

明翹匯次輪截收6000票 超額逾19倍

香港文匯報訊（記者 梁悅琴）樓市回暖，新界區新盤爆搶客戰下，佳明集團旗下青衣明翹匯次輪292伙昨日截票，消息指，累收約6,000票，超額登記19.5倍，該批單位於明日發售。至於以低於1萬元呎價首推67伙的元朗凹頭山水盈，首日收約60票。



▲準買家到山水盈售樓處參觀示範單位及查詢資料。
▲市民參觀明翹匯示範單位。

佳明集團青衣明翹匯昨日亦以招標形式沽出1伙3房單位，成交金額約1,159萬元。該單位為第2A座17樓A單位，實用面積755方呎，三房一套及多用途房連洗手間戶型，成交價1,158.925萬元，平均呎價15,350元。佳明集團營業及市務總監顏景鳳表示，三房戶型備受換樓客追捧，項目至今已標售8伙三房一套及多用途房連洗手間單位。

山水盈首日收約60票

路勁地產元朗凹頭山水盈以低於1萬元呎價首推67伙後，昨日對外開放設於尖沙咀莊士倫敦廣場的示範單位，及接受準買家入票。現場消息指，約有逾百名市民參觀銷售廳和示範單位，首日收約60票，接近足額。

PARK YOHO Napoli 周日賣8伙

正當山水盈開始收票之際，新地於同區已屆現樓的PARK YOHO Napoli昨上載新銷售安排，落實周日發售8

個分佈於第25B座、27A座的標準兩房單位，實用面積461方呎至496方呎，定價888.3萬元至926.3萬元，加價約2%至5%，扣除最高16%折扣後，折實價746萬至逾778萬元，折實呎價1.5萬至1.68萬元。

驕逸下周標售4伙特色戶

信置旗下粉嶺驕逸昨日上載新銷售安排，落實下周一起推出4伙連平台及天台特色戶招標，今年12月31日截標日期，有關單位分佈於第1座25樓

B室，以及第2座25樓B、C、D室，實用面積461至750方呎。

恒大·瑤瓏灣首錄捷訂

中國恒大旗下屯門掃管笏恒大·瑤瓏灣第1期上月底開售後錄得首宗買家捷訂個案，根據成交記錄冊顯示，第1座5樓J室，實用面積223方呎，開放式戶型，買家於上月29日以384.4萬元，及採用90天即供付款購入單位，於簽訂臨時買賣合約後捷訂，料還沒收5%訂金即約19萬元離場。

資料圖片

上月7190伙獲批預售升逾三成

香港文匯報訊（記者 顏倫樂）樓市有好轉跡象，刺激發展商積極推盤。地政總署資料顯示，10月份共有2個項目獲批預售樓花同意書，單位數目合共1,190伙，按月回升約33%，當中包括恒大·峯峰(414伙)及於本月初已推出市場發售的明翹匯(776伙)。值得留意，若以今年首10個月合計，共有25個項目已獲批預售樓花同意書，涉及單位合共11,793伙，而當中已推出市場的項目有18個，涉及單位逾9,500伙，以單位計即逾80%。

發展商積極 部分樓盤「一批即推」

美聯物業首席分析師劉嘉輝指出，即使尚未推出的7個項目中，當中2個已發出價單，另1個亦已上載樓書，此3個項目涉及單位超過1,500伙。事實上，近年發展商積極推盤，今年獲批的單位中，有部分更加是近乎「一批即推」。

至於新申請預售樓花方面，10月份共有3個項目新申請預售樓花同意書，合共涉及998個單位。當中包括會德豐旗下啟德沐泰街12號第1期(399伙)，預計2022年10月31日落成。同系觀塘茜發道第2期(82伙)亦入紙申請預售，文件顯示，將於2022年9月14日落成。

