B5

地王效應

晉海||周日賣100伙 旺角尚璽擬下月售





■楊嘉俊(右)表示,尚璽首批單位至少30伙。

記者梁悅琴 攝

香港文匯報訊(記者梁悦琴)新鴻基地產以251.61 億元投得啟德新地 王,各大發展商迅即調動推盤計劃。其中,新地本周末雙盤齊發,除本周 六屯門御半山推售次批78伙外,日出康城晉海Ⅱ亦落實於周日(20日)推 售100伙。由實德環球集團主席楊海成私人發展的旺角尚璽部署6月初推 售,恒地於旺角利奧坊二期亦於今日命名,準備出擊。

六 鴻基地產副董事總經理雷霆昨表示, 現時團隊對剛中標的啟德住宅地進行 設計工作,會發揮地皮的獨特性,興建為地 標式住宅加商場,又會按地皮的優點來決定 項目戶型及數量。他稱,集團每次都認真落 標,能投得該幅優質地皮「非常好彩」,亦 對區內之後的地皮有興趣。

雷霆:繼續市價推盤

至於新地旗下新盤會否隨即加價,他認 為,系內新盤定價克制,強調繼續以市價推 盤,部分新盤加價輕微。他又指,新地本周 雙盤齊發,除本周六屯門御半山推售次批78

伙外,日出康城晉海II亦落實於周日推售第 3座首批100伙。

新地代理總經理陳漢麟表示,晉海Ⅱ本周 日發售 100 伙,343 方呎一房折實入場 599.5 萬元,將於本周六晚截票,現時已錄幾倍超 額認購。他指,今批單位全屬第3座,包括 一房至三房單位,其中B1組最多可購2伙, 其中1伙必須為面積530方呎或以上單位; B2組最多可買2伙,整批單位市值約9.7億 元。至於同系屯門御半山,消息指,至昨日

此外,由楊海成為主要投資者發展的旺角 萬元,呎價25,500元。

大角咀道247號住宅項目命名為尚璽。發展 商代表楊嘉俊表示,項目共有76伙,全部為 開放式戶,面積160方呎起,預計6月初發 售,首批單位至少提供30伙,售價會參考市 區一手樓盤,預計2019年下半年落成。該盤 已委託中原獨家代理銷售。

利奧坊二期準備出擊

恒地於旺角利奧坊二期亦於今日命名,準 備出擊,該盤提供約500伙。恒基物業代理 營業(二)部總經理韓家輝昨表示,位於粉嶺 高爾夫球會旁的高爾夫·御苑累售235伙, 平均呎價逾1.7萬元,套現逾20億元。該盤 上周在粉嶺逸峯廣場增設展銷廳,項目仍有 61 伙已公佈銷售安排單位待售,預計沾出 90%單位後將調整售價。

成交方面,建灝地產啟德天寰昨招標售出 星寰匯第1座地下及1樓C單位Garden Villa C特色戶,面積1,239方呎,成交價3,159

啟

心

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超

住宅地,破盡香港賣地紀錄。樓面地 價每呎也逾1.77萬元,貴絕同區。除 反映發展商對後市之信心,亦將奠定

能大賣,如日前首輪開售的屯門御 半山,均呎價高見1.5萬元貴絕同 區,首輪發售仍收逾5,000票開紅 盤。另近期推出的北角海璇採惜售 策略,成交呎價高逾6萬元連刷港 島東新高。

天鑄「高買更高賣」典範

再看該發展商以往項目不乏「高 買、更高賣 | 個案,如2010年何文

田前山谷道邨地皮,由新地以109 億元高價拍走,較開價高出六成, 每呎樓面地價高達1.2萬元,一度 成為九龍地王。隨後項目發展成毗 鄰港鐵何文田站的天鑄,首批價單 折實均價3.2萬元水平,是「麵粉 價」的2.5倍,及後個別單位成交

今次的啟德住宅地皮,兩旁分別有 南豐的商業/酒店地及利福國際商 業地,前面就是沙中線啟德站,環 境與西九十分相似。回顧西九由新 地發展的天璽及凱璇門,標準單位 呎價普遍近6萬元及4萬元,今次 樓面地價逾1.77萬元的啟德地皮若 能成功變身「啟德天璽」的話,何 止賺兩倍之餘,區內變成超級豪宅 區亦恐不是遙遠之期

