中原(工商舖)
CENTALINE COMMERCIAL
operated by CENTALINE PROPERTY AGENCY LIMITED
中原地產代理有限公司 牌照號碼 Licence no. C-000227

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港珠澳工商舖月刊 · 香港

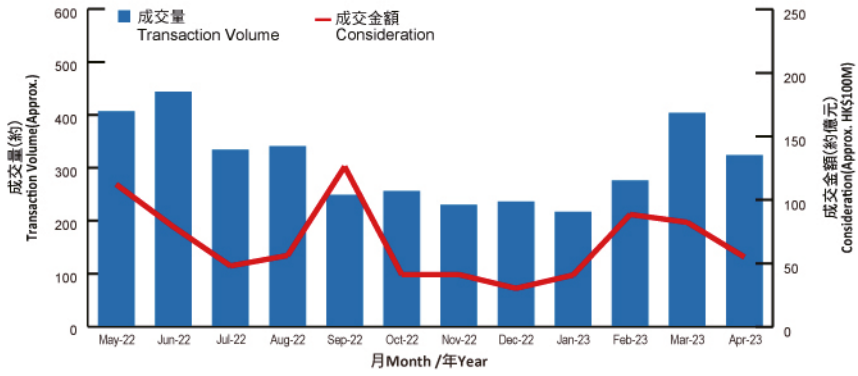
工商舖焦點 Market Highlight

中港兩地全面通關，帶動商業活動增多，本港及澳門最新旅客人次錄得大幅增長，帶動旺區消費人流更旺盛。五一黃金週加上首輪消費券派發，預料對零售及消費市道有提振作用，相信第二季港珠澳工商舖表現會更勝首季。
The full customs clearance between Hong Kong and China has led to an increase in business activities, and the latest visitor arrivals in Hong Kong and Macau have recorded a significant increase, leading to a more robust consumer flow in the core areas. The Labour Day Golden week period and the consumption voucher distribution are expected to have a boosting effect on the retail and consumer markets. It is believed that the performance of Hong Kong, Zhuhai and Macau's OIR properties in Q2 will be even better than that in Q1.

中原(工商舖)早前首度舉行港珠澳工商舖回顧及展望記者會，會上由四位中原管理層分享港珠澳三地最新的工商舖走勢外，更著墨大家關注的舖市買賣及租務表現。
Centaline Commercial held its first press conference on Hong Kong, Zhuhai and Macau OIR Review and Outlook earlier, in which four Centaline management members shared the latest OIR market trends in Hong Kong, Zhuhai and Macao, and also focused on the performance of shop sales and leasing.

四位講者包括：中原(工商舖)、中原澳門及橫琴董事總經理潘志明先生、中原(工商舖)商舖部董事黃偉基先生、中原澳門及橫琴資深董事何兆恆先生及澳門中原(工商舖)資深區域營業董事李肇成先生，齊為三地工商舖及尤其舖位前景作預測，吸引不少傳媒到場採訪及報道。
The four speakers' Mr. Stanley Poon, Managing Director of Centaline Commercial, Centaline Macau and Hengqin Property Agency Limited, Mr. Raiky Wong, Director of Centaline's Retail Department, Mr. Roy Ho, Senior Director of Centaline Macau and Hengqin, and Mr. Jack Lei, Senior Regional Sales Director of Centaline Commercial Macau, gave their forecasts on the prospects of OIR properties and specifically shops in the three regions, which attracted a lot of media coverage.

工商舖買賣成交量及金額走勢圖
Transaction Volume and Consideration of Commercial Property Market



2023年4月成交量/金額 Transactions Volume / Consideration, Apr 2023

OFFICE 寫字樓	約 Approx. 48 宗 cases	按月 By Month ▼38.46%	約 Approx. $12.95 億 Hundred Million	按月 By Month ▼13.05%
INDUSTRIAL 工業	約 Approx. 215 宗 cases	按月 By Month ▼15.02%	約 Approx. $27.88 億 Hundred Million	按月 By Month ▼15%
RETAIL 商舖	約 Approx. 59 宗 cases	按月 By Month ▼16.90%	約 Approx. $14.20 億 Hundred Million	按月 By Month ▼58.94%

2023年香港統計數據 Statistics of 2023

4月訪港旅客人次(約) No. of Visitor Arrival to HK in Apr(Aprrox.)	4月內地訪港旅客人次(約) No. of Mainland Visitor Arrival to HK in Apr(Aprrox.)	3月零售業銷貨額(約港元) Retail Sales Volume in Mar (Approx. HK$100Million)	3月註冊公司登記數字(約) No. of Registered Company in Mar (Approx.)	2月-4月失業率(約) Unemployment Rate in Feb to Apr (Approx.)
2,892,256 人	2,303,943 人	336 億	26,178 間	3.0%
按月 By Month ▲18%	按月 By Month ▲16.9%	按月 By Month ▲1.51%	按月 By Month ▲144.9%	按年 By Year ▼2.4%

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 隨着中港全面通關，經濟正緩步復甦，內地資金亦開始流入香港，帶旺本地商廈市場。發展商趁機推售手中項目，市場氣氛相當不錯。當中，宏基資本近期推出的黃竹坑道23號表現非常理想，至今累售68個單位，其中三成買家具內地背景，反映通關後內地資金正積極入市。

01 With the full customs clearance between Hong Kong and China, the economy is slowly recovering and capital from the mainland is beginning to flow into Hong Kong, boosting the local commercial building market. Developers have taken the opportunity to sell their projects and the market sentiment has been quite positive. Among them, 23 Wong Chuk Hang Road, recently launched by Rykadan Capital, has performed very well. With 68 units sold so far, of which 30% were bought with a mainland background, reflecting that mainland capital is actively entering the market after the customs clearance.

02 美國聯儲局5月份加息預期升溫，惟香港加息幅度溫和，對本地物業市場影響並不大。通關後商業活動重啟，中港交流增加，雖然目前兩地都處於經濟復甦初期，未能為大額市場帶來即時改善，但隨着經濟復常，不少企業考慮擴充業務或提升升級寫字樓。相信可以刺激甲廈租賃需求，各區高企的空置率亦會逐步下調。

02 While the US Federal Reserve is expected to raise interest rates in May, the magnitude of the rate hike in Hong Kong was moderate and did not have a significant impact on the local property market. With the resumption of business activities after the customs clearance, exchanges between Hong Kong and China have increased. Although both economies are at an early stage of recovery and has not brought immediate improvement, many companies are considering expanding their businesses or upgrading their offices. It is believed that this will stimulate demand for leasing of grade A buildings, and the high vacancy rates in various districts will gradually come down.

