

# 春節清貨 發展商送錢送金

## 恒基利是最豪 華懋車位附贈

香港文匯報訊(記者 梁悅琴)龍年將至,各大發展商趁新春推出優惠吸客,長實、恒基、信和及華懋旗下17個貨尾盤向買家大送現金利是及足金賀歲,涉及單位逾500伙。業界預期,內地放寬銀根有利資金流入香港,加上過去數個月已累積一定購買力,隨着年初不少市民獲加薪,龍年樓市開門可望「小陽春」。



恒基地產營業部總經理林達民表示,該公司新春期間秉承以往傳統推出新春置業派大利是優惠。



華懋集團樓部總經理吳崇武(中)稱,樓市現時百花齊放,並預期龍年樓市會現小陽春。

恒基地產營業部總經理林達民表示,該公司新春期間秉承以往傳統推出新春置業派大利是優惠,但否認此舉是因為新盤競爭漸趨激烈而推優惠吸客。

### 嘉苑68.8萬傢俬裝修禮券

據介紹,恒基旗下大埔比華利山別墅、富匯半島、沙田大圍名家匯的買家於2月6日(年十五)前買入別墅單位,每伙可獲18.8萬元現金;期內買入此三個樓盤逾千呎以上單位者,每伙可獲10.8萬元現金。現時大埔比華利山別墅及富匯半島尚有40多伙,平均每伙3,000萬元,平均呎價7,000元,而名家匯尚有30多伙,平均每伙2,000多萬元,而4幢主席大屋的意向呎價2萬元。至於半山麥當勞道嘉苑於2月6日(年十五)前買入可獲送價值68.8萬元的歐化傢俬連裝修禮券,目前該盤尚有10伙,呎價約1.6萬

元。華懋集團樓部總經理吳崇武亦指出,即日起至新春正月初七(1月29日),華懋為旗下7個樓盤合共320伙提供優惠,其中沙田碧濤花園2及3期、馬鞍山迎濤灣及荃灣傲庭峰可獲88折優惠、送車位及6.8萬元現金利是;至於屯門南岸、九龍城御豪門及荃灣御濤,凱濤買家可獲12.8萬元現金利是,而深水埗寓、式別買家可獲6.8萬元現金。

### 購碧濤花園 美聯送金龍

吳崇武表示,上述單位市值約30億元,其中荃灣傲庭峰平均呎價4,600元至4,700元,至於御豪門最高呎價1.5萬元,此次新春優惠不包括特色戶。此外,凡於即日起至1月29日(正月初七)經美聯物業購

買沙田碧濤花園2期的一手單位,美聯會送出足金金龍,價值13,888元,名額5名。吳崇武指出,現時樓市百花齊放,亦可以令小市民多一些選擇,近期二手樓亦已近停頓,但去年底中國人民銀行調低存款準備金率,加上隨着內地通脹受控,預期中國人民銀行有機會於今年上半年再度調低存款準備金率,對市場有利,香港通脹率亦高企,相信於龍年樓市會現小陽春。

此外,長實今年為旗下貨尾盤將軍澳領凱、洪水橋高城及青山灣海譽其中19伙提供贈送現金或足金優惠,總值245萬元,優惠期至1月31日(年初九)。信和則為大埔天賦海灣、油麻地御金、國峯及九龍塘逸瓏於1月30日前選購的買家,每伙可獲價值13,888元的信和酒店禮券。

## 華懋推4新盤涉逾300伙

香港文匯報訊(記者 梁悅琴)去年樓市波動,一手盤競爭相當大,華懋集團樓部總經理吳崇武表示,去年華懋集團售出逾300伙住宅單位,套現約25億元,比前年低,而今年計劃推售4大新盤,可望套現逾60億元,按年升1.4倍。他又稱,該公司研究入標2月3日截標的屯門掃管笏住宅地,新春假期後決定會否「去馬」。

吳崇武指出,今年主力推售4大樓盤,包括上半年推售九龍城御·門前,涉及60伙,以及尖沙咀赫德道商業大廈,下半年主打推售屯門青發里瓏峯,共有91伙,以現樓形式推售,分層呎價1萬元,10多間洋房意向呎價1.5萬元,料項目市值約25億元。其他項目包括大埔住宅項目及薄扶林碧麗道項目,後者提供20伙單位。

### 荃灣城畔總投資70億

談到剛投得的荃灣西5區(城畔)限量地項目,他指出,項目單是建築費約35億元,連地價26億元及利息支出及推廣費,預料總投資額約70億元。他表示,若政府重新推出比鄰的荃灣西5區(灣畔)項目,或推出荃灣西6區招標,華懋都會考慮入標。由於荃灣西5區(城畔)是首度與港鐵合作,華懋已成立一個專業團隊負責此項目,但該公司無考慮競投中環街市。他認為,政府大增「限呎、限量」地,令中小型住宅單位供應增加,未來亦可以令市民增加上車機會。