■香港文匯報記者 蘇洪鏘



■毗鄰港鐵 何文田站的 天鑄,個別 單位成交呎 價更高見6 萬元。

資料圖片

東旭苑綠表雙破頂

誕新地王,市場估計到開售時每方呎 售價可達3萬多元,進一步加強市民 對「磚頭」的憧憬,未補價居屋造價 直撲「9球」,追貼自由市場紀錄。筲 箕灣東旭苑一個三房戶最新以878萬 3%。 元 (未補價) 成交,折合呎價升穿 1.35 萬元, 一舉刷新兩項紀錄。

總價紀錄3個月升近一成

雙料「居屋王」位於筲箕灣東旭苑D 座底層5室,面積650方呎,坐向無遮 擋全海景,上月獲綠表客以878萬元

單位

筲箕灣東旭苑 D座低層5室 650

筲箕灣東旭苑 B座低層4室 650

筲箕灣東旭苑 C座高層5室 650

筲箕灣東濤苑 D座高層6室 666

資料來源:土地註冊處、市場消息

屋苑

樂富德強苑

元。成交價打破同屋苑今年2月B座錄 得的800萬元 (未補價) 舊紀錄、並 超出近一成,而呎價亦較香港仔雅濤 閣早前錄得的13,069元舊紀錄高出

原業主於2008年以225.39萬元(未 補價)買入,持貨10年物業期內升值 2.9倍,賬面賺逾652萬元。回顧過去 居二造價紀錄,全港第三貴個案為去年 綜合房委會及市場消息顯示,是次 4月樂富德強苑以788萬元創下,距今 次破頂成交剛好12個月,意味着居二 價紀錄在一年間被推高90萬元。

天水圍誕生新「綠表居屋王」,綜

13,508

12,308

12,012

11,637

2018/4

2018/2

2017/4

2017/7

2018/3

製表:記者 蘇洪鏘

面積(方呎) 造價(元) 呎價(元) 成交日期

780.8萬 12,012

878萬

800萬

788萬

775萬

座高層1室,實用面積634方呎,以 545 萬元(未補價)易手,折合呎價 高達8,596元,貴絕天水圍未補價居屋

天水圍居屋市值逼千萬

資料顯示,單位補價率為42%,意 味着補價後市值高達940萬元、呎價

同時,藍田鯉安苑A座高層4室,面 前664方呎,作價731萬元(未補價) 易手,折合呎價高達11,009元,造價 及呎價均創同區未補價居屋新高。



資料圖片 ■筲箕灣東旭苑

大昌行4.2億沽麗晶377車位

後,有投資者大手掃入東九龍車位。大昌行 (1828) 昨日公佈,九龍灣麗晶花園商場8、9樓 及天台合共377個車位以4.21億元售出,平均售

董事包括董詠姬及董耀輝。

資料顯示,原業主1989年作價812萬元購入該 批車位,現賬面獲利逾4.1億元或50倍。

香港文匯報訊(記者 顏倫樂)地政總署近日 公佈最新補地價情況,荃灣白田壩街長豐工業大 厦低座以1.8247億元完契約修訂成補地價,將用 作商業/其他用途。

公司於數年前提出將南豐紗廠4、5、6號改建成 改建成以時裝為主題的新地標「The Mills」,成 為時裝培訓及零售中心。

趙式浩拆售工廈 入場 124 萬

香港文匯報訊(記者 蘇洪鏘)卓能集團主席趙世曾的兒 子趙式浩加入拆售行列,其名下帝皇房地產去年買入新蒲崗 景福街太子工業大廈頂層物業,昨日宣佈名命為「海德匯」 並進行拆售,入場價約124萬元起,最快8月入伙。

帝皇房地產董事總經理趙式浩指,今次是公司首個發展物 業項目。目前,公司有3億元基金去物色其他工貿物業,例 如東九及屯門等地,目標在年底前將基金翻倍至6億元

今批價單涉及16伙,面積介乎218方呎至493方呎,定價 由 123.6 萬元至最貴 356.1 萬元, 呎價 5,533 元至 7,223 元, 賣方即供優惠達樓價3%。他指出,今次項目毗鄰剛剛誕生 地王的啟德新區,故相信項目有一定吸引力。