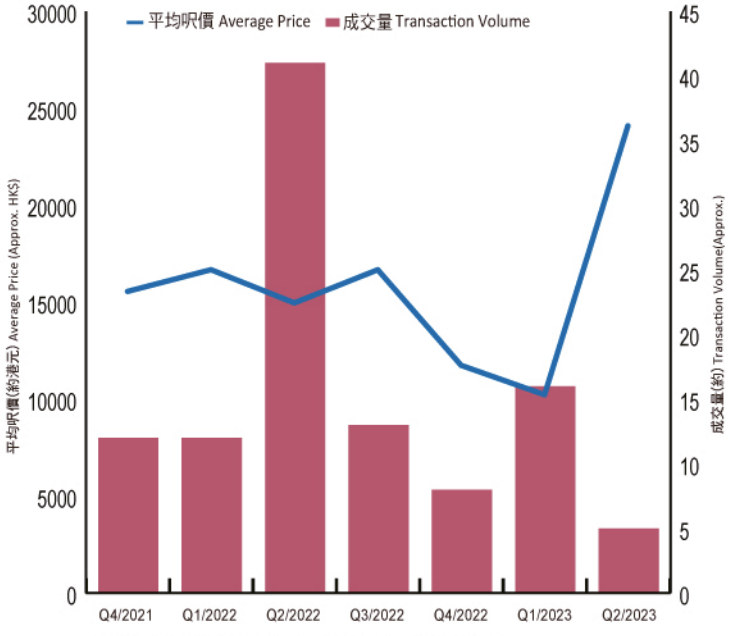
03 4月份買賣成交量回落，平均呎價則維持升勢。黃竹坑道23號佔了月內總成交量的接近三成，其中位於高層的04室以約HK$2,004萬成交，面積約1,327平方呎，平均呎價約HK$15,100。金鐘方面，東昌大廈低層04-06室以約HK$1.68億成交，涉及樓面約8,824平方呎，平均呎價約HK$19,073。尖沙咀方面，新港中心第一座高層07-11室以約HK$1.31億易手，面積約9,392平方呎，平均呎價約HK$ 14,000。

03 While the number of transactions fell in April, the average price psf remained on an upward trend. At 23 Wong Chuk Hang Road, which accounted for almost 30% of the total transactions, room 04 on the high floor, with an area of about 1,327 sq ft, was sold for approx. HK$20.04 million or HK$15,100 psf. In Admiralty, rooms 04-06 on the lower floors of Fairmont House were sold for approx. HK$168 million or HK$19,073 psf, with an area of about 8,824 sq ft. In Tsim Sha Tsui, units 07-11 on the upper floors of Silvercord Tower 1 was sold for approx. HK$131 million or HK$14,000 psf, involving about 9,392 sq ft.

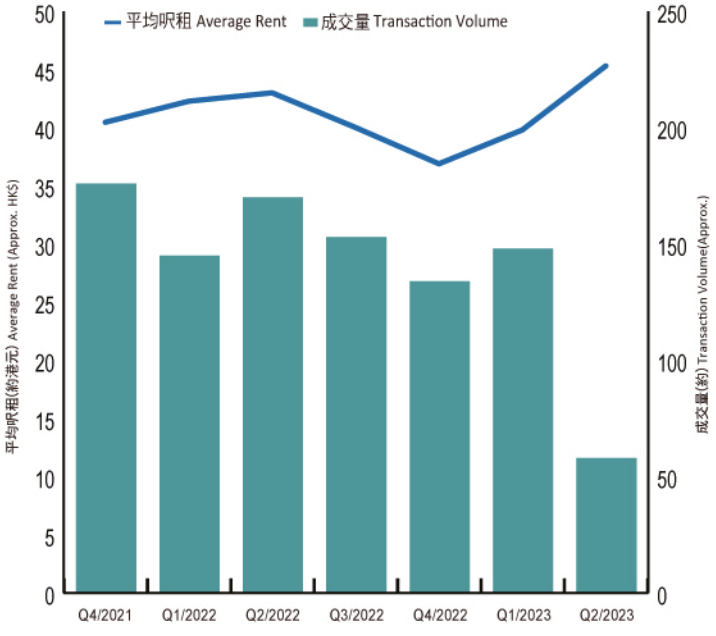
04 租賃成交量和呎租都較3月下調。金鐘遠東金融中心中層05室以呎租約HK$65租出，涉及樓面約1,400平方呎。上環方面，信德中心西翼低層08A室獲原租客以呎租約HK$60續租，面積約825平方呎。九龍灣方面，國際交易中心中層01及09-12室以呎租約HK$22租出，涉及樓面約13,089平方呎，屬九龍區罕有的大樓面租務個案。

04 Both leasing transactions and the average rent psf decreased compared to March. Unit 05 on the middle floor of Far East Finance Centre in Admiralty was leased at approx. HK$65 psf, involving approx. 1,400 sq ft. In Sheung Wan, Room 08A on the lower floor of the West Wing of Shun Tak Centre was renewed by the tenant at approx. HK$60 psf, covering about 825 sq ft. In Kowloon Bay, rooms 01 and 09-12 on the middle floors of Exchange Tower were leased at approx. HK$22 psf, involving a floor area of approx. 13,089 sq ft, which is a rare large-area lease case in Kowloon.

灣仔區寫字樓買賣走勢
Trend of Office Sales Transactions in Wan Chai



灣仔區寫字樓租賃走勢
Trend of Office Leasing Transactions in Wan Chai



＊數據截至2023年4月30日 Data as at 30 Apr 2023

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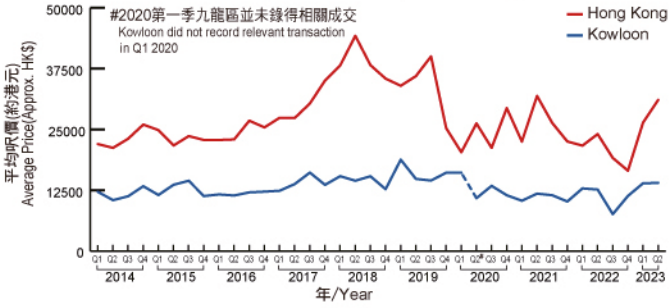
2023年4月份主要買賣成交
Significant Sales Transactions in Apr 2023

