剛

CCL破頂後回落 二手後市料反覆

香港文匯報訊 (記者 黎 梓田) 近月整體二手樓價走 勢反覆,坊間指數自上周突 破歷史高位後,本周升勢略 為回氣。反映樓價的中原城 市領先指數CCL,最新報 191.24點,按周跌0.38%, 而連同CCL在內的三大指數 結束三周連升,並重返六周 前的水平,中原分析指,料 未來數周樓價持續短暫反 覆,波動可能擴大。

高。大型屋苑領先指數 CCL Mass 報 191.24點,按周跌 0.18%。CCL (中小型單位)報 189.53 點,按周跌 爭持,近六周計, CCL、CCL Mass 0.35%。 CCL(大型單位)報 190.93 及CCL(中小型單位)錄得三次齊升, 點,按周跌0.52%,連續六周一升 一跌,走勢反覆。自六周前中美貿 易戰升級後,四大整體指數出現兩 次齊升,兩次齊跌,整體樓價走勢 反覆。

美若減息 影響或下月初呈現

中原地產研究部高級聯席董事黃 良昇指出,今周四大整體指數齊 跌,兼重返六周前美國調高中國內 地商品入口關稅當周水平,是啟德 商業地王撻訂後首周市況。CCL、



三周連升,當中CCL及CCL(中小 跌。新界西CCL Mass 報 172.11 型單位)上周創新高後今周正常回 軟,但不是樓價轉勢下調的訊號。

黄良昇表示, 折期樓價持續高位 三次齊跌,分別升0.18%、跌0.08% 及 0.02%, 兼同樣於 190 點附近爭 反覆,波動可能擴大,但不代表升 跌走勢。而聯儲局放風可能減息, 對樓價的影響將於8月初CCL開始 支持。

剛需支持 新界表現勝港九

本周四區指數兩升兩跌,九龍 CCL Mass 報 186.73 點 , 按周升 0.54%。新界東CCL Mass 報 199.59 CCL Mass及CCL(中小型單位)結束 點,按周升0.12%,結束兩周連 點,按周跌1.42%,連升四周後正

至於港島 CCL Mass 報 198.84 點,按周跌0.20%,連升兩周後回 軟,但仍為歷史次高。近六周計, 新界西 CCL Mass 及新界東 CCL Mass 錄得四升兩跌, 九龍 CCL Mass 錄得三升三跌,港島 CCL Mass錄得兩升四跌。新界兩區表現 較港九兩區為佳,估計有剛性需求

無獨有偶,另一個坊間樓價指標 「美聯樓價指數」同樣於高位反 覆,連升兩周後回軟。「美聯樓價 指數」最新7月3日至7月9日報 174.36點,按周跌約0.46%,較四 星期前亦跌約0.76%。本年迄今樓 價則錄約8.29%的累積升幅。

「美聯指數」同回軟 九龍跌幅勁

若按港島、九龍及新界三區劃 分,上周港島區及九龍區樓價指數按 周均下跌,而九龍區按周跌幅最高。 「美聯九龍樓價指數」最新報165.52 點,按周跌約1.53%,與四星期前相 比亦跌約1.59%;而該區本年迄今則 錄約7.66%的累積升幅。

「美聯港島樓價指數」最新報 186.53點,按周跌約0.96%,較四 星期前亦下跌約1.29%;該區本年 迄今則錄約5.26%的累積升幅。反 觀新界區方面,「美聯新界樓價指 數」最新報166.84點,按周上升約 0.73%,與四星期前相比亦升約 0.26%;而該區本年迄今則錄約 9.89%的累積升幅,成為本年迄今樓 價升幅最高的地區。

香港文匯報訊 (記者 黎梓田) 隨着中美兩國談判 釋出利好,樓市交投表現回勇,多客爭盤個案陸續出 現,並開始出現反價。其中天水圍慧景軒錄得一個開價 700萬元的3房單位獲兩客同時治購,業主見狀即反價 20萬元,其後再議價4萬元以716萬元易手;而粉嶺中 心有2房戶業主增加議幅,同時獲五組買家爭購,最終 有買家「即睇即還價」,以535萬元成交。

