

▲西貢市第4區酒店用地以7.193億元售出,較勾地 價高 24%

或

本港旅遊業前景亮麗,吸引娛樂 圈猛人垂涎。今年獲財團勾出的西貢 市第4區酒店用地,終以7.193億元 批出, 樓面呎價約2483元, 較勾地 價高24%。儘管這幅地皮只獲2份標 書,但中標者來頭不少,爲無線副主 席及董事總經理[六嬸|方逸華及今年 初入主無線的「殼王」陳國強等有關

地政總署公布,上周截標的西貢 市第4區酒店地,以7.193萬元批出 ,該地可建總樓面約28.97萬方呎, 其中酒店附屬設施上限11.58萬方呎 ,零售與娛樂設施上限2.89萬方呎, 折合樓面呎價約2483元,比勾地價高 出 24%。

據資料,中標公司爲智豪有限公 司,董事爲陳國強及方逸華,估計屬 於私人合夥業務。

無線:未收到相關消息

無線外事部副總監曾醒明回覆本 報查詢時表示,迄今仍未收到無線是 否涉及相關酒店業務的消息,個人估 ■ 計純粹股東的私人公司業務,所以不

另外,港島南灣道近35號及沙 田石門商貿用地今天同時截標,當中 南灣道近35號地皮估值最少4.5億元 ,長實(00001)、嘉華(00173)、 宏安(01222)及英皇已先後表示有 興趣,會研究入標競投

白加道35號建3幢大宅



▲恒地主席李兆基家族去年一擲 18.2 億 元投得的山頂白加道35號地王,將建3 幢3層大宅

恒地(00012)主席「四叔|李兆基今年 再添男孫,為配合家庭成員日益壯大,李兆基 家族積極籌備興建「天價|大屋,李家去年一

擲 18.2 億元投得的山頂白加道 35 號地王,大屋圖則終於曝光,地皮將建 3 幢 3 層洋房,總樓面達2.69萬方呎。 本報記者 林惠芳

地副主席李家誠去年親身上陣、以 18.2 億元天價購入的白加道 35 號地 皮,新近獲屋宇則批出建築圖則, 地皮獲准重建3幢3層洋房,另設1

幢1層管理員宿舍,物業建於1層平台之上, 總樓面面積約26908方呎,以購入價計算,每 呎樓面地價高達67637元,創出全港屋地每方 呎樓面地價最高紀錄。

據「四叔」兒子李家誠去年成功投得屋地 時表示,今次以家族名義買地,初步計劃興建 3至4幢2至3層高洋房。據今次建築圖則顯示 ,李氏家族「夢想屋 | 將由3幢大宅組成,市 場預計四叔佔1幢,兩個兒子各佔1幢,實行 與孫兒樂也融融。

淺水灣道 111 及 115 號合併

除了「四叔」天價大屋外,多個港島洋房 屋地亦獲批則。當中,九倉(00004)持有收租 多年的山頂種植道1號,獲准重建20幢3層洋

規模

3幢3層洋房

1幢3層洋房

1幢26層商住

1幢27層住宅

20幢3層洋房

4幢24至28層住宅

白建時道21號

筲箕灣道363至367號

淺水灣道 111 及 115 號

種植道1號

沙田香粉寮

房,物業建於1層平台之上,總樓面約90705方 呎,平均每幢洋房面積約4535方呎。而渣甸山 白建時道21號屋地亦獲批則,准重建1幢3層 洋房,總樓面3717方呎,項目今年以1.98億元 易手,以此計算,樓面呎價約5.3萬元,創出 區內屋地呎價新高。

同時,科達集團持有的淺水灣道115號, 以及毗鄰的淺水灣道111號等2幅地皮將合併 發展,並獲批出建築圖則,准重建1幢27層住 宅,總樓面13.73萬方呎。據了解,淺水灣道 115號爲科達集團旗下收租物業, 呎租達 40元 ,比鄰的111號地皮則由一老牌業主持有,現 建有多幢別墅。

