

►汪敦敬表示，樓市小陽春已經結束，公司會繼續增值，以提升競爭力



龍門大宅 1350 萬進場

萬事俱備，只欠售樓紙的新地（00016）屯門龍門，月內開賣機會仍高，繼龍門至尊後，預計3房連工人套房的龍門大宅，意向呎價1.2萬元，入場費1350萬元；另信置（00083）大角咀奧柏，御峯再加推50伙，平均呎價9485元，較上批輕加1.44%。

新地執行董事雷霆及助理總經理胡致遠表示，龍門維持先推1200方呎的龍門至尊，意向呎價1.3萬元，入場費約1500萬元；而約1100方呎的3房龍門大宅，意向呎價則1.2萬元，入場費約1350萬元。新地就龍門與專營辦過境巴士的永東集團（國際）合作，永東董事長連忠輝表示，為龍門入伙後的住客提供乘車優惠，入伙後首年住戶可獲跨境客運服務5%折扣優惠，以及24小時出租小車、代辦內地與香港的機票及高鐵車票等。

此外，信置營業部總經理田兆源稱，旗下大角咀奧柏，御峯開價以來，市場反應熱烈，昨天加推第4批50伙，單位分佈於第2座10至29樓，面積由330至697方呎，定價由310萬至701.5萬元，呎價8740至10818元，平均呎價9485元，較第3批單位輕微提價1.44%。

該盤累計已推200伙，市值逾8.5億元，以市場收票約600張計算，超額11倍，發展商敲定本周五發售，周四代理抽籤決定揀樓次序。據了解，該200伙已推單位，包括86伙開放式、73伙1房、30伙2房及11伙3房間隔，訂價由288.7萬至869.8萬元，呎價由8109至10818元。田兆源又謂，奧柏，御峯合共25伙特色戶，現已接獲準買家查詢，但暫未有推售時間表，該批特色戶包括19伙地連花園、4伙天際屋及2伙複式天地屋。

黃海明擬斥 15 億炒舖

近月舖市投資氣氛熾熱，造價亦越炒越高。資深舖位投資者黃海明表示，相信下半年舖位交投量將略為減少。然而，他認為，租金支持下舖價不會回落，今年計劃斥資共15億元買舖，策略仍以短炒為主。

資深投資者黃海明出席記者會時表示，首季已投資6億元買舖，估計全年投資金額將達15億元，較去年12億元更多。中原（工商舖）營運總監潘志明表示，訪港旅客數字增長、失業率低企均帶動零售業生意額節節向上。今年第二季核心區舖位買賣及租金將錄兩至三成升幅，非核心區舖價及租金則可上升一成。

另方面，核心區接連錄得大額租務成交。消息稱，中環皇后大道中70號卡佛大廈地庫、地下、1至3樓共5層複式巨舖，已獲西班牙時裝品牌ZARA成功搶攻，作為公司本港旗艦店，月租超過1000萬元，成為本港歷來單一租賃金額最大個案，比現租客瑞典時裝品牌H&M舊租500萬元多出超過1倍。

此外，消息又指出，資深投資者「藥房張」持有的金馬倫道16號1樓全層，面積2800方呎，落實以4970萬元沽出，持貨不足兩年賺2570萬元，賺幅1.07倍。

另外，土地註冊處資料顯示，銅鑼灣勿地臣街7號全幢舊樓，早前以2億元易手，新買家為CHAMPION ACE DEVELOPMENT LIMITED，董事包括林子健。據了解，近年希慎（00014）積極在該區收購舊樓，惟上址買家並非希慎。

產業署 10 豪宅市場拍賣

港島傳統豪宅受捧，政府產業署再度善價而沽，委託測量師行拍賣10個豪宅項目，安排5月8日進行，涉及項目位於薄扶林碧瑤灣、大坑愉富大廈、跑馬地比華利山及薄扶林翠海別墅等，開價1850萬至3180萬元。

