



工商舖焦點 Market Highlight

政府為振興本港夜經濟而急謀對策，其中一個重頭活動是推出「香港夜繽紛」，於中秋前後陸續推出並橫跨多個節慶，包括國慶、萬聖節、聖誕節、新年，一直延至明年初。活動分為四大範疇，包括多元娛樂體驗、節日精彩體驗、海濱優閒體驗及文化藝術體驗。

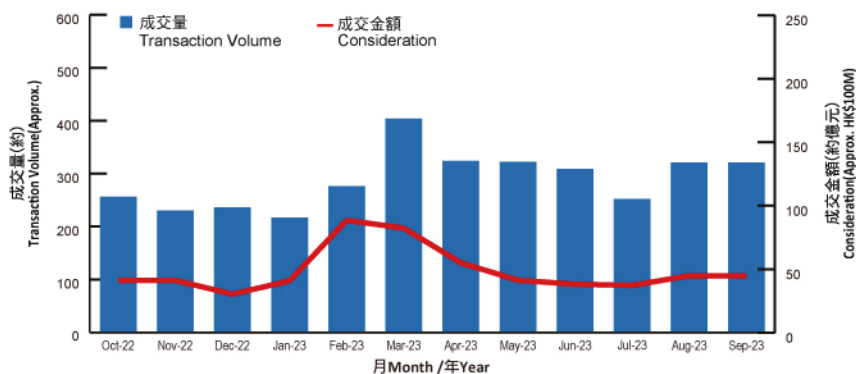
One of the key initiatives of the government to revitalise Hong Kong's night-time economy is the launch of "Night Vibes Hong Kong", which was rolled out around Mid-Autumn Festival and spanning over a number of festivals, including the National Day, Halloween, Christmas and New Year, and will continue to be held until early next year. The programme is divided into four major areas, including entertainment, festive experiences, harbor-front experiences, and arts and cultural experiences.

同時，本港多個海濱場地更會舉行一系列活動，而打響頭炮的為由尖沙咀星光大道與K11 MUSEA合辦的首個文化海濱夜市，於9月22日開幕逢周五及六晚上舉行，中原(工商舖)董事總經理潘志明先生更於開幕當晚到場參觀，感受現場熱鬧氣氛，並作網上直播分享。

Meanwhile, a series of activities will be held at various harbour-front venues, and the first is the night market co-organised by Avenue of Stars and K11 MUSEA in Tsim Sha Tsui, which will be held on Friday and Saturday evenings from 22nd September. Mr. Stanley Poon, Managing Director of Centaline Commercial, visited the venue on the opening night to enjoy the vibrant atmosphere and shared the information on the live webcast.

工商舖買賣成交量及金額走勢圖

Transaction Volume and Consideration of Commercial Property Market



2023年9月成交量/金額 Transactions Volume / Consideration, Sep 2023

OFFICE 寫字樓	約 24 宗 Approx. By Month ▼ 35.14%	約 \$16.52 億 Approx. By Month ▲ 245.61%
INDUSTRIAL 工業	約 132 宗 Approx. By Month ▼ 34.65%	約 \$10.99 億 Approx. By Month ▼ 38.05%
RETAIL 商舖	約 64 宗 Approx. By Month ▼ 20.00%	約 \$14.61 億 Approx. By Month ▼ 34.63%

2023年香港統計數據 Statistics of 2023

9月訪港旅客人次(約) No. of Visitor Arrival to HK in Sep(Aprox.) 2,771,826 人 按月 By Month ▼ 32%	9月內地訪港旅客人次(約) No. of Mainland Visitor Arrival to HK in Sep(Aprox.) 2,163,378 人 按月 By Month ▼ 37%	8月零售業銷貨額(約港元) Retail Sales Volume in Aug (Approx. HK\$100Million) 324 億 按月 By Month ▼ 1.8%	9月註冊公司登記數字(約) No. of Registered Company in Sep (Approx.) 9,634 間 按月 By Month ▼ 4.6%	7月-9月失業率(約) Unemployment Rate in Jul to Sep (Approx.) 2.8% 按年 By Year ▼ 1.2%
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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 美國聯儲局於9月尾公佈議息結果，維持利率目標區間於5.25厘至5.5厘不變，符合市場預期。不過，相關官員指出今年仍有1次加息0.25厘的機會，同時將明年減息的幅度從6月時所預測的1厘調低至0.5厘，可見高息環境仍會維持一段頗長的時間。

01 The US Federal Reserve announced the results of its interest rate meeting at the end of September, keeping the interest rate target range at 5.25% to 5.5%, which is in line with market expectations. However, the officials pointed out that there is still a chance of one 0.25% interest rate hike this year, and at the same time lowered the rate cut next year to 0.5% from the 1% forecast in June, indicating that the high interest rate environment will remain for quite a long time.

02 息口高企，近月不少資深投資者明顯加快沽貨速度，以求減低成本支出。雖然市場大手成交宗數增加，但當中涉及不少蝕讓個案。目前商廈呎價仍欠缺支持，相信買賣市場復甦進度會相當緩慢，但市場氣氛在逐漸重拾正軌。

02 With high interest rates, many experienced investors have been selling at a faster pace in recent months in a bid to reduce costs. Although there is an increase in the number of large-amount transactions, many of them involved losses and discounts. The current average price of commercial buildings is still unsupported, and it is believed that the recovery of the market will be rather slow, but the market sentiment is gradually getting back on track.