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	東昌大廈 Fairmont House	低層 Low	8,824 (G)	$168,300,000	@19,073
灣仔 Wan Chai	會展廣場辦公大樓 Office Tower - Convention Plaza	中層 Mid	8,206 (G)	$255,000,000	@31,075
上環 Sheung Wan	聯業大廈 Enterprise Building	高層 High	677 (G)	$6,130,000	@9,055
黃竹坑 Wong Chuk Hang	黃竹坑道23號 23 Wong Chuk Hang Road	高層 High	1,327 (G)	$20,037,700	@15,100
九龍 Kowloon					
九龍灣 Kowloon Bay	富臨中心B座 Capital Tower Tower B	低層 Low	1,091 (G)	$15,655,850	@14,350
觀塘 Kwun Tong	中海日升中心 COS Centre	中層 Mid	1,715 (G)	$20,700,000	@12,070
太子 Prince Edward	歐亞銀行大廈 European Asian Bank Building	中層 Mid	1,876 (G)	$18,880,000	@10,064
尖沙咀西部 TST West	新港中心第一座 Silvercord Tower 1	高層 High	9,392 (G)	$131,488,000	@14,000

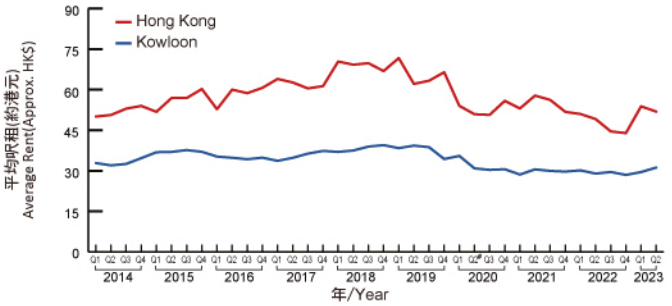
2023年4月份主要租務成交
Significant Lease Transactions in Apr 2023

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	中層 Mid	4,000 (G)	$232,000	@58
銅鑼灣 Causeway Bay	世貿中心 World Trade Centre	中層 Mid	9,688 (G)	$465,024	@48
中環 Central	中環中心 The Center	高層 High	1,897 (G)	$128,000	@67
上環 Sheung Wan	信德中心西翼 Shun Tak Centre, West Tower	低層 Low	825 (G)	$49,500	@60
九龍 Kowloon					
長沙灣 Cheung Sha Wan	南商金融創新中心 NCB Innovation Centre	低層 Low	4,448 (G)	$133,440	@30
九龍灣 Kowloon Bay	國際交易中心 Exchange Tower	中層 Mid	13,089 (G)	$287,958	@22
觀塘 Kwun Tong	寧晉中心 Legend Tower	中層 Mid	2,798 (G)	$69,950	@25
尖沙咀東部 TST East	永安廣場 Wing On Plaza	低層 Low	3,151 (G)	$141,795	@45

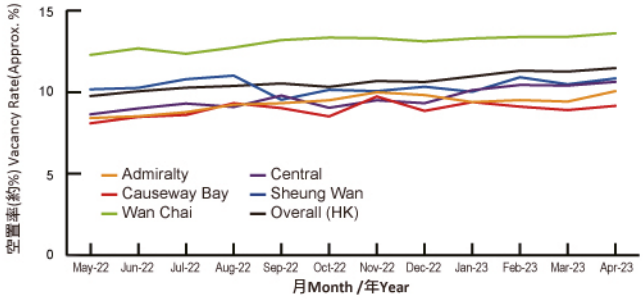
指標商廈平均呎價走勢圖
Average Price of Target Buildings



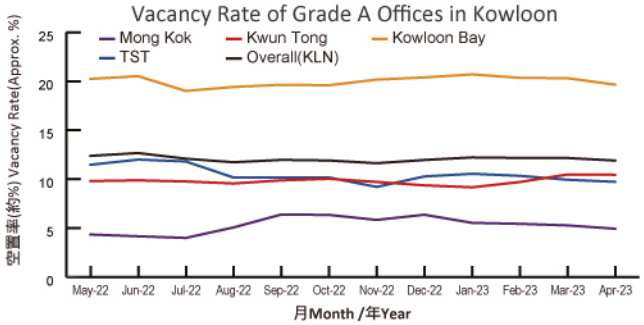
指標商廈平均呎租走勢圖
Average Rent of Target Buildings



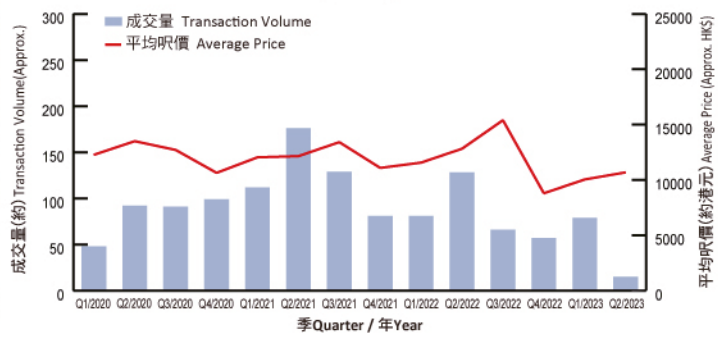
香港區甲廈空置率
Vacancy Rate of Grade A Offices in Hong Kong



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



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01 隨著香港公佈全面通關及撤銷多項防疫措施後，帶動本港經濟環境好轉。4月工廈最新買賣數字亦見回軟。根據中原數據顯示，4月工業物業買賣成交錄得約215宗，按月下跌約15%。金額方面，4月錄得約HK$27.78億，對比上月減少約15%。

01 With the announcement of full customs clearance and the lifting of various preventive measures, Hong Kong's economic environment has improved. The latest sales transaction volume of industrial buildings in April also declined. According to Centaline's database, April recorded about 215 sales transactions of industrial/office property, a decrease of about 15% month-on-month. In terms of transaction amount, about HK$2.778 billion was recorded in April, declined by about 15% compared to the previous month.

02 外資基金向來看好優質全幢工廈物業，但在高息環境下，部分基金亦趁機沽貨。市場消息指，由新加坡豐樹物流信託基金持有的豐樹粉嶺物業中心全幢，以約HK$5.9億售出，買家為華潤物業。項目位於粉嶺業和街4-8號，地盤面積約27,588平方呎，以總樓面面積約137,323平方呎計算，平均呎價約HK$4,295。豐樹物流於2006年以約HK$1.13億購入物業，持貨17年獲利約HK$4.77億，升幅達4.2倍。

02 Foreign funds have always favored quality whole-block industrial buildings, but some have chosen to sell due to the high interest rate environment. According to market sources, the entire block of Mapletree Logistics Centre Fanling held by Singapore's Mapletree Logistics Trust was sold to China Resources Property Limited for approx. HK$590 million or HK$4,295 psf. The project is located at 4-8 Yip Wo Street, Fanling, with a site area of about 27,588 sq ft and a total floor area of about 137,323 sq ft. Mapletree Logistics Trust bought the property in 2006 for about HK$113 million and has made a book profit of about HK$477 million in 17 years, representing an appreciation of 4.2 times.

