

工商舖焦點 Market Highlight

「小首期大作戰」工廈實戰投資講座暨工作坊反應熱烈

The response to the "Small Down Payment, Fight For Big Return" seminar was overwhelming

中原(工商舖)早前於長沙灣Metro Hub工作室舉辦「小首期大作戰」工廈實戰投資講座暨工作坊圓滿結束，兩位星級嘉賓中原(工商舖)董事總經理潘志明先生及新晉工廈投資者孫榮彬先生深入淺出分析工廈市況及投資攻略，兩位嘉賓更在問答環節上，傾囊相授即場解答大家對工廈投資的疑問，氣氛熱烈。同時，活動亦邀請到Metro Hub都薈工作室租客 - 人氣KOL Bella Lee即場進行香水工作坊。

Centaline Commercial has successfully concluded the "Small Down Payment, Fight For Big Return" industrial building investment seminar at Metro Hub in Cheung Sha Wan. The two star guests, Mr. Stanley Poon, Managing Director of Centaline Commercial, and Mr. Rio Suen, a industrial properties investor, analysed the market situation of I/O buildings and the investment strategies in an in-depth way. The event saw a lively atmosphere. Meanwhile, Bella Lee, a popular KOL and tenant of Metro Hub, was invited to conduct a perfumery workshop on the spot.

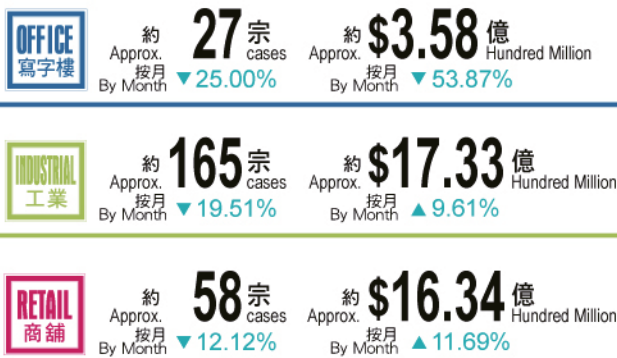


工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



2023年7月成交量/金額 Transactions Volume / Consideration, Jul 2023



2023年香港統計數據 Statistics of 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 回顧2023上半年，受惠於中港全面通關，寫字樓市場雖然在第一季有爆發性增長，但在多方因素影響下，趨勢並沒有延續到第二季。商廈市場供應從未間斷，疫情期間累積的購買力不如預期般大，一向作為本地商業市場重要購買力的國內資金，入市步伐也自4月以來逐步放緩。

02 7月份灣仔北3座政府大樓重建項目獲城規會批准，意味日後灣仔核心地段將增大型會展設施、酒店及甲級寫字樓項目，估算其中約97萬平方呎為寫字樓樓面。然而，目前市場買賣雙方的拉鋸已走向兩極，隨著未來供應進一步上升，或會令本已消化不及的空置情況雪上加霜。展望下半年，息口依然是後市走勢的關鍵。目前加息步伐尚未休止，而即使到達峰頂，利率亦大機會在高位維持一段時間，短期內寫字樓市場仍要面對較大壓力。

03 寫字樓買賣成交量進一步減少，平均呎價同樣錄得明顯跌幅。中環方面，萬安商業大廈低層相連全層以約HK\$5,700萬成交，面積約4,872平方呎，平均呎價約HK\$ 11,700，屬月內較大樓面的買賣個案。灣仔方面，天樂廣場中層全層以約HK\$3,400萬成交，面積約3,496平方呎，平均呎價約HK\$ 9,725。尖沙咀方面，天星大廈低層B室以約HK\$1,160萬易手，面積約1,310平方呎，平均呎價約HK\$8,855。

04 租賃成交量同樣維持跌勢，平均租金跌幅則較6月回穩。上環方面，信德中心西翼高層02-05室以呎租約HK\$36租出，面積約6,633平方呎。九龍灣方面，億京中心A座高層全層以呎租約HK\$17租出，面積約13,851平方呎，屬區內較大樓面的租務個案。

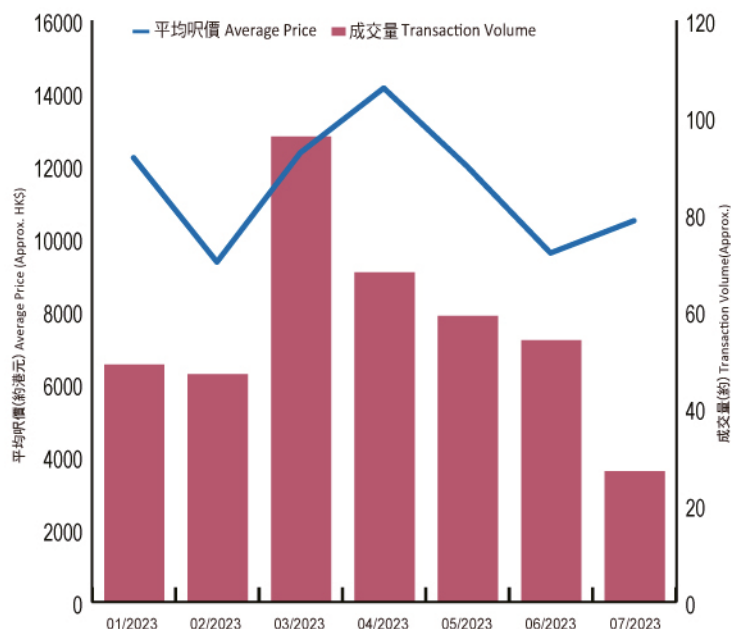
01 Looking back at H1 2023, although the office market saw explosive growth in Q1 thanks to the full customs clearance between Hong Kong and China, the trend did not continue into Q2 due to a number of factors. There has never been a break in office supply, but the purchasing power accumulated during the epidemic was not as great as expected, and the entering pace of Chinese capital, which has always been an important purchasing power in the office market, has also slowed down gradually since April.

02 The redevelopment of three government buildings in Wan Chai North was approved by the Town Planning Board in July, meaning that there will be more convention and exhibition facilities, hotels and Grade A offices in the heart of Wan Chai, of which an estimated around 970,000 sq ft will be office space. However, the current tug-of-war between buyers and sellers is already polarising the market, and as supply rises further in the future, it could add to the already under-absorbed vacancy situation. Looking ahead to H2, interest rates will continue to be a key factor. The pace of interest rate hikes has not yet stopped, and even at their peak, interest rates are likely to remain high for some time, so the office market will continue to face greater pressure in the near term.