新地香粉寮住宅項目獲批

此外,新地(00016)旗下的沙田大圍香粉 寮住宅項目,獲得准建2幢24層及2幢28層住 宅,物業另設2層地庫,總樓面面積約52.1萬 方呎

另裕泰興家族持有的筲箕灣道363至367號 舊樓,准建1幢26層商住物業,總樓面約1.9 萬方呎;富豪集團(00078)位於上環文咸西街 5至7號的地皮,則獲准興建1幢32層酒店連商

據屋宇署資料,該署於今年9月份合共批 出38份建築圖則,其中港島14份、九龍9份及 新界 15份。上述批出的圖則包括 22 項住宅及 商住發展、其餘爲商業及工廠等發展。上月獲 准動工的建築工程項目共16個,落成後將提供 的住宅樓面面積共31.11萬方呎,涉及單位324 伙,非住宅樓面則達51.93萬平方呎。

Short Form of the Stock: Luthai A. Luthai B

LU THAI TEXTILE CO., LTD. THE THIRD QUARTERLY REPORT FOR 2011

2.	Main	accounting	data and	manciai	indexe	8
Г						
To	tal asse	its (Yuan)				

	As at 30 Sept. 2011		As at 31 Dec. 2010		Increase/decrease (%)	
Total assets (Yuan)	7,573,814,630.79		7,015,883,263.33		7.95%	
Owners' equity attributable to shareholders of listed company (Yuan)	4,948,303,645.55 4,404		4,404,133,413.47	12.36%		
Share capital (Share)	1,008.	954,800.00		994,864,800.00		1.42%
Net assets per share attributable to shareholders of listed company (Yuan /share)		4.90		4.43		10.61%
	JulSept. 2011	Increase/ year-on-		JanSept. 201	11	Increase/decrease year-on-year (%)
Total operation income (Yuan)	1,483,566,032.99		8.52%	4,464,379,13	30.19	23.53%
Net profit attributable to shareholders of listed com- pany (Yuan)	225,012,704.00		8.93%	% 716,659,769		24.98%
Net cash flows generated from operating activities (Yuan)	-		- 912,386,4		76.86	18.67%
Net cash flows per share generated from operating activities (Yuan /share)	-		-		0.90	18.67%
Basic earnings per share (Yuan /share)	hare (Yuan /share) 0.23 9.52%		9.52%	P% 0.72		24.14%
Diluted earnings per share (Yuan /share)	0.23	0.23 9.53		9.52% 0.72		24.14%
eighted average return on net assets (%) 4.69%		-0.30% 15.		.33%	1.27%	
Weighted average return on net assets after deduct- ing extraordinary gains and losses (%)	4.39%	6 0.14%		14	.70%	1.85%

V Applicable ☐Inapplicable		Unit	RMB Yua
Items of non-recurring gains and	losses	Amount	Note (If applicable)
Gains and losses from disposal of non-current assets		-8,942,648.27	
Government subsidies recorded into current gains and losses, exclu- business of the Company and continuously enjoyed by the Company state policies and regulations			
Gains and losses on change in fair value from tradable financial as well as investment income from disposal of tradable financial asset nancial assets available for sales except for effective hedging relati- pany	36,615,036.05		
Other non-operating incomes and expenses besides the above eac	1,323,029.51		
Effect on income tax	-10,445,871.89		
Effect on minority interest	-3,116,778.56		
Total	29,445,308.36		
2.2 Total number of shareholders and shareholding of top t	en shareholders holding tradable sl	nares	Unit: sha
Total number of shareholders at the period-end	1		117,12
	areholdere holding tradable shares		,

