

二手未止跌 南豐新邨三年蝕278萬

荃灣中心四個月平30% 兩房僅賣310萬



最新二手成交個案

單位	實用面積 (方呎)	成交價 (萬元)	實用呎價 (元)	備註
鯽魚涌南豐新邨5座中層D室	516	618	11977	3年半賬面蝕278萬元
荃灣中心6座低層B室	380	310	8158	對比樓上3層同則單位，樓價4個月跌近30%
荔枝角美孚新邨6期蘭秀道21號中高層C室	561	570	10160	9年賬面蝕40萬元

減辣後樓市成交量雖然回升，惟樓價持續下滑，出現不少樓價跌幅及蝕幅達三成個案。鯽魚涌三寶之一的南豐新邨，今年開齋即見血，一個三房單位以618萬元易手，較3年半前購入價狂蝕31%，賬面損手高達278萬元，連其他開支蝕逾「3球」。另外，荃灣中心一個兩房單位以310萬元售出，較對上3層同面積同室於去年10月售價438萬元，4個月插水近三成。

大公報記者 梁穎賢

美聯物業首席高級營業經理蔡玉峰表示，南豐新邨5座中層D室，實用面積516方呎，三房間隔，原業主最初叫價668萬元，經議價後以618萬元轉售，實用呎價11977元。據悉，原業主2020年6月以896萬元購入單位，是次轉手賬面蝕278萬元，3年半賬面蝕31%。

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余仲平補充說，買家為同區客，見息口已見頂，今年亦有望減息，料樓價難底不遠，睇樓數星期趁平拍板入市上車。

美孚累劈37% 售570萬

香港置業高級首席聯席董事吳志輝指出，荔枝角美孚新邨再錄蝕讓，6期蘭秀道21號中高層C室，實用面積561方呎，原則大兩房，望內園景，原業主早於2021年11月連新裝修放售，叫價900萬元，當時物業有租客租住，直至最近物業交吉，放盤態度轉趨積極，多度劈價求售，最終累減330萬元或37%，以570萬元易手，實用呎價10160元。

原業主於2014年12月以610萬元購入單位，持貨超過9年，賬面蝕40萬元，如計入裝修及買賣開支，需損手達100萬元以上。上址

在三大銀行網上估價均為604萬元，反映今次成交價低估價約5.6%。

嘉盛苑兩房呎價僅五千

居屋樓價同樣插水式下跌。世紀21奇豐經理黎樹森表示，粉嶺嘉盛苑B座嘉輝閣低層16室，實用面積546方呎，兩房間隔，原叫價340萬元，最終累減62萬元或18.2%，未補價以278萬元售出，實用呎價僅5092元。原業主1995年以79.5萬元購入，持貨29年升值198.5萬元或2.5倍。

此外，房委會資料顯示，本月上半月全港錄得23宗未補地價資助房屋成交，較上月同期少4宗或14.8%，連縮兩個月。另外，房委會修訂上月全港同類交易錄得181宗，按月少9宗或4.7%。

PARK YOHO周六推12伙

【大公報訊】新鴻基地產(00016)旗下元朗錦田北PARK YOHO Napoli全新價單加入多項優惠變相減價，昨日隨即上載銷售安排，鎖定周六(20日)以先到先得形式推售12伙。

PARK YOHO Napoli周六推售的12伙為第21B座，實用面積487及572方呎，兩房及兩房連儲物室間隔，折實647.8萬至785.26萬元，折實呎價13252至13728元。

該盤第21A、21B及22座單位早前曾作出租用用途，單位將轉租為售，均會進行翻新，定價亦反映相關情況。

雲海別墅5100萬交易擡訂

新地系內馬鞍山雲海別墅錄得交易告吹。單位為Jasmine Avenue 5號別墅，實用面積2151方呎，三房間隔，連602方呎花園及672方呎天台，原定2019年11月以5100萬元售出，呎價23710元。資料顯示，買家當時採用1830日(約5年)成交期的特長付款計劃入市。

此外，泛海國際(00129)夥德祥地產(00199)及資本策略(00497)的西半山寶珊道寶峰，昨日連錄4宗內部轉讓交易，涉及地下A室、8、9及10樓A室，實用面積3861至7263方呎，成交價2.32億至7.25億元，涉資共21.36億元。成交紀錄冊顯示，買家為賣方有關連人士。

