓4101室 T: 2810 4999

### 金鐘統一中心分行 Admiralty United Centre Branch

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

### 觀塘寧晉中心分行 Kwun Tong Legend Tower Branch

九龍觀塘成業街7號寧晉中心15樓G1室 T: 2613 9323

I

INDUSTRIAL / OFFICE

### 柴灣祥達分行 Chai Wan Cheung Tat Branch

香港柴灣利眾街25號祥達中心地下2C&2D舖 T: 2562 2212

### 觀塘王子分行 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: 2389 3931 / 2318 1183 / 2950 0848 / 2305 0189

### 新蒲崗萬迪廣場分行 San Po Kong Maxgrand Plaza Branch

九龍新蒲崗大有街3號萬迪廣場1樓E5舖 T: 2320 8600

### 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 / 2662 0881

### 葵涌新都廣場分行 Kwai Chung Metroplaza Branch

新界葵涌興芳路223號新都廣場2期36樓3612室 T: 2959 1368

### 荃灣沙咀道分行 Tsuen Wan Sha Tsui Road Branch

新界荃灣沙咀道1號地下K至M舖 T: 2662 1800 / 2246 0212

### 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

### 觀塘觀塘道分行 Kwun Tong Kwun Tong Road Branch

九龍觀塘觀塘道398至402號Eastcore 5樓503及504室 T: 2968 1180 / 2305 0055

### 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

### 葵涌大連排道分行 Kwai Chung Tai Lin Pai Road Branch

新界葵涌大連排道83號K83 10樓2室 T: 2427 8884 / 2310 8308

### 荃灣嘉達環球中心分行 Tsuen Wan The Octagon Branch

新界荃灣沙咀道6號嘉達環球中心8樓810室 T: 2466 0300

### 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

R

RETAIL

### 灣仔中國海外大廈分行(租賃部) Wanchai China Overseas Building Branch (Shop Leasing Dept)

香港灣仔軒尼詩道139號中國海外大廈6樓A-C室 T: 2576 8081

### 旺角惠豐中心分行 Mongkok Wai Fung Plaza Branch

九龍旺角彌敦道664號惠豐中心14樓 T: 2810 6066

### 荃灣中染大廈分行 Tsuen Wan CDW Building Branch

新界荃灣青山公路382至392號中染大廈10樓1010室 T: 2409 0188

### 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

### 尖沙咀加拿芬廣場分行 Tsim Sha Tsui Carnarvon Plaza Branch

九龍尖沙咀加拿芬道20號加拿芬廣場5樓 T: 2838 9188



**澳門**  
Macau  
**中紡工業大廈高層A-B室**  
Units A-B, H/F, Edf. Industrial Chong 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\$)
16,360	\$35.99M	@2,200

**澳門**  
Macau  
**殷皇子大馬路36-38號地下**  
G/F, Avenida Do Infante D. Henrique Nos. 36-38

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\$)
2,292	\$920K	@401

**澳門**  
Macau  
**亞洲工業大廈中層GG室**  
Unit GG, M/F, Edf.Industrial Asia

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\$)
10,564	\$34M	@3,218

**澳門**  
Macau  
**俾利喇街139-141號地下**  
G/F, Rua De Francisco Xavier Pereira Nos. 139-141

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\$)
8,729	\$160K	@18

**澳門**  
Macau  
**飛喇士街/筷子基南街255號地下**  
G/F, Rua do General Ivens Ferraz No. 255

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\$)
2,579	\$25.5M	@9,887

**澳門**  
Macau  
**高地烏街27A號地下**  
G/F, Rua de Pedro Coutinho No. 27A

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\$)
8,353	\$13K	@16

**澳門**  
Macau  
**飛喇士街/筷子基南街466號地下**  
G/F, Rua do General Ivens Ferraz No. 466

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\$)
1,453	\$24.3M	@16,724

**氹仔**  
Taipa  
**大三巴街0009號地下**  
G/F, Rua de S. Paulo No. 0009

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\$)
1,883	\$110K	@58

**澳門**  
Macau  
**皇朝廣場低層H室**  
Unit H, L/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\$)
1,301	\$8M	@6,149

**澳門**  
Macau  
**皇朝廣場高層N, O及P室**  
Unit N, O & P, H/F, Dynasty Plaza

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\$)
5,010	\$65.13K	@13

**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**

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**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**

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**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



畫家構想圖



**德智广场**  
DEZHI PLAZA

畫家構想圖



## 位於橫琴行政中軸

王牌醇熟配套環繞  
市民中心藝術中心天沐琴台近在咫尺  
澳門新街坊對面  
推窗即賞一線天沐河美景

單位實用面積約 33-87 m<sup>2</sup> 約4.9米層高橫琴行政資產  
單位實用面積約 23-75 m<sup>2</sup> 約4.2米層高酒店式辦公室

**鄭小姐 Ms. Carrie Zheng (86)152-1715-8036**

N : A0013

位於橫琴金融島橫琴北站旁  
直線距離約200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  
城軌物業 · 公園頭排 · 遊艇碼頭