Total number of shareholders at the period-end	117,122					
Shareholding of top ten shareholders holding tradable shares						
Full name of shareholder	Number of tradable shares held at period-end	Type of share				
ZIBO LUCHENG TEXTILE INVESTMENT CO., LTD	123,314,700	RMB ordinary shares				
DBS VICKERS (HONG KONG) LTD A/C CLIENTS	40,628,642	Domestically listed foreign shares				
GF Domestic Demand Growth and Dynamic Asset Allocation Mixed Type Fund	10,079,962	RMB ordinary shares				
GF Small-Cap Growth Stock Fund	8,474,408	RMB ordinary shares				
E FUND VALUE GROWTH MIXED FUND	7,999,970	RMB ordinary shares				
AVIVA INVESTORS	6,811,596	Domestically listed foreign shares				
GF Large-Cap Growth Mixed Type Fund	5,099,881	RMB ordinary shares				
First Shanhai Securities Ltd.	4,397,541	Domestically listed foreign shares				
MIRAE ASSET GLOBAL DISCOVERY FUND	3,826,850	Domestically listed foreign shares				
ORIENT RED NO.2 PLAN ON MANAGEMENT OF COLLECTED ASSETS	3,457,100	RMB ordinary shares				
§3 Significant Events 3.1 Particular about large-margin change of main accounting statement item and financial index and its reason						

errord.

payments as at 30 Sept. 2011 were RMB 192,303,948.70, down 50.41% from the amount as at the year-begin, was mainly because the prepayments made in the same period of last year for goods purchases were settled in the

ent period, tetered to the second process as a 30 Sept. 2011 was RMB 0.00, down RMB 1,568,105.85 from the amount as at the year—begin, h was mainly because the interest receivable from banks on mature guarantee deposits were collected, onstruction in process as at 30 Sept. 2011 was RMB 220,378,419.30, up 231,70% from the amount as at the year—begines with the same process and the process are supported by the same process and the same process as at 30 Sept. 2011 were RMB 32,712,082.39, up 2709.88% from the amount as at the year—begines were supported becomes one configuration to some process the text of the same process and the same process and the same process are supported by the same process and the same process are supported by the same process and the same process are supported by the same process and the same process are supported by the same process and the same process are same process.

is mainly because more equipments were bought in and installed, thle as at 30 Sept. 2011 were RBM 16.413/06.03, down 79.12% from the amount as at the year–begin, inly because notes payable were cleared upon maturity, supplied as at 30 Sept. 2011 were RBM 24.192,199.62, down 48.63% from the amount as at the year–begin, inly because the accounts payable in the same period of last year by the subsidiary Xinjiang La Thai to cor-

counts payable as at 30 Sept. 2011 were RMB 241,192,199.62, down 48.63% from the amount as at the year—begin, was mainly because the accounts payable in the same period of last year by the subsidiary Xinjiang Lu Thai is cot-owers for seed cottom were cleared in the current period.

was and fares payable as at 30 Sept. 2011 were RMB 53,868,537.43, up 520.62% from the amount as at the year—which was mainly because the overpaid VAT decreased and the corporate income tax payable increased, interest payable as at 30 Sept. 2011 was RMB 3,306.452.64, down 31.19% from the amount as at the year—begin, was mainly because the interest payable was cleared upon maturity, bridend payable as at 30 Sept. 2011 was RMB 42,309.44, down 86.43% from the amount as at the year—begin, was mainly because the subsidiary Beijing Sichuang paid dividends to minority shareholders.

on-current liabilities due within one year as at 30 Sept. 2011 were RMB 459,263,800.0, up 38.29% from the amount the year—begin, which was mainly because more long-term borrowings became non-current liabilities due within one

year.

13. Long-term horrowings as at 30 Sept. 2011 were RMB 20,000,000.00, down 76.84% from the amount as at the year-begin, which was mainly because some long-term horrowings became due within one year.

14. Deferred income tax liabilities as at 30 Sept. 2011 were RMB 8,852,894.96, down 34.30% from the amount as at the year-begin, which was mainly because transactional financial assets decreased and the corresponding deferred income tax liabilities also decreased. manumes auso decreased.