03 油塘工業區近年大變天，多個住宅新盤相繼落成及入伙，亦帶動工廈物業價值上揚，不少業主獲利離場。資料顯示，油塘工業大廈2座地下C1及C2室，以約HK$3,680萬易手，物業位於四山街16號，面積約8,000平方呎，成交呎價約HK$4,600。新買家為宏暉投資有限公司，公司董事包括蕭永斌及蕭穎坤，二人均為經營生雪及乾冰生意的蕭邦集團相關人士。原業主為九建主席兼執行董事柯為湘及相關人士，於2003年以僅約HK$133萬購入，持貨20年大幅升值達27倍。

03 The industrial area of Yau Tong has seen a number of new residential developments in recent years, driving up the value of industrial buildings, with many owners leaving the market with a profit. According to information, ground floor units C1 and C2 at Yau Tong Industrial Building Block 2 with an area of about 8,000 sq ft, was sold for about HK$36.8 million or HK$4,600 psf. The property is located at 16 Sze Shan Street. The new buyer is Welfaith Investment Limited, whose directors include Shiu Wing Pan and Shiu Wing Kwan, both of whom are related to the Shiu Pong Group, which operates a dry ice business. The original owner is Mr. Or Wai Sheun and related parties, Chairman and Executive Director of Kowloon Development Company Limited. They purchased the property in 2003 for only approx. HK$1.33 million and has seen a significant appreciation of 27 times over the 20 years of ownership.

04 優質地廠物業一向有價有市，資深投資者對連租約單位更加趨之若鶩。根據土地註冊處資料，觀塘成業街19至21號成業工業大廈地下3號室，以約HK$4,300萬沽出，單位面積約6,066平方呎，平均呎價約HK$7,089。原業主於2014年以約HK$3,183萬買入，持貨約9年賬面獲利約HK$1,117萬，賺幅逾35%。地廠現由食肆承租，新買家料享回報逾4厘。

04 Quality ground floor factory properties are always in demand, and experienced investors are particularly keen on units with lease. According to the Land Registry, unit 3 on the ground floor of Shing Yip Industrial Building, 19-21 Shing Yip Street, Kwun Tong, was sold for approx. HK$43 million or HK$7,089 psf. The property has an area of about 6,066 sq ft. The original owner bought the property in 2014 for approx. HK$31.83 million and has made a book profit of approx. HK$11.17 million, or over 35%, after holding the property for 9 years. The unit is now leased by a restaurant and the new buyer is expected to enjoy a return of over 4%.

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

	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 **1** ; 按月 By Month ▼ 66.67% ; Mar 3 ; Feb 0	Apr **$0.14** ; 按月 By Month ▼ 33.33% ; Mar $0.21 ; Feb $0.00
觀塘 Kwun Tong	Apr **29** ; 按月 By Month ▲ 3.57% ; Mar 28 ; Feb 18	Apr **$2.09** ; 按月 By Month ▼ 85.06% ; Mar $13.99 ; Feb $2.50
葵涌 Kwai Chung	Apr **52** ; 按月 By Month ▼ 26.76% ; Mar 71 ; Feb 29	Apr **$4.91** ; 按月 By Month ▲ 26.22% ; Mar $3.89 ; Feb $1.42
火炭 Fo Tan	Apr **13** ; 按月 By Month ▼ 45.83% ; Mar 24 ; Feb 12	Apr **$0.64** ; 按月 By Month ▼ 64.25% ; Mar $1.79 ; Feb $0.53

	總成交量(約) Total Transaction Volume(Approx.)	總成交金額(約億元) Total Consideration(Approx.HK$100M)
柴灣 Chai Wan	Apr **2** ; 按月 By Month ▼ 75.00% ; Mar 8 ; Feb 0	Apr **$0.74** ; 按月 By Month ▼ 20.43% ; Mar $0.93 ; Feb $0.00
九龍灣 Kowloon Bay	Apr **7** ; 按月 By Month ▼ 53.33% ; Mar 15 ; Feb 12	Apr **$0.68** ; 按月 By Month ▼ 21.84% ; Mar $0.87 ; Feb $0.72
荃灣 Tsuen Wan	Apr **28** ; 按月 By Month ▲ 7.69% ; Mar 26 ; Feb 19	Apr **$3.91** ; 按月 By Month ▲ 103.65% ; Mar $1.92 ; Feb $1.66
屯門 Tuen Mun	Apr **20** ; 按月 By Month ▲ 11.11% ; Mar 18 ; Feb 11	Apr **$1.39** ; 按月 By Month ▲ 93.06% ; Mar $0.72 ; Feb $0.36