據資料，今次拍賣的10個項目，薄扶林碧瑤灣佔5個，單位面積均為2330方呎，開價由2130萬至2260萬元，每呎開價9142元起。大坑愉富大廈佔2伙，單位面積均為2028方呎，開價分別2730萬及3180萬元。跑馬地比華利山佔2伙，單位面積1721及1734方呎，開價分別1850萬及2020萬元。薄扶林翠海別墅只有1伙，面積約1707方呎，開價2770萬元。上述項目以愉富大廈A座24字樓1號室連車位項目開價最高，金額為3180萬元，每呎開價1.568萬元起。

Stock Abbr.: Highly Gufen (A=share), Highly B Gu (B=share)
Stock Code: 600619 (A=share), 900910 (B=share)

Shanghai Highly (Group) Co., Ltd.
Announcement on Particulars about Dividend Distribution

The Board of Directors of Shanghai Highly (Group) Co., Ltd. (hereinafter referred to as "the Company") and all its directors hereby ensure that this announcement contains no false information, misleading statement or material omission, and shall be jointly and severally liable for the factuality, accuracy and completeness of the information carried in this announcement. The English translation is for reference only.

I. Existing dividend distribution policy of the Company
As stated in Article 158 of the Company's Articles of Association, the profit distribution policy of the Company is as follows:
The Company shall attach importance to rational return for investors in profit distribution, and the profit distribution policy shall remain consistent and stable.
Where the Company realizes profit in a year and there is still profit after making up previous losses, a profit distribution shall be carried out to all shareholders after the accounting year. The Board of Directors shall draft the specific distribution plan and submit it to the Shareholders' General Meeting for review. In the profit distribution plan drafted by the Board of Directors, as the ratio principle for the cash dividend distribution, profit accumulatively distributed in cash in the past three years shall not be less than 30% of annual average distributable profit achieved in the past three years. The specific dividend ratio for a year shall be decided by the Board of Directors according to the earnings of the year and the future capital use plan.
The Company may distribute dividend in cash or in stock. And the Company may conduct an interim cash dividend distribution.
II. Cash dividend distribution for the past three years and use of the retained profit
Cash dividend distribution for the past three years:
Unit: RMB Ten thousand

Items	*2011	2010	2009	2008	Total (2008-2010)
Consolidated net profit attributable to owners of the Company	17,423.40	14,388.20	6,298.43	1,608.53	22,295.16
Net profit of the Company alone	9,456.11	787.04	1,556.93	-4,119.08	-1,775.11
Cash dividend distributed for the year	6,027.44	0	5,479.49	0	5,479.49
Proportion of the cash dividend in the consolidated net profit attributable to owners of the Company for the year (%)	34.59%	0	87.00%	0	24.58%
Proportion of the cash dividend in net profit of the Company alone for the year (%)	63.74%	0	351.94%	0	—

*: The 2011 Annual Dividend Distribution Plan shall be carried out upon approval of the Shareholders' General Meeting.
As shown in the table above, the weight of the cash dividend accumulatively distributed in 2008, 2009 and 2010 in the consolidated net profit attributable to owners of the Company is 24.58%. And use of the retained profit after deducting the cash dividend distributed in the respective year of the said three years when the Company realized profit.
As for the fiscal year of 2008:
The consolidated net profit attributable to owners of the Company for 2008 was RMB 16,085,300, the retained profit of the Company at the