而永泰地產屯門青山公路大輓段166號項目亦剛申請預售，涉及517伙，估計會在2022年6月30日落成。與此同時，新地東半山司徒拔道CENTRAL PEAK第1期所涉的53伙則撤銷申請預售樓花。總結後，由於獲批預售樓花的單位數目比起新申請的單位數目更多，加上司徒拔道項目撤回申請，令累積待批樓花單位按月回落約3%，由9月8,252伙回落至10月8,007伙。

減價奏效 新都城單位累劈兩球沽

香港文匯報訊（記者 黎梓田）業主的減價策略奏效，二手持續回暖，而將軍澳區表現相當活躍。有地產代理指，將軍澳新都城交投回勇，新近錄得高層3房單位累劈兩球，以901萬元沽出，減幅接近兩成。另同區都會駅最近錄得本月首宗成交，有低層4房單位累減7.3%或120萬元，以1,530萬元易手，但仍較上月同類成交高出13%。

中原地產伍錦基表示，將軍澳指標屋苑新都城，本月交投造好，至今暫錄7宗成交，平均呎價16,957元。伍錦基指，最新錄得一宗新都城3期都會豪庭成交，單位為2座高層H室，實用面積631方呎，採3房1套房間隔，單位坐向西南，今年9月開價1,100萬元，經連番議價後，累減199萬元或18.1%，以901萬元易手，折合呎價14,279元。

據悉，原業主於1999年4月以277萬元買入單位，現轉手賬面獲利624萬元離場，單位20年間升值逾2.2倍。據悉，屋苑對上一宗同類型單位成交於上月錄得，一伙實用面積626方呎的2座高層G室，以890萬元成交，折合呎價14,217元。

香港置業劉浩勤表示，將軍澳都會駅上月共錄得11宗成交，平均呎價15,793元。新近錄得屋苑本

月首宗成交，有4房戶以1,530萬元沽出，成交價較一個月前高出逾一成。成交單位為都會駅1座低層H室，實用面積888方呎，屬4房1套連儲物室間隔，原業主最初叫價1,650萬元放盤，其後累減120萬元或7.3%後，新近以1,530萬元易手，實用呎價17,230元。資料顯示，同類較高層單位，曾於上月以1,360萬元易手，上述成交價則較上月同類成交高出170萬元或約13%。據了解，原業主於2007年7月以628萬元購入，持貨12年轉售賬面獲利902萬元或1.4倍。

都會駅4房1530萬易手 累減7.3%

九龍區方面，利嘉閣地產紀熾南表示，該行新近促成奧運站維港灣8座低層E室成交，單位實用面積約459方呎，屬2房間隔，外望園景及泳池。單位於今年9月開始放售，業主原開價918萬元，經議價後減價48萬元或約5.2%，終以870萬元成功沽出，折合呎價約18,954元。據悉，原業主於2014年9月，以650萬元購入上述單位，持貨5年，現轉手賬面獲利約220萬元，物業升值逾34%。

擴充期漸過 WeWork 擬縮港據點

香港文匯報訊（記者 梁悅琴）共享工作空間擴充期漸過，據《彭博》報道，共享辦公室服務商WeWork正考慮棄租香港數個據點，包括放棄租用灣仔合和中心其中兩層樓面。

今年上半年仍積極擴充的WeWork，近日傳出縮減樓面。市場人士指，該集團或放棄港九數個據點，或減少樓面。其中今年初租用灣仔合和中心中高層4層樓面，合共約6萬平方呎，成交呎租約45元，消息指，WeWork有意放棄其中兩層，並於市場放租。

母公司財困 估值挫逾80%

另外，集團今年初亦預租尖沙咀港威大廈26至31樓，合共6層，面積約15萬平方呎，平均呎租約60元，消息指，該集團亦有意減少租

用樓層，以降低成本。

WeWork母公司We Company原定申請於今年秋季於美國上市，年初估值470億美元，惟最終未能成功，即出現財困，較早前集團同意接納軟銀集團（SoftBank Group Corp.）的緊急融資方案，令軟銀集團取得WeWork的控制權，集團估值降至約80億美元，較其年初的估值大幅跌逾80%。