03 The number of office sales transactions further decreased, and the average price also recorded a significant drop. In Central, whole floor on low floor of Man On Commercial Building was sold at approx.. HK\$57Million or HK\$11,700 psf, with floor area approx. 4,872 sq ft, which is one of the more significant transactions in the month. In Wan Chai, whole floor on mid floor of Morrison Plaza was sold at approx.. HK\$34Million or HK\$9,725 psf, with floor area approx. 3,496 sq ft. In Tsim Sha Tsui, unit B on low floor of Astoria Building was sold at approx. \$11.6Million or HK\$8,855 psf, with floor area approx. 1,310 sq ft.

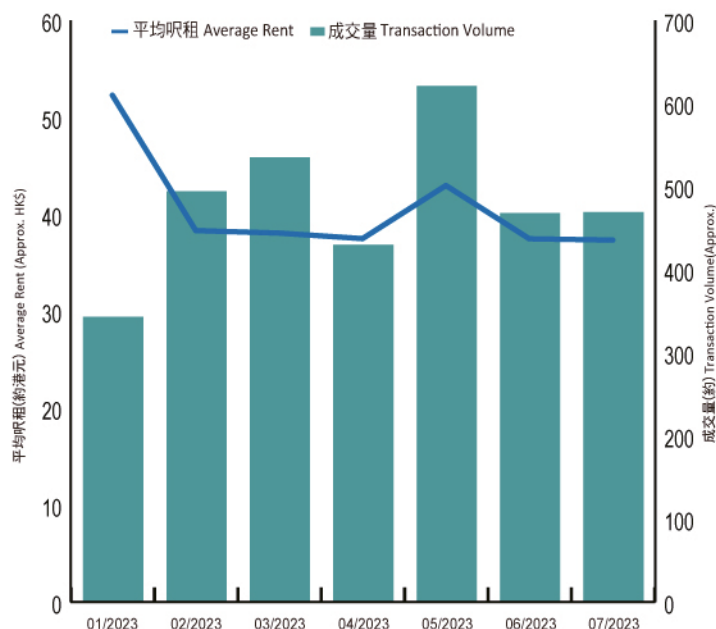
04 The number of leasing transactions also remained on a downward trend, while the drop in average rentals stabilised compared with June. In Sheung Wan, units 02-05 on high floor of Shun Tak Centre – West Tower, with floor area approx. 6,633 sq ft, was leased at HK\$36 psf. In Kowloon Bay, whole floor on high floor of Billion Centre – Tower A was leased at HK\$17 psf, with floor area approx. 13,851 sq ft, which is one of larger leasing cases in the district.

整體寫字樓買賣走勢
Trend of Overall Office Sales Transactions



* 數據截至2023年7月31日 Data as at 31 Jul 2023

整體寫字樓租賃走勢
Trend of Overall Office Leasing Transactions



2023年7月份主要買賣成交 Significant Sales Transactions in Jul 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					
中環 Central	嘉寶商業大廈 Car Po Commercial Building	低層 Low	1,120 (G)	\$16,800,000	@15,000
上環 Sheung Wan	東利商業大廈 Tung Lee Commercial Building	低層 Low	981 (G)	\$9,550,000	@9,735
灣仔 Wan Chai	金鐘匯中心 Tesbury Centre	中層 Mid	4,109 (G)	\$58,000,000	@14,115
西區 Western	時代商業大廈 Si Toi Commercial Building	高層 High	1,296 (G)	\$12,120,000	@9,352

九龍 Kowloon

長沙灣 Cheung Sha Wan	南商金融創新中心 NCB Innovation Centre	高層 High	2,561 (G)	\$36,991,084	@14,444
九龍灣 Kowloon Bay	南豐商業中心 Nan Fung Commercial Centre	低層 Low	1,205 (G)	\$6,380,000	@5,295
尖沙咀東部 TST East	港晶中心 Harbour Crystal Centre	低層 Low	1,045 (G)	\$10,180,000	@9,742
尖沙咀西部 TST West	騏生商業中心 Kai Seng Commercial Centre	高層 High	4,140 (G)	\$48,000,000	@11,594

2023年7月份主要租務成交 Significant Lease Transactions in Jul 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	海富中心一座 Admiralty Centre Tower 1	低層 Low	2,475 (G)	\$111,375	@45
中環 Central	中環中心 The Center	高層 High	1,746 (G)	\$132,696	@76
上環 Sheung Wan	中遠大廈 Cosco Tower	高層 High	3,042 (G)	\$182,520	@60
灣仔 Wan Chai	會展廣場辦公大樓 Office Tower - Convention Plaza	中層 Mid	3,700 (G)	\$170,200	@46

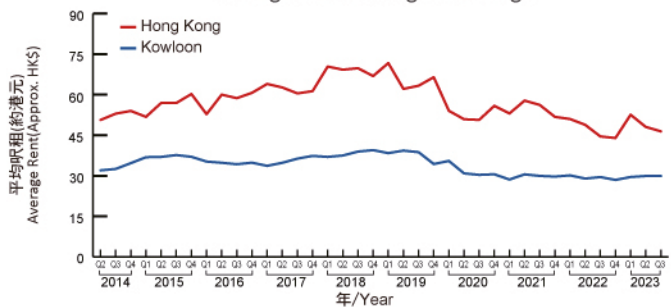
九龍 Kowloon

長沙灣 Cheung Sha Wan	創匯國際中心 The Globe	低層 Low	2,797 (G)	\$78,316	@28
九龍灣 Kowloon Bay	恩浩國際中心 YHC Tower	高層 High	2,122 (G)	\$55,172	@26
觀塘 Kwun Tong	絲寶國際大廈 C-Bons International Center	中層 Mid	2,558 (G)	\$61,392	@24
尖沙咀西部 TST West	中達大廈 Zhongda Building	高層 High	2,286 (G)	\$95,000	@42

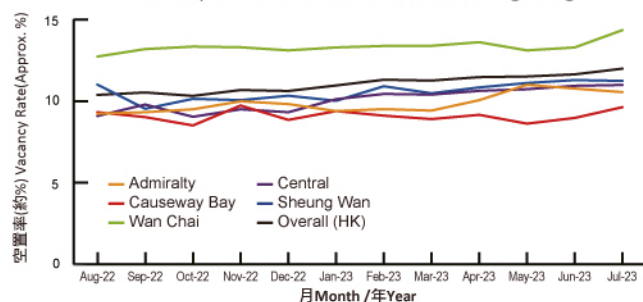
指標商廈平均呎價走勢圖 Average Price of Target Buildings