中原地產黃海表示,剛性需求持續殷切,近日大市氣 氛好轉,減息預期升溫,刺激買家入市信心回升。黃海 透露,剛錄得天水圍慧景軒2座低層B室成交,實用面 **巨几** 積692方呎,3房間隔,原叫價700萬元,日前區內換 樓客議價期間,有另一名買家亦洽購單位,業主見狀立 即反價至720萬元,較早治購的換樓客即時加碼,最終 議價4萬元,成功以716萬元購入單位,實用呎價 10,347元。

即睇即還價 粉嶺中心2房535萬沽

利嘉閣地產張文義透露,該行新近錄得粉嶺中心A座 中層04室單位成交,實用面積約368方呎,為2房間 隔。業主原開價570萬,經議價後減價35萬或約 6.1%,單位終以535萬元完成交易,折合呎價約14,538 元。據悉,原業主在2008年6月,以約136萬元買入上 述單位,持貨約11年,現沽出轉手賬面獲利約399萬 元,賺價約2.9倍。

張文義補充,近期買家議價幅度增,上述單位由5組 客人競爭,最後由新買家即睇即還價,終於促成交易。 上述為粉嶺中心於本月首宗二手成交個案,而現時屋苑 有約10個放盤提供,叫價則由570萬元起。 價

保華大廈「名人盤」逾1.1億易手

中小單位受追捧,惟豪宅市場則錄得不少名人放盤套 現。樓齡雖已近60年的淺水灣保華大廈,成交價兩個 - 月內兩創新紀錄。根據土地註冊處資料,淺水灣保華大 廈B座複式戶,於上月底以1.13億元易手,以實用面積 2,578方呎計,實用呎價43,832元,呎價創屋苑新高紀 錄。據悉,原業主為華置執行董事陳詩韻(甘比)及相 關人士,新買家為葉敏芝(YE, MINZHI),支付樓價 480.25 萬元税款,即樓價4.25%,意味新買家持有本港 身份證,並以首置身份入市。

銀景峯逾億三沽B屋 呎價5.48萬

香港文匯報訊 (記者梁悅琴)美 國有機會本月底減息,加上港股回 升,刺激本港樓市轉旺,豪宅盤屢 售出獨立屋B, 呎價 54,881元。該獨 立屋面積2,438平方呎,屬4房4套 間隔,花園面積廣達4,528平方呎, 設智能控制有蓋車庫,可停泊2部座 駕,並設無邊際設計泳池,從單位 新一批20伙,消息指售出13伙,該 1,076平方呎天台可俯瞰海景。

形薈三房逾三千萬易手創新高

華懋集團銷售部總監吳崇武表 示,市場對大碼豪宅需求仍大,對 TAK 昨透過招標售出一伙低座特色 豪宅市場充滿信心,相信銀景峯僅 餘的1座獨立屋及系內同區的玥廬及 連天台複式B室,實用面積1,360方 銀海峯將會陸續錄得成交。銀景峯 呎,連619方呎天台,屬四房一套間 僅餘1幢大宅獨立屋A,屬單邊大 隔,據成交記錄冊顯示,成交價為 宅,面積2,981平方呎,並設有4,680萬元,呎價34,412元。 6,547平方呎花園,是整個項目中實 用面積及花園面積最大,料會吸引

計,成交價高見3029.4萬元,呎價 34,076元,為樓盤單位最高成交價紀

新地於屯門御半山II期昨晚發售 盤累售200伙,套現超過12億元。

OASIS KAI TAK 複式近半億售出

會德豐地產旗下啟德 OASIS KAI 戶;單位為低座Masion C,2、3樓

另外,恒地旗下香港仔田灣南 津‧迎岸錄一宗撻大訂個案。根據



■華懋集團清水灣銀景峯獨立屋B,近日以1.338億元售出。

於去年3月底以559.2萬元售出,買 10%訂金涉近56萬元。

成交記錄冊顯示,該單位為5樓B 家亦於去年4月初簽正式買賣合約, 室,實用面積265方呎,一房戶,原 但近日取消交易撻大訂,料遭沒收

啟德4A1號地下周截標

周五(7月19日)截標,指定作私人住宅用途及安老院舍和幼兒 中心的政府地方。天俊測量師行執行董事張楚然表示,今次地 皮並非望維港海景,地價於啟德跑道區一帶來說會較低,故此 預計每方呎樓面地價達13,000元,估值約135.71億元,但相信 仍將吸引不同發展商入標競投。