去年擴充高峰 今年租情顯淡

自2015年起，共享空間概念漸在本港出現，據世邦魏理仕資料顯示，2018年為行業擴充高峰期，涉及約100萬平方呎租務，現時共有150個營運商，其中51%為本地小型營運商。

至於今年租務市場，共享空間租用個案明顯回落，只有龍頭WeWork

仍連環出擊租新據點，單計6月份再預租觀塘及灣仔商廈，涉及逾10萬呎。如今WeWork亦考慮棄租香港數個據點，反映此行業面對相當大的經營壓力。

市況逆轉供應增 月租降50%

事實上，內地共享辦公室龍頭氹空間，去年中高調向華懋簽訂10年租約，承租用今年3月入伙的灣仔One Hennessy合共7層樓面，總樓面面積達8.3萬方呎。然而，氣空間最終未向華懋提供任何圖紙去申請入租，於該商廈今年3月入伙交樓時決定「撻租」。

供應增加同時遇上市況逆轉，最近已有本地共享空間營運商減價吸客，甚至日租工作枱由100元減至50元，可謂非常便宜，月租亦降價50%。

啟德4A2地估值低年初15%

香港文匯報訊（記者 顏倫樂）本港經歷長達5個月的修例風波，地價亦應聲回落。就本周五截標的啟德第4A區2號住宅地皮，萊坊執行董事及估價及諮詢部主管林浩文表示，該行最新估值將較9月份再下調約5%，按可建樓面約1,205,062方呎計算，最新樓面地價估值約每呎15,500至16,500元，估值約187億元至198億元，如果與年初相比則下調約15%。

林浩文表示，雖然調低估值，惟流標機會估計不大，因項目始終是市區住宅海景地皮，但相信發展商出價會比較「保守」，主要受近日

連申示威衝突及空置稅等影響。預計約4至6個發展商入標，始終發展規模大，入標財團會以實力雄厚的

市場波動 發展商出價料保守

美聯測量師行董事林子彬表示，地皮屬於啟德區暫時規模最大之臨海住宅觀地，雖然投資額較高，條款限制較多，料仍獲財團垂青，估計每方呎樓面地價15,000元，地皮估值逾180億元。

天俊測量師行執行董事張楚然則估計，項目估值約196.43億元，每呎樓面地價約16,300元。業界相信，項目會建混合式豪宅，包含中小型單位及大單位。

值得注意的是，項目當中約一成樓面需作社區公共設施用途，如興建長者宿舍等，包括十間院舍及其專用車位。雖然政府有相關成本補貼，但仍需扣減一定樓面，故需考慮在實際的樓面地價上；另指定發展小量商業樓面。鑑於近期市場氣氛較為波動，及投資額高，他預期發展商出價亦會傾向較保守，以反映有關風險。

設計營商周下月開 建築大師齊聚

香港文匯報訊（記者 顏倫樂）新時代着重創新設計。將於12月2至7日舉行的「設計營商周2019」於灣仔會展舉行據了解，活動嘉賓包括倫敦設計節主席 Sir John Sorrell CBE將率領多名英國設計師代表團訪港。同時，今年活動亦請來多位建築大師，包括著名建築師 Thomas Heatherwick CBE，其作品包括紐約地標 Vessel；最近啟用的北京大興國際機場的建築師 Patrik Schumacher；紐約市快將實現的全球第一個河中過濾淨水地「+POOL」的建築師 Dong-Ping Wong。

在室內設計方面，主辦方邀請了零售、酒店、消閒、基礎建設等各

界專家來講解各個設計項目。講者包括為剛於上半年開業的香港瑞吉酒店進行設計的前衛室內設計師 André Fu；以大膽、鮮明色彩和充滿活力的設計而見稱的多產英國藝術家 Morag Myerscough；零售界別建築師 Simon Mitchell，他讓亞洲其中一個最大型豪華購物商場北京 SKP 脫胎換骨；為零售文化勝地 K11 MUSEA 設計商場中庭 Opera Theatre 的概念設計師之一伍仲匡。