實景拍攝

**金融島CBD核心區域**

罕有超200米雲海住宅

360度戶戶有景 環幕山海江城景觀

面積約48-89 m<sup>2</sup> 超200米雲海住宅

5月30日交樓 現樓即買即入住

N : A0001

**鄭先生 Mr. Henry Zheng (86)137-2786-1153**



42-56F

總面積約

517-958 m<sup>2</sup>

雲海住宅

42F約202米

畫家構想圖



畫家構想圖



畫家構想圖

實景拍攝

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廣告日期：2023年4月15日

N：物業編號





工商舖焦點 Market Highlight

**澳門** Macau

旅遊業利好 商戶搶租旺區

Tenants rush for prime areas shops as tourism booms

通關後旅客重臨，2月份商舖買賣成交估計約24宗，與1月相若。而租賃方面則持續活躍，當中以旅遊區及賭場區為主，整體租金較通關前明顯上漲，2月份大三巴一帶共錄得約14宗租賃成交，其中一舖位其成交呎租達約HK\$640，接近疫前的水平。而賭場區2月則錄約15宗租賃成交，皇朝廣場的地舖租金亦明顯上升，該舖位在通關前叫價約HK\$10萬，近期獲租客以月租約HK\$18萬承租。

With the return of visitors after the customs clearance, it is estimated that there were around 24 retail transactions in February which is similar to January. Rental activity continued to be active, transactions were mainly in the tourist and casino areas, with overall rents upped significantly compared to the pre-clearance period. In February, about 14 leasing transactions were recorded in the S. Paulo area, with a shop leased at approx. \$640 psf, close to the pre-epidemic level. While in the casino area, there were about 15 leasing transactions recorded. The shop was recently rented by a tenant, monthly rental at approx. \$180,000.

在經濟復甦初期，大多商家採取「先租後買」策略，故目前租賃市場復甦較快，待經濟步入穩定期，買賣市場才有機會追落後。預料3月份，旅遊業將持續向好，帶動商舖買賣成交量將持續增加，估計單月成交宗數將突破30宗。

In the early stages of economic recovery, most businesses adopt a "rent first, buy later" strategy, so the rental market is now recovering more quickly while the trading market could catch up when the economy stabilizes. The tourism industry is expected to continue to improve in March, leading to a continued increase in the number of shop sales transactions, with the number of transactions expected to exceed 30 cases in a month.

**珠海** Zhuhai

珠海2月網簽約2,898套 按月上升約36%

Zhuhai net signed approx. 2,898 sets in February, increased about 36% month-on-month

據中原澳門及橫琴數據庫監控統計，珠海2月共網簽約2,898套，對比1月上升約36%，其中住宅網簽約1,841套，佔珠海網簽約總成交量約63%。因為現時房貸利率低至3.7%，以及首置貸款成數僅兩成，加上部分發展商推出購房優惠，吸引不少買家加快入市，帶動珠海2月市場交投量上漲。

According to the statistics of Centaline's Macau and Hengqin database, Zhuhai recorded a total of approx. 2,898 net transactions in February, grew about 36% compared to January. There were approx. 1,841 residential nets were signed, accounting for about 63% of total net signing. The current low mortgage rate is at around 3.7% and the loan to value mortgage for first-time buyers is only 20%, coupled with the special offers by developers, and attracted many buyers to enter the market faster, leading to an increase in the transactions volume in Zhuhai in February.

**橫琴** Hengqin

橫琴2月網簽約成交約232宗 比1月上升約一倍

Hengqin recorded approx. 232 net signs in February, increased about a double compared to January

橫琴2月共網簽約232套，按月上升約101%，其中住宅網簽約120套，較上月上升約263%；商業網簽約19套，辦公室網簽約22套，其他網簽約71套。隨著《橫琴發展促進條例》、《橫琴金融30條》等陸續發佈，港澳恢復全面通關，橫琴吸引大量遊客到訪，商業氣氛濃厚，整體經濟回升，令買家入市信心大增。其中，位於橫琴中央商務區的華發橫琴薈毗鄰金融島，地理位置優越，主售面積約3,763至4,376平方呎的精装三房，性價比較高，因此備受買家青睞，2月份成交量居橫琴市場首位。

Hengqin recorded approx. 232 net signing transactions in February, increased about 101% compared to January. Among them, about 120 sets of residential nets were signed, increased about 263% month-on-month; commercial net signs were 19 sets, office net signs were 22 sets, and other net signs were 71 sets. With the release of Regulations for Promoting the Development of Guangdong-Macau In-Depth Cooperation Zone in Hengqin and the 30 Opinion on Providing Financial Support, and the resumption of full customs clearance for Hong Kong and Macau, Hengqin has attracted a large number of tourists to visit, resulting in a strong business atmosphere and a rebound in the overall economy, which has boosted buyers' confidence in entering the market. Among them, HUAFA Hengqin Polis, sitting in Hengqin Central Business District, is strategically located next to the Hengqin Financial Island and mainly sells three-bedroom furnished apartments with an area ranging from 3,763 to 4,376 sq ft. They are considered high value for money, therefore are popular among buyers.