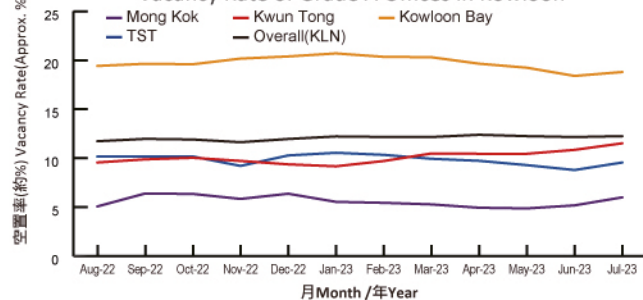
指標商廈平均呎租走勢圖 Average Rent of Target Buildings



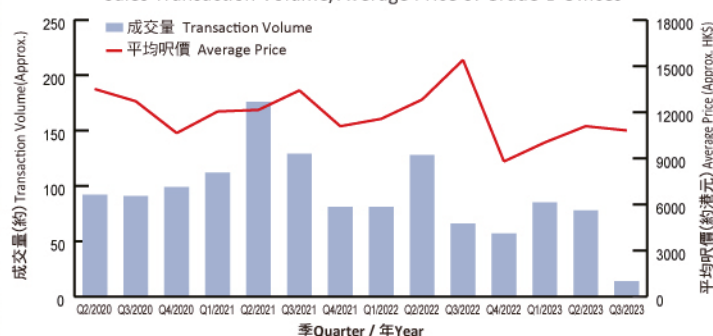
香港區甲廈空置率 Vacancy Rate of Grade A Offices in Hong Kong



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 受利息高企及市況不穩夾擊下，工商舖買賣淡靜，經濟及樓市均呈現降溫現象。根據中原數據資料顯示，2023年7月工業物業買賣成交宗數約165宗，對比2023年6月205宗下跌約19.5%。金額方面，2023年7月錄得約HK\$17.3億，與2023年6月約HK\$15.81億反而輕微上升約9.6%。

01 The high interest rate and unstable market conditions have led to a slowdown in OIR market, and both the economy and the property market have shown signs of cooling. According to Centaline's data, about 165 industrial building transactions were recorded in July, representing about 19.5% month-on-month drop. In terms of transaction amount, about HK\$1.733 billion was recorded in July, which increased about 9.6% compared with that of June.

02 工商買賣市場淡靜，實力用家主導市場。
資料顯示，建華集團相關公司Atlas Time Limited以約HK\$4,750萬買入新蒲崗彩虹道192-198號旺景工業大廈2樓C室，以面積約12,500平方呎計算，平均呎價約HK\$3,800。原業主於2005年6月以約HK\$775萬購入物業，持貨約18年帳面獲利約HK\$3,975萬，升幅達5倍。

02 I/O property market is quiet, with users dominating the market. According to market information, Atlas Time Limited, a related company of Kin Wan Group, bought unit C, 2/F, Wong King Industrial Building at 192-198 Choi Hung Road, San Po Kong, at approx. HK\$47.5 million or HK\$3,800. The unit has an area of about 12,500 sq ft. The original owner purchased the property in June 2005 at approx. HK\$7.75 million and had held it for about 18 years, earning a book profit of approx. HK\$39.75 million or a five-times increase.

03 近期不少工廈用家出動覓盤掃貨，對後市看法好轉。土地註冊處資料顯示，牛頭角大業街35號福和工業大廈3樓全層以約HK\$5,576萬沽出，單位面積約16,955平方呎，成交呎價約HK\$3,289，買家為MING HING M&E COMPANY LIMITED，料為明興水務相關人士，預計物業將會作自用。原業主於1982年以約HK\$678.24萬購入，持貨逾41年升幅達7倍。

03 Recently, many users of industrial buildings have been looking for properties to buy, and their views on the future market have improved. According to the Land Registry, the whole third floor of Fook Woh Factory Building, with a unit area of about 16,955 sq ft, at 35 Tai Yip Street, Ngau Tau Kok, was sold for approx. HK\$55.76 million or HK\$3,289 psf. The buyer is MING HING M&E COMPANY LIMITED, which is believed to be a Ming Hing Waterworks related party. It is expected that the property will be used for self-consumption. The original owner bought the property in 1982 for approx. HK\$6.782 million and had held for more than 41 years with a 7-times increase in value.

04 金朝陽集團近年積極發展迷你倉業務，近期連環購入工廈，以開拓新據點。市場消息指，金朝陽相關人士以約HK\$4,315.5萬購入大埔汀角路53號太平工業中心3座9樓全層，面積約13,486平方呎，平均呎價約HK\$3,200。原業主於2004年以約HK\$418萬購入，持貨逾19年升值逾9倍。

04 Soundwill Holdings have been actively developing their storage business in recent years, and have recently made a series of purchases in order to open up new locations. According to market sources, the related person of Soundwill Holdings bought the whole ninth floor of Block 3 of Tai Ping Industrial Centre, No.53 Ting Kok Road, Tai Po, with an area of about 13,486 sq ft, at approx. HK\$43.155 million or HK\$3,200 psf. The original owner purchased the property in 2004 at approx. HK\$4.18 million, and the value of the unit appreciated by more than 9 times in more than 19 years.