15. Business tax and surtaxes for Jan.—Sept. 2011 were RMB 27,603,473.30, up 1754.48% over the same period of last year, which was mainly because the city maintenance tax and the educational surcharze increased.

was mainly because the city maintenance tax and the educational surcharge increased.
stration expense for Jan.—Sept. 2011 was RMB 457,468,203.51, up 34.50% over the same period of last year,
nainly because the employees' wages and the RAD expenditure increased.
npairment loss for Jan.—Sept. 2011 was RMB 1,523,022.06, down 96.01% over the same period of last year, was mainly because the impairment provision for fixed assets decreased.

22.30 you'll be a same period to assy year, which was mainly because some transactional financial assets were settled upon maturity and the corresponding on fair value changes previously recognized were carried forward.

23.30 years and the control of the control was mainly because the investment gains on transactional financial assets (liabilities) increased.

20. Non-business income for Ian.-Sept. 2011 was RMB 21,676,511.86, down 39.37% over the same period of last year,

on-fusiness income for Jam.—Sept. 2011 was ISMB 21.07.02.11.00, uswn 372.17 to 375. In over was mainly because governmental subsidies decreased, on-husiness expense for Jam.—Sept. 2011 was IRMB 14.733,777.72, up 143.65% over the same period of last year, was mainly because losses on disposing fixed assets increased, use mainly because between 2011 was IRMB 184,314,647.59, up 35.42% over the same period of last year, was mainly because the total profit increased and the income tax expense increased accordingly. Non-standard audit opinion

3.2.1 Non-standard audit opinion

[Japplicable Vinapplicable 3.2.2 Whether the Comparison of the controlling shareholder or its related parties or provided guaresternal parties in violation of the prescribed procedures

[Applicable Vinapplicable Vinapplicable of Significant contracts concerning routine operations

[Applicable Vinapplicable Vinapplica

3.3 Fulfillment of comp		s made by the Company, shareholders and t	he actual controller
Commitments made by	the Co	mpany, its directors, supervisors, senior exec	cutives, shareholders with an over 5% sharehold-
ing, actual controller a porting period: ∨Applicable □Inap		8 1 81	or such commitments carried down into the re-
Commitment	Com- mitment maker	Contents of the commitment	Execution
reforms	g Textile Invest- ment	than RMB 15 per share. (If the share capital changes, ex- rights will be conducted): It proposed and voted for a cash distribution not lower than 50% of the profit available for dis- tribution in the year at the 2006 Shareholders. General Meeting, and 2007 Shareholders. General Meeting; it will increase the LUTHAI A shares held by a through trading at the secondary market with the dividends received in 2005.	Zão Lucherg Textile Investment Co., Ltd. has fulfilled its commi- ment lo increase its shareholding in the Company with dividends received from the Company 1000 and 2006. And the total grant for 2006 increased SELDVI as compared to 2006. As at 12 Jun. 2011, the period of adeign resolation and the 80,806.00 shares held by 250 Lucherg Testile Investment Co., Ltd. Secured cite, 1001. The committed term (24 months) after the expiration ranges from 43 Jun. 2011 of 24 Jun. 2013.
Commitments made in acquisi- tion reports or reports on equity changes	N/A	N/A	N/A
Commitments made in signifi- cant asset reorganization	N/A	N/A	N/A
Commitments made in share issuance	Lu Thai Textile Co., Ltd.	Investment projects with raised funds	The Production Project for 150-Phosaward ingol Tog-quade Fine Control Variant, be 50-Phosaward tog Tow-do-con-Orienting Production Line Project, the Project for Supplementing Working Cupils and the Project of 10-million-meller Tog-guide Falloris Corp. (Cupils and the Project of 10-million-meller Tog-guide Falloris Corp. Working Volume 10-million meller or Working Volume 10-million meller or Working Volume 10-million meller or 10-million meller or 10-million meller or 10-million mellion mel
Other commitments (including supplementary ones)	N/A	N/A	NA NA