他又稱,今年華懋亦有多個舊樓重建項目,包括西貢碧沙、銀線灣及半山麥當勞道及大學閣等,都是吸納土地儲備的時機。

# 恒基推2600伙 中小單位主導

香港文匯報訊(記者 周穎)針對未來市場中小型單位的需求,恒基今年主力推出700平方呎單位,目標銷售8個項目,新盤連貨尾共2,600伙,市值約160億元。

### 去年售樓額海嘯後新高

恒基營業部總經理林達民昨日出席傳媒午宴時表示,恒基代理今年可供發售的單位逾4,600伙,包括集團全資項目、合作發展項目及銷售代理項目,涉及8個全新項目(見表),但當中只會推售2,500伙,另加約100伙貨尾單位,估計全年推出2,600伙,市值約160億元。該集團去年售出855個單位,套現金額達172億元,創金融海

嘯後新高。

上水翠林將成為該集團今年首個頭炮新盤,他指出,上半年亦會推出烏溪沙落禾沙第一期及元朗大棠116地段項目,而下半年將推出西環保德街38號、太子西洋菜北街、太子界限街66號,上水177地段及深水埗大埔道等5個新項目。上述項目全年推出的2,500伙,主打700平方呎中型單位,遍佈市區及新界,因應目前市況,相信該類中、小型面積單位會受市場歡迎,有信心銷情可以達標。

對於今年樓價,林達民預期,全年整體樓價平穩向上,上半年樓價大致平穩,若二手樓價調整至供求平衡,不失為入市良機;而下半年待本地及內地宏調各項政策塵埃落定,市場消化消息後,樓價會趨向穩定。

### 恒基今年計劃新推項目

項目	單位面積 (平方呎)	單位數目 (伙)
上水翠林	2,800-4,400	16
烏溪沙落禾沙第一期*	600-4,100	928
元朗大棠116地段**	480-1,900	2,582
西環保德街38號	440-1,300	133
太子西洋菜北街189-195號	740-2,000	59
太子界限街66號	1,400-2,700	41
粉嶺上水177地段***	380-1,880	728
深水埗大埔道186-188號	370-900	138
可供發售總數		4,625
今年計劃推售總數		2,500

\*為恒基、新世界及培新合作發展項目。

\*\*為恒基及新世界合作發展項目。

\*\*\*為恒基旗下香港小輪發展項目。

資料來源:恒基地產代理  
製表:香港文匯報記者 周穎

## 市建局土瓜灣「奕地」招標

香港文匯報訊(記者 顏倫樂)市建局旗下土瓜灣浙江街/下鄉道項目昨日正式推出招標,早前意向的17間發展商全數獲邀請入標,地盤將於下月15日截標。

### 限呎盤提供116伙住宅

土瓜灣浙江街/下鄉道項目地盤面積約10,011呎,可建樓面約90,202呎,其中約15,070呎的商業樓面,提供約116伙。市建局計劃項目約一半數目的住宅單位面積為46.5平米或以下(即約500呎)。綜合市場資訊,項目估值約4.06億至5.86億元,樓面呎價約4,500至6,500元。

資料顯示,重建項目位於土瓜灣九龍城道2至2C號、浙江街42至42A號及44至44A號及下鄉道1至1A號,原為5幢擁有超過50年歷史的舊樓。項目預計最快2015年至2016年落成。

該項目今年1月6日招意向,17間意向的發展商全數獲邀入標,包括長實、其士國際及高剛發展、中國海外、莊士機構、俊和、英皇、恒基、香港興業、嘉華、嘉里、九建、新世界、信置、新地、宏安、會德豐、永泰。

美聯測量師行董事林子彬表示,地盤位於市區地段,毗鄰沙中線馬頭圍站,加上項目涉及面積及投資額較細,預料對發展商吸引力大。項目估值約5.41億元,樓面地價約6,000元,由於市區地供應短缺,上述地盤更享有沙中線鐵路沿線優勢,預期通車後,整個土瓜灣區將「變天」,因此相信發展商對地皮甚具興趣。

## 地產熱線

### 萊斯擴內地及香港代理市場

香港文匯報訊 萊斯物業執行董事黎智生在日前舉行的「萊斯第16屆精英頒獎暨團年晚宴」透露,由於政府積極推動活化工廈,該行今年預期開設2間至4間分行,進攻工商物業,並計劃在內地深圳及東莞開設更多分行,拓展廠房及寫字樓代理市場。