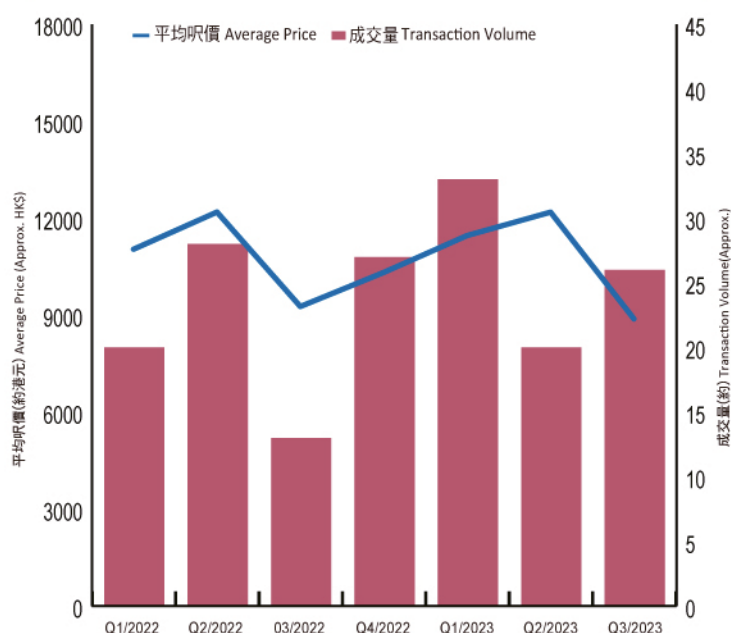
03 9月份買賣成交稀疏，整體呎價仍處於低水，但個別地區亦錄得矚目的大額個案。上環信德中心招商局大廈中層全層獲招商輪船以約HK\$7.78億購入，涉及樓面約25,395平方呎，平均呎價約HK\$30,636，一舉成為信德中心分層最大額成交。柴灣方面，東貿廣場低層全層以約HK\$4,800萬成交，面積約7,758平方呎，平均呎價約HK\$6,187。

03 While transactions in September were sparse and overall average prices remained low, individual districts also recorded high-profile large-amount cases. In Sheung Wan, Shun Tak Centre China Merchants Tower was acquired by China Merchants Energy Shipping for HK\$778 million or HK\$30,636 psf, involving an area of about 25,395 sq ft, making it the largest strata sale in Shun Tak Centre. In Chai Wan, the whole lower floor of E-Trade Plaza was sold for about HK\$48 million or HK\$6,187 psf, with an area of about 7,758 sq ft.

04 租賃成交量持續減少，平均租金則較錄得輕微增幅。中環方面，環球大廈高層04室以呎租約HK\$64租出，面積約3,200平方呎。金鐘方面，統一中心高層全層以呎租約HK\$38租出，涉及樓面約20,489平方呎，屬月內較大面積的租務個案。尖沙咀方面，康宏廣場高層07室以呎租約HK\$35租出，涉及樓面約2,119平方呎。

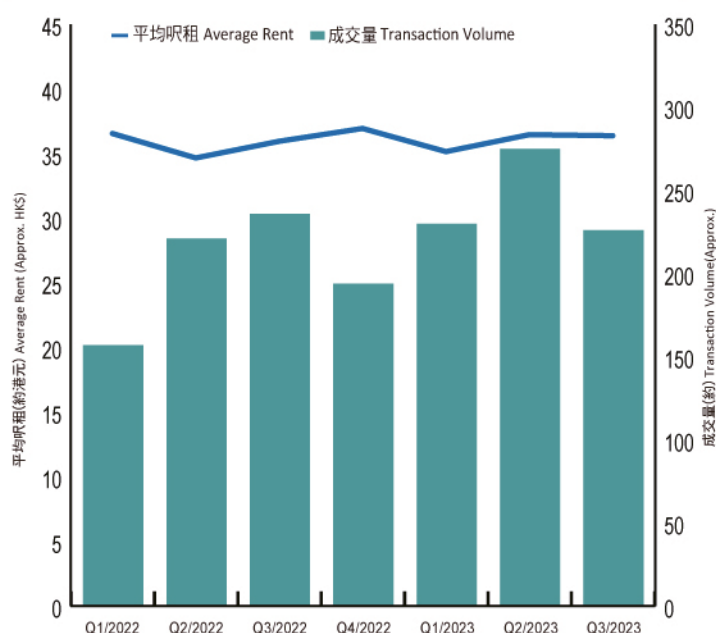
04 The number of leasing transactions continued to decrease while the average rent grew slightly. In Central, Unit 04 on the upper floor of World-Wide House was leased at approx. HK\$64 psf, covering an area of about 3,200 sq ft. In Admiralty, the whole upper floor of United Centre was leased at HK\$38 psf, covering an area of about 20,489 sq ft, which was one of the larger leasing cases during the month. In Tsim Sha Tsui, Unit 07 on the upper floor of Concordia Plaza was leased out at approx. HK\$35 psf, involving a floor area of about 2,119 sq ft.

尖沙咀區寫字樓買賣走勢
Trend of Office Sales Transactions in Tsim Sha Tsui



* 數據截至2023年9月30日 Data as at 30 Sep 2023

尖沙咀區寫字樓租賃走勢
Trend of Office Leasing Transactions in Tsim Sha Tsui



2023年9月份主要買賣成交 Significant Sales Transactions in Sep 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	永安集團大廈 Wing On House	中層 Mid	15,946 (G)	\$347,000,000	@21,761
上環 Sheung Wan	信德中心招商局大廈 Shun Tak Centre, China Merchants Tower	中層 Mid	25,395 (G)	\$778,000,000	@30,636
灣仔 Wan Chai	夏慤大廈 Harcourt House	高層 High	2,058 (G)	\$53,600,000	@26,045
黃竹坑 Wong Chuk Hang	黃竹坑道23號 23 Wong Chuk Hang Road	高層 High	3,179 (G)	\$38,274,000	@12,040

九龍 Kowloon

長沙灣 Cheung Sha Wan	南商金融創新中心 NCB Innovation Centre	高層 High	672 (G)	\$10,797,000	@16,067
九龍灣 Kowloon Bay	南豐商業中心 Nan Fung Commercial Centre	低層 Low	1,243 (G)	\$6,980,000	@5,615
觀塘 Kwun Tong	絲寶國際大廈 C-Bons International Center	高層 High	16,824 (G)	\$232,500,000	@13,820
尖沙咀中部 TST Central	鐵路大廈 Railway Plaza	低層 Low	10,880 (G)	\$104,000,000	@9,559