邀專家講解室內設計項目

活動由香港設計中心主辦、香港貿易發展局協辦，已經來到第18屆，今年的夥伴地區為英國，並以



■2019設計營商周下月舉行，圖右為香港設計中心主席嚴志明。

「Design the Future, Create Tomorrow」為主題。設計營商周為期一周，將帶來超過20個活動。

ANNOUNCEMENT ON GUARANTEE FOR THE CHANG'AN AIRLINES HAINAN AIRLINES HOLDING COMPANY LIMITED			
The board of directors of the Hainan Airlines Holding Company Limited 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 truthfulness, accuracy and completeness of the content.			
Important Notice:			
●● Vouchee: The Chang'an Airlines Company Limited (hereinafter referred to as the Chang'an Airlines)			
●● Guarantee amount and accumulated guarantee balance: The guarantee amount accounts for RMB 150,000,000 yuan. The guarantee balance provided to the Chang'an Airlines by the Company accounts for RMB 3,188,000,000 yuan (including above stated guarantee amount).			
●● Whether or not to guarantee: The Chang'an Airlines shall provide an irrevocable counter-guarantee of joint responsibilities for above stated guarantee.			
●● Accumulated overdue external guarantee amount: No.			
1. General			
On Nov. 5 of 2019, the Company signed the Maximum Guarantee Contract and Maximum Pledge Contract with the Xi'an Branch of the China Everbright Bank Company Limited (hereinafter referred to as the Xi'an Branch of the Everbright Bank). According to the Guarantee Contract, the Company would provide a credit guarantee of RMB 150,000,000 yuan to the Xi'an Branch of the Everbright Bank, so to guarantee the performance of Integrated Credit Agreement and the Loan Contract signed between the Chang'an Airlines and the Xi'an Branch of the Everbright Bank and equity pledge of 395,000,000 shares of the Chang'an Airlines held by the Company. The guarantee period shall be valid for two years from the debt performance expiring date of the loan contract.			
The Chang'an Airlines provided the Counter-guarantee Letter for above stated guarantee on Nov. 5 of 2019. The Chang'an Airlines commits to provide an irrevocable joint liability counter guarantee for above stated guarantee, which shall be valid to the discharge date of the guarantee liability stipulated in the above stated guarantee contract.			
The 44 th session of the eighth board of directors of the Company on April 29 of 2019 and 2018 Annual General Meeting of Shareholders on May 21 of 2019 deliberated and approved the Report on Applying the General Meeting to Approve the 2019 Mutual Guarantee Quota between the Company and its controlled subsidiaries. The 2019 mutual guarantee quota between the controlled subsidiaries and the Company accounts for RMB 35,000,000,000 yuan. Such mutual guarantee quota shall include the existing mutual guarantee, original mutual guarantee extension or renewal and new mutual guarantee. The board of directors would apply to the general meeting to authorize the management level to deal with the related guarantee procedures within the set scope. The Company would not convene the meeting of board of directors or shareholder's general meeting for it. The validity of the mutual guarantee authorization shall initiate from the approving date of 2018 annual general meeting on above report to the convening date of the 2019 annual general meeting. For details, please refer to ANNOUNCEMENT ON 2019 MUTUAL GUARANTEES WITH CONTROLLED SUBSIDIARIES published on April 30 of 2019. Since the guarantee for the Chang'an Airlines is within the authorization scope of above stated guarantee quota, there's no need for a separate deliberation.			
2. Basic Information of the Vouchee			
The Chang'an Airlines Company Limited			
① Registered address: Chang'an Airlines Operation Base, Xi'an Xianyang International Airport, Airport New Town, Shaanxi Province			
② Legal representative: Ma Chao			
③ Registered capital: RMB 4,051,516,200 yuan			
