



## 新地明年先推卑路乍街盤

▲RESIDENCE 譽88介紹3房則王，張卓秀敏(左)表示項目已接獲300個查詢，旁為業務部高級經理林青龍

新地推盤連珠炮後，繼將軍澳天晉Ⅱ及元朗RESIDENCE 譽88後，部署明年1月開賣的西環卑路乍街項目今日命名，市場人士估計意向呎價可望挑戰2萬元。

新地衆盤排隊出籠，將軍澳天晉Ⅱ將成跨年樓盤，極有機會於聖誕開放示範單位普天同慶，同系籌備最快月內開售的RESIDENCE 譽88，昨日推介3房單位。新地代理業務部項目總監（銷售）張卓秀敏表示，1座2至27樓G室為標準3房則王，建築面積1186方呎，實用面積934方呎，3房連主人套房，僅提供22伙，首批單位有機會推售，意向呎價將參考同區尚豪庭及YOHO MIDTOWN。

該盤待批預售樓花同意書，取得後即時登場，12月仍有機會開賣。項目自命名起，市場反應不俗，兩星期多已錄得逾300宗查詢。此外，同系西環卑路乍街項目今日命名，新地副董事總經理雷耀早前表示，項目有機會明年1月推售。

另外，市場消息指，新世界（00017）旗下沙田濠岸8號自政府出招後沽出15伙，只有1伙是買家印花稅（BSD）成交。



▲黃思聰(左)指一號·西九龍累沽70伙，旁為高級營業助理經理劉志佳

## 一號西九龍兩房戶應市

長實（00001）荔枝角一號·西九龍早前變推3房入場版奏效，變完再變轉推682方呎兩房細戶加強號召，先推7伙平均即供（減價10%）呎價9297元，最平9169元。同系荃灣國瑞路項目有機成明年頭炮。

長實地產投資董事黃思聰稱，加推一號·西九龍7個2房單位，分布2座29至36樓B室，面積清一色682方呎，即供售價625.3萬至642.8萬元，呎價9169至9425元，平均呎價9297元，最快星期六開售。

黃思聰表示，項目至今累售約70伙，套現近8億元，計劃餘下單位明年起加價，加幅待定。

市場消息指，該批單位售價吸引，貼近同區二手造價，消息指上述7伙已獲預留。

### 國瑞路項目料明年頭炮

此外，政府企硬不給免公司買家的買家印花稅（BSD），長實執行董事趙國雄表示，不會影響集團推盤步伐，來年續以貼市價賣樓，初步估計，荃灣國瑞路項目極有機會成為集團明年頭炮，項目主打兩至3房，意向呎價有待開賣再作實。

香港置業西九龍字晴匯分行區域經理張志文表示，一號·西九龍帶動，區內四小龍聯機量回暖，個別屋苑成交逐有起色，泓景臺3座高層C室，建築面積690方呎，實用面積493方呎，兩房望向南海景，剛以617萬元易手，呎價8942元，原業主2010年5月以約378萬元購入單位，是次轉售帳面獲利約239萬元，物業升值約63%。屋苑本月至今暫錄約4宗成交。

# 康山兩房523萬全港次高居屋 大密博連租約樓宇設計

政府「雙辣招」買家印花稅（BSD）及SSD加強版（額外印花稅加強版）可謂嚴重鎖死盤源，全城缺盤下買家唯有焗住「硬啃」。市場消息盛傳，港島鯉魚涌居屋屋王康山花園587方呎兩房，歷史性首度破500萬元，以523萬元易手全港次高；將軍澳天晉錄得連租約的樓花成交，1伙697方呎單位以593萬元連租約以轉讓公司形式沽出，經紀估計料屬全港首宗連租約兼以公司轉讓的樓花成交。

本報記者 梁穎賢

BSD及SSD加強版進一步鎖死二手放盤，全城盤荒嚴重，業主更視放盤「皇帝女唔憂嫁」，叫價繼續企硬，買家無得揀下唯有焗住「硬啃」。

今年威盛的居屋屋王康山花園再次發威，消息指出，該盤1座高層D室587方呎，剛連地價以523萬元易手，屬屋苑兩房戶首度爆上500萬元，創屋苑兩房新高，並為全港第二貴的兩房居屋，僅次於筲箕灣東濤苑的550萬元。業主2005年4月以218.8萬元，帳面賺約304萬元，單位7年升值1.4倍。