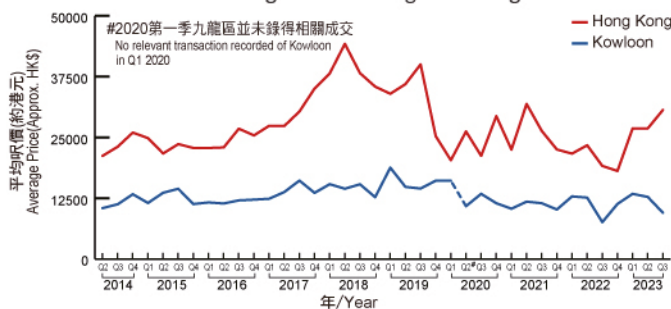
2023年9月份主要租務成交 Significant Lease Transactions in Sep 2023

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	統一中心 United Centre	高層 High	20,489 (G)	\$778,582	@38
中環 Central	環球大廈 World-Wide House	高層 High	4,400 (G)	\$277,200	@63
上環 Sheung Wan	信德中心招商局大廈 Shun Tak Centre, China Merchants Tower	低層 Low	2,705 (G)	\$135,250	@50
灣仔 Wan Chai	會展廣場辦公大樓 Office Tower - Convention Plaza	中層 Mid	1,463 (G)	\$57,057	@39

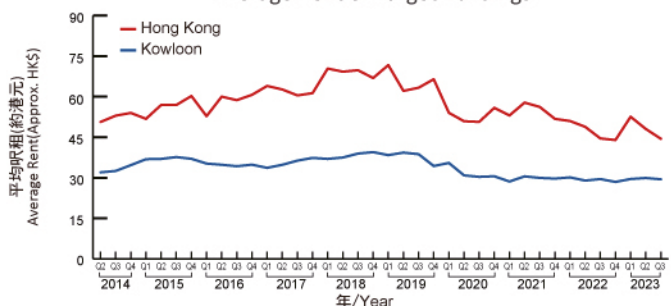
九龍 Kowloon

長沙灣 Cheung Sha Wan	億京廣場 II Billion Plaza II	低層 Low	3,323 (G)	\$73,106	@22
九龍灣 Kowloon Bay	恩浩國際中心 YHC Tower	高層 High	1,968 (G)	\$39,360	@20
觀塘 Kwun Tong	萬兆豐中心 MG Tower	中層 Mid	2,328 (G)	\$45,000	@19
尖沙咀東部 TST East	康宏廣場 Concordia Plaza	高層 High	2,119 (G)	\$74,165	@35

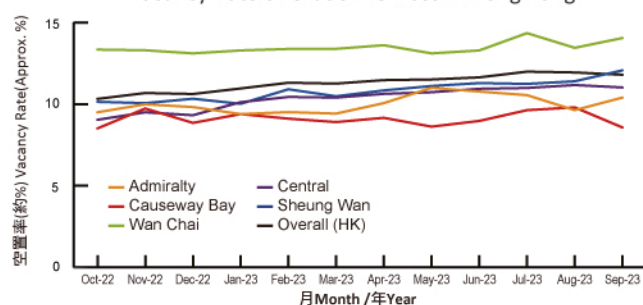
指標商廈平均呎價走勢圖
Average Price of Target Buildings



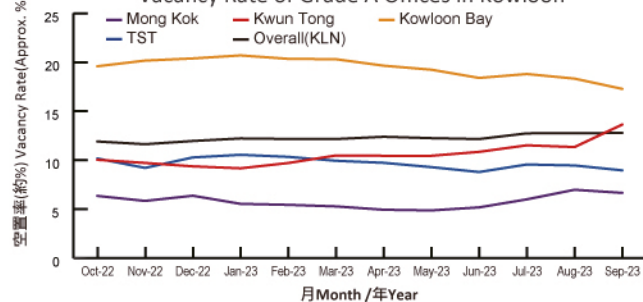
指標商廈平均呎租走勢圖
Average Rent of Target Buildings



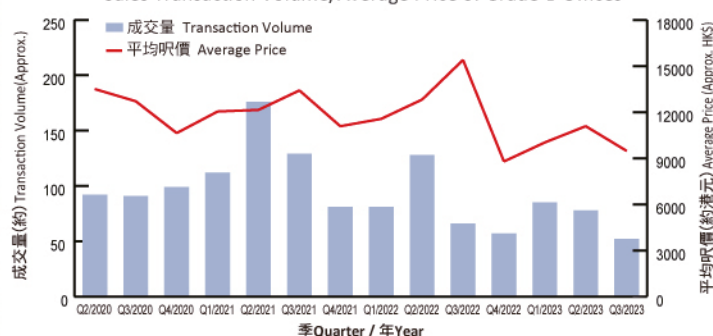
香港區甲廈空置率
Vacancy Rate of Grade A Offices in Hong Kong



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 經濟復甦時，物業投資市場仍屬疲弱，工廈買賣市場走勢亦不能獨善其身，錄得相對較大跌幅。根據中原數據資料顯示，2023年9月工業物業買賣成交宗數約132宗，對比2023年8月202宗下降約34%。金額方面，2023年9月錄得約HK\$10.99億，與2023年8月相比約HK\$17.74億亦下跌逾38%。

01 While the property market remains weak as the economy takes time to recover, the I/O market recorded a sharply declined. According to Centaline's data, about 132 industrial property transactions were recorded in September, representing an decrease of about 34% compared with August. In terms of transaction amount, about HK\$1.099 billion was recorded in September, an decrease of about 38% month-on-month.

02 工廈物業一直受市場追捧，用家亦積極入市。據資料顯示，慈善機構救世軍以約HK\$1.22億買入葵涌昌榮路9至11號同珍工業大廈地下至3樓一籃子物業，以樓面面積約37,081平方呎計算，平均呎價約HK\$3,290。翻查歷史，原業主為金朝陽，於2017年7月以約HK\$7,300萬購入上述物業，帳面賺約HK\$4,900萬，升值逾67%。

02 Industrial building properties have always been sought after by the market and end-users are actively entering the market. According to information, The Salvation Army, a charitable organisation, bought G/F to 3/F of Tung Chun Industrial Building, No. 9-11 Cheong Wing Road, Kwai Chung, at approx. HK\$122 million or HK\$3,290 psf. The properties have a total floor area of about 37,081 sq ft. The original owner is Soundwill Holdings Limited, who bought the above property in July 2017 at approx. HK\$73 million, making a profit of about HK\$49 million or an appreciation of more than 67%.