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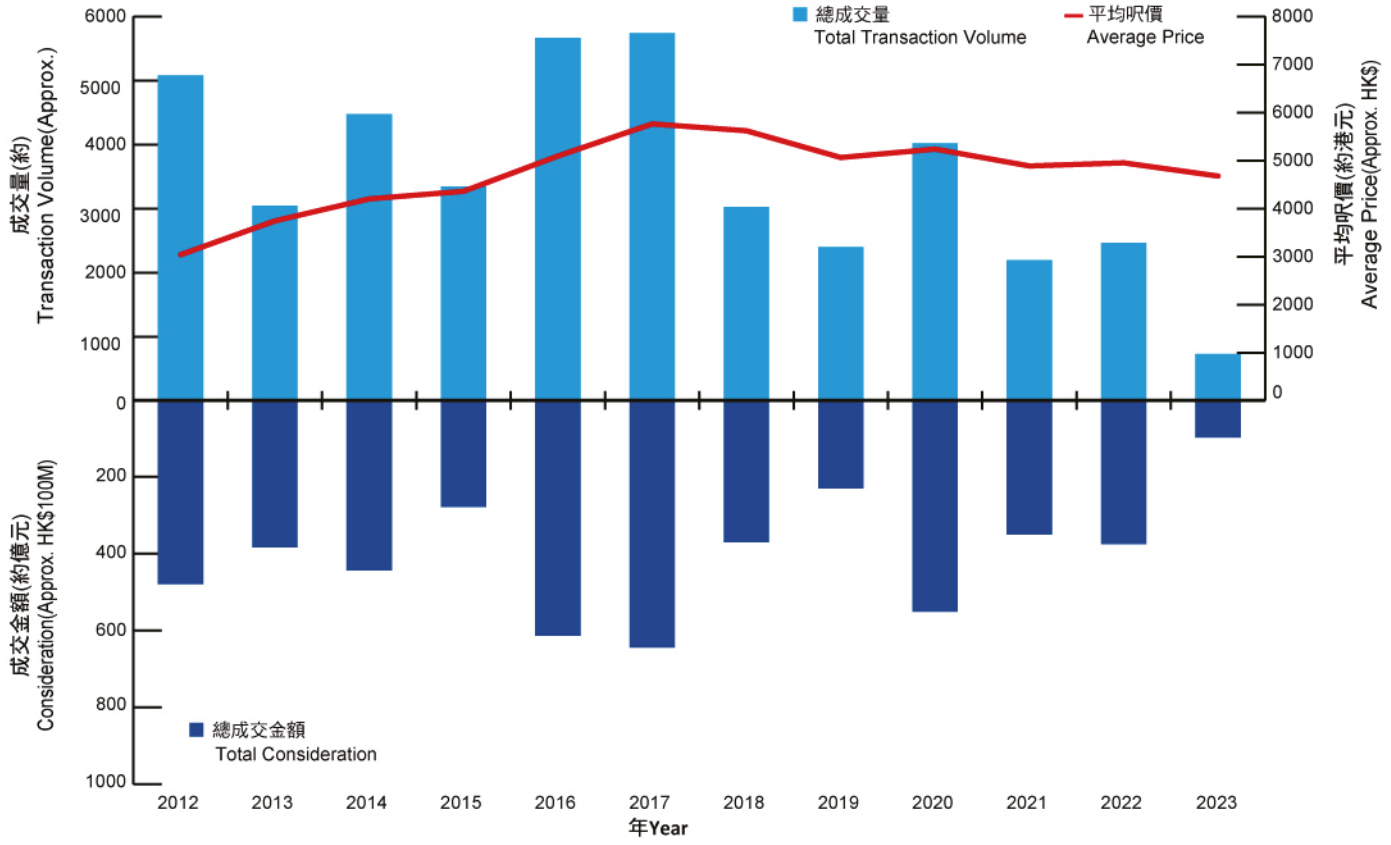
TOP 5 APR 2023

2023年4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 Apr 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	葵涌樂聲工業中心 Roxy Industrial Centre, Kwai Chung	15	B	9,906	$40,500,000	@4,088
2	荃灣One Midtown One Midtown, Tsuen Wan	43	01-03, 05-09	7,911	$44,200,000	@5,587
3	油塘高輝工業大廈 Ko Fai Industrial Building, Yau Tong	06	A01, C05	20,980	$76,000,000	@3,623
4	小西灣安全貨倉工業大廈 Safety Godown Industrial Building, Siu Sai Wan	11	B	20,870	$78,000,000	@3,737
5	柴灣勝景工業大廈 Shing King Industrial Building, Chai Wan	01	A	12,761	$68,984,000	@5,406

工廈市場買賣成交走勢圖 Sales Transaction Report of Industrial Property Market

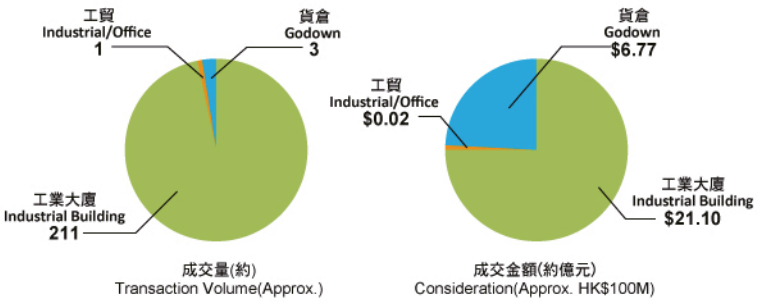


工廈買賣成交平均呎價(約港元)
Average Price of Industrial Property Sales Transaction (Approx. HK$)

	2/2023	3/2023	4/2023
全港整體 Overall	@4,318	@4,605	@4,243
柴灣 Chai Wan	@5,699	@3,822	@5,423
觀塘 Kwun Tong	@4,410	@5,400	@4,889
葵涌 Kwai Chung	@3,708	@3,623	@3,911
火炭 Fo Tan	@3,633	@4,184	@3,980

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4月份工廈買賣成交分佈
Classification of Industrial Property Transaction in Apr 2023



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 4月適逢復活節假期，令商舖買賣表現平平，全月僅錄得約59宗成交，與上月對比減少約16.9%，錄得總成交金額約HK$14.2億。投資者入市步伐放慢，導致交投量減少。租務市場方面，通關後內地旅客急升，利好零售市道，4月共錄得約377宗舖租成交。商戶積極開業，尤其是四大核心區舖位，由於其租金低水，吸引品牌落戶。

01 As Easter holiday was in April, the shop sales performance was rather modest, with only about 59 transactions recorded in the month, a decrease of about 16.9% compared to the previous month. The total transaction amount was approx. HK$1.42 billion. Investors slowed down their pace of entering the market, resulting in lower transaction volume. As for the leasing market, the surge in mainland visitors after the customs clearance has benefited the retail market, with a total of about 377 shop lease transactions recorded in April. Retailers are actively opening up businesses, especially in the four core districts, which attract brands due to their low rents.

02 近日，中環雲咸街52號地下至3樓，面積約4,550平方呎，獲國際品牌以每月租金約HK$500,000租用，將開設品牌旗下化妝品專門店。該地段聚集了高級品牌，並鄰近蘭桂坊，加上舖位處於單邊位置，形象鮮明，可以配合到品牌格調，遂吸引租客承租。誠然，中環為核心商業區，消費力甚高，商舖租值穩固，預計中環區商舖租金將逐步回升。

02 Recently, ground shop to third floor at 52 Wyndham Street, Central, with an area of about 4,550 sq ft, has been rented by an international brand at a monthly rent of about HK$500,000 to open a cosmetics store. The shop is near to Lan Kwai Fong, and is in a single-sided location with a clear image that matches the style of the brand, which is favored by the tenant. It is expected that shop rents in Central will gradually increase, as Central is a core business district with high spending power and solid rental values.

03 通關後內地訪港旅客增多，促使找換店、藥房等租客加快開業步伐。近日尖東加連威老道100號港晶中心地下51號舖，面積約416平方呎，獲找換店承租，新租金約HK$5.2萬。另外，銅鑼灣羅素街61號麗園大廈地下B1、B2及B3號舖，面積約1,140平方呎，獲藥房租用，成交租金約HK$70萬。

03 The increase in the number of mainland visitors to Hong Kong after the customs clearance has prompted tenants such as currency exchange stores and pharmacies to speed up the pace of opening businesses. Recently, shop 51 on the ground floor of Harbour Crystal Centre, 100 Granville Road, Tsim Sha Tsui East, with an area of about 416 sq ft, was leased to a currency exchange shop, with a new monthly rent of about HK$52,000. In addition, shops B1, B2 and B3 on the ground floor of Lai Yuen Building, 61 Russell Street, Causeway Bay, with an area of about 1,140 sq ft, were leased to a drugstore at a new rent of about HK$700,000.