### 二手居屋註冊額達158億

美聯物業資料研究部綜合土地註冊處資料顯示，本年截至17日，二手居屋（包括已補地價及未補地價）註冊量暫錄6439宗，未及去年全年6829宗，相差約5.7%，料創過去9年以來

新低。然而受惠樓價上升，同期二手居屋註冊金額反升至約158億元，按年升約8.2%，並創有紀錄以來的第三高，僅次於1997年及2010年。

同時，有買家入市亦將連租約的樓花也不放過，尚未入伙的天晉，新近6座高層C室697方呎，買家連租約以593萬元承接，呎價8508元，現租約1.5萬元，業主以公司轉讓形式沽貨，避過SSD稅，有經紀稱，該成交極有可能是全港首宗連租約並轉讓公司的樓花個案。

業主去年以520萬元買入，持貨1年帳面賺約73萬元或14%，賺幅尚算不俗。

### 嘉湖兩房價280萬創新高

美聯物業高級營業經理黃錦瀚表示，沙田第一城5座中層A室，面積980方呎，新近以750萬元易手，為政

# 德己立街52號1.57億轉手

工商舖物業受捧，物業成交價往往貼近業主叫價。資深投資者黎永滔剛以1.57億元，沽出中環德己立街52號全幢物業，持貨近5年帳面賺9200萬元。據悉，黎兩個月前開價1.6億元放盤，略為減價物業即獲承接。

市場消息透露，由資深投資者黎永滔持有的中環德己立街52號全幢物

業，新近以1.57億元成交。資料顯示，該廈樓高5層，總樓面約2772方呎，是次成交呎價約56638元。

黎在5年前以6500萬元購入上址，期間物業升值1.4倍，帳面賺9200萬元。

據悉，近期不少工商舖物業受追捧，不少物業成交價貼近業主叫價。



▼康山花園又創癩價

府10月尾出招後屋苑最大額成交。

此外，中原地產助理區域營業董事郭佩玲表示，天水圍嘉湖山莊美湖居2座高層E室584方呎，280萬元易手，呎價4795元，屬近期兩房價新高。

利嘉閣指出，東涌海堤3座中高層A室766方呎，剛以約535萬元轉手，呎價6984元創同類單位新高。

另一方面，中原地產研究部高級聯席董事黃良昇指出，BSD後公司買家

入市比例急降，本月截至14日，私樓市場公司買家所佔宗數比例暫時只有4.6%，較11月的9.3%下跌4.7個百分點（或51%），一手私人住宅的公司買家比例跌幅較二手的比例跌幅為大，期內一手私人住宅公司買家暫時佔3.8%，較BSD生效前11月的8.9%跌5.1個百分點（或57%）。二手私人住宅市場，12月份公司買家暫時佔4.7%，較11月的9.3%跌4.6個百分點（或49%）。

明年舖市走勢樂觀，核心區商舖供應匱乏，而且國際品牌會繼續爭相搶租一線核心地段舖位，預料明年核心區舖位造價將升15%，租金則會升8至10%。

商廈方面，消息指上環信德中心西翼16樓12室，面積2013方呎，以呎價1.9萬元成交，成交金額3824.7萬元。

據悉，原業主在2011年2月購入上址，當時作價3321.4萬元，帳面賺約503萬元，升值15%。

# 藍天海岸商場四億易主

發展商積極沽出非核心物業套現，市場消息透露，香港興業（00480）持有約三成業權的東涌藍天海岸商場，新近以4億元沽出，呎價約1.3萬元。另內地投資者劉軍拆售筲箕灣譽都5個舖位，入場費4635萬元起。

住宅交投轉淡，發展商積極透過出售非核心物業套現。市場消息盛傳，由香港興業持有31%業權的東涌藍天海岸商場，總樓面約3萬方呎，獲得買家以4億元承接，成交呎價約1.3萬

元。據了解，商場樓高兩層，現時有酒樓、超級市場及地產代理等租戶，每月租金收入約150萬元，以此計算新買家租金回報率達4.5厘。

另外，日前信置（00083）系以15.67億元沽出九龍灣國際交易中心7層樓面，消息透露新買家為恒生銀行（00011）或其系內公司。據悉，該公司近月曾沽出九龍灣德福大廈8及9樓，套現2.22億元。