03 近期整體樓市價格回落，吸引名人趁低價吸納工廈單位。資料顯示，星之谷按揭轉介行政總裁莊錦輝以約HK\$508萬購入荃灣沙咀道40至50號榮豐工業大廈25樓8室連天台，單位面積約2,204平方呎，天台約1,858平方呎，平均呎價約HK\$2,305，料購入作自用。

03 The recent drop in overall property prices has attracted celebrities to take advantage of the low prices to buy industrial properties. According to the information, Mr. Raymond Chong, CEO of StarPro Agency Limited, bought Unit 8 on the 25th floor, with a rooftop, of Wing Fung Industrial Building, No. 40-50 Sha Tsui Road, Tsuen Wan, at approx. HK\$5,080,000 or HK\$2,305 psf. The unit has an area of about 2,204 sq ft and the rooftop has about 1,858 sq ft.

04 東九龍發展成熟，區內工商物業前景一直被看高一線，不少名人投資者積極在區內購置物業。土地註冊處資料顯示，藝人汪明荃近日以約HK\$700萬購入九龍灣臨興街21號美羅中心2期11樓5室，面積約710平方呎，成交呎價高達約HK\$9,859，為該廈近5年內呎價新高。原業主於1998年以約HK\$142萬購入，持貨約25年升值逾3.9倍。

04 As the development of East Kowloon matures, the prospect of I/O properties in the district has always been regarded as high, and many celebrity investors have been actively purchasing properties in the district. According to Land Registry, artist Liza Wang recently purchased Unit 5, 11/F, Metro Centre 2, 21 Lam Hing Street, Kowloon Bay, with an area of about 710 sq ft, for approx. HK\$7 million or HK\$9,859 psf, which is the new highest price per square foot of the building in the past 5 years. The original owner purchased the property in 1998 for approx. HK\$1.42 million, and the property has appreciated more than 3.9 times in value over the past 25 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

黃竹坑 Wong Chuk Hang		總成交量(約) Total Transaction Volume(Approx.)		總成交金額(約億元) Total Consideration(Approx. HK\$100M)			
Sep	2	Sep	\$0.07	Sep	0	Sep	\$0
按月	--	按月	▼ 6.76%	按月	--	按月	--
By Month		By Month		By Month		By Month	
Aug 2	Jul 4	Aug \$0.07	Jul \$0.60	Aug 6	Jul 1	Aug \$1.21	Jul \$0.03

觀塘 Kwun Tong		總成交量(約) Total Transaction Volume(Approx.)		總成交金額(約億元) Total Consideration(Approx. HK\$100M)			
Sep	16	Sep	\$1.97	Sep	4	Sep	\$0.21
按月	▼ 42.86%	按月	▼ 35.62%	按月	▼ 71.43%	按月	▼ 86.54%
By Month		By Month		By Month		By Month	
Aug 28	Jul 21	Aug \$3.06	Jul \$1.58	Aug 14	Jul 9	Aug \$1.56	Jul \$0.88

葵涌 Kwai Chung		總成交量(約) Total Transaction Volume(Approx.)		總成交金額(約億元) Total Consideration(Approx. HK\$100M)			
Sep	32	Sep	\$1.50	Sep	17	Sep	\$1.22
按月	▼ 39.62%	按月	▼ 61.83%	按月	▼ 43.33%	按月	▼ 50.00%
By Month		By Month		By Month		By Month	
Aug 53	Jul 34	Aug \$3.93	Jul \$1.73	Aug 30	Jul 17	Aug \$2.44	Jul \$0.79

火炭 Fo Tan		總成交量(約) Total Transaction Volume(Approx.)		總成交金額(約億元) Total Consideration(Approx. HK\$100M)			
Sep	15	Sep	\$1.01	Sep	7	Sep	\$0.41
按月	▼ 25.00%	按月	▲ 14.77%	按月	▼ 12.50%	按月	▲ 17.14%
By Month		By Month		By Month		By Month	
Aug 20	Jul 18	Aug \$0.88	Jul \$1.11	Aug 8	Jul 12	Aug \$0.35	Jul \$0.46

柴灣 Chai Wan		總成交量(約) Total Transaction Volume(Approx.)		總成交金額(約億元) Total Consideration(Approx. HK\$100M)			
Sep	0	Sep	\$0	Sep	0	Sep	\$0
按月	--	按月	--	按月	--	按月	--
By Month		By Month		By Month		By Month	
Aug 6	Jul 1	Aug \$1.21	Jul \$0.03	Aug 6	Jul 1	Aug \$1.21	Jul \$0.03

九龍灣 Kowloon Bay		總成交量(約) Total Transaction Volume(Approx.)		總成交金額(約億元) Total Consideration(Approx. HK\$100M)			
Sep	4	Sep	\$0.21	Sep	4	Sep	\$0.21
按月	▼ 71.43%	按月	▼ 86.54%	按月	▼ 71.43%	按月	▼ 86.54%
By Month		By Month		By Month		By Month	
Aug 14	Jul 9	Aug \$1.56	Jul \$0.88	Aug 14	Jul 9	Aug \$1.56	Jul \$0.88

荃灣 Tsuen Wan		總成交量(約) Total Transaction Volume(Approx.)		總成交金額(約億元) Total Consideration(Approx. HK\$100M)			
Sep	17	Sep	\$1.22	Sep	17	Sep	\$1.22
按月	▼ 43.33%	按月	▼ 50.00%	按月	▼ 43.33%	按月	▼ 50.00%
By Month		By Month		By Month		By Month	
Aug 30	Jul 17	Aug \$2.44	Jul \$0.79	Aug 30	Jul 17	Aug \$2.44	Jul \$0.79

屯門 Tuen Mun		總成交量(約) Total Transaction Volume(Approx.)		總成交金額(約億元) Total Consideration(Approx. HK\$100M)			
Sep	7	Sep	\$0.41	Sep	7	Sep	\$0.41
按月	▼ 12.50%	按月	▲ 17.14%	按月	▼ 12.50%	按月	▲ 17.14%
By Month		By Month		By Month		By Month	
Aug 8	Jul 12	Aug \$0.35	Jul \$0.46	Aug 8	Jul 12	Aug \$0.35	Jul \$0.46