04 4月商舖買賣市場偏淡靜，受到三年疫情影響，經濟百業有待恢復。投資者雖對前景回復信心，但入市態度仍然審慎，令大額買賣成交不多，反而細碼買賣成交主導市場。近日，深水埗大埔道76-84號華僑大廈地下1B及2A-2B舖，面積合共約1,221平方呎，剛以約HK$2,380萬成交。物業現租客為超級市場，月租約HK$7.5萬，新買家可享回報約3.78%。

04 The shop sales market was quiet in April, as the economy has yet to recover from the three-year epidemic. Although investors have regained confidence in the outlook, they are still cautious in entering the market, resulting in few large-amount transactions, but small-value transactions dominated the market. Recently, shops 1B and 2A-2B on the ground floor of Wah Kiu Building, 76-84 Tai Po Road, Sham Shui Po, with a total area of about 1,221 sq ft, have just been sold for about HK$23.8 million. The current tenant is a supermarket, with a monthly rent of about HK$75,000, and the new buyer can enjoy a return of about 3.78%.

近期品牌租客承租個案
Recent cases of brand tenants renting

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
尖沙咀廣東道30號新港中心地下G38E舖 Shop G38E on, G/F, Silvercord, No. 30 Canton Road, Tsim Sha Tsui	3,215	$800K	六福珠寶 Luk Fook Jewellery
中環皇后大道中54-56號豐樂行地下、一樓、二樓及三樓 G/F, 1/F, 2/F & 3/F, Canton House, Nos. 54-56 Queen's Road Central, Central	8,735	$800K	Swatch Group
尖沙咀廣東道86-98號文利大廈地下4-5號舖 Shops 4-5 on G/F,Manley House, Nos. 86-98 Canton Road, Tsim Sha Tsui	2,518	$800K	莎莎化妝品 SaSa Cosmetic
中環雲咸街52號地下至三樓 G/F & 1/F-3/F, No. 52 Wyndham Street, Central	4,550	$500K	Dior
中環皇后大道中41-47號聯成大廈地下47號舖及閣樓 Shop 47 on G/F & C/L, Lansing House, Nos. 41-47 Queen's Road Central, Central	550(地下G/F)+ 300(閣樓M/L)	$400K	北京同仁堂 Beijing Tong Ren Tang Chinese Medicine

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2023年4月份矚目商舖成交 Notable Transactions in Apr 2023

買賣成交 Sales Transactions

旺角花園街45-47號地下A號舖連閣樓
Shop A on G/F & M/F, Nos. 45-47 Fa Yuen Street, Mong Kok

面積(約平方呎) Area(Approx. sq ft)
地下G/F : 1,000 閣樓M/F : 1,000
金額(約港元) Consideration(Approx.HK$)
$115M
現租客 Existing Tenant
體育用品 / Sports goods

中環擺花街11號地下及閣樓
G/F & M/F, No. 11 Lyndhurst Terrace, Central

面積(約平方呎) Area(Approx. sq ft)
地下G/F : 700 閣樓M/F : 700
金額(約港元) Consideration(Approx.HK$)
$82.8M
現租客 Existing Tenant
蠟燭 / Candle

元朗西菁街9號富盛大廈地下95-100號舖
Shops 95-100 on G/F, Full Shing Bldg, No. 9 Sai Ching Street, Yuen Long

面積(約平方呎) Area(Approx. sq ft)
2,038
金額(約港元) Consideration(Approx.HK$)
$57M
現租客 Existing Tenant
火鍋店 / Hotpot

租賃成交 Leasing Transactions

尖沙咀廣東道86-98號文利大廈地下4-5號舖
Shops 4-5 on G/F, Manley House, Nos. 86-98 Canton Road, Tsim Sha Tsui

面積(約平方呎) Area(Approx. sq ft)
2,518
月租(約港元) Monthly Rental(Approx.HK$)
$800K
準租客 Prospective Tenant
莎莎化妝品 / Sasa Comestic

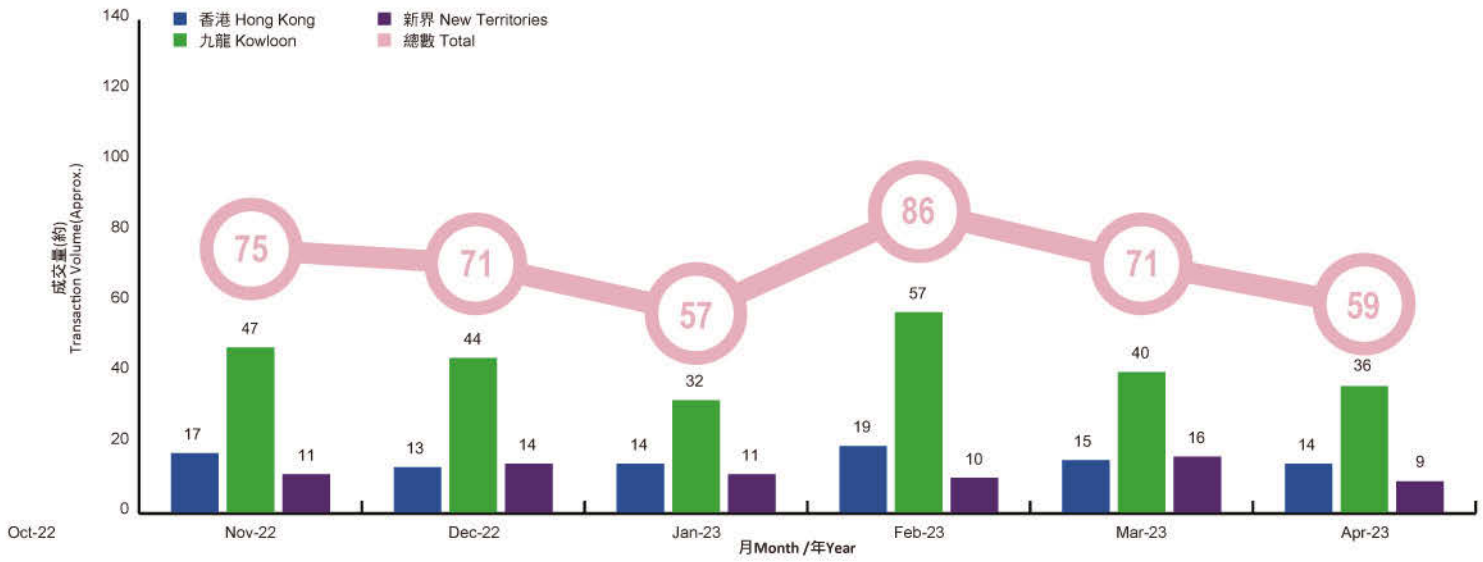
銅鑼灣羅素街61號麗園大廈地下B1、B2及B3號舖
Shops B1, B2 & B3 on G/F, Lai Yuen Apartment, No. 61 Russell Street, Causeway Bay