	interviews and visits i	received in report	ing period	
Reception time	aption time Reception place Reception way Visitor		Main discussion and materials provided	
6 Sept. 2011	Reception room of the Company			Basic information of the Company
9 Sept. 2011			Basic information of the Company	
9 Sept. 2011	Reception room of the Company	Field research	Hong Yuan Securities Co., Ltd	Basic information of the Company
22 Sept. 2011	2011 Reception room of the Company Field research Tebon Securities Co. Ltd.		Basic information of the Company	
22 Sept. 2011			Basic information of the Company	
22 Sept. 2011	Reception room of the Company	Field research	Fullgoal Fund Management Co., Ltd.	Basic information of the Company
22 Sept. 2011	2011 Reception room of the Company Field research Ltd. Guangdong New Value Investment Co.		Basic information of the Company	
22 Sept. 2011	Reception room of the Company	Field research	China Securities Co., Ltd.	Basic information of the Company
22 Sept. 2011	Page 111 Reception room of the Company Field research Haitong Securities Co., Ltd		Basic information of the Company	
3.6 Investments in	to derivatives			

and strictly abdded by relevant laws, regulations and the Company: a returnal management rules. 2. Crodit risk and liquidity risk. Derivatives products transaction developed by the Company was carried out on the basis of contract of fe ward settlement of exchange signed between the Company and bank, the delivery on schedule or extination recognized based on one of the contract price and exchange tendency after such contract of forward settle ment of exchange falls due, no fedular risk exists in the Company os as to sensure delivery on schedule or and the company of the contract price and exchange tendency after such contract of towards and the company of the contract price and the contract pri

control measures of inferior exclarage lata up, in original rate assess in the Company to as to leavable developed in the reporting period including but not involve the control of the co

cuted effectively. The operation risk thus can be reduced effectively.

4. Market of the company of the company of the company with large amount and relative brong term. In the operation of hedging of forward settlement and summerize exchange, if the RMB is devalued the company of the compa

rested diviriatives. And I'm three said kinds of financial derivative products accounted for 37.27 % of the closing net assers or me he analysis on the fell Company, value of the derivatives [2. For Jan. to Sept. 2011, the due financial derivative products of the Company totally equaled to US\$ hould include the speed—143.617.400, of which US\$ 436.617.400 was extually delivered and the gain generated was RIMB 55.248,000. The due forward settlement was US\$ 419 million, of which US\$ 419 million was delivered as scheduled, generated was related to the companies of RIMB 5.248,000. The due forward purchase was US\$ 16.617.400, of which US\$ 16.617.400 was delivered as scheduled, generated was delivered as scheduled, generated was considered as scheduled, ge

Company's accounting policy and specific accounting principles of Ur derivatives in the reporting period compared to the previous reporting period.

The company conducted derivative products according to the Company to the Company conducted to USS 435,617,400, of which USS 435,617,400 and which USS 435,617,610 and which U

1. The Company has bromasses and supportue the superior to the company control to the company control for the company control

				Cint. Itali
Type of contract	Opening contract amount	Closing contract amount	Gains/losses in reporting period	Proportion of the closing contract amount in the Company's closing net assets
Contracts for forward settlement of exchange, contracts for the forward purchase of exchange		1,843,987,820.00	55,348,967.77	37.27%
Total	1,845,992,324.62	1,843,987,820.00	55,348,967.77	37.27%
Total	1,845,992,324.62	1,843,987,820.00	55,348,967.77	

股票簡稱: 急泰 A、急泰 B 股票代碼:000726、200726 **公告编號:2011-049**

Unit: RMR Vuor

魯泰紡織股份有限公司 第六届董事會第十七次會議决議公告

从司及蕃事會全體成員保證公告內容的真實、準確和完整,對公告

的虚假記載、誤導性陳述或者重大遺漏負連帶責任 魯泰紡織股份有限公司第六届董事會第十七次會議通知於 2011 年 10月18日以電子郵件方式發出,會議於2011年10月26日以通訊表 决方式召開,本次會議應出席董事 14人,實際出席會議董事 14人,其 中出席現場會議的董事7名,通訊方式表决的董事7名,公司3名監事及其他高管列席了本次會議。本次會議召開程序及出席情况符合《公司 法》和《公司章程》的要求,會議决議合法有效。本次會議形成如下决

