

唐樓爭崩頭 拍賣叫價73口

香港文匯報訊（記者 顏倫樂）樓市「牛氣未退」，昨日產業署推出一籃子大埔唐樓物業拍賣，包括大埔東昌街、同發坊及同茂坊多幢大廈頂層共11伙，經過73口叫價後，最終以2,330萬元成交，被搶高47.47%，按實用面積7,125呎計算，平均呎價為3,270元。據區內代理指，成交價相當理想，並回到去年的樓市高位。

政府產業署早前透過卓先拍賣行，罕有地推出一籃子新界物業拍賣，包括大埔東昌街、同發坊及同茂坊多幢唐樓頂層共11伙，拍賣開價1,580萬元，買家需一併購買，按全部約7,125呎樓面計算，每呎開價約2,218元。據悉，由於開價低於市價甚多，故一推出已吸引不少投資者注意。

產業署低市價推出

昨日拍賣會現場反應熱烈，據現場人士指，到場人數多達40人，當中至少5名準買家舉牌競投，物業最終經過73口叫價後成交，成交價2,330萬元，高開價47.47%，可說近期「最火爆」的一場拍賣會。拍賣師潘子明表示，拍賣反應較預期為好，相信與近期樓市「小陽春」有關，估計買家購入是要長線投資。

區內代理指，拍賣成交價理想，已回到去年4月至5月的樓市高位水平，當時該區屋苑曾錄得一個廣福道87號單位成交，面積647呎，當時造

價為225萬元，平均呎價3,478元，與是次成交價相若。現時該區屋苑平均每個單位叫價已達210萬元以上，並且放盤量稀少。

位處大埔 原政府宿舍

是次拍賣的東昌街、同發坊及同茂坊一列唐樓，樓齡已經46年，位置鄰近寶湖花園，相當清靜，原來背後「有段故」。六十年代政府興建船灣淡水湖時，特別在大埔墟附近、林村河之側覓地建立一個新社區，名六鄉新村，設有六鄉公所，安排船灣各村的新界原居民遷居至此，以作遷村之補償。

編配予村民的單位大都由村民擁有，村民很少願意放盤，剩餘11個單位繼續由政府擁有，作政府宿舍用途，但近年丟空。所謂六鄉是指小棣、大棣、金竹排、橫嶺巷、涌尾、涌背等船灣六鄉組成，除金竹排是姓王的之外，其他五條村都姓李，因此有李氏宗祠設在同發坊。李氏宗祠旁就是鄉公所，是六村鄉民的議事會所。



極尚4房節前提價5%

香港文匯報訊（記者 梁悅琴）趁下周復活節長假，有發展商出招推售貨尾。長實大圍極尚·盛世計劃透過地產代理組織上海客戶復活節南下掃貨，同時將4房戶加價3%至5%，呎價升至9,100元。

市場消息指出，昨日有一組內地客戶資約2,000萬元購入2伙極尚4房戶，呎價近9,000元。長實地產投資董事郭子威(上圖右)表示，該公司計劃於日內先把極尚4房戶加價3%至5%，加幅比原先計劃為高，而加價後平均即供呎價由8,700元升至9,100元。

對於即將來臨的復活節長假，他稱，長實於明日起至4月9日期間，向首30名極尚買家送出價值約1萬元的足金復活兔乙隻。另外，該盤下周初會透過地產代理於上海進行推介會，長實會為有

意來港購買單位的人士提供機票及住宿。

另一發展商新地昨亦以原價加推將軍澳天晉最後15伙中高層4房戶，呎價維持9,825元。15伙單位於第3座31至47樓的A室4房戶，建築面積1,111呎，平均呎價9,825元，訂價由1,054.32萬至1,128.97萬元，訂價與早前推售的同類型單位相若，最快周六推售。

信和新盤待批售樓紙

市場消息指，信和與市建局合作的大角咀喇樹街項目取名奧柏御峯，信和置業營業部總經理田兆源昨表示，項目尚未取得售樓同意書，至今未定推售時間表。

新世界於大坑春暉8號昨日加推28樓A室，建築面積2,016呎，售價4,804.1萬元，呎價23,830元。

第一城天台戶創新高

香港文匯報訊（記者 周穎）買賣盤嚴重乾枯，樓價繼續「乾」升，沙田第一城日前出現一宗頂層連天台單位買賣，成交呎價創出同期數同類單位歷史新高紀錄。另外，居屋市場亦有投資者獲利離場。