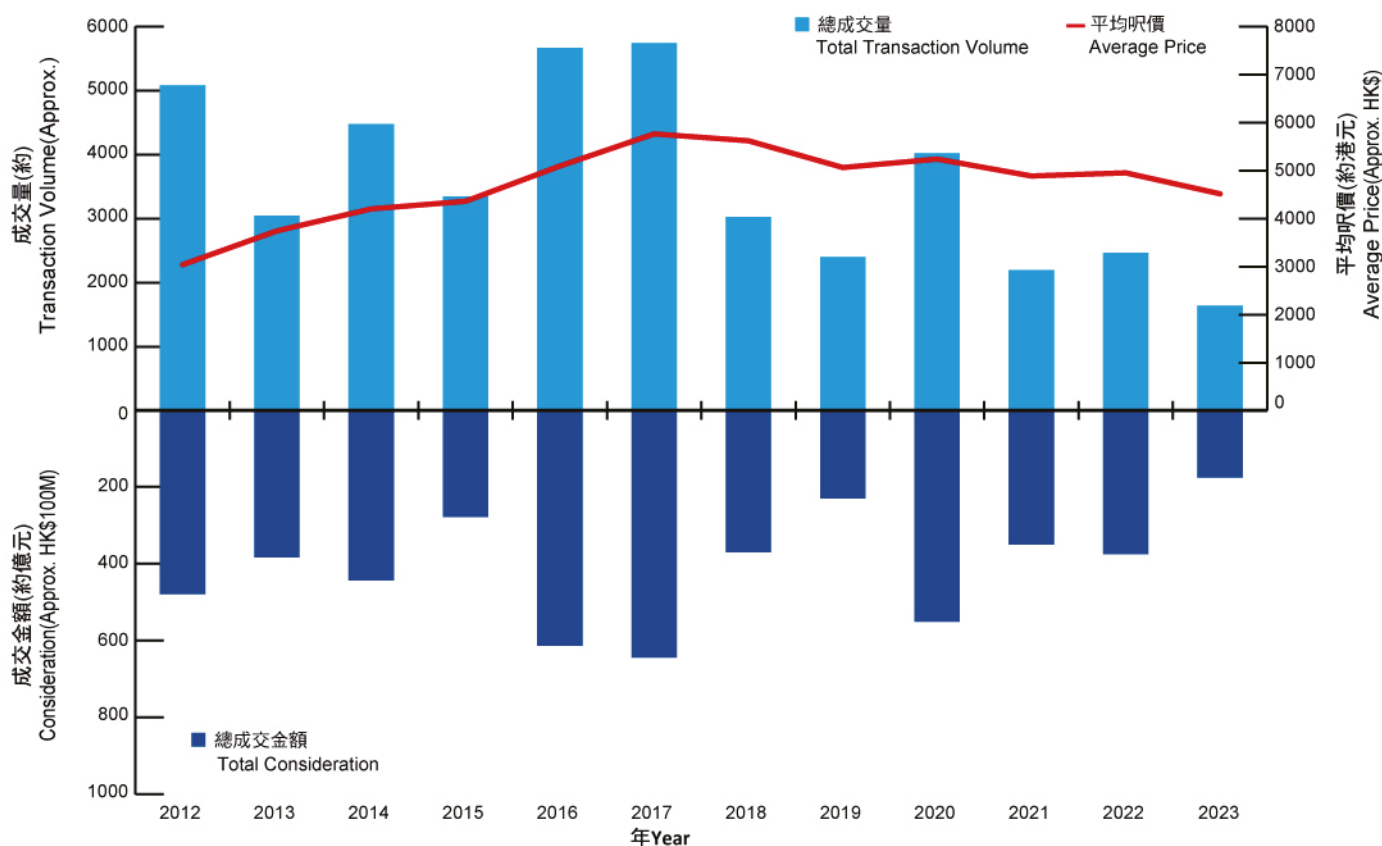
TOP 5
SEP 2023

2023年9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	鯽魚涌七姊妹道206-208號昌利大廈 Cheong Lee Building, 206-208 Tsat Tsz Mui Road, Quarry Bay	01	全層 W/F	9,082	\$60,000,000	@6,606
2	荃灣德士古道204-210號和富大廈 WoFoo Building, 204-210 Texaco Road, Tsuen Wan	12	全層 W/F	18,818	\$36,000,000	@1,913
3	紅磡民樂街23號駿昇中心 Gemstar Tower, 23 Man Lok Street, Hung Hom	13	D	4,170	\$22,500,000	@5,396
4	元朗良業街08-12A號嘉華工業大廈 Kar Wah Industrial Building, 8-12A Leung Yip Street, Yuen Long	02	01, 02, 03, 04	3,727	\$17,000,000	@4,561
5	長沙灣長裕街2號嘉圖工廠大廈 Ka To Factory Building, 2 Cheung Yue Street, Cheung Sha Wan	02	C	4,134	\$15,600,000	@3,774

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

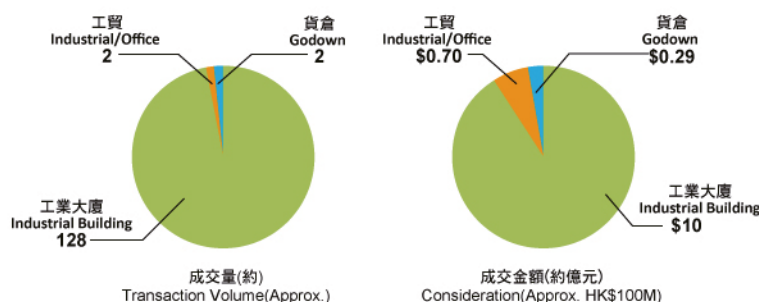


工廈買賣成交平均呎價(約港元) Average Price of Industrial Property Sales Transaction (Approx. HK\$)

	7/2023	8/2023	9/2023
全港整體 Overall	@5,566	@4,036	@3,856
柴灣 Chai Wan	@3,377	@5,050	-
觀塘 Kwun Tong	@4,863	@4,283	@5,315
葵涌 Kwai Chung	@3,605	@3,585	@3,009
火炭 Fo Tan	@3,804	@3,753	@3,921