另一方面，泛海旗下洪水橋滙都I今日進行全新一輪銷售，獲代理送優惠吸客。即日起至下月29日，經中原入市的首6名買家，可獲贈價值3.8萬元之「雙人旅遊禮券」，優惠總值合共22.8萬元。另即日起至下月18日，經美聯入市的首6名買家，每人可獲贈約3.8萬元「八達通交通津貼」，合共總值約22.8萬元。

地監局到訪深圳 交流代理行業規管

【大公報訊】地產代理監管局成員及行政部門於上周五組團前往深圳，與內地相關機構交流兩地地產代理行業的規管情況及經驗。

地監局主席蕭澤宇率領包括地監局副主席羅孔君、地監局牌照委員會主席許智文、地監局成員趙錦權、潘達恒、黃奕鑾，行政總裁韓婉萍及數名行政部門領導人員，一行11人於上周五到訪深圳，獲深圳市房地產中介協會會長張媛、常務副會長楊杰、秘書長華洪等領導接見，並詳細介紹深圳地產代理行業的自律管理舉措，尤其是深圳市房地產中介協會為當地代理行業建立的資訊化建設、星級評價體系、房地產中介行業信用資訊聯合公示等多方面的措施。彼此同時也就兩地房地產中介行業的規管、行業自律及房地產經紀從業人員的規管進行深入探討。

蕭澤宇表示，是次訪問加強該局對深圳房地產中介服務行業現況和最新發展的了解，同時亦讓內地相關機構更了解本地地產代理行業的規管情況。他指出，此行獲益良多，有助推動本港與大灣區的地產代理行業長遠發展及研究未來合作空間。



▲地產代理監管局成員上周五組團前往深圳，獲深圳市房地產中介協會接見。

裕景興業標售赤柱伴閒居 叫價1.5億

【大公報訊】已轉趨低調多年的裕景興業陳氏家族，其持有收租的赤柱伴閒居委託代理以現狀及部分連租約招標方式出售，意向價約1.5億元，3月8日截標。

伴閒居位於赤柱大街5B號，現為1幢6層高商住大廈，地下有4個商舖，建築面積約525至833方呎；樓上有5層，共有10個住宅單位，實用面積由492至676方呎。第一太平戴維斯投資部董事總經理袁志光表示，業主是在1995年買入官地發展，現屬首次放售。同區前年初成交的赤柱新街3至5號全幢物業，成交價約1.3億元，呎價約1.8萬元，可作參考。

越南餐廳灣仔舖貴82%續租

裕景興業除上述物業外，在同區也擁有商業用地，位於赤柱市場道7號，去年初獲屋宇署批出1份商業建築圖則，可建1幢連地庫

在內共7層高商廈，總樓面約2.6萬方呎。

另外，市場人士透露，疫後訪港旅客已有穩定增長，不少食肆續租遊客區商舖。灣仔聯發街12至24號地下舖，建築面積約4256方呎，由越南餐廳春庭越調Xuan Modern Vietnamese於2020年開始租用，當時月租約22萬元，據知餐廳剛以月租約40萬元續租，租金急漲82%，新租約呎租約94元。

美聯工商舖資料研究部指出，去年12月份工商註冊成交量錄得約138宗，按月上升約10.4%，註冊金額約10.4億元，按月下跌約13.3%。當中涉及兩宗逾億元成交個案，分別是荃灣大涌道22至28號合福工業大廈全幢，以約5.6億元易手，總面積達14萬方呎；以及鯽魚涌7姊妹道206至208號昌利大廈數層低層物業，以約1.9億元售出，總面積約2.72萬方呎。另工商市場於去年12月錄約319宗租賃成交，按月下跌約21%。

SHANGHAI YAOLIA PILKINGTON GLASS GROUP CO., LTD.
(Incorporated in the People's Republic of China)
Public Announcement on Risk Warning

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.

Important Prompt:

- Shanghai Yaolia Pilkington Glass Group Co., Ltd. (Hereinafter referred to as the "Company") has a large increase in A-share trading for three consecutive trading days from January 12, 2024 to January 16, 2024, with a cumulative increase of 30.09% and a cumulative deviation of 29.83% from the Shanghai A-share index, which may lead to irrational investment. Investors are advised to pay attention to the risks of trading in the securities market, make rational decisions and invest prudently.
- At present, the Company's production and operation are normal, and the main business has not changed.
- On January 16, 2024, the Company disclosed the Announcement on Abnormal Fluctuations in Stock Trading (please refer to the Company's Announcement No.2024-001 for details). At the close of trading on January 16, 2024, the shares of the Company rose and stopped again. In view of the recent large fluctuations in the share price of the Company, the relevant risk warnings are as follows:
 - Transaction risk in the securities market
 - From January 12 to January 16, 2024, the Company's stock has closed at the price limit three times in three trading days, with a cumulative deviation of 30.09% and a cumulative deviation of 29.83% from the Shanghai A-share index, and the stock price fluctuates greatly.
 - There is no significant change in the main business of the Company. The Company belongs to the non-metallic mineral products industry. By inquiring the China Securities Industry Index, as of the announcement date, the static P/E ratio of the industry is 15.45, and the static P/E ratio of the Company is 38.16, which is significantly higher than the P/E ratio of the same industry.
 - From January 12 to January 16, 2024, the average daily trading volume of the Company's stock was 42.343 million shares, which was higher than the average daily trading volume of 9.1722 million shares in the 20 trading days before January 12 (December 14, 2023 to January 21, 2024).
 - From January 12 to January 16, 2024, the average daily turnover rate of the Company's stock was 5.07%, which was higher than the average daily turnover rate of 1.23% in the 20 trading days before January 12 (December 14, 2023 to January 21, 2024).
- In view of the significant volatility of the share price of the Company, investors are advised to pay attention to the trading risks in the securities market, make rational decisions and invest prudently.
- Operational risk
- From January to September 2023, the Company realized an operating income of RMB 396.5 million, a net profit attributable to the shareholders of the listed company of RMB -99.96% million, a net profit attributable to the shareholders of the listed company after deduction of non-recurring gains and losses of RMB -121.3583 million and basic earnings per share of RMB -0.10. (For details, please refer to the Third Quarterly Report of Shanghai Yaolia Pilkington Glass Group Co., Ltd. issued on October 28, 2023).
- Investors are advised to pay attention to operational risks, make rational decisions and invest prudently.
- Hot concept risk
- The Company notes that the Company's products involve related concepts recently, and the Company's main business has not changed, reminding investors to pay attention to the risk of speculation on hot concepts, make rational decisions and invest prudently.
- Information disclosure risk
- The Board of Directors of the Company confirms that, as at the date of this announcement, the Company has no matters that should be disclosed in accordance with the Stock Listing Rules of the Shanghai Stock Exchange but has not yet been disclosed, nor does it have any plans, discussions, intentions or agreements related to such matters. The Board of Directors does not acknowledge any information possibly having significant impacts on the trade price of the Company's stock and its derivatives that should be disclosed in accordance with the Stock Listing Rules of the Shanghai Stock Exchange but has not yet been disclosed, and no correction or supplement shall be made to the information previously disclosed by the Company.
- The Company designates Shanghai Stock Exchange to disclose its information on its website (www.se.com.cn) and also designates Shanghai Securities News and Ta Kung Pao to disclose its information on respective publications. For relevant information, please refer to the Company's public announcements on such website and publications. Please be cautious about investment risks.

Shanghai Yaolia Pilkington Glass Group Co., Ltd.
17 January 2024

申請酒牌續期公告
無二三

現特通告：黃荳茵其地址為九龍深水埗汝州街128號地下，現向酒牌局申請位於九龍深水埗汝州街128號地下無二三的酒牌續期。凡反對是項申請者，請於此公告刊登之日起十四天內，將已簽署及申明理由之反對書，寄交九龍深水埗基隆街333號北河街市政大廈4字樓酒牌局秘書收。

日期：2024年1月17日

NOTICE ON APPLICATION FOR RENEWAL OF LIQUOR LICENCE
無二三

Notice is hereby given that WONG MING YAN of G/F., No. 128 YU CHAU STREET, SHAM SHUI PO, KOWLOON is applying to the Liquor Licensing Board for renewal of the Liquor Licence in respect of 無二三 situated at G/F., No. 128 YU CHAU STREET, SHAM SHUI PO, KOWLOON. Any person having any objection to this application should send a signed written objection, stating the grounds therefor, to the Secretary, Liquor Licensing Board, 4th Floor, Pei Ho Street Municipal Services Building, 333 Ki Lung Street, Sham Shui Po, Kowloon within 14 days from the date of this notice.