■ 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

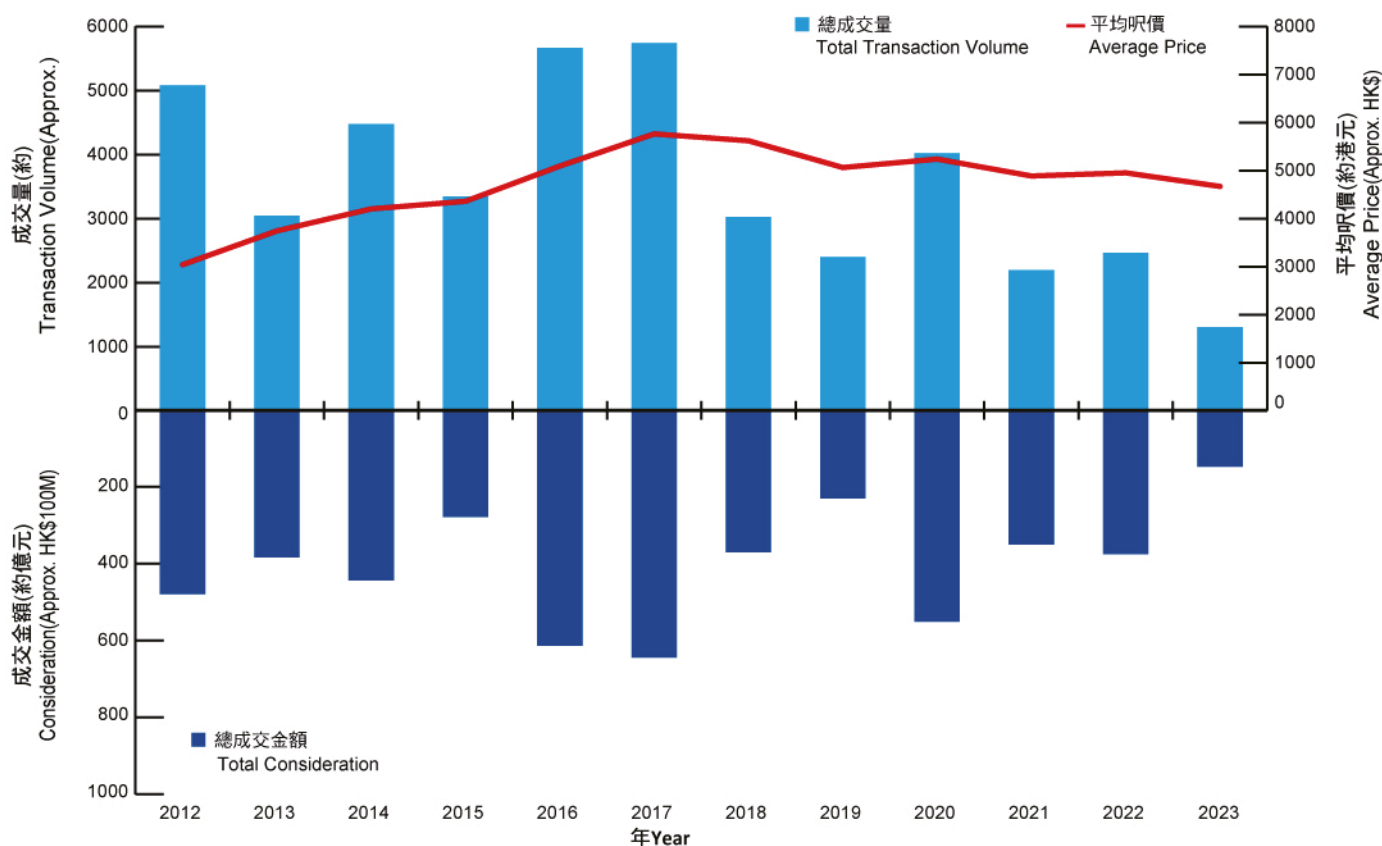
	總成交量(約) Total Transaction Volume(Approx.)	總成交金額(約億元) Total Consideration(Approx. HK\$100M)		總成交量(約) Total Transaction Volume(Approx.)	總成交金額(約億元) Total Consideration(Approx. HK\$100M)
黃竹坑 Wong Chuk Hang	Jul 按月 By Month Jun 4 May 6 4 0.00%	Jul 按月 By Month Jun \$0.54 May \$0.84 \$0.60 ▲ 11.11%	柴灣 Chai Wan	Jul 按月 By Month Jun 2 May 5 1 50.00%	Jul 按月 By Month Jun \$0.37 May \$0.52 \$0.03 ▼ 92.43%
觀塘 Kwun Tong	Jul 按月 By Month Jun 23 May 23 21 ▼ 8.70%	Jul 按月 By Month Jun \$3.21 May \$1.69 \$1.58 ▼ 50.78%	九龍灣 Kowloon Bay	Jul 按月 By Month Jun 10 May 10 9 ▼ 10.00%	Jul 按月 By Month Jun \$0.57 May \$0.49 \$0.88 ▲ 54.39%
葵涌 Kwai Chung	Jul 按月 By Month Jun 51 May 49 34 ▼ 33.33%	Jul 按月 By Month Jun \$2.98 May \$3.46 \$1.73 ▼ 41.95%	荃灣 Tsuen Wan	Jul 按月 By Month Jun 25 May 25 17 ▼ 32.00%	Jul 按月 By Month Jun \$1.47 May \$1.70 \$0.79 ▼ 46.26%
火炭 Fo Tan	Jul 按月 By Month Jun 13 May 22 18 ▲ 38.46%	Jul 按月 By Month Jun \$0.55 May \$1.31 \$1.11 ▲ 101.82%	屯門 Tuen Mun	Jul 按月 By Month Jun 24 May 13 12 ▼ 50.00%	Jul 按月 By Month Jun \$1.42 May \$0.71 \$0.46 ▼ 67.61%

TOP 5
JUL 2023

2023年7月全港工業大廈5大最高金額成交 (不計全幢、地廠及車位)
The 5 highest consideration of industrial property transaction recorded in Hong Kong
(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	鯪魚涌華廈工廠大廈船塢里8號 Wah Ha Factory Building, 8 Shipyard Lane, Quarry Bay	02	A	7,560	\$105,064,538	@13,897
2		11	A	4,220	\$55,219,106	@13,085
3		11	B	4,100	\$53,180,816	@12,971
4		15	D	4,055	\$49,660,133	@12,247
5	大埔太平工業中心三座汀角路53號 Tai Ping Industrial Centre Block 3, 53 Ting Kok Road, Tai Po	中層 M/F	全層 W/F	13,486	\$43,155,200	@3,200

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

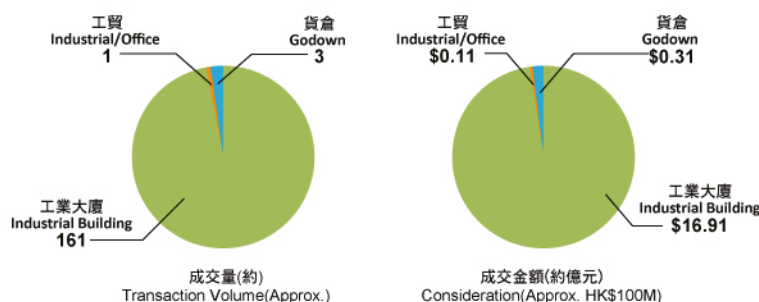


工廈買賣成交平均呎價(約港元)
Average Price of
Industrial Property Sales Transaction (Approx. HK\$)

	5/2023	6/2023	7/2023
全港整體 Overall	@4,251	@4,049	@5,566
柴灣 Chai Wan	@3,200	@7,632	@3,377
觀塘 Kwun Tong	@4,867	@4,344	@4,863
葵涌 Kwai Chung	@3,432	@3,851	@3,605
火炭 Fo Tan	@3,915	@4,135	@3,804

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7月份工廈買賣成交分佈
Classification of Industrial Property
Transaction in Jul 2023