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9月份工廈買賣成交分佈 Classification of Industrial Property Transaction in Sep 2023



01 9月份商舖市場淡靜，持續高息的環境增加投資者的按揭支出，對入市更為審慎，全月共錄得64宗成交，比上月下跌16宗，跌幅約20%，總成交金額約HK\$14.61億。租務市場表現相對平穩，中港通關後，恢復內地客的消費力，帶動本港零售市場，加上現時租金仍然偏向低水，吸引商戶租舖。

02 9月份中環錄得一宗罕見的大手成交，為德輔道中84-86號地下及地庫，總面積約7,363平方呎，以約HK\$3.7億易手。原業主於2000年以約HK\$5,780萬購入，持貨23年帳面勁賺逾HK\$3.1億，升值逾5.4倍。該舖屬中環區罕有大面積舖，而且用途多元化，各行各業如銀行、零售及食肆均適合進駐，是極優質的舖位。

03 政府銳意振興本地經濟，對零售市道有正面帶動，不少本地零售服裝店率先擴充迎商機。近日，有服飾店趁核心區舖租回落，乘機進駐尖沙咀柏麗購物大道地下G23號舖及一樓12A舖，面積約1,322平方呎，新租金約HK\$12.3萬，對比舊租金約HK\$9.5萬，上升約三成，預料未來核心區租金可逐步回升。

04 儘管商舖市場氣氛吹淡風，但長線投資者目光長遠，不會被短期市場氣氛影響，繼續積極物色具潛力的盤源。最近深水埗通州街256號West Park地下至二樓，合共面積約6,620平方呎，剛以約HK\$6,800萬成交。現租客為城大動物醫療中心，月租約HK\$30萬，新買家可享回報率約5.29厘。誠然，優質的物業仍具有其商業價值，而且租金回報相對穩健。

01 September was a quiet month for the retail market, with investors becoming more cautious about entering the market as the persistently high interest rate environment increased their mortgage payments. A total of about 64 shop sales transactions were recorded in the month, representing a drop of 16 transactions over the previous month, with total transaction amount of approx. HK\$1.461 billion. The rental market was relatively stable as it was boosted by the resumption of Mainland visitors' spending power through the China-Hong Kong border crossing, coupled with the fact that rents are still on the low side, which has attracted tenants to rent shops.

02 A rare major transaction was recorded in Central in September, the ground floor and basement of 84-86 Des Voeux Road Central, with a total area of about 7,363 sq ft, were changed hands for approx. HK\$370 million. The original owner purchased the shop in 2000 for approx. HK\$57.8 million and held the shop for 23 years, making a huge profit of more than HK\$310 million or an appreciation of more than 5.4 times. The shop is one of the rare large-sized shops in Central, and it is in an excellent location for a variety of uses, such as banking, retail and restaurants.

03 The government's determination to revitalise the local economy has given a positive impetus to the retail market, and many local retailers have taken the lead in expanding their business opportunities. Recently, a clothing shop rented ground shop G23 and shop 12A on the first floor of Park Lane Shopper's Boulevard in Tsim Sha Tsui, with an area of about 1,322 sq ft, for a monthly rent of approx. HK\$123,000, which is about 30% higher than the old rent of about HK\$95,000. It is anticipated that the rents of core district shops will gradually rise in the future.

04 Despite the lukewarm sentiment in the shop market, long-term investors are not affected by the short-term market sentiment and continue to actively search for potential properties. Recently, G/F to 2/F of West Park at 256 Tung Chau Street in Sham Shui Po, with a total area of about 6,620 sq ft, were sold for approx. HK\$68 million. The current tenant is CityU Veterinary Medical Centre with a monthly rent of approx. HK\$300,000. The new buyer can enjoy a return rate of about 5.29%. Admittedly, quality properties still have their commercial value and the rental return is relatively healthy.

9月份零售業租務成交 Some retail leasing transactions in September

物業 Property	面積(約平方呎) Area (Approx. sq ft)	新租金(約港元) New Rental (Approx. HK\$)	平均呎租 Avg (Approx. sq. ft)	新租客 New Tenant
銅鑼灣啟超道4A-4B號地下 G/F, Nos. 4A-4B Kai Chiu Road, Causeway Bay	1,500	\$500K	\$333.3	藥妝店 Cosmetic
尖沙咀彌敦道111-181號柏麗購物大道 地下23(SITE D)號舖連一樓12A號舖 Shop 23 (SITE D) on G/F & shop 12A on 1/F, Park Lane Shopper's Boulevard, Nos. 111-181 Nathan Road, Tsim Sha Tsui	651 (G/F) + 671 (1/F)	\$123K	\$93	鱷魚恤 Crocodile
尖沙咀漢口道38-40號漢興大廈地下A舖 Shop A on G/F, Han Hing Mansion, Nos. 38-40 Hankow Road, Tsim Sha Tsui	1,213	\$140K	\$115.4	米蘭站 Milan Station
銅鑼灣軒尼詩道502號黃金廣場地下6,7號舖 Shops 6, 7 on G/F, Goldmark, No. 502 Hennessy Road, Causeway Bay	1,516	\$180K	\$118.7	時裝店 Fashion

2023年9月份矚目商舖成交 Notable Transactions in Sep 2023

買賣成交 Sales Transactions

香港中環德輔道中84-86號章記大廈地下及地庫
G/F & B/F, Cheong K Building, Nos. 84-86 Des Voeux Road Central, Central, HK



面積(約平方呎) Area(Approx. sq ft)

7,363

金額(約港元) Consideration(Approx. HK\$)

\$370M

現租客 Existing Tenant

現吉 / Vacant

九龍深水埗通州街256-258號地下連一樓及二樓
G/F, 1/F & 2/F, Nos. 256-258 Tung Chau Street, Sham Shui Po, KLN



面積(約平方呎) Area(Approx. sq ft)

6,620

金額(約港元) Consideration(Approx. HK\$)