■帝皇房地產趙式浩笑言,做豪宅市場 較吃香,不過「老竇做豪宅,無理由同 佢打對台。」 記者蘇洪鏘 攝

比華利中港酒店

A座高層9室 656

理・目置物業 牌照號碼:H/0277 H/0278

尖沙咀・中港酒店 日租450元起

灣仔・比華利酒店 日租750元起

全港綠表居屋價排名榜

「房專線:9509 5818

中港酒店: 九龍尖沙咀白加士街1-11號1 & 2樓全層 電話: 2730 1113 傳真: 2723 5398 **比華利酒店:**香港灣仔駱克道175-191號京城大廈4樓全層

網址:www.bchkhotel.hk

申請新酒牌公告 食得喜小廚

現特通告:何汶珊其地址為新界荃灣西樓 角路186-200號青山公路114-128號昌安 大廈地下14-19號舖,現向酒牌局申請位 於新界荃灣西樓角路186-200號青山公路 114-128號昌安大廈地下14-19號舖食得 喜小廚的新酒牌。凡反對是項申請者,請 於此公告刊登之日起十四天內,將已簽署 及申明理由之反對書,寄交新界大埔鄉事 會街8號大埔綜合大樓4樓酒牌局秘書收。

日期:2018年5月17日



ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION **BROUGHT BY ASSETS RESTRUCTURE** HAINAN AIRLINES HOLDING COMPANY LIMITED

The Hainan Airlines Holding Company Limited and entire members of its board of directors ("BoD") hereby guarantee that there's no significant omission, fletitious description or serious misleading of the announcement and would take both individual and joint responsibil for the truthfulness, accuracy and completeness of its content.

The Hainan Airlines Holding Company Limited (hereinafter referred to as the Company) had been planning for an important events.

so it applied to suspend the stock trading (stock code: 600221, 900945; stock abbreviation: HHKG, HHKG-B) from the stock market opening of Jan. 10 of 2018. It was confirmed that above stated important event constitutes a material assets reorganization and initiated the implementation of reorganization procedure from the stock market consists. opening of Jan. 10 of 2018. It was confirmed that above stated important event constitutes a material assets reorganization and initiated the implementation of reorganization procedure from the stock market opening of Jan. 24 of 2018. The trading objects distributed in multiple countries & regions and possess wide range and large scale of businesses, therefor it's necessary for the Company to carry out intensive negotiation and demonstration on relevant matters with overseas administration and supervision institutes. Since the trading plan also involves in issue stock to purchase overseas assets and would need to go through a great deal of communication, negotiation, argumentation and prior examination and approval of domestic and foreign supervision institutions (including national regulatory authorities), which would need more time to be completed. It's passed through by the board of directors and general meeting of shareholders of the Company and approval of the SSE that the stock trading suspension would continue. It's estimated that the stock transaction suspension resumption would not be later than June 9 of 2018. For details, please refer to the ANNOUNCEMENT ON TRADE SUSPENSION BROUGHT BY SIGNIFICANT EVENT on Jan. 11 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS REORGANIZATION on Jan. 24 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on Feb. 10 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on Mar. 10 of 2018 to disclose the related information of stock transaction suspension, the ANNOUNCEMENT ON APPLICATION FOR POSTPONING STOCK to disclose the related information of stock transaction suspension, the ANNOUNCEMENT ON APPLICATION FOR POSTPONING STOCK TRADE SUSPENSION on Mar. 24 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS

During the trading suspension period, the Company has been actively carrying out related assets reorganization works. As of the date of this announcement, the Company has signed the restructure framework agreements with the HNA Group Company Limited and the Haihang Aviation Group Company Limited. The restructure framework agreements are preliminary intentional agreements based on mutual willingness and basic principles. The final trading plan shall be subject to the formal agreements signed by a leated parties. For details, please refer to the ANNOUNCEMENT ON SIGNING REORGANIZATION FRAMEWORK AGREEMENTS on Mar. 24 of 2018. The underlying assets distributed in multiple countries and involve in businesses relating to the main operation of aviation, which include aviation, maintenance, flight training and hotels. The trading plan would be in the method of issuing stock and purchasing overseas assets. The final assets scale, proportion of domestic and overseas assets and trading price would need to be confirmed subject to the report issued by the independent third party with security qualification. The equity structure of the trading objects would need to be adjusted further. The specific plan is still in the process of communication, negotiation and demonstration. During the material assets reorganization, there's possibility of the change to actual controller of the Company. However it's estimated that the material assets reorganization would not constitute a backdoor listing. It shall be

controller of the Company. However it's estimated that the material assets reorganization would not constitute a packagoor issuing, it small or finally confirmed according to the exact plan and approval of related authorities.