此外，去年底向新地（00016）購入筲箕灣譽都5個舖位的內地投資者劉軍，近日推出物業拆售。據悉，物業將分拆成5個舖位出售，面積由1545至7119方呎，入場費4635萬元起，地舖呎價3萬元入場。

### 觀塘工廈申請強拍

市場估計，該批舖位市值料逾3億元，劉氏去年購入價約料可獲利至少5000萬元。

另邊廂，有投資者併購觀塘工廈，向土地審裁署申請強拍。申請文件顯示，永高投資有限公司、豐日發展有限公司及億科發展有限公司申請強拍觀塘鴻圖道86號大偉工業大廈，物業估值1.1978億元。

據悉，該三間公司均由林豐華及鄭林潤英任董事，目前已集齊物業的九成業權，僅餘地廠未收購。申請文件顯示，物業在1971年落成，地盤面積5000方呎。

Stock Abbr.: ZJIT, ZJHD  
Stock Code: 000039, 299901

Announcement No.: [CIMC]2012-077

**China International Marine Containers (Group) Co., Ltd.**  
**Suggestive Announcement on Domestic Operations Regarding Change of Place of Listing of Domestically Listed Foreign Shares and Listing By Way of Introduction on The Main Board of The Stock Exchange of Hong Kong Limited**

*China International Marine Containers (Group) Co., Ltd. (hereinafter referred to as "the Company") and all members of its Board of Directors hereby ensure that this announcement is factual, accurate and complete without any false information, misleading statement or material omission. And the English translation is for reference only.*

**Special notes:**  
After the change of place of listing of the Company's domestically listed foreign shares and the listing by way of introduction on the main board of the Stock Exchange of Hong Kong Limited (hereinafter referred to as "CIMC B-to-H Conversion"), investors should continue to operate through the business departments of the securities companies with which they maintain their accounts in handling related matters, and the method of operation for principal businesses will remain basically unchanged from that B-share trading in the past. For details please consult the securities companies concerned. For domestic investors who transact via trading systems of domestic securities companies and overseas investors transacting domestically who do not open H-share accounts in overseas securities companies and continue to transact via trading systems of domestic securities companies, the name and code for the shares they transact are "ZJHD" and "299901".

To ensure smooth transaction by investors via the trading systems of domestic securities companies in the future after CIMC B-to-H Conversion, investors should continue with the securities companies with which they maintain their accounts whether their trading system has been converted and upgraded, as only securities companies who have implemented and completed the conversion and upgrade of their trading systems will be the method of investment instruction converted CIMC H-shares and accept trading instructions in the future. If such securities companies have confirmed that they will not convert and upgrade their trading systems (for the time list of domestic securities companies which are holding CIMC B-shares in trust and haven't upgraded their trading systems, please see Attachment 2 of this announcement), investors may change, after listing of CIMC H-shares in the future, the custodians and place their CIMC B-shares with securities companies that have completed the conversion and upgrade of their trading systems (for the name list of domestic securities companies, please see Attachment 1 of this announcement), or may change the custodian to Guotai Junan Securities Co., Ltd. Overseas investors can also apply for transferring relevant shares to the custody of overseas securities companies or custodian banks.

As trading systems, regulations and business flows vary among different securities companies, this suggestive announcement will serve only as a general reference for operations. Detailed procedures and process flows of the actual operation are subject to the pertinent regulations of securities companies engaged by investors. The Company kindly reminds that investors should fully inform themselves of the specific requirements and provision relating to CIMC B-to-H Conversion of the securities company with which they open their account.

The domestic securities market has no precedent for such a B-to-H conversion. Although domestic securities companies have run many tests when they upgrade their trading systems, there may still be some flaws due to various reasons during the initial stage of system running and investors are kindly reminded to pay attention to possible risks. For any question regarding trading system operation or custody transfer, investors should directly go to the domestic securities companies with which they maintain their accounts, or consult the Company, Guotai Junan Securities or Guotai Junan Securities (Hong Kong) Co., Ltd. (Guotai Junan Securities Hong Kong).

Since CIMC H-shares after the conversion were not traded via SEHK before, there will be no closing price for the trading day before for CIMC H-shares on their first trading day on the main board of SEHK. Consequently, their will be no ups and downs when the first trading day closes. The closing price for the trading day before and the ups and downs on the day start on the second trading day.