\$68M

現租客 Existing Tenant

城大動物醫療 / Pets Hospital

九龍紅磡德民街2-34E號紅磡商場地下1, 4A及4B號舖
Shops 1, 4A & 4B on G/F, Hung Hom Shopping Mall, Nos. 2-34E Tak Man Street, Hung Hom, KLN



面積(約平方呎) Area(Approx. sq ft)

1,610

金額(約港元) Consideration(Approx. HK\$)

\$50.2M

現租客 Existing Tenant

錢大媽 / Meat Shop

租賃成交 Leasing Transactions

香港銅鑼灣羅素街61號麗園大廈地下G號舖
Shop G on G/F, Lai Yuen Apartment, No. 61 Russell Street, Causeway Bay, HK



面積(約平方呎) Area(Approx. sq ft)

950

月租(約港元) Monthly Rental(Approx. HK\$)

\$500K

準租客 Prospective Tenant

藥房 / Pharmacy

香港銅鑼灣啟超道4A-4B號地下
G/F, Nos. 4A-4B Kai Chiu Road, Causeway Bay, HK



面積(約平方呎) Area(Approx. sq ft)

1,500

月租(約港元) Monthly Rental(Approx. HK\$)

\$500K

準租客 Prospective Tenant

藥妝店 / Cosmetic

九龍尖沙咀廣東道68-80號恆利大廈地下4號舖
Shop 4 on G/F, Hanley House, Nos. 68-80 Canton Road, Tsim Sha Tsui, KLN



面積(約平方呎) Area(Approx. sq ft)

1,150

月租(約港元) Monthly Rental(Approx. HK\$)

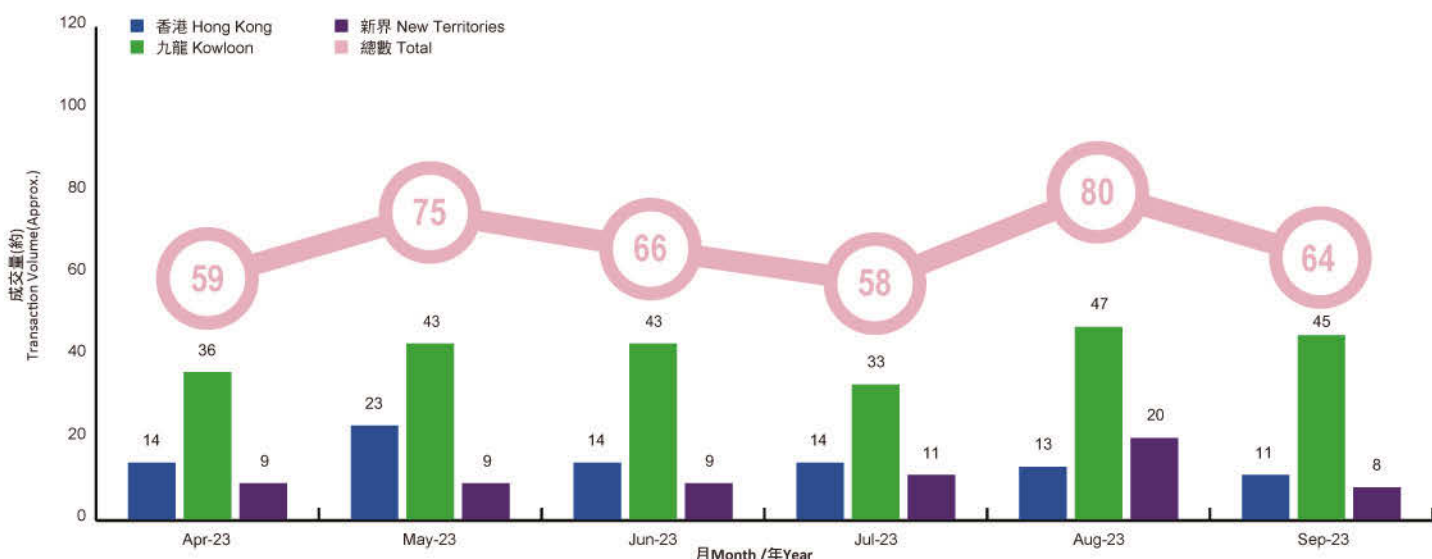
\$400K

準租客 Prospective Tenant

鐘錶 / Watches

各區商舖買賣成交量走勢圖

Regional Sales Transaction Volume of Retail Properties





長沙灣 CHEUNG SHA WAN

華匯廣場

物業資料



- 坐落長沙灣黃金地段
- 極具投資潛力
- 強勁交通網絡
- 市場罕有
- 優質物業

建築面積約

4,111 平方呎

售@7,006

文小姐 (S-040743)
Ms. Adelaide Man

9033 5029

N : 433QTT

截標日期：2023年11月15日(星期三) 中午十二時正
承業主命公開招標出售(截標前售出或收回除外)

尖沙咀 漆咸道南117號 珀薈酒店全幢

— TSIM SHA TSUI —



N : 042MHJ



物業資料

Mr. Mickey Cheung (S-065958)

Mr. Raymond Fung (E-107467)

Ms. Eunice Tong (E-011566)

張先生 6031 0253 馮先生 6605 9103 唐小姐 9873 8618

— 北角和富道21至53號 —

和富 WORFU

優質商舖招租

建築面積約 186-4,440 平方呎

租@16-70

場內雲集餐飲、教育、零售行業

近期更吸引不少區外客源，人流持續上升

定期舉辦主題式市集及工作坊，成為不少人的打卡熱點



物業介紹



N : WORFU

Ms. Terry Ho (E-370521)

何小姐 9788 6323

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/宣傳資料內載列的照片、圖像、繪圖或素描顯示純屬畫家對有關物業之想像。有關相片、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10月15日 N：物業編號

9月工商舖

排名榜

TOP1 區經

TOP3 主管



TOP5 營業員



有意加盟或查詢筭盤，請聯絡以上精英團隊或聯絡 2783 0182

香港工商舖分行 Branch List in Hong Kong

OFFICE

金鐘海富分行 Queensway Admiralty Branch
香港金鐘夏慤道18號海富中心第1座13樓1301室 T: 2810 0099

金鐘力寶第二分行 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

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

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

紅磡凱旋分行 Hung Hom Kaiser Branch
九龍紅磡鶴園街9號凱旋工商中心3期地下P1舖 T: 2739 8122

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 **渡船街37號地下**
G/F, Rua da Barca No. 37