利嘉閣地產洪振興表示，沙田第一城5期52座頂層連天台單位，建築面積395呎，連205呎天台以269.5萬元成交，呎價6,823元，呎價創出同期數同類單位歷史新高紀錄。賣方在2007年8月以130萬元購入，現帳面獲利139.5萬元，賺幅接近1.1倍。

龍蟠苑4年升值近五成

世紀21何美英表示，鑽石山居屋龍蟠苑A座中層7室，面積579呎，兩房一廳間隔，享有山景，以320萬元(自由市場)市價成交，呎價為5,527元。業主於2008年以215萬元(自由市場)購入，作長線投資，業主有見交投暢旺，且單位租約期滿，故趁旺市好價沽貨套現，持貨4年現帳面獲利105萬元，物業升值逾48%。

力寶中層呎價1.9萬

香港文匯報訊（記者 周穎）市場消息指出，譚姓投資者以約2.98億元購入金鐘力寶中心一座中層全層單位，面積15,686呎，呎價1.9萬元。原業主2008年以呎價1.59萬元，即約2.5億元購入，持貨4年帳面獲利4,900萬身元，物業升值19%。

市傳由裕泰興家族成員羅守弘持有的大角咀晏架街8號全幢紅茶館酒店以約8,500萬元易手，物業樓高7層，總樓面面積1.62萬呎，呎價5,246元，上址共提供49間房，每間涉資逾173萬元。

另有消息指，資深投資者蔡佰能以4,398萬元摸出赫德道1至3號地下8號舖，面積約650呎，蔡氏帳面獲利198萬元或4.7%。另一資深投資者「物流張」張順宜沽出荃灣海濱花園惠康超市舖位，成交價2,700萬元，面積1.05萬呎，月租約9萬元，回報4厘。張氏去年以1,473萬元購入，現帳面獲利1,227萬元或83%。

成都市拍賣出讓國有建設用地使用權公告

成國土拍告〔2012〕5號

根據《土地管理法》、《城市房地產管理法》、國土資源部39號令、成都市人民政府《關於進一步加強土地管理促進節約約用地通知》（成府發〔2008〕52號）、《成都市人民政府辦公廳關於經營性國有建設用地使用權納入中心城區土地交易市場統一出讓的通知》（成辦發〔2010〕71號）及《成都市國土資源局關於完善建設用地指標交易制度促進農村土地綜合整治的實施意見》（成國土資發〔2011〕80號）等相關文件規定，定於2012年4月18日上午10時，在成都市土地交易市場（成都市天府大道北段966號金融城7號樓），以拍賣方式組織出讓兩宗國有建設用地使用權。現就有关事项公告如下：

一、拍賣出讓宗地的基本情況：

序號	宗地編號	宗地位置	淨用地面積 (平方米)	土地用途 及使用年限	淨用地拍賣 起叫價 (含出讓金)	競買 保證金 (萬元)	規劃設計條件						持證准用面積 (畝)及 方式	出讓人
							計入容積率總建築 面積 (平方米)	容積率	建築密度	建築高度	綠地率	土地使用性質		
1	GX07(252/211): 2012-37	南部新區仁和 片區創南大道 北段以西、交 子大道以南	102309.22 合153.4639畝	城鎮混合 住宅用地 商業用地 住宅70年 商業40年	樓面地價： 3500元/平方米	38600	A地塊 z≤300136.58(容積 率≤3.8，可兼容商業 ≤20%) B地塊≤139955.46 (容積率≤6.0)	/	A地塊≤20%； B地塊≤ ≤45%，高層主 體≤22%	A地塊≤航空限高555米 (相對地面約60米),規劃 建築限高≤100米B地塊 ≤航空限高555米(相對地 面約60米),規劃建築限 高≤150米	A地塊 ≥25%； B地塊 ≥15%	A地塊：二類住宅用 地，兼容商業； B地塊：商業金融業 用地（禁設住宅， 禁止設市場用房）	137.5845 指標證書	成都市 國土資 源局
2	JT02(252): 2012-38	金堂縣三星鎮 3號地塊	59113.1657 合88.6697畝	城鎮混合 住宅用地 住宅70年	110萬元/畝	2500	/	1.0< 容積率 ≤5.0	按照《成都市規 劃管理技術規 定》（2008） 規定中容積率 和建築高度所對 應的建築密度 確定	/	≥30%	住宅用地	88.6697 指標價款	金堂縣 國土資 源局