面積(約平方呎) Area(Approx. sq ft)
1,140
月租(約港元) Monthly Rental(Approx.HK$)
$700K
準租客 Prospective Tenant
藥房 / Pharmacy

尖沙咀東科學館道14號新文華中心地下1A-1C及1F-1H號舖
Shops 1A - 1C & 1F - 1H on G/F, Mandarin Plaza, No. 14 Science Museum Road, Tsim Sha Tsui East

面積(約平方呎) Area(Approx. sq ft)
4,260
月租(約港元) Monthly Rental(Approx.HK$)
$450K
準租客 Prospective Tenant
飲食 / F & B

各區商舖買賣成交量走勢圖
Regional Sales Transaction Volume of Retail Properties



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獨家代理

屯門 新合里2號 永善工業大廈

建築面積約8,048平方呎

- 三邊窗 優美河景
- 零馬路約4分鐘直達港鐵屯門站
- 另可加購車位

售$3,000萬

物業資料

周小姐 (E-296703) Ms. Minnie Chow 9389 4741

劉先生 (E-363926) Mr. Varney Lau 6828 7880

N : 486FVT

港島南全新地標甲級商廈 現樓發售

23 WONG CHUK HANG ROAD 黃竹坑道23號

畫家構想圖

N : 23WCH

寫字樓建築面積約

747至全層6,178平方呎^

售@11,420起

送 印花稅回贈5%*

特設示範單位 歡迎預約參觀

專頁介紹

*以上優惠由發展商提供，一切以發展商最終決定為準。

Ms. Salome Mak (E-144769) 麥小姐6130 8935

Ms. Louise Ho (E-034589) 何小姐6283 7912

Mr. Lewvis Choy (E-148217) 蔡先生6658 8573

Mr. Patrick Wong (E-053344) 黃先生9522 0958

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

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廣告日期：2023年5月15日 N：物業編號

小額工廈投資攻略講座暨展銷會圓滿結束
Small-amount I/O property investment seminar successfully concluded

由中原(工商舖)舉辦的「升息俱全・食盡低釐印費・小額工廈投資攻略講座暨展銷會」於4月20日順利舉行。當日場面熱鬧，活動環節內容豐富。由中原(工商舖)董事總經理潘志明先生為講座揭開序幕，分析工廈最新市況，闡述投資工廈的優勢，資深置業投資導師兼專欄作家李海文先生(DOOBY SIR)深入淺出分享靈活的投資攻略，以及中原按揭經理張綺蘭小姐壓軸講解工商舖按揭注意事項。

The "Investment Tips for Small-Amount I/O Property Seminar and Exhibition" was successfully held on April 20th. The seminar was kicked off by Mr. Stanley Poon, Managing Director of Centaline Commercial, who analysed the latest market situation of I/O properties and explained the advantages of investing in I/O buildings. Dooby Sir, an experience property investment instructor and columnist, shared his investment strategies. Ms. Cheung Yee Lan, Centaline's Mortgage Manager, explained top tips when applying for a mortgage for OIR properties.

當日更邀請到多位星級嘉賓演講，陣容強勁，包括佳源（香港）控股有限公司總經理梁詩先生、都薈管理服務有限公司董事孫榮彬先生、蜂鳥資本營運總監洪千嫊小姐，與出席者分享小額工廈項目租務情況及投資回報，出席者表現踴躍，氣氛熱烈。

A number of distinguished guests were invited to give speeches, including Mr. Jason Leung, General Manager of Jiayuan (Hong Kong) Holdings Limited, Mr. Rio Suen, Director of Metro Management Services Limited, and Ms.Tracy Hung, Chief Operating Officer of Hummingbird Capital, to share the leasing situation and investment returns of small-amount I/O projects.

當日現場更備有3個焦點小額項目One Vista、Metro 都薈、ONest 傲晴，以及逾40個細價工商筍盤推介給客戶，更有多位前線精英在場解答客人疑問。

On that day, there were three key small-amount projects, including One Vista, Metro, and ONest, as well as over 40 small-priced I/O properties, and many frontline elites were present to answer customers' questions.

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

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

尖沙咀中心分行 Tsim Sha Tsui Centre Branch
九龍尖沙咀麼地道66號尖沙咀中心東翼7樓708-711及714B室 T : 2721 8788

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

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

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

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

新蒲崗萬廸廣場分行 San Po Kong Maxgrand Plaza Branch
九龍新蒲崗大有街3號萬廸廣場1樓E5舖 T : 2320 8600

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

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

葵涌新都會廣場分行 Kwai Chung Metroplaza Branch
新界葵涌興芳路223號新都會廣場2期36樓3612室 T : 2959 1368

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

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

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

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

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

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

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

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澳門 Macau 雞巷6號地下 G/F, Rua do Capao No. 6

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK$)	平均呎價(約港元) Average price(Approx.HK$)
1,117	$26M	@23,276

澳門 Macau 板樟堂街0001F號全幢 G/F, Rua De S. Domingos No. 0001F

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK$)	平均呎租(約港元) Average Rental(Approx.HK$)
1,935	$582K	@301

澳門 Macau 羅白沙街43號地下 G/F, Rua de Bras da Rosa No. 43

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK$)	平均呎價(約港元) Average price(Approx.HK$)
927	$25.95M	@27,993

澳門 Macau 宋玉生廣場0393號地下 G/F, Alameda Dr. Carlos d Assumpcao No. 0393

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK$)	平均呎租(約港元) Average Rental(Approx.HK$)
4,936	$145K	@29

澳門 Macau 美副將大馬路11W號地下 G/F, Avenida do Coronel Mesquita No. 11W

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK$)	平均呎價(約港元) Average price(Approx.HK$)
1,248	$16.8M	@13,461

澳門 Macau 上海街121-125號地下 G/F, Rua De Xangai Nos. 121-125

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK$)	平均呎租(約港元) Average Rental(Approx.HK$)
1,147	$140K	@122