審議通過了關於魯泰公司 2011 年第三季度報告的議案。表决 結果:同意14票,反對0票,弃權0票

、審議通過了關於補選洪曉斌爲提名委員會委員、薪酬委員會主 席、戰略决策委員會委員的議案。 表决結果:同意 14票,反對 0票,

> 魯泰紡織股份有限公司董事會 2011年10月28日

持色戶呎價30750元

持有人/發展商

李兆基家族

裕泰興

科達集團及有關人士

九倉

樓市百花齊放,新盤各有叫座力。信置(00083)九龍 塘逸瓏走勢凌厲,據悉前晚加推的20伙大部分已獲認頭, 售出連洽購預留逾50伙,昨再加價1%加推10伙,呎價最高 30750元貴絕九龍塘;新地(00016)周六出擊的將軍澳天 晉接獲540登記,超額9倍,據悉有買家以4600萬元預留8 座2伙高層A室。

逸瓏兩日售46伙套15億

逸瓏進入次日銷情保持,昨單日沽出7伙,兩日累售46 伙,套垷逾 15 億兀,據經紀表示,个少心急買家擔心如百 日開賣般無法購得心頭好,紛主動要求預留,過去兩日沽出 連治購預留逾50伙,其中呎價最高達3萬元的1座A室御花 園大宅,以及售價最貴達7156.9萬元的6座頂層A室,據悉 已獲洽購預留。

逸瓏氣勢如虹,信置昨日再加推10伙,較昨日加推單 位加價 1%,其中7伙標準單位,面積 1352 方呎起,呎價 1.8 萬元起,售價2465.4萬元起,平均呎價20583元;另3伙特 色戶,包括1及2座地下御花園大宅B室,面積1873及2106 方呎, 呎價 30750 及 30550 元, 售價 5759.5 萬及 6433.8 萬元 ,其中呎價30750元的1座大宅倘落實成交,將取代牛津道 1號所保持的30662元紀錄,成九龍塘新高。

天晉已接獲 540 個登記

逸瓏受追捧,天晉同樣有捧場客,新地代理助理總經理 陳漢麟表示,天晉已接獲540個登記,相對首批50伙超額9 倍,其中呎價2萬元的天鑽泳池屋超過10個買家登記,而 空中花園大宅則接獲超過30個登記。

新地代理執行董事雷霆表示,天晉首批50伙落實周六 下午二時以先登記先揀樓形式開賣,最快會於周日交代銷情 及加推單位。

天晉昨日開放1135方呎示範單位予傳媒預覽,周六正 式對外開放,該類單位佔約30%或逾300個。

市場消息指出,天晉發出價單已超過3日,實際上已可 正式開賣,該盤繼續以預留儲客,據悉有兩組投資者各斥約 4600萬預留2伙8座高層A室,以及3000萬元預留8座2伙

深灣9號也表現突出,嘉華國際董事(營業及策劃)陳



▲雷霆(左)稱天晉周六先登記先揀樓,旁為陳漢麟

玉成表示,該盤前日單日沽出14伙套現6.5億,開賣至今累 沽240伙套約80億元,同時據悉購入該盤的兩名藝人已落 實成交,冀整個項目可於年前底套現100億元。

該盤熱銷,昨日再加推10伙應市,全屬1座A及B室, 面積 1799 及 2501 方呎,訂價 3594.7 萬至 6146.7 萬元,呎價 1.99萬元起,平均呎價22216元,較上一批加價2至3%,由 開賣至今則累積調升10%以內。

海譽沽80%領凱僅餘百伙

另外,長實(00001)高級營業經理袁添鴻指出,旗下 屯門青山公路海譽累售80%,套現約3億元,樓盤尚餘8伙 待售,市值約1億元,當中25樓A、B單位剛命名「皇譽」 ,連2個車位出售,當中A室面積1514方呎,訂價1462.4萬 元,B室面積1376方呎,訂價1330.1萬元,買家可以一併購 入。配合今次加推,首2名買家可獲贈釐印費,相等約100 萬元。