黎智生表示,2011年全港工業樓宇成交金額為16年來新高,全年工廈成交306.6億元,宗數6,812宗。期間,該行在港所創出業績相對2010年增幅29%,成交宗數亦上升,這個驕人成績是該行各位同事所締造出來。



萊斯晚宴現場。

### 富榮花園舖位售後租回

香港文匯報訊(記者 周穎)商舖投資前景看俏,價格吸引,市場出現售後租回個案。中原(工商舖)黃金鳳表示,旺角海庭路8號富榮花園地下6號舖,建築面積230平方呎,成交額748萬元。原業主於2003年以190萬元購入自用,今次轉售獲利558萬元,物業升值接近3倍。黃氏指,原業主現以每月2萬元租回,按現時租金計算,新買家享3.2厘租金回報。

### 丹拿花園凶宅鄰戶低市價沽

香港文匯報訊 中原地產林龍南表示,市場新近錄得丹拿花園毗鄰凶宅戶成交,該單位為2座高層A室,面積779平方呎,市場同類單位售價約660萬元。不過,上址與該物業一凶宅同層,以致造價被拉低50萬元至610萬元易手,平均呎價7,831元。原業主1996年9月以436萬元購入上址,賬面獲利174萬元,升值40%。

### 首都轉手虧蝕66萬

香港文匯報訊 美聯物業林振聲表示,該行剛促成一宗將軍澳日出康城首都單位成交,940呎戶以432萬元獲用家承接,原業主持貨3年多蝕讓66萬元。林振聲稱,該單位為首都6座L中層D室,面積940呎,成交價432萬元,呎價4,596元。原業主2008年3月以498.2萬元購入上述物業,是次賬面虧蝕66萬元,物業貶值約13%。

### 領峯三房戶降40萬易手

香港文匯報訊 中原地產楊展強表示,分行近日促成一宗將軍澳日出康城領峯成交,單位為7座高層LD室,面積958平方呎,屬三房套房間隔,現以470萬元成功沽出,平均呎價4,906元。原業主上年放售單位開價510萬元,現時累減40萬元。原業主於2009年12月以413萬元購入上址,賬面獲利57萬元。

**SYP GLASS GROUP CORPORATION LIMITED**  
(Incorporated in the People's Republic of China)

**Public Announcement on Profit Forecast of 2011**

The Board of the Company and all directors commit that there are no false record, misleading statement or omission of material importance of the public announcement, and will bear joint responsibility for the authenticity, accuracy and integrity of its content.

I. Results Forecast for this reporting period

1. Period of Forecast: 1 January 2011 – 31 December 2011

2. Results Forecast

According to the preliminary accounting of the Financial Department of the Company, the net profit attributable to the shareholders of the parent company in 2011 is predicted to drop by above 50% year on year, and the specific data shall refer to the Annual Report of 2011.

3. The results are not audited by certified public accountants.

II. Results of 2010

1. Net profit attributable to the shareholders of parent company: RMB 194,158,770.12

2. Earnings per share: RMB 0.266

III. Reasons for the Difference

1. The European debt crisis heavily struck the export photovoltaic industry, which led to the dropping demand and sharp price decrease of the low iron rolled glass.

2. The macro control on the real estate industry and the consistent dropping of the glass price.

3. The slowing growth of the automotive industry resulted in the diminishing demand and price falling of auto glass products.

IV. Risk Prompts

The Company will disclose information timely and strictly according to relevant regulations and requirements. The investors are reminded of investment risks.

Board of Directors  
SYP GLASS GROUP CO., LTD.  
19 January 2012

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**SYP GLASS GROUP CORPORATION LIMITED**  
(Incorporated in the People's Republic of China)

**Public Announcement on Resolutions of the 21st Meeting of the 6th Board and Notice on the Convention of the 1st Extraordinary Shareholders' General Meeting in 2012**

The Board of the Company and all directors commit that there are no false record, misleading statement or omission of material importance of the public announcement, and will bear joint responsibility for the authenticity, accuracy and integrity of its content.

The 21st meeting of the 6th Board of Directors of SYP Glass Group Co., Ltd. was held on 17 January 2012 in Changsha. Eight directors should attend the meeting and actually all the eight directors attended the meeting. The Chairman Lin Yinbin presided over the meeting, and some senior officers attended the meeting as non-voting delegates. The convention of the meeting complied with relevant provisions of the Company Law and Articles of Association. The resolutions are legitimate and effective. The Meeting considered and approved the following proposals:

1. Considered and approved the Proposal on General Manager's Report for 2011;  
Voting result: 8 voted for, 0 voted against, 0 abstained from voting

2. Considered and approved the Proposal on the Operation Budget Report for 2012;  
The Board approved in principle the Report on Operation Budget for 2012, and required the Management to adjust and improve the budget according to the changes of industry and the execution result of the budget, and fully carry out the measures to ensure the completion of the budget.  
Voting result: 8 voted for, 0 voted against, 0 abstained from voting