啟德第4A區第1號地皮,地盤面積約176,368方呎,最高可 建樓面約1,075,840方呎。據了解,項目上蓋面積不多於 40%,至少5%上蓋面積須為低座項目(高度限制為香港水平基 準35米;不得少於6層及高於8層;須連於東北面地界至少其 17%);而高座項目(高度限制為香港水平基準110米)則不可超 過25%上蓋面積。

4A2號地擬申10%建社福設施

而此鄰地皮的啟德第4A區第2號地皮,位置相對優越。社 會福利署近日向城規會申請,擬於地盤內興建社會福利設施。 申請文件顯示,福利設施所涉樓面約122,710方呎,約為地盤 住宅樓面的10.2%,包括一個200個床位的安老院舍暨30個服 務名額的長者日間護理單位、一個提供60個服務名額的長者 日間護理中心、一個長者鄰舍中心。

另外,亦會有一個綜合家居照顧服務隊、一個提供30個服 務名額的兒童之家、一個提供120個服務名額的綜合職業康復 服務中心及一個提供50個宿位的中度弱智人士宿舍。資料顯 示, 啟德第4A區第2號地皮安排於本季內推出招標, 可建樓 面約1.205.065方呎,市場對地皮估值204.9億至229億元,預 計每方呎樓面地價約1.7萬至1.9萬元。

HAINAN AIRLINES HOLDING COMPANY LIM

ANNOUNCEMENT ON ADDING INTERIM PROPOSALS AT THE

GENERAL MEETING HAINAN AIRLINES HOLDING COMPANY LIMITED

The board of directors of the Hainan Airlies Holding Company Limited (hereinafter referred to as the Company) and its entire directors guarantee that there is no significant omission, fictitious description or serious misleading of information in this announcement and they will take both individual and joint responsibilities for the truthfulned accuracy and completeness of the content.

- 1. Basic Information of the Conference 1.1 The 2019 sixth extraordinary general meeting of the Company would be convened
- 1.2 Convening time: July 23, 2019; 1.3 Stock right registration date:
- Share Type Security Code
 A-share 600221
- | Registration Date | Last Trading Date | July 12, 2019 | | July 17, 2019 | July 12, 2019 | Abbreviation HHKG A-share B-share 2. Interim Proposals
- 2.1 Proposer: The Grand China Air Company Limited 2.2 Proposing procedure:

upervisors shall preside at the meeting.

- On July 6 of 2019 the Company announced the NOTICE OF CONVENING THE GENERAL MEETING OF SHAREHOLDERS. On July 12 of 2019, the Grand China Air Company Limited (the shareholder of the Company) submitted the interim proposals to the Convenor of the general meeting in written. In accordance with the Rules of the Shareholders' General Meeting of Listed Companies, the addition of interim proposals at the general meeting are hereby 2.3 Specific content of the interim proposals
- The Report on Revising the Articles of Association would be added for deliberation at the 2019 Sixth Extraordinary

No. Articles	Before the Revision	After the Revision
1 Article 8	The chairman of the board of directors shall be the legal representative of the Company.	The chairman or executive chairman of the board o directors shall be the legal representative of the Company
2 Article 66	The chairman of the board shall preside at the shareholders' general meeting. If the chairman is unable to perform his/her duties, the vice-chairman shall preside at the meeting. Where both the chairman and the vice-chairman are unable to perform his/her duties or fails to perform his/her duties, a director nominated by one half (½) of the directors shall preside at the meeting. The shareholders' general meeting convened by the board of supervisors shall be presided over by the chairman of the board of supervisors is unable to perform his/her duties or fails to perform his/her duties, a supervisor nominated by one half (½) of the supervisors shall breside at the meeting.	The charman of the board shall preside at the shareholders gener meeting. If the chairman is unable to perform his/her duties or fai to perform his/her duties, the executive chairman shall preside at the meeting. If the executive chairman is unable to perform his/her dutie or fails to perform his/her duties, the vice-chairman shall preside the meeting. If the vice chairman is unable to perform his/her dutie or fails to perform his/her duties, a director nominated by one half (by of the directors shall preside at the meeting. The shareholders' gener pearing acquared by the board of guaranties of hall be presided or