同時,長實地產投資董事黃思聰表示,日出康城領凱近 期銷情造好,累售逾900伙,即供一口價437.7萬元的36伙 3 房園景單位即日應市,單位面積804方呎,即供呎價約 5444元, 撇除上述36伙,項目尚餘約100伙可供發售

中環甲廈租金兩年來首跌

環球經濟前景不明朗及營商氣氛欠理想,財金機構擱置 擴充計劃,加上租戶抗拒高租物業,商廈需求轉弱,高力國 際指出,中環甲級寫字樓租金錄得兩年以來首次跌幅,第三 季租金按季微跌 1.5%, 預料環球經濟難改善, 未來 12 個月 甲級寫字樓租金將下調8%。

高力國際亞洲研究及諮詢行政董事盧永輝分析原因,指 出美國經濟復蘇乏力,而歐洲債務危機陰霾未散,不少跨國 機構將擴充計劃擱置;另方面,業主在議租方面較具彈性。

其他地區的寫字樓租金按季升幅亦收窄,灣仔/銅鑼灣 升 2.2%、港島東升 3.7%、尖沙咀升 4.8%、東九龍升 3.5%。 第三季整體甲級寫字樓租金水平與上季相若。

盧永輝表示,第三季中環區寫字樓與上述各區的租金差 距接近歷史以來最高,當碰上跌租時,估計中環的租金反應 較脆弱

甲級寫字樓空置率由第二季的4.6%微升14點子至第三 季的4.7%,空置率有上升壓力,因爲今年內餘下數月還有 中環陸海通大廈逾10萬方呎及觀塘道414號20.3萬方呎實 用樓面面積推出,還未計算第四季出現的斷租或約滿後騰出 的樓面,因此預料甲級寫字樓的整體平均空置率在明年上半 年會升至歷史平均水平5%。

展望未來,中環寫字樓租金自今年7月以來錄得首次跌 幅後,市場被陰霾濃罩,在經濟環境轉差及營商氣氛不景氣 下,業主更難物色租客,尤其是來自銀行業或願意付出高昂 租金租用中環寫字樓的租戶,預料未來12個月甲級寫字樓 租金將下調8%。

首9個月動工量激增逾倍

政府全速推地,帶動施工量狂升,今年首9個月動工量 累積7177伙,按年激增1.25倍。

利嘉閣地產研究部主管周滿傑表示,根據屋宇署今日發 表最新數據,9月份全港僅3個私人住宅項目動工(按屋宇 署接獲上蓋建築工程動工通知為準),涉及單位1853伙, 按月減19%,唯綜合首9個月數字,動工私宅單位數量共有 7177 伙,相比去年同期的3194 伙激增1.25 倍,創近4年同 期新高,反映本地私宅動工速度回升的現實。

首9月的動工量新界區所佔數量最多,全區暫有8個項 目已開工,單位數量5011伙,佔全港整體動工私宅數量的 69.8%,其中將軍澳85區項目規模最大,佔1777伙,其次屬 於上月動工的長實(00001)夥港鐵(00066)荃灣西站七區 項目,單位供應1720伙。

另外,9月份全港只有1個私人住宅落成,涉及69伙單 位,按月銳減97%,創下近11個月新低;此外,今年首9個 月累積落成單位數量亦僅6692伙,數字仍較去年同期11072 伙相差 40%;而且,與過去 10年同期平均數值約 13548 伙比 較,更相差達51%,可見私宅落成進度十分緩慢

美聯物業首席分析師劉嘉輝指出,上月私樓施工量及落 成量錄得一定程度的按月跌幅,但每月數字往往受該月施工 及竣工項目的規模所影響,故按月數字均不時出現大上大落 的情況,因此上月施工量及落成量顯著下跌僅反映單一月份 的表現,並未能反映往後走勢。然而,隨着政府近年積極推 出土地供應,並於未來陸續動工,預期未來的施工量亦會因 此而增加,並可推動未來落成量顯著回升。