- 01** 7月份商舖買賣市場持續淡靜，全月共錄得58宗，較上月跌約12%，總成交金額約HK\$16.34億。雖然市場不乏優質盤放售，但投資者入市意欲頗弱，成交量維持低水平。租務市場方面，表現大致平穩，全月共錄得358宗租務成交，自疫情之來，租金不斷調整，尤其是四大核心區域舖位，跌幅更為明顯，現租金水平十分低水，吸引大商戶進駐一線區。
- 01** The retail market remained quiet in July, with a total of about 58 transactions, a drop of about 12% compared to June, and a total transaction value of about HK\$1.634 billion was recorded. Although there was no lack of quality property for sale, investors' desire to enter the market was rather weak and the transaction volume remained low. Rental market largely remains steady with 358 transactions in July. Since the outbreak of the epidemic, rents have been adjusting continuously, especially the decline in shop in the four core districts is more pronounced. Rents are now at a very low level, which has attracted large tenants to move into the first-tier districts.
- 02** 7月租務市場氣氛熾熱，商戶積極承租四大核心區舖位，最近，尖沙咀廣東道82-84號流尚坊地下連一樓至三樓，總面積約9,460平方呎，獲中國銀行以HK\$150萬承租。該舖自2020年開始放租，上手租客為OMEGA鐘錶，在2014年以HK\$650萬承租，以此計算，租金跌幅超過七成。誠然，上述舖位位於廣東道一線黃金地段，以現租金水平計算，屬相當低水。
- 02** In July, the leasing market was very hot and tenants were actively leasing shops in the four core districts. Recently, Bank of China has rent the ground floor and first to the third floors of Canton Plaza, No. 82-84 Canton Road, Tsim Sha Tsui, with a total area of about 9,460 sq ft, for a sum of HK\$1.5 million. The shop had been looking for a tenant since 2020, and the previous tenant was OMEGA Watches, which took up the lease in 2014 for approx. HK\$6.5 million, which represents a drop of over 70% in rent. Admittedly, the above shop is located in a prime site on Canton Road and the current rental level is quite low.
- 03** 本港的飲食行業向來興旺，自疫情過後，飲食租客更積極擴充，7月內大面積飲食舖位受租客追捧。灣仔駱克道339-347號地下7號舖連一樓及二樓，面積合共約23,100平方呎，獲飲食租客承租，新租金約HK\$45.5萬。另外，銅鑼灣白沙道20號地下及一樓至二樓，總面積約4,291平方呎，獲咖啡室承租，新租金約HK\$33萬。
- 03** Hong Kong's F&B industry has always been thriving. Since the outbreak of the epidemic, F&B tenants have been actively expanding their businesses, and the large area F&B shops were sought after by tenants in July. Shop 7 on the ground floor and first to the second floors of 339-347 Lockhart Road, Wan Chai, with a total area of about 23,100 sq ft, has been leased to a F&B tenant for approx. HK\$455,000. In addition, Shop No. 7 on the ground floor and first to the second floors of 20 Pak Sha Road, Causeway Bay, with a total area of about 4,291 sq ft, is leased to a coffee shop at approx. HK\$330,000.
- 04** 投資者入市態度審慎，遂轉戰回報較穩健的二線區民生舖位，近日，筲箕灣筲箕灣道251-261號地下C及D舖，面積約2,344平方呎，以約HK\$3,700萬成交。舖位現租客分別為餐廳及香燭店，每月總租金收入約HK\$10.88萬，新買家可享回報約3.53%。
- 04** Investors are cautious in entering the market and turn to shop spaces in second tier districts with more stable returns. Recently, Shops C and D on the ground floor of 251-261 Shau Kei Wan Road, Shau Kei Wan, with an area of about 2,344 sq ft, were sold for approx. HK\$37 million. The existing tenants are a restaurant and a scented candle shop, with a total monthly rental income of approx. HK\$108,800, and the new buyer can enjoy a return of about 3.53%.

7月份部分飲食租客個案
Some catering tenant Leasing cases in July

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
新蒲崗景福街83-97號地下2號舖 Shop 2 on G/F, Nos. 83-97 King Fuk Street, San Po Kong	600	\$46K	西餐 Restaurant
尖沙咀堪富利士道11號堪富利士大廈二樓 2/F, Humphrey's Building, No. 11 Humphrey's Avenue, Tsim Sha Tsui	2,200	\$70K	點心 Chinese Food: Dum Sum
元朗又新街38號恒富大廈地下15號舖 Shop 15 on G/F, Hang Fu Building, No. 38 Yau San Street, Yuen Long	300	\$45K	特色餐廳 Special Restaurant
西環皇后大道西484-496號新安大廈地下A2號舖 Shop Portion 2 Of Part A on G/F, Sun On Building, Nos. 484-496 Queen's Road West, Western	350	\$38K	茶飲 Tea Drinks
灣仔軒尼詩道314-324號地下A號舖 Shop A on G/F, Nos. 314-324 Hennessy Road, Wan Chai	2,400	\$168K	馬來西亞菜 Malaysian cuisine

2023年7月份矚目商舖成交 Notable Transactions in Jul 2023

買賣成交 Sales Transactions

九龍啟德沐泰街7號THE HENLEY地下連一樓
G/F & 1/F, THE HENLEY, No. 7 Muk Tai Street, Kai Tak, KLN

面積(約平方呎) Area(Approx. sq ft)

26,277

金額(約港元) Consideration(Approx. HK\$)

\$528M

現租客 Existing Tenant

商場 / Shopping Mall

新界荃灣荃景圍187-195號荃威花園地下DEPARTMENT STORE號舖及二樓
DEPARTMENT STORE on G/F & DEPARTMENT STORE of 2/F,
Allway Gardens, Nos. 187-195 Tsuen King Circuit, Tsuen Wan, NT

面積(約平方呎) Area(Approx. sq ft)

38,013

金額(約港元) Consideration(Approx. HK\$)

\$170M

現租客 Existing Tenant

嘉誠護老院 / Elderly Home

香港筲箕灣筲箕灣道180號ONE EIGHTY地下1,2,3號舖及一樓
Shops 1, 2, 3 on G/F & 1/F, ONE EIGHTY, No. 180 Shau Kei Wan Road,
Shau Kei Wan, HK

面積(約平方呎) Area(Approx. sq ft)

4,722

金額(約港元) Consideration(Approx. HK\$)

\$75M

現租客 Existing Tenant

地下G/F: 交吉 / Vacant
一樓1/F: 韓國菜 / Korean Food

租賃成交 Leasing Transactions

九龍尖沙咀廣東道30號新港中心地下及一樓至二樓
G/F & 1/F-2/F, Silvercord, No. 30 Canton Road, Tsim Sha Tsui, KLN

面積(約平方呎) Area(Approx. sq ft)

10,140

月租(約港元) Monthly Rental(Approx. HK\$)

\$2M

準租客 Prospective Tenant

零售 / Retail

九龍尖沙咀廣東道82-84號流尚店地下連一樓、二樓及三樓
G/F & 1/F-3/F, Canton Plaza, Nos. 82-84 Canton Road,
Tsim Sha Tsui, KLN

面積(約平方呎) Area(Approx. sq ft)