Date: 17-1-2024

申請酒牌續期公告
少店主

現特通告：陳少強其地址為長洲中興街12號地段第294號三樓後座及天台，現向酒牌局申請位於香港長洲大新街102號地下少店主的酒牌續期。凡反對是項申請者，請於此公告刊登之日起十四天內，將已簽署及申明理由之反對書，寄交香港灣仔軒尼詩道225號駱克道市政大廈8字樓酒牌局秘書收。

日期：2024年1月17日

NOTICE ON APPLICATION FOR RENEWAL OF LIQUOR LICENCE
SIU SHOP

Notice is hereby given that Chan Siu Keung of Lot 294, 12 Chung Hing Street, 2/F., Rear & Roof, Cheung Chau, N.T. is applying to the Liquor Licensing Board for renewal of the Liquor Licence in respect of SIU SHOP situated at G/F., No.102 Tai San Back Street, Cheung Chau, Hong Kong. Any person having any objection to this application should send a signed written objection, stating the grounds therefor, to the Secretary, Liquor Licensing Board, 8/F, Lockhart Road Municipal Services Building, 225 Hennessy Road, Wanchai, Hong Kong within 14 days from the date of this notice.

Date: 17-1-2024

NOTICE ON APPLICATION FOR RENEWAL OF LIQUOR LICENCE
Pinnacle

Notice is hereby given that AU, KA MAN of 2/F, HANWAY COMMERCIAL CENTRE, 36 DUNDAS STREET, MONG KOK, KOWLOON is applying to the Liquor Licensing Board for renewal of the Liquor Licence in respect of Pinnacle situated at 2/F, HANWAY COMMERCIAL CENTRE, 36 DUNDAS STREET, MONG KOK, KOWLOON with endorsement of bar. 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, Pei Ho Street Municipal Services Building, 333 Ki Lung Street, Sham Shui Po, Kowloon within 14 days from the date of this notice.

Date: 17 January, 2024

申請酒牌續期公告
Pinnacle

現特通告：區嘉雯其地址為九龍旺角登打士街36號恒威商業中心2樓，現向酒牌局申請位於九龍旺角登打士街36號恒威商業中心2樓Pinnacle的酒牌續期，其附加批註為酒吧。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，寄交九龍深水埗基隆街333號北河街市政大廈4字樓酒牌局秘書收。

日期：2024年1月17日

NOTICE ON APPLICATION FOR RENEWAL OF LIQUOR LICENCE
HOP LEE CHIU CHAU RESTAURANT

Notice is hereby given that KWOK, KA CHUN of SHOP A & B, G/F, EALING COURT, 259A TEMPLE STREET, KOWLOON is applying to the Liquor Licensing Board for renewal of the Liquor Licence in respect of HOP LEE CHIU CHAU RESTAURANT situated at SHOP A & B, G/F, EALING COURT, 259A TEMPLE STREET, KOWLOON. 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, Pei Ho Street Municipal Services Building, 333 Ki Lung Street, Shamshui, Kowloon within 14 days from the date of this notice.

Date: 17 January, 2024

申請酒牌續期公告
合利潮州飯店

現特通告：郭家俊其地址為九龍廟街259A號怡齡閣地下A及B舖，現向酒牌局申請位於九龍廟街259A號怡齡閣地下A及B舖合利潮州飯店的酒牌續期。凡反對是項申請者，請於此公告刊登之日起十四天內，將已簽署及申明理由之反對書，寄交九龍深水埗基隆街333號北河街市政大廈4字樓酒牌局秘書收。

日期：2024年1月17日

NOTICE ON APPLICATION FOR RENEWAL OF LIQUOR LICENCE
IPPON IZAKAYA

Notice is hereby given that CHAN KWAI CHI GIGI of G/F, 8 CHIK FUK STREET, TAI WAI, SHA TIN, NEW TERRITORIES is applying to the Liquor Licensing Board for renewal of the Liquor Licence in respect of IPPON IZAKAYA situated at G/F, 8 CHIK FUK STREET, TAI WAI, 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, 8 Heung Sze Wui Street, Tai Po, New Territories within 14 days from the date of this notice.

Date: 17 January, 2024

申請酒牌續期公告
一本居酒屋

現特通告：陳桂芝其地址為新界沙田大圍積福街8號地下，現向酒牌局申請位於新界沙田大圍積福街8號地下一本居酒屋的酒牌續期。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字樓酒牌局秘書收。

日期：2024年1月17日

申請新酒牌公告
愛啡

現特通告：周錦輝其地址為香港長洲新街4號地下，現向酒牌局申請位於香港長洲新街4號地下愛啡的新酒牌。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，寄交香港灣仔軒尼詩道225號駱克道市政大廈8字樓酒牌局秘書收。

日期：2024年1月17日

咪幫罪犯 咪買盜版

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