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\$)
1,304	\$15.80M	@12,116

澳門
Macau **獲多利中心低層C室**
Unit C, L/F, Edf. Walorly

面積(約平方呎) Area(Approx.sq ft)	金額(約港元) Consideration(Approx.HK\$)	平均呎價(約港元) Average price(Approx.HK\$)
653	\$3.65M	@5,600

澳門
Macau **區神父街165-327號地下**
G/F, Rua do Padre Eugenio Taverna Nos. 165-327

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\$)
407	\$2.75M	@6,756

澳門
Macau **菜園街1-9號地下**
G/F, Rua das Hortas Nos. 1-9

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\$)
591	\$1.90M	@3,214

澳門
Macau **伯多祿局長街地下**
G/F, Rua de Pedro Nolasco da Silva

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\$)
1,259	\$160K	@84.30

澳門
Macau **大堂巷6號地下**
G/F, Travessa Da Se No. 6

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\$)
827	\$138K	@166.87

澳門
Macau **肥利喇亞美打大馬路106-122號地下**
G/F, Avenida do Conselheiro Ferreira de Almeida Nos. 106-122

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\$)
5,443	\$80K	@14.70

氹仔
Taipa **柯維納馬路320A-362G號地下**
G/F, Estrada Governador Albano de Oliveira Nos. 320A-362G

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\$)
975	\$78.2K	@80.21

澳門
Macau **廣州街100號地下**
G/F, Rua De Cantao No. 100

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\$)
338	\$70K	@207.10

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77號商舖 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48-89^m²超200米雲海住宅
現樓交易 即買即入住



42-56F

建面積約

517-958呎

雲海住宅

42F約**202**米



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10月15日 N：物業編號



工商舖焦點 Market Highlight

澳門 Macau

用家及中小企主導 細價舖受捧

End-users and SMEs are the main purchasing power of low-priced shops

近月買賣成交集中在千萬元以下的細價舖，在8月份成交了約4至5間，其次是總價在HK\$1,000萬至2,000萬的舖位，主因現時用家及中小企積極入市買舖自用，故細銀碼的成交佔多。In recent months, transactions focused on shops worth less than HK\$10 million, with 4 to 5 shops sold in August, followed by shops worth approx. HK\$10 million to HK\$20 million. This is mainly due to the fact that end-users and small and medium-sized enterprises (SMEs) are now actively entering the market for their own use. Therefore transactions of low-priced shops accounted for the majority of the shops sold.

商舖租賃方面，旅遊區大三巴及板樟堂錄得約兩宗成交，租金在約HK\$18至20萬水平，整體旅遊區租金見微升趨勢。而民生區筷子基8月份有一個雙門面飲食舖位連牌照租出，舖位面積約1,993平方呎，以月租約HK\$13萬成交。In terms of shop leasing, about 2 transactions were recorded in S. Paulo and S. Domingos in tourism district, with rents ranging from approx. HK\$180,000 to HK\$200,000. The overall rents in tourism district saw a slight upward trend. In the livelihood district Fai Chi Kei, a double-fronted food and beverage shop with a licence was leased out in August. The shop has an area of about 1,993 sq ft and pays a monthly rent of approx. HK\$130,000.

現時市場睇舖量有上升趨勢，但由於未有重大利好消息，觀望氣氛仍然較濃厚，預計開學後買家及投資者外遊歸來，商舖買賣及租賃市場均會向好。At present, the number of shop viewings is on the rise, but as there is no major good news, the wait-and-see atmosphere is still relatively strong. It is expected that after the commencement of the school year, when buyers and investors return from overseas travelling, the shop selling and leasing market will be favourable.

珠海 Zhuhai

珠海8月網簽約2,379套 按月微升約0.89%

Zhuhai net signed about 2,379 units in August, rose about 0.89% month-on-month

據中原澳門及橫琴數據庫監控統計，珠海8月共網簽約2,379套，按月微升約0.89%；其中住宅共網簽約1,097套，佔珠海網簽約總成交量約46%。8月珠海網簽約止跌微升，政策紅利持續釋放。而港幣兌人民幣匯率持續攀升，港客購買力增強，“金九銀十”的傳統旺季即將到來，房企積極備案入市，料後市回暖趨勢明顯。According to Centaline's Macau and Hengqin database, Zhuhai recorded about 2,379 net transactions in August, a slight increase of about 0.89% month-on-month. Of which 1,097 were residential, accounted for about 46% of the total number of transactions in Zhuhai. The net signing in Zhuhai have stopped dropping and slightly increased in August, as the policy dividend continues to be released. The exchange rate of Hong Kong Dollar against RMB continues to climb, the purchasing power of Hong Kong buyers increased. Also the traditional peak season of "Golden Nine and Silver Ten" is coming, real estate enterprises are actively preparing to enter the market. It is expected that the market will rebound significantly.

橫琴 Hengqin

橫琴8月共網簽約584套 按月上升約158%

Hengqin net signed about 584 units in August, a month-on-month increase of about 158%

橫琴8月共網簽約584套，按月升約158%；其中住宅網簽約64套，對比7月下跌幅約23%；商業網簽約10套，辦公室網簽約127套，其他網簽約383套。8月橫琴錄得多宗成交，大量車位出售推高網簽約數量，但目前住宅供應不力，加上周邊十字門多個項目推售，導致買家分流。料後期橫琴口岸廣場等項目即將加推住宅，吸引買家入市。Hengqin recorded a total of 584 net signings in August, a month-on-month increase of about 158%. Among them, 64 were residential, a decrease of about 23% compared to July; 10 were commercial, 127 were offices, and 383 were others. Car parks sale pushed up the number of transactions in Hengqin in August, but the current supply of residential units is weak, coupled with the sale of a number of neighbouring projects in the Cross Gate, which led to the diversion of buyers. However, the current lack of residential supply, coupled with the launch of a number of projects in Shizimen, has resulted in buyers being diverted. It is expected that Hengqin Kouan Guang Chang and other projects will soon launch additional residential units to attract buyers.