澳門 Macau 東望洋新街35號地下 G/F, Rua Nova a Guia No. 35

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK$)	平均呎價(約港元) Average price(Approx.HK$)
1,430	$16M	@11,188

澳門 Macau 亞美打利庇盧大馬路0325號地下 G/F, Avenida De Almeida Ribeiro No. 0325

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK$)	平均呎租(約港元) Average Rental(Approx.HK$)
3,879	$110K	@28

澳門 Macau 中央商業中心中層A室 Unit A, M/F, Centro Comercial Central

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK$)	平均呎價(約港元) Average price(Approx.HK$)
2,172	$13.2M	@6,077

澳門 Macau 馬濟時總督大馬路262號地下 G/F, Avenida do Governador Jaime Silverio Marques No. 262

面積(約平方呎) Area(Approx.sq ft)	月租(約港元) Monthly Rental(Approx.HK$)	平均呎租(約港元) Average Rental(Approx.HK$)
3,196	$90K	@28

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
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

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德智广场 DEZHI PLAZA

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㎡ 約4.9米層高橫琴行政資產
單位實用面積約23-75㎡ 約4.2米層高酒店式辦公室

N : A0013

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

位於橫琴金融島橫琴北站旁
直線距離約200米

方达成大厦 FANGDACHENG

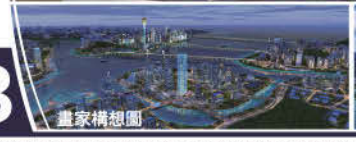
飽覽澳門三橋景 &港珠澳大橋景

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

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㎡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

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廣告日期：2023年5月15日 N：物業編號

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工商舖焦點 Market Highlight

澳門 Macau

旅遊人次急升 舖市反彈
Shops rebound as tourist arrivals soar

通關後澳門旅遊業迅速恢復，首兩個月入境旅客近300萬人次，按年上升約1.2倍；而首季旅遊物價指數亦受酒店房價和機票價格上調影響，按年上升約18.16%。在旅遊業推動下，部分業主看好後市發展，不少轉售為租，以致售盤減少而價格上漲，首季澳門商舖買賣市場呈價升量跌走勢。

Macau's tourism industry recovered rapidly after the customs clearance, with nearly 3 million visitor arrivals in the first two months, a year-on-year increase of about 1.2 times. The tourism price index also rose by about 18.16% year-on-year in Q1 due to the impact of hotel room and air ticket prices increase. Driven by the tourism industry, some owners are optimistic about the market future, and many of them have switched from selling to renting, resulting in a decrease in the number of transactions and an increase in prices.

按澳門統計局資料估算，首季商舖成交量錄得約90宗，較上季減少約26%，而首季成交主要集中於氹仔區及明珠區。價格方面，氹仔區及明珠區錄明顯升幅，幅度約19%至24%不等，其中氹仔核心區舖位表現最為突出。季內錄得氹仔馬場附近商舖以每平方呎約HK$4.5萬易手，屬疫後高位。

According to the data of Macau Statistics Bureau, there were about 90 shop sales transactions in Q1, a decrease of about 26% compared to the previous quarter. The transactions were mainly concentrated in Taipa and Pearl districts. In terms of price, shops in Taipa and Pearl districts recorded significant increases ranging from 19% to 24%, with the most prominent performance in the core of Taipa. During the quarter, shops near the Taipa Racecourse changed hands for about HK$45,000 psf, a post-epidemic high.

現時澳門商舖價格回升，但與疫情前仍有一段距離，除了本地投資者蠢蠢欲動外，近月外地投資者查詢量亦大幅增加。惟預計第二季將持續受盤源不足影響，料成交量僅有約兩成增幅，約110宗水平。價格方面，民生區走勢較為平穩，估計有約5%升幅，而旅遊賭場區走勢凌厲，預計會有雙位數增長。

The prices of shops in Macau are now rebounding, but there is still a long way to go compared to the level before epidemic. In addition to the eagerness of local investors, the number of enquiries from foreign investors has also increased significantly in recent months. However, it is expected that Q2 will continue to be affected by the shortage of properties and the number of transactions is expect to only increase by about 20% to about 110 cases. In terms of prices, the livelihood area is relatively stable, with an estimated increase of about 5%, while the tourist casino area is on a strong trend, with double-digit growth expected.

珠海 Zhuhai

珠海3月網簽約4,851套 按月上升約67%
Zhuhai's March net signs rose 67% month-on-month to 4,851 units

據中原澳門及橫琴數據庫監控統計，珠海3月共網簽約4,851套，對比2月上升約67%；其中住宅共網簽約3,704套，佔珠海網簽總成交量約76%。3月份銀行利率持續低位，部分樓盤首付低至兩成，加上疫情後大勢趨好，多個樓盤推出新單位，吸引大批改善型買家入市。

According to the Centaline Macau and Hengqin database, Zhuhai net signed about 4,851 units in March, upped 67% compared to February, of which 3,704 were residential units, accounting for 76% of the total number of net signed transactions in Zhuhai. Bank interest rates remained low in March, with some properties offering down payments as low as 20%, and with the general trend improving after the epidemic, many projects launched new units, attracting a large number of buyers who want to upgrade living environment to the market.

橫琴 Hengqin

橫琴3月網簽成交約427宗 按月上升約84%
Hengqin net signed 427 cases in March, rose 84% month-on-month

橫琴3月共網簽約427套，比2月上升約84%；其中住宅網簽約314套，按月上升約1.6倍；商業網簽約兩套，辦公室網簽約28套，其他網簽約83套。受港澳通關開放及澳車北上政策影響，3月港珠澳大橋及橫琴口岸人車流均創新高，吸引了大批買家入市。其中位于中央商務區的華發橫琴薈地理位置優越，持續推售新產品及特價優惠，備受買家青睞，令項目位居橫琴3月買賣成交量首位。

In March, Hengqin net signed about 427 units, an increase of 84% compared to February, of which 314 units were residential units, an increase of 1.6 times. Two units were commercial, 28 were office units and 83 were other units. Driven by the Hong Kong-Macau customs clearance and the policy of “Northbound Travel for Macau Vehicles”, the Hong Kong-Zhuhai-Macao Bridge and Hengqin port have seen a record high flow of people and vehicles in March, attracting a large number of buyers to the market. Among them, Huafa Hengqin Polis, located in the central business district, was favored by buyers due to its excellent location and continuous sales of new products and special offers, making the project ranked first in Hengqin's sales volume in March.

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資料來源：土地註冊處及中原(工商舖) Source : Land Registry & Centaline Commercial