④ Business Scope: Domestic air passenger and freight transport business; agency business between airlines companies; service business related to air transport business; aircraft maintenance; aviation catering industry; tourism; self-owned real estate management; investment and investment management; purchase and sale of daily department stores, hardware and electricity, textiles, electronic products, household appliances, cultural supplies, arts and crafts, chemical raw materials, metal materials, instruments & meters and mechanical equipment (except for monopoly, exclusive, or specially controlled commodity); lease of aircraft and mechanical equipment; technical service; design, production, agency and publishing advertisement; corporate image planning; exhibition service; business consulting; duty-free on-board commodities; retail business of on-board commodities; insurance concurrent agent service; e-commerce; hotel management; import and export business of self-employed and agent commodities and technologies. (Projects which need to be operated with administrative license shall be operated accordingly).			
⑤ Key financial data:			
As of Dec. 31 of 2018, the audited total assets of the Chang'an Airlines accounted for RMB 11,709,901,000 yuan and net assets for RMB 6,897,072,500 yuan. The audited operation income in 2018 accounted for RMB 1,633,556,800 yuan and net profit for - RMB 106,003,000 yuan.			
As of September 30 of 2019, the total non-audited assets of the Chang'an Airlines accounted for RMB 11,964,235,800 yuan and net assets for RMB 6,990,252,300 yuan. The non-audited operation income in January-September of 2019 accounted for RMB 1,524,941,000 yuan and net profit for RMB 62,938,500 yuan.			
⑥ Shareholders and equity structure			
No.	Shareholders	Capital Contribution (In RMB 1,000 yuan)	Equity Ratio (%)
1	The Hainan Airlines Holding Co., Ltd.	2,856,148.7	70.50
2	The Shaanxi Provincial AirPort Civil Aviation Industry Investment Co., Ltd.	118,009.8	2.91
3	The Shaanxi Chang'an Aviation Tourist Co., Ltd.	1,077,357.7	26.59
	Total	4,051,516.2	100.00
3. Main Content of the Guarantee Contract			
3.1 Maximum guarantee contract			
① Guarantee amount of secured debt: RMB 150,000,000 yuan;			
② Guarantee matter: Debt performance of the Integrated Credit Agreement and the Loan Contract signed between the Chang'an Airlines and the Xi'an Branch of the Everbright Bank..			
③ Guarantee mode: Joint liability guarantee.			
④ Guarantee period: The guarantee period shall be valid for two years from the day following the debt performance expiring date of the loan contract.			
3.2 Maximum pledge contract			
① Maximum amount of secured debt: RMB 150,000,000 yuan;			
② Guarantee matter: Debt performance of the Integrated Credit Agreement and the Loan Contract signed between the Chang'an Airlines and the Xi'an Branch of the Everbright Bank..			
③ Pledge target: Stock right of 395,000,000 shares of the Chang'an Airlines held by the Company.			
The maximum amount of debt secured by above stated guarantees accounts for RMB 150,000,000 yuan.			
4. Opinion of the Board of Directors			
As a subsidiary of the Company's consolidated financial reports, the operation income and profit of the Chang'an Airlines are important components of the Company. Currently, the operation and financial status of the Chang'an Airlines and the Company are in good condition and possess considerable risk bearing ability. As the controlled subsidiary of the Company, its important decisions and daily operation are under the control of the Company. Therefore, the major risks could be anticipated and effectively prevented in advance. This guarantee is included in the 2019 mutual guarantee quota between the subsidiaries and the Company approved by the annual general meeting. The guarantee form is standard and valid, and in line with the overall interests of the Company. It's beneficial for the Chang'an Airlines to enrich the operating capital and promote the stable development of the main business. The board of directors agreed with the guarantee.			
5. Accumulated Amount of External Guarantee and Overdue Guarantee			
Up to now, the total external guarantee amount of the Company and its subsidiaries accounts for RMB 32,007,000,000 yuan, taking 46.56% of the audited net assets for most recent period, which includes the guarantee to the controlled subsidiaries for RMB 18,442,000,000 yuan (including guarantee amount disclosed in this announcement). There's no overdue guarantee amount.			
Board of Directors Hainan Airlines Holding Company Limited Nov. 7, 2019			