9,460

月租(約港元) Monthly Rental(Approx. HK\$)

\$1.5M

準租客 Prospective Tenant

銀行 / Bank

香港銅鑼灣白沙道20號地下及一至二樓
G/F, 1/F & 2/F, No. 20 Pak Sha Road, Causeway Bay, HK

面積(約平方呎) Area(Approx. sq ft)

4,291

月租(約港元) Monthly Rental(Approx. HK\$)

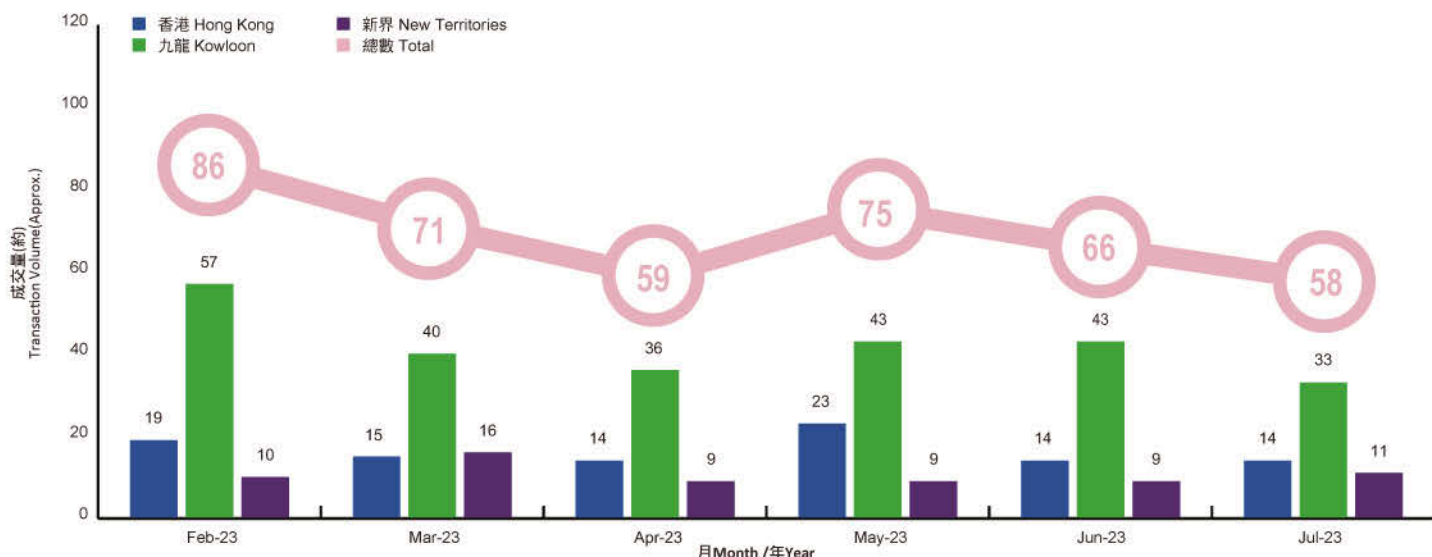
\$330K

準租客 Prospective Tenant

咖啡室 / Coffee

各區商舖買賣成交量走勢圖

Regional Sales Transaction Volume of Retail Properties



獨家代理

觀塘開聯工業中心

建築面積約5,710平方呎

- 企理電梯走廊 內置洗手間
- 約10呎樓底 低水管理費
- 數分鐘步行至港鐵站
- 24小時出入

售@6,200

Ms. Adelaid Man (S-040743)

文小姐6167 5017

物業資料



N : 493IOK

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^

售@11,500起

特設示範單位
歡迎預約參觀

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

獨家代理

銅鑼灣 怡和街56-58號
1-3樓

罕有寵物主題

建築面積合共約

8,259 平方呎

租金商議

Mr. Desmond Leung (E-034688)

梁先生6290 9158

Mr. Henry Jong (E-004735)

莊先生9659 8183



畫家構想圖

N : 792PUZ

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.如本公司提供在入伙紙內的許可用途，該等資料只限於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8月15日 N：物業編號

中原(工商舖)上半年逆市創佳績 Centaline Commercial saw a record performance in H1 against the market trend

中原(工商舖)於7月中旬假座尖沙咀龍堡國際酒店宴會廳舉行2023上半年度頒獎禮暨營業會議，以【雄獅邁步從頭越，精英奮戰耀光芒】為主題，表揚得獎精英在過去半年間的努力及卓越成就，同時回顧上半年業務狀況及展望。Centaline Commercial held their 2023 First Half Year Awards Presentation Ceremony and Business Meeting in mid-July at the ballroom of B P International in Tsim Sha Tsui, with the theme of "The Lion Steps Forward, The Elites Shine Brightly", to commend the elites for their hard work and outstanding achievements over the past six months, and at the same time, reviewing the business situation in the first half of the year and its outlook.

中原集團主席施永青先生在致辭時表示，2023上半年本港經濟未如預料中大幅反彈，但中原(工商舖)仍能發揮高效益，在業績上仍能勝預期，並錄得不俗的盈利。他勉勵一眾前線營業員需保持拼勁，穩住氣勢乘勝追擊。同時，施氏指本港後市仍充斥著中美角力等不明朗因素，寄語員工需時刻裝備自己，以及提升兩文三語能力等，盡力把握市場每一個機會。中原集團行政總裁施俊嶸先生則勉勵工商舖同事要多緊貼資訊科技及數碼營銷的步伐，以便可擴闊及加強接觸客戶渠道。Mr. Shih Wing-ching, Chairperson of Centaline Group, said in his speech that in the first half of 2023, Hong Kong's economy did not rebound as expected, but Centaline Commercial was still able to perform efficiently and still beat the expectations in terms of performance and recorded a good profit. He encouraged the frontline sales to keep up their vigour and to stabilise their momentum to follow up the victory. At the same time, Mr. Shih pointed out that Hong Kong's future market is still full of uncertainties, such as the war between China and the United States, and said sales should always equip themselves and improve their language ability, so as to grasp every opportunity in the market. Mr. Alex Shih, CEO of Centaline Group, encouraged colleagues to keep up with the pace of IT and digital marketing, so as to broaden and strengthen the channels to reach customers.

中原(工商舖)董事總經理潘志明先生及中原地產亞太區主席兼行政總裁黃偉雄先生均為工商舖市況作出總結，指現時市場上機遇處處，公司在淡市下仍能促成多宗大額成交，足以證明前線營業員能力與拼勁，期望在穩步盈利之下，繼續向著今年全年所訂立的目標進發。Mr. Stanley Poon, Managing Director of Centaline Commercial, and Mr. Addy Wong, Chairman and CEO of Centaline Property Asia Pacific, both gave their concluding remarks on the OIR market, pointing out that the company has been able to facilitate a number of large transactions in a slow market, which is a testament to the ability and dedication of the frontline elites, and that they look forward to making steady profits and continuing to make progress towards the targets set for this year.