二、中華人民共和國境內外的法人、自然人和其他組織均可申請參加競買，申請人可獨立競買也可聯合競買，但文件中有特殊要求或法律法規對申請人另有限制的除外。
三、申請參加多宗土地競買的，競買保證金只須按其申請中額度最高的一宗土地繳納。拍賣以增價方式競價，由低價者得。競得多宗土地的競買人，在簽訂最後一宗地的《出讓合同》時方能將競買保證金轉作地價款。
四、請競買申請人在2012年4月17日17時之前，憑相關報名材料及競買保證金到賬確認函到成都市土地交易市場招拍掛窗口辦理報名手續，領取《競買競價牌領取單》。為規範流程和提高效率，請競買申請人於2012年4月16日前，持出讓文件規定的相關資料到成都市土地交易市場招拍掛窗口提前申報。
五、須「持證准用」的競得人，在簽訂《國有建設用地使用權出讓合同》及《出讓合同補充協議》之前，應提交相應面積的建設用地指標證書或繳納相應面積的建設用地指標價款。建設用地指標可通過農村土地綜合整治獲取，也可在成都市土地權轉交易中心、成都農村產權交易所購買，建設用地指標價款按成都市公佈的年度最低保護價繳納。（諮詢電話：028-85987005、028-87050700）
六、本公告未盡事宜請參見出讓文件，並以出讓文件中附錄的行政主管部門的法定文件為準。自2012年3月20日起到成都市土地交易市場招拍掛窗口領取出讓文件。
聯繫地址：成都市天府大道北段966號金融城7號樓 諮詢電話：028-85987887、85987883、85987884 詳情見：四川省國土資源廳網（http://www.scdlr.gov.cn） 成都市國土資源局網（http://www.cdtr.gov.cn） 成都市土地市場網（http://www.cdtd.gov.cn） 成都市國土資源局 2012年3月27日

宗地位置示意圖



SYN GLASS GROUP CORPORATION LIMITED

(Incorporated in the People's Republic of China)

SYN GLASS GROUP CORPORATION LTIMITED

Annual Report for 2011 (abstract)

I. MAJOR ACCOUNTING AND OPERATING RESULTS

		Unit: RMB	
Items	2011	2010	+/- (%)
Total sales revenue	2,421,100,234.76	2,685,638,607.41	-9.85
Operating Profit	30,661,877.68	161,461,175.44	-81.01
Total Profit	88,794,182.09	244,432,155.05	-63.67
Net profit attributable to shareholders of parent company	77,437,059.41	194,158,770.12	-60.12
Net profit attributable to shareholders of parent company after deducting non-recurring gains and losses	78,758,680.64	138,390,052.72	-43.09
Net cash flow from operating activities	283,592,358.87	278,317,073.96	1.90
End of 2011	6,556,444,428.48	6,473,467,440.48	1.28
Total assets	4,139,887,728.02	4,034,278,165.54	2.62
Total equity	2,058,699,816.05	2,010,311,149.13	2.41
Owners' equity attributable to shareholders of parent company	731,250,082.00	731,250,082.00	0.00
Total share capital			
Major financial indicators	2011	2010	+/- (%)
Basic earnings per share (RMB/share)	0.11	0.27	-59.26
Diluted earnings per share (RMB/share)	0.11	0.27	-59.26
Earnings per share based on the latest share capital (RMB/share)	0.11	0.27	-59.26
Basic earnings per share excluding extraordinary gains/losses (RMB/share)	0.11	0.19	-42.11
Weighted average ROE (%)	3.78	10.15	Down by 6.37 percentage points
weighted average ROE excluding extraordinary gains/losses (%)	3.84	7.23	Down by 3.39 percentage points
Net cash flow from operating activities per share (RMB/share)	0.39	0.38	2.63
End of 2011	End of 2010	+/- (%)	End of 2009
Net assets per share attributable to shareholders of parent company (RMB/share)	2.82	2.75	2.55
Debt to Asset ratio (%)	63.14	62.32	Up by 0.82 percentage points