Announcement No.: L2012-010

beginning of the period was RMB 189,403,200, and the net profit of the Company in 2008 was in deficit, thus the Company didn't decide to withdraw any statutory surplus reserve or distribute cash dividends. The retained profit in 2008 was RMB 16,085,300, which was to be put into the working capital of the Company.
As for the fiscal year of 2009:
The consolidated net profit attributable to owners of the Company for 2009 was RMB 62,984,300. The net profit of the Company in 2009 was RMB 15,569,300, plus the retained profit of the Company at the beginning of the period of RMB 56,887,500, profit available for distribution at the end of the period stood at RMB 23,975,400. After withdrawing RMB 1,556,900 as statutory surplus reserve for the Company according to its Articles of Association, the final profit distributable to shareholders of the Company at the year-end was RMB 70,899,900, and the cash dividends in 2009 was RMB 54,794,900. After deducting the cash dividends, the retained profit in 2009 was RMB 8,189,400, which was to be put into the working capital of the Company.
As for the fiscal year of 2010:
The consolidated net profit attributable to owners of the Company for 2010 was RMB 143,882,000. The net profit of the Company in 2010 was RMB 7,870,400, plus the retained profit of the Company at the beginning of the period of RMB 16,105,000, profit available for distribution at the end of the period stood at RMB 23,188,300, which was carried over to the next year for distribution. And the retained profit in 2010 was RMB 143,882,000, which was to be put into the working capital of the Company.
III. Work plan for increasing the transparency of the profit distribution policy for the coming years
As shown by profit distribution in recent years, the cash dividend distribution policy of the Company has remained stable and investors are able to share profits generated in the development of the Company. Since its listing, the Company has taken "creating value for shareholders" as part of the important contents of its values. The existing dividend distribution policy and the actual cash dividend distribution in the past years are determined by the Company according to market competition, its technological development, technical innovation, market share and other factors, which is in line with its development strategies and its shareholders' long-term interests, with immediate return for shareholders taken into account. The profit distribution in recent years has been carried out in compliance with accounting standards, as well as applicable laws and regulations. And the distributable profit has been mainly used for cash dividend distribution.
In the future, the Company will continue to abide by relevant requirements of the CSRC and rules for corporate governance, take into account its operating situation, investors' opinion, the external operating environment, etc., fully consider the opinion of independent directors and minority shareholders, and offer return for shareholders as always. Meanwhile, the Company will maintain the seriousness, stability and sustainability of the profit distribution policy, specify relevant rules, strictly follow relevant procedures and increase the transparency of the distribution policy so that investors can have explicit expectation for future profit distribution and their interests can be protected in a better way.

祥益加薪 40%冠同儕

今年通脹猛於虎，不少行業更大呻舖租太貴，非常難捱，不過，屯門「地膽」祥益地產卻無懼經營成本上漲，今年來兩度大刀闊斧加薪，所有後勤員工平均加薪幅度近40%，大大跑贏通脹，預料加薪幅度為同行之冠。

祥益總裁汪敦敬表示，儘管最低工資實施，不少中小型企業均表示會縮減人手以減低成本，不過，公司堅持不裁員、不減薪，即使2003年「沙士」亦沒有裁員，更保證員工的收入於新條例實施後絕不會減少。他補充說，現時公司全線共32間分行，比去年同期多出4間，公司後勤員工20多人，不少年資超過10年，隨着每年進行2次薪金檢討，個別資深後勤員工的薪金絕對是全行最高。為了獎勵他們一直堅守崗位，繼農曆年平均加薪10%以上後，該公司昨天又宣布，所有後勤員工4月份起

再度加薪，平均加幅23%，連同2月份加薪，本年加薪平均幅度已達38%，跑贏今年預測通脹4%，他相信加薪幅度成為同行之冠。

被問到大幅加薪原因，他強調並非看好樓市，反而認為今年二手小陽春已經結束，並預測樓市呈「價升量跌」發展，所以趁有能力便為員工加薪，以加強團隊的競爭力，同時提升士氣，鼓勵他們繼續追求成為知識型的團體。