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

九龍尖沙咀麼地道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 / 2663 0711

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 / 2663 0711

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 / 2481 8911

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 / 2707 9923

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

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

南灣湖景大馬路744-A號地下

G/F, Avenida Panoramica Do Lago Nam Van No. 744-A

面積(約平方呎)
Area(Approx.sq ft)

1,962

金額(約港元)
Consideration(Approx.HK\$)

\$33.88M

平均呎價(約港元)
Average price(Approx.HK\$)

@17,268

澳門
Macau

仙德麗街464-486號地下

G/F, Rua Cidade de Sintra Nos. 464-486

面積(約平方呎)
Area(Approx.sq ft)

6,854

月租(約港元)
Monthly Rental(Approx.HK\$)

\$290K

平均呎租(約港元)
Average Rental(Approx.HK\$)

@42.31

澳門
Macau

祐適工業大廈高層B室

Unit B, H/F, Edf. Industrial Yau Sek

面積(約平方呎)
Area(Approx.sq ft)

8,827

金額(約港元)
Consideration(Approx.HK\$)

\$26.48M

平均呎價(約港元)
Average price(Approx.HK\$)

@3,000

澳門
Macau

賣草地街33號全幢

Rua Da Palha No. 33

面積(約平方呎)
Area(Approx.sq ft)

615

月租(約港元)
Monthly Rental(Approx.HK\$)

\$180K

平均呎租(約港元)
Average Rental(Approx.HK\$)

@292.68

澳門
Macau

連勝馬路54-54D號地下

G/F, Estrada De Coelho Do Amaral Nos. 54-54D

面積(約平方呎)
Area(Approx.sq ft)

1,010

金額(約港元)
Consideration(Approx.HK\$)

\$23M

平均呎價(約港元)
Average price(Approx.HK\$)

@22,772

澳門
Macau

約翰四世大馬路28-30號地下

G/F, Avenida de D. Joao IV Nos. 28-30

面積(約平方呎)
Area(Approx.sq ft)

3,252

月租(約港元)
Monthly Rental(Approx.HK\$)

\$170K

平均呎租(約港元)
Average Rental(Approx.HK\$)

@52.28

澳門
Macau

通利工業大廈高層B室

Unit B, H/F, Edf. Industrial Tong Lei

面積(約平方呎)
Area(Approx.sq ft)

8,020

金額(約港元)
Consideration(Approx.HK\$)

\$22M

平均呎價(約港元)
Average price(Approx.HK\$)

@2,743

澳門
Macau

飛南第街33號地下

G/F, Rua Francisco H. Fernandes No. 33

面積(約平方呎)
Area(Approx.sq ft)

2,133

月租(約港元)
Monthly Rental(Approx.HK\$)

\$110K

平均呎租(約港元)
Average Rental(Approx.HK\$)

@51.57

澳門
Macau

渡船街107號地下

G/F, Rua da Barca No. 107

面積(約平方呎)
Area(Approx.sq ft)

1,798

金額(約港元)
Consideration(Approx.HK\$)

\$15M

平均呎價(約港元)
Average price(Approx.HK\$)

@8,342

澳門
Macau

俾若翰街455號地下

G/F, Rua do Comandante joao Bel No. 455

面積(約平方呎)
Area(Approx.sq ft)

1,769

月租(約港元)
Monthly Rental(Approx.HK\$)

\$70K

平均呎租(約港元)
Average Rental(Approx.HK\$)