As of the date of this announcement, the Company has been performing due diligence investigation, auditing and evaluation on the underlying assets. The reorganization plan, trading structure and underlying assets scope might be adjusted according to above due diligence investigation and negotiation with current/potential counter party. The specific plan shall be subject to the pre-plan or report on the material assets reorganization deliberated and announced by the board of directors of the Company.

In consideration of the uncertainty of above material assets reorganization and in order to avoid extraordinary fluctuation of the stock price and ensure the information disclosure fairness and protect the shareholders' benefits, the stock trading transaction suspension shall price and ensure the information disclosure tarriess and protect the shareholders becently, the stock trading transaction suspension shall continue according to the related regulations of the Listing Regulations of the SSE. During the period of transaction suspension, the Company would strictly perform its duty of information disclosure and disclose the progress on the material assets reorganization every 5 trading days according to regulations of related administrative rules and laws.

We solemly remind the investors that the designated information disclosure medias of the Company are the China Securities Journal, Shanghai Securities News, Securities Times, Securities Daily, Hongkong's Wen Wei Po and the website of the SSE (www.sse.com.cn).

Please refer to the information disclosed by the Company on above designated media. There's still uncertainty on the related material assets reorganization. Please pay attention to subsequent related announcements and investment risks.

Hainan Airlines Holding Company Limited May 17, 2018

申請酒牌續期公告 裕發小厨

現特通告:羅燕君其地址為新界沙田馬鞍 山富安花園商場地下23至24號舖,現向酒 牌局申請位於新界沙田馬鞍山富安花園商 場地下23至24號舖裕發小厨的酒牌續期。 凡反對是項申請者,請於此公告刊登之日 起十四天内,將已簽署及申明理由之反對 書,寄交新界大埔鄉事會街8號大埔綜合 大樓4樓酒牌局秘書收。

日期:2018年5月17日

NOTICE ON APPLICATION FOR RENEWAL OF LIQUOR LICENCE YU FAT

Notice is hereby given that Lo Yin Kwan of Shop Nos. 23-24, G/F, Commercial Complex, Chevalier Garden, Ma On Shan, Sha Tin, New Territories is applying to the Liquor Licensing Board for renewal of the Liquor Licence in respect of YU FAT situated at Shop Nos. 23-24. G/F. Commercial Complex Chevalier Garden, Ma On Shan, Sha Tin, New Territories. Any person having any objection to this application should send a signed written objection, stating the grounds therefor, to the Secretary, Liquor Licensing Board, 4/F, Tai Po Complex, No. 8 Heung Sze Wui Street, Tai Po, New Territories within 14 days from the date of this notice.

Date: 17th May 2018

申請酒牌續期公告

現特通告:馮堦壁其地址為香港筲箕灣 東大街2號麗東海景豪苑2座8樓G室,現 向酒牌局申請位於新界西貢將軍澳唐俊 街11號寶盈花園商場地下S4A-S4D及 S5-S5E號舖惠食派的酒牌續期。凡反 對是項申請者,請於此公告刊登之日起 十四天内,將已簽署及申明理由之反對 書,寄交新界大埔鄉事會街8號大埔綜合 大樓4樓酒牌局秘書收

日期:2018年5月17日 NOTICE ON APPLICATION FOR RENEWAL OF LIQUOR LICENCE **WELL SERVED**

Notice is hereby given that Fung Kai Pik of Flat G, 8/F., Blk 2, Newton Harbour View, 2 Shau Kei Wan Main Street East, H.K. is applying to the Liquor Licensing Board for renewal of the Liquor Licence in respect of WELL SERVED situated at Shop Nos. S4A-S4D & S5-S5E, G/F, Commercial Centre, Bauhinia Garden, 11 Tong Chun Street, Tseung Kwan O, Sai Kung, N.T. Any person having any objection to this application should send a signed written objection, stating the grounds therefor, to the Secretary, Liquor Licensing Board, 4/F, Tai Po Complex, No. 8 Heung Sze Wui Street, Tai Po, New Territories within 14 days from the date of this notice.

Date: 17th May 2018

刊登廣告熱線 28739888/ 28311781