**I. For investors who have trusted their accounts with domestic securities companies that have upgraded their trading systems**  
If the securities company engaged by an investor has completed the upgrade of its trading system, the manner of instruction in which the investor will sell CIMC H-shares via the securities company will remain basically unchanged, which will be the method of investment instruction registered by the investor with the business department of the original securities company with which he / she is maintaining an account. However, the extent of conversion varies among different securities companies. Aside from counsultations online instructions, investors should consult the securities companies with which their accounts are maintained to confirm whether other instructions methods such as on-site self-service terminals of the business department support converted CIMC H-shares.

For the name list of domestic securities companies that have completed the conversion and upgrade of their trading systems, please see Attachment 1 of this announcement.

Overseas investors can also apply for transferring relevant shares to the custody of overseas securities companies or custodian banks.

**II. For investors who have trusted their accounts with domestic securities companies that have not upgraded their trading systems**  
If the trading system of the securities company with which an investor maintains his / her account has not been converted or upgraded, the investor will be unable to instruct the securities company to transact. The investor may change, after the listing of CIMC H-shares, the custodian of his / her shares to a domestic securities company that has completed the conversion and upgrade of its trading system and trading instructions via means supported by that securities company. The investor can also change the custodian of his / her shares to Guotai Junan Securities and place trading instructions via means supported by Guotai Junan Securities.

For the name list of domestic securities companies are holding CIMC B-shares in trust and haven't upgraded their trading systems, please see Attachment 2 of this announcement.

Overseas investors can also apply for transferring relevant shares to the custody of overseas securities companies or custodian banks.

**III. Operation guide for changing custody of shares**  
"Changing custody" in this announcement refers to domestic investors and domestically-transacting overseas investors changing their domestic securities companies in a way similar to changing custody of Shenzhen B-shares, or overseas investors applying for changing the custody of relevant shares to overseas securities companies or custodian banks. A domestic investor can only change the custody of his / her shares to another domestic securities company.

An overseas investor can change the custody of his / her shares to an overseas or domestic securities company.

(I) Application for changing custody to a domestic securities company  
If an investor wishes to apply for changing custody of his / her shares to a domestic securities company with the business department of the new securities company and confirm the number of the code number of the business department of the new securities company so as to complete the application form for change of custodian. And the specific operation procedure for changing custody to a domestic securities company is as follows:

1. T. Day: The investor applying for change of custodian should bring along his / her identification documents to the business department of the securities company with which he / she is maintaining an account and complete the Application Form for Change of Domestic Custodians for H Shares;

2. After the business department of the securities company with which the investor is maintaining an account confirms that identification documents of the investor are correct and the application form for change of custodian, it will apply on behalf of the investor for change of custodian through trading offer of Shenzhen B-shares.

3. T+1 Day: The investor may check for the transferred-in shares in the relevant account of the business department of the transferred-in securities company;

4. If the securities company with which the investor is maintaining his / her account hasn't upgraded its trading system and change of custodian cannot be achieved through trading offer, the procedure for changing to an overseas custodian can be adopted and Guotai Junan Securities will transfer the custodian change application to Guotai Junan Securities Hong Kong to handle.

(II) Application for changing custody to an overseas securities company  
Prior to applying for change of custody of overseas securities company, the investor should open a securities trading account with a securities company or custodian bank in Hong Kong at his / her choice. The investor applying for change of custodian should fill out relevant information for his / her securities account. And the detailed procedures for change of overseas custodians are as follows:

1. T. Day: The investor should bring along his / her identification documents to the business department of the securities company with which he / she is maintaining an account and then fill out the Application Form for Change of Overseas Custodians for H Shares.

2. The business department of the securities company with which the investor is maintaining an account shall check that the identification documents of the investor are in line with the Application Form for Change of Overseas Custodians for H Shares, and affix a seal to the form, and then freeze the investor's shares for change of custodian, meanwhile, it shall submit the application for change of custodian to Guotai Junan Securities (For details about the way of submission, please refer to the Domestic Operation Guide of China International Marine Containers (Group) Co., Ltd. Regarding Listing Location Change and Listing & Trading of Domestically Listed Foreign Shares on Main Market of the Stock Exchange of Hong Kong Limited through Introduction) and the "Domestic Operation Guide of China International Marine Containers (Group) Co., Ltd. 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