@39.57

澳門/橫琴分行 Branch List in Macau/Hengqin

M

MACAU

工商舖總部 Commerical Head Office

澳門南灣湖景大馬路810號財神商業中心(FBC) 五樓E-F室 T: (853) 8295 7101

商舖部 (853) 2832 3100 租賃部 (853) 2871 5828

工商部 (853) 2871 5808 寫字樓部 (853) 2850 8997

澳門總行 Head Office

澳門殷皇子大馬路43-53號A澳門廣場14樓D至G室 T: (853) 2871 5699

皇朝分行 Dynasty Branch

澳門飛南第街47號獲多利大廈地下AE座 T: (853) 2872 3326

濠珀分行 Nova Park Branch

氹仔埃武拉街247及251號花城利鴻利圖利偉利業地下S座及T座 T: (853) 2882 3892

濠庭都會分行 Nova City Branch

氹仔南京街368號帝庭軒地下E座 T: (853) 2883 0398

花城分行 Flower City Branch

氹仔埃武拉街278-282號花城利厚大廈地下D座 T: (853) 2884 8330 / 2883 6013

粵港澳大灣區展銷廳 Greater Bay Area

澳門南灣大馬路617-619號時代商業中心地下L2-L4座 T: (853) 2871 7172 / 2892 0203

港珠澳大橋分行 HZMB Branch

澳門黑沙環中街寰宇天下地下A及B座 T: (853) 2848 1880 / 2885 5755

海擎天分行 The Praia Branch

澳門海灣南街27號寶翠花園利明閣利耀閣地下F座 T: (853) 2822 0001

濠景花園分行 Nova Taipa Branch

氹仔布拉克薩街208號濠景花園地下B座 T: (853) 2883 6116 / 2850 2339

金光大道分行 Cotai Strip Branch

氹仔布拉克薩街209-213號美景花園地下K座 T: (853) 2883 9022

H

HENGQIN

橫琴總行 HengQin Head Office

中國珠海市九洲大道西2021號富華里中海大廈B座29層03號 T: (0756) 852 8866

橫琴鎮分行 HengQinZhen Branch

中國珠海市橫琴鎮紅旗村東江花園D1棟01廳 T: (0756) 857 5582

橫琴長隆分行 HengQin Chimelong Branch

中國珠海市橫琴新區寶興路83號一層之五 T: (0756) 857 8722

橫琴中央匯分行 HengQin ZhongYangHui Branch

中國珠海市橫琴鎮香江路10號橫琴中央匯一樓B106商舖 T: (0756) 857 5588

位於橫琴金融島橫琴北站旁
直線距離約200米



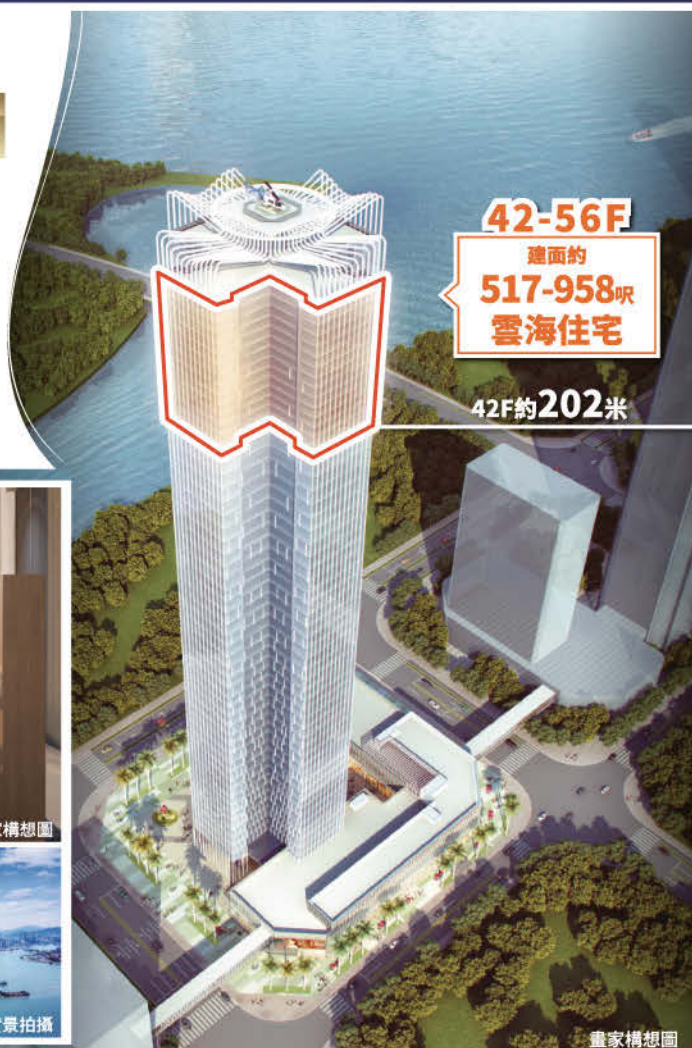
飽覽澳門三橋景 & 港珠澳大橋景



實景拍攝

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48-89m²超200米雲海住宅
現樓交易 即買即入住



畫家構想圖



畫家構想圖



實景拍攝

N: A0001

鄭先生 Mr. Henry Zheng (86)137-2786-1153

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廣告日期: 2023年8月15日 N: 物業編號



工商舖焦點 Market Highlight

澳門 Macau

遊客重臨 料下半年旅遊賭場區舖租續升

Tourists are coming back and shop rents in tourism and casino areas are expected to continue to rise in H2

澳門今年上半年錄約1,500宗商舖租賃成交，當中以旅遊及賭場區最為活躍，業主反價以倍數計，但租賃成交速度依然很快。通關後民生區和旅遊區表現分歧明顯，民生區如北區及筷子基一帶受澳車北上影響顯著，現時區內大面積的餐飲類型商舖，租戶普遍要求減租約15%至20%，頂手及重新放租個案亦有上升趨勢。反之現時旅遊旺區的空置不多、放盤減少，商戶進駐能考慮的只有大三巴街尾段或二線街位置。Macau recorded about 1,500 shop leasing transactions in H1, among which the tourism and casino districts were the most active, with counter-offers counting in multiples, but the speed of leasing transactions was still very fast. The performance of livelihood and tourism districts differed significantly after the customs clearance. Livelihood districts, such as Zona Norte and Fai Chi Kei, have been significantly affected by the northbound travel of Macau vehicles, and tenants of large-scale F&B shops in these districts are generally asking for a 15% to 20% rent reduction, and there is a rising trend in the number of re-sale and re-letting cases. On the other hand, there are not many vacancies and fewer properties are being offered for rent in the busy tourist areas, and the only locations that tenants can consider are the last section of Rua de S. Paulo or the second tierstreets.

預計下半年民生區和旅遊區舖市持續分歧，民生區價格將面臨較大下行壓力，如想成功租出，價格或再需要下調約10%至15%。而由於近月節假日旅客大勝預期，商家對前景信心增加，料旅遊及賭場區將持續受捧，預測租金可由谷底回升約5%。It is expected that in H2, the shop market in the livelihood and tourism districts will continue to diverge, and prices in the livelihood district will face greater downward pressure, and may need to be further adjusted downward by about 10% to 15% if they are to be leased out successfully. On the other hand, as holidaymakers in recent months have outperformed expectations and merchants' confidence in the future has increased, it is expected that the tourism and casino districts will continue to be popular, and rents are expected to rebound by about 5% from the rock bottom.

珠海 Zhuhai

珠海6月網簽約2,732套 按月下跌約19%

Zhuhai net signed about 2,732 units in June, down about 19% month-on-month

據中原澳門及橫琴數據庫監控統計，珠海6月共網簽約2,732套，按月下跌約19%；其中住宅共網簽約1,618套，佔珠海網簽約總成交量約59%。6月份珠海房地產市場交投持續下調，消費降級後買家置業信心不足，主要表現在住宅市場。料7月港車北上正式通車後，帶動珠海消費，市場有望進一步發展。According to Centaline's Macau and Hengqin database, there were about 2,732 net signings in June, a month-on-month drop of about 19%; of which about 1,618 were residential units, accounted for about 59% of the total net signing in Zhuhai. The Zhuhai property market continued to decline in June, as buyers' confidence in property investment was low after the downgrade of consumption, mainly shown in the residential market. It is expected that the northbound travel of Hong Kong vehicles in July will boost consumption in Zhuhai and the market is expected to develop further.

橫琴 Hengqin

橫琴6月共網簽約420套 按月上升約11%

Hengqin signed a total of about 420 units in June, up about 11% month-on-month

橫琴6月共網簽約420套，按月上升約11%，其中住宅網簽約93套，按年下跌約54%；商業網簽約2套，辦公室網簽約146套，其他網簽約179套。6月橫琴住宅供應量缺乏新貨源補充，成交受限。受琴澳聯合招商影響，6月辦公室市場交投量反超住宅，其中中葡商貿廣場一次性售出過百套物業，高居橫琴榜首。料後市華發橫琴薈、橫琴口岸廣場將陸續有新住宅單位推出，市場成交有望回升。Hengqin recorded a total of about 420 net signs in June, representing a month-on-month increase of about 11%; of which about 93 were residential units, representing a year-on-year decrease of about 54%; two were commercial, about 146 were offices, and about 179 were others. In June, Hengqin's supply of residential units was not replenished by new sources and transactions were limited. Influenced by the joint investment promotion of Hengqin and Macau, the transaction volume of the office market exceeded that of the residential market in June, in which the Sinoport Plaza sold more than 100 units in one go, topping the list of Hengqin. It is expected that new residential units will be launched at Huafa Hengqin City and Hengqin Kouan Guang Chang in the future, and the market turnover is expected to pick up.