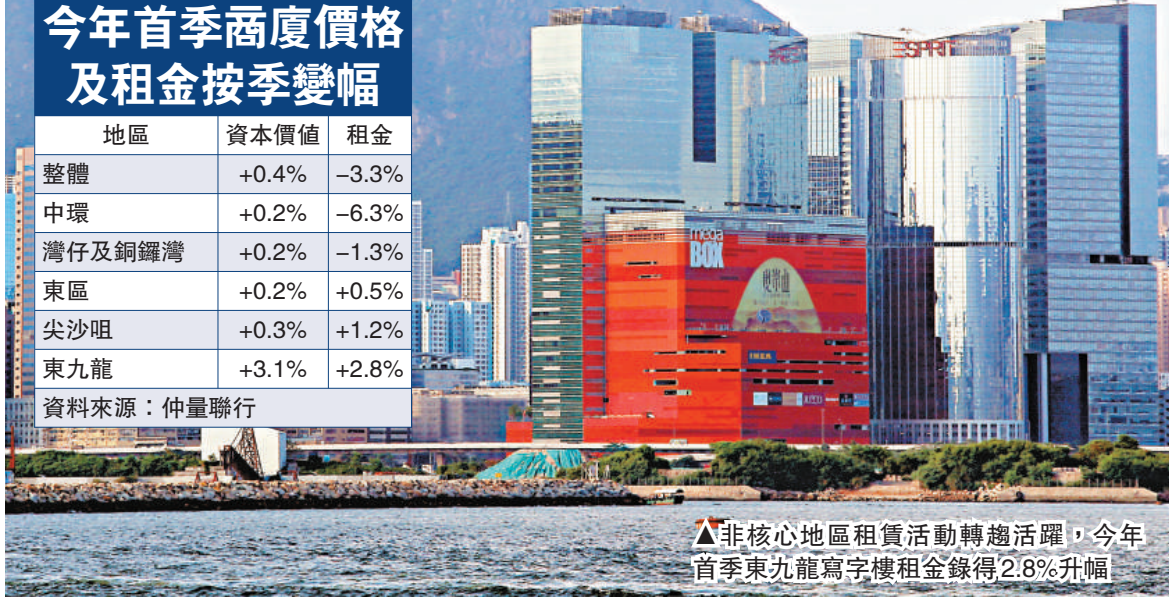
他又認為，政府最低工資實施後，不少中小型企業的經營成本及環境困難，而未能成功轉型為知識型團隊的公司更會被淘汰，慶幸公司早於條例實施前做好準備，成功轉型渡過，才可大幅度加薪，維持員工高效率的工作水平，增加對公司的歸屬感。汪希望政府日後能夠多幫助中小型企業，大財團對社會負擔多點，齊心營造美好環境。

商廈空置率3.8% 廿年新低

今年首季商廈價格及租金按季變幅

地區	資本價值	租金
整體	+0.4%	-3.3%
中環	+0.2%	-6.3%
灣仔及銅鑼灣	+0.2%	-1.3%
東區	+0.2%	+0.5%
尖沙咀	+0.3%	+1.2%
東九龍	+3.1%	+2.8%

資料來源：仲量聯行



▲非核心地區租賃活動轉趨活躍，今年首季東九龍寫字樓租金錄得2.8%升幅

東貿廣場提價 3%加推

新商廈物業獲市場追捧，恒地（00012）提價加推旗下柴灣東貿廣場，共涉1層全層及4個單位，平均呎價6873元，加幅3%。發展商又透露，將保留6層高層單位作收租用途，總面積4.6萬方呎，意向呎租25元。

近年不少商廈樓花均相當搶手，恒地旗下商廈項目柴灣東貿廣場，開售至今共推出14層寫字樓。發展商透露，當中11層已售出，總樓面8.5萬方呎，套現共5.5億元，平均呎價6500元。

恒地營業部總經理林達民表示，項目剛加推17及

26樓單位應市，平均呎價6873元，較之前單位加價3%。據價單顯示，26樓將以全層形式發售，該層建築面積7763方呎，訂價5479.5萬元，呎價7058元；17樓加推單位則包括B至E室共4伙，訂價由945.9萬至1090.7萬元，呎價介乎6442至6811元。