3. Considered and approved the Proposal on Report of Provisions for Assets Impairment in 2011;  
The Board approved in principle an amount of RMB 33.20 million of provisions for assets impairment in 2011, in accordance with relevant accounting policies for provisions of assets impairment.  
Voting result: 8 voted for, 0 voted against, 0 abstained from voting

4. Considered and approved the Proposal on Report of Disposal of Bad Debts in 2011;  
The Board approved in principle to write off an amount of RMB 10.64 million of bad debts among the account receivables in 2011 according to the account checking results and relevant accounting policies, and also approved to report an amount of RMB 16.50 million of above-three-year account receivables as bad debts for records, which shall be submitted for approval after being cleared. The Board also requested the Management to enhance supervision and control on the problems during the account clearing process to prevent more bad debts and control operation risks.  
Voting result: 8 voted for, 0 voted against, 0 abstained from voting

5. Considered and approved the Proposal on Report of Providing Guarantees for RMB 400 million of Bridging Loan to TSYSP;  
The Board approved in principle the Company to provide guarantee for RMB 400 million of bridging loan to TSYSP. By 17 January 2012, the total outward guarantee provided by the Company amounted to RMB 784.73 million, and there were no overdue guarantees till now. The total amount of outward guarantees provided by the Company accounted for 39.04% of the latest audited net assets.  
The Board required the Management to enhance project supervision & management, earnestly control project investment, and increase project benefits through various measures, and closely pay attention to the possible risks in the future.  
Voting result: 8 voted for, 0 voted against, 0 abstained from voting  
The proposal shall also be submitted for the consideration of the Shareholders' General Meeting.

6. Considered and approved the Proposal on Convention of the 1st Extraordinary Shareholders' General Meeting in 2012;  
Voting result: 8 voted for, 0 voted against, 0 abstained from voting  
The details of the 1st Extraordinary Shareholders' General Meeting for 2012 are as follows:

I. Basic information of the meeting  
Meeting convener: The 6th Board of Directors of SYP GLASS GROUP CO., LTD.  
Time of the meeting: 9:30 a.m. on 8 February 2012 (Wednesday)  
Place of the meeting: No.1 Building 1210 Lianxi Road, Pudong New Area, Shanghai  
Method: on-site voting  
Duration: Half day

II. Agenda  
1. Consider the Proposal on Replacement of Director;  
2. Consider the Proposal on Providing RMB 400 million of Bridging Loan Guarantee to TSYSP

III. Attendants:  
1. Directors, supervisors, senior officers of the Company;  
2. A-share holders who registered at China Securities Depository and Clearing Co., Ltd. Shanghai Branch after the completion of trading on 31 January 2012, and B-share holders who registered on 3 February 2012 (the last trading date of B-share is 31 January 2012);  
3. Shareholders unable to attend the meeting in person can authorize proxies to attend the meeting and vote on their behalfs;  
4. Shareholders outside Shanghai or outside mainland China can use letter or facsimile but should clarify the telephone number.

IV. Registration  
1. Legal person shareholders are required to presenting certificate of shareholding unit, Power of Attorney of legal representative, shareholding account cards and ID cards of the attendants;  
2. Public shareholders are required to register by presenting ID cards and shareholding account cards. The proxies are required to register by presenting their own ID cards, Power of Attorney, shareholding account cards and ID cards of their clients.  
3. Registration date: 9:00-16:00, 6 February 2012  
4. Place of registration: No. 1 Building 1210 Lianxi Road Pudong New Area Shanghai

V. Other issues  
1. All attendants shall bear their own lodging and traveling expenses for the meeting;  
2. Contact details:  
Phone number: 021-616133522  
Fax number: 021-58801534  
Address: No. 1 Building, 1210 Lianxi Road, Pudong New Area Shanghai  
Zip code: 201204  
Person to contact: Ms. Liu Lili

Board of Directors  
SYP GLASS GROUP CO., LTD.  
19 January 2012

Appendix:  
Power of Attorney  
I/We hereby authorize Mr./Ms. \_\_\_\_\_ to attend and vote on behalf/ on our behalfs at the 1st Extraordinary Shareholders' General Meeting for 2012 of SYP GLASS GROUP CO., LTD.

Client's Shareholding Account No. \_\_\_\_\_  
Amount of shareholding \_\_\_\_\_ shares  
Client's ID card No. \_\_\_\_\_  
Client (signature) \_\_\_\_\_ (For legal person shareholders, it shall be the signatures of the legal representatives and seals of the companies)

Proxy ID card No. \_\_\_\_\_  
Proxy (signature/seal) \_\_\_\_\_

Date of Authorization \_\_\_\_\_