II. NON-RECURRING GAINS AND LOSSES

		2011	2010
Items of non-recurring gains and losses		-235,388.74	28,066,224.81
Gains or losses from disposal of non-current assets			-119,501,529.60
Government subsidies recorded in the gains and losses of this reporting period (except for those closely related to company businesses and enjoyed according to the state uniform standard quota or ration)		7,194,950.00	8,024,300.00
Fair value change gains and losses from tradable financial assets and tradable financial liabilities except for the effective hedging businesses related to the normal operation businesses of the Company, as well as investment returns from the disposal of tradable financial assets, tradable financial liabilities and available-for-sale financial assets		-3,531,617.88	27,384,817.55
Other non-operating income and expenses besides the above items		4,172,743.15	-119,545.20
Other items of extraordinary gains and losses		-5,664,261.70	-68,352,538.50
Minority shareholders' interests affected (after tax)		-798,026.89	-1,282,165.57
Income tax affected		-1,321,621.23	55,768,717.40
Total		-1,321,621.23	-65,200,920.07

III. CONSOLIDATED INCOME STATEMENT (2011 Jan-Dec)

		Unit: RMB	
Item	Note	Jan-Dec 2011	Jan-Dec 2010
I. Total operating income		2,421,100,234.76	2,685,638,607.41
Incl: operating income	V39	2,421,100,234.76	2,685,638,607.41
Interest income			
Income from premiums			
Income from fees and commissions			
II. Total operating cost		2,367,940,514.59	2,550,666,989.64
Incl: operating cost	V39	1,899,080,002.23	2,099,310,991.63
Interest expenses			

		Unit: RMB	
Fee and commission expenses			
Refunded premiums			
Net amount of compensation payout			
Net amount of reserves for reinsurance contract			
Policy dividend payment			
Reinsured expenses			
Operation taxes and additional	V, 40	11,134,801.69	1,311,546.10
Sales expenses	V41	136,315,640.78	126,507,058.68
Administration expenses	V42	206,768,199.52	226,450,291.52
Financial expenses	V43	86,791,465.31	79,622,207.72
Losses of assets impairment	V46	27,850,405.06	17,464,893.99
Plus: fair value change income ("+" for losses)	V44	-30,417,782.02	-34,363,397.58
Investment returns ("+" for losses)	V45	7,919,939.53	60,852,855.25
Incl: investment return on associates and JVs			
Foreign exchange income ("+" for loss)			
III. Operating profit ("+" for losses)	V, 47	30,661,877.68	161,461,175.44
Less: non-operating expenses	V48	58,886,763.12	124,322,358.09
Incl: non-current assets disposal losses	V49	713,669.65	40,230,642.53
IV. Total Profit ("+" for losses)		88,794,182.09	244,432,155.05
Less: income tax expenses	V, 49	2,216,833.32	10,720,714.82
V. Net profit ("+" for losses)		86,577,348.77	233,711,440.23
Net profit attributable to shareholders of parent company		77,437,059.41	194,158,770.12
Minority shareholders' gains and losses		9,140,289.36	39,552,670.11
VI. Earnings per share			
(I) Basic earnings per share	V50	0.11	0.27
(II) Diluted earnings per share	V50	0.11	0.27
VII. Other comprehensive income			
Total comprehensive income		86,577,348.77	233,711,440.23
VIII. Total comprehensive income attributable to shareholders of parent company		77,437,059.41	194,158,770.12
Total comprehensive income attributable to minority shareholders		9,140,289.36	39,552,670.11
Legal Representative: Lin Yibin Person in Charge of Accounting Function: Sun Dajuan			
Person in Charge of Accounting Department: Chu Yuejiang			
SYN Glass Group Co., Ltd.			
29 March 2012			

Public Announcement on Resolutions of the 22nd Meeting of the 6th Board

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 22nd meeting of the 6th Board of Directors of SYN Glass Group Co., Ltd. was held on 27 March 2012 at the headquarters of SYN. Nine directors should attend the meeting and actually eight directors attended the meeting. Mr. Paul Ravenscroft did not attend the meeting for work reasons and entrusted Mr. Lin Yibin as the proxy to attend and vote at the meeting. The Chairman Lin Yibin 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 Annual Report for 2011 (full text and abstract);
2. Considered and approved the Proposal on the Work Report of the Board for 2011;
3. Considered and approved the Proposal on Work Report of Independent Directors for 2011;
4. Considered and approved the Proposal on Profit Distribution Plan for 2011;

According to the audit report of Shanghai Certified Public Accountants, the consolidated sales revenue of the Company in 2011 reached RMB 2421.10 million, the net profit attributable to owners of parent company in 2011 reached RMB 77.44 million, and the earnings per share was RMB 0.11. The parent company achieved operating revenue of RMB 1026.46 million and the net profit of parent company was RMB 24.91 million.