- General Meeting shall Remain Unchanged. 4. Relevant Information of the Shareholders' General Meeting after the Interim Proposals. 4.1 Convening time and place: Time: at 14:30 on July 23, 2019
- On-line voting system: On-line voting system of the SSE
- 4.4 Proposals and type of voting shareholders

directors shall fulfill his/her duties.

- Proposals The board of directors shall be composed The board of directors shall be composed of nine of nine (9) directors. It shall have one (1) (9) directors. It shall have one (1) chairman, Non-cumulative voting proposal chairman, and several vice chairman. one (1) executive chairman, and several vice The Report on Equity Transfer of the Beijing Guosheng
 The Report on Revising the Articles of Association The board of directors shall have one The board of directors shall have one (1) (1) chairman, and several vice chairman. Chairman, one (1) executive chairman, and The chairman and vice chairman shall be several vice chairman. The chairman, executive ② Special proposal: No; elected by more than one half (1/2) of entire chairman and vice chairman shall be elected by 3) Proposal with separate vote of the medium and small investors: No; more than one half $(\frac{1}{2})$ of entire directors. Proposal involving of connected shareholders to abstain from voting: No. Connected shareholders who shall avoid from voting: No; (5) Proposal involving the vote of shareholders of preferred stock: No. The vice chairman shall assist the chairman in The vice chairman shall assist the chairman in his work. If the chairman is unable to perform his/her duties or fails to perform his/her duties, is unable to perform his/her duties or the executive chairman shall fulfill his/her fails to perform his/her duties, the vice duties. If the executive is unable to perform his/
- 3. Except for Above Stated Interim Proposals, Other Items of the Former Notice on Convening the Shareholders

chairman shall fulfill his/her duties. If the vice chairman is unable to perform his/her vice chairman shall fulfill his/her duties, the

duties or fails to perform his/her duties, a vice chairman is unable to perform his/her duties

ted by one half (½) of the or fails to perform his/her duties, a director

fulfill his/her duties.

nominated by one half (1/2) of the directors shall

- Place: at the Conference Room of 3rd floor, Haihang Mansion, No. 7 Guoxing Rd., Haikou City
- On-line voting time through the trading system of the SSE: at 9:15-9:25,9:30-11:30 and 13:00-15:00 on July 23,

On-line voting time of the internet voting platform: at 9:15-15:00 on July 23, 2019. 4.3 Stock right registration date: The stock right registration date shall remain unchanged

- Shareholder B-sharer of A-share
- ① Disclosing time and disclosing medias: Above proposal had been published on China Securities, Shanghai Securities News, Security Times, Security Daily, Hongkong's Wen Wei Po and the website of the SSE.
 - Hainan Airlines Holding Company Limited July 13, 2019

Board of Directors

 $\bullet \bullet \ \, \text{Documents Submitted for Review: Written letter submitted by the shareholder for adding interim proposals and } \, \,$

content of the proposals

Attachment 1: Letter of Authorized Mandat

LETTER OF AUTHORIZED MANDATE

to participate in the 2019 sixth extraordinary general meeting of shareholders of the Hainan Airlines Holding Company Limited on July 23 of 2019 and to authorize him/her to vote

share (s) Amount of Preferred Share: Certificate Number of Stock Equity (Stock Account No.):

No.	Non-cumulative Voting Proposal	Vote	Dissenting Vote	Abstention Vote
1 T	The Report on Equity Transfer of the Beijing Guosheng			
2 T	The Report on Revising the Articles of Association			

Bailer: Participant: ID No. ID No.: Date of Entrust:

The Bailer shall check ($\sqrt{}$) in any one of the Affirmative Vote, Dissenting Vote or Abstention Vote option of the above Letter of Authorized Mandate. If the bailer did not give specific instruction in the above Letter of Authorized Mandate the Bailee shall have the right to cast the vote on his/her own will.