According to relevant provisions of the Articles of Association, and in consideration of the current situation and future project development, the suggested profit distribution plan is as follows: After the allocation of the statutory surplus common reserve fund (10%), 50% of the retained net profit will be distributed in cash dividend. Based on the total capital shares 731,250,082 on 31st December 2011, it is proposed to allocate RMB 0.2 (tax inclusive) in cash for every 10 shares. The total cash dividend paid will amount to RMB 14.62 million. There is no proposal of using capital surplus to enlarge share capital in 2011.

Voting result: 9 voted for, 0 voted against, 0 abstained

5. Considered and approved the Proposal on Internal Control System Execution Work Plan in 2012;

Voting result: 9 voted for, 0 voted against, 0 abstained

6. Considered and approved the Proposal on Self Evaluation Report on the Execution of Internal Control System in 2011;

Voting result: 9 voted for, 0 voted against, 0 abstained

7. Considered and approved the Proposal on Work Report of Examination & Supervision on Internal Control System for 2011;

Voting result: 9 voted for, 0 voted against, 0 abstained

8. Considered and approved the Proposal on Performance Appraisal and Performance-based Compensation for Senior Officers in 2011;

The Board approved in principle the Report on Annual Salary Settlement of Senior Officers and the Report on Changing Salary of Senior Officers after tax to before tax.

Voting result: 9 voted for, 0 voted against, 0 abstained

The Proposal No.1, 2, 3, 4 shall be considered and approved by the Annual Shareholders' General Meeting of 2011.

Board of Directors
SYN GLASS GROUP CO., LTD.
29 March 2012

Public Announcement on Resolutions of the 15th Meeting of the 6th Supervisory Committee

The Supervisory Committee of the Company and all supervisors 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 15th meeting of the 6th Supervisory Committee of SYN Glass Group Co., Ltd. (abbreviated as "the Company") was held on 27 March 2012 at the headquarters of the Company. Four supervisors should attend the meeting, and actually all the four supervisors attended the meeting, which complied with relevant provisions in the Company Law and Articles of Association of the Company. Mr. Luo Ziqiang, the Chairman of Supervisory Committee presided over the meeting. The meeting considered and approved the following proposals:

1. Consider and approve the Proposal on Annual Report for 2011 (full text and abstract);
2. Consider and approve the Proposal on Work Report of Supervisory Committee for 2011;
3. The meeting also discussed about the Proposal on Profit Distribution for 2011, Proposal on Internal Control System Execution Work Plan in 2012, Proposal on Work Report of Examination & Supervision on Internal Control System for 2011 and Proposal on Self Evaluation Report on the Execution of Internal Control System in 2011, which have been considered at the 22nd meeting of the 6th Board of Directors.
4. The Supervisory Committee held that the convention of the Board meeting complied with relevant provisions in laws, regulations and Articles of Association of the Company. The members of the Board performed their duty of honesty when considering and approving the proposals, and the procedures of consideration and approval complied with the provisions in laws, regulations and Articles of Association. The resolutions adopted by the Board obeyed the principles of fair, justice and impartial, and were not detrimental to the interests of the Company and shareholders.
5. In terms of Proposal on Work Report of Examination & Supervision on Internal Control System for 2011 and Proposal on Self Evaluation Report on the Execution of Internal Control System in 2011 that were discussed at the 22nd meeting of the 6th Board, the Supervisory Committee held that: The Company has established relevantly complete internal control system and can be executed effectively. The Self Evaluation Report of Internal Control System truly and objectively reflected the construction and operation of the internal control system of the Company.
6. The Proposal on Annual Report of 2011 (full text and abstract), Proposal on Work Report of Supervisory Committee and Proposal on Profit Distribution Plan for 2011 shall be submitted for the consideration of the Shareholders' General Meeting.

Supervisory Committee
SYN GLASS GROUP CO., LTD.
29 March 2012