此外，價單亦包括2樓共4個車位，訂價80萬至86萬元。

另外，發展商亦決定保留28至33樓作長線收租用途，6層寫字樓總樓面共4.6萬平方呎，發展商意向呎租25元，總租金收入料115萬元。

宏福呎價單月勁升 20%

呎價 6646 元貴過美孚膺新界夾屋王

成交價447萬元，呎價6612元。同時貴過同屬夾屋的鴨洲洲悅海華庭，該屋苑新近成交包括3座中低層A室面積803方呎，成交價501萬，呎價6239元。

此外，祥益地產營業經理黃慶德表示，龍門效應刺激區內樓價造好，屯門居屋富健花園4座低層B室，建築面積693方呎，實用面積592方呎，3房兩廳間隔，獲區外上車客即睇即買，以263萬（自由市場價）購入，呎價3795元打破屋苑入伙以來新高。原業主持貨不足4年，轉手帳面獲利115.5萬，單位升值78%。

另方面，內地客在港購磚頭風氣未失，世紀21中華富榮花園分行經理連錦鏢表示，一名內地客斥資580萬元購入大角咀品品，星寓高層C室兩房，單位面積628方呎，成交價580萬元，呎價9235元，屬市價成交。據了解，買家打算購入單位送贈即將結婚的兒媳。原業主於2010年11月以470萬元一手購入單位，轉手帳面獲利110萬元，單位不足2年升值23.4%。

10 大屋苑成交量跌價升

另外，美聯集團執行董事兼集團住宅部行政總裁陳坤興表示，綜合美聯分行資料，4月首半月，10大屋苑成交量合共錄得約234宗，較3月上半月錄得約342宗回落約30%，惟業主叫價強硬，致令買賣成交呎價趨升。

至於10大屋苑期內平均呎價，相對上月同期卻錄得介乎1.9%至5.2%的按月升幅，其中紅磡黃埔花園及鯉魚涌康怡花園呎價升逾5%，而觀塘麗城及鯉魚涌太古城則升逾4%，而樓價升幅最少為美孚新邨，上升約1.9%。



▲宏福花園膺新界夾屋王

宏福花園夾屋王呎價可買到之市區樓

單位	面積 (方呎)	成交價 (萬元)	呎價 (元)
荔枝角美孚新邨5期低層C室	676	447	6612
紅磡黃埔花園紫荊苑3座中層C室	573	372	6492
土瓜灣偉昌新村偉景閣1座低層3室	444	283	6374
大角咀新港豪庭中層A室	1088	698	6415
北角百福花園家福閣中層D室	780	498	6385
鯉魚涌南豐新邨7座中低層A室	692	400	5780
柴灣杏花邨46座中低層5室	647	420	6491
鴨洲洲悅海華庭3座中低層A室	803	501	6239

介紹信

廣州日報社：
現介紹潘永輝、潘永煌的受託人祝健芳（女，一九六〇年十月十一日出生，公民身份號碼：xxxx04196010110028）前來貴社辦理聲明書，聲明內容如下：
我們，潘永輝、潘永煌的父親潘標於二〇一一年十二月十四日死亡，死後遺產有座落在廣州市荔灣區富力路46號之一303號房屋的二分之一產權份額，現我們（潘永輝、潘永煌）要求繼承潘標的上述遺產，如有異議者，請與廣東省廣州市公證處公證員葉惠芳（電話：83569518，地址：廣州市東風中路437號越秀城市廣場南塔11樓廣州市廣州公證處公證五科）聯繫。

惠刊廣告

健康東街39號柯達大廈2座4字樓廣告部
傳真電話：二八三二〇五〇〇
二八三二〇五〇〇
二八三二〇五〇〇

四川省巴中市巴州區人民法院公告

林希汶（LAM Hei man）：

本院受理原告韓鰲訴被告林希汶（LAM Hei man）離婚糾紛一案，已審理終結。現依法向你公告送達本院（2011）川巴州民初字第836號民事判決書，本院判決：准予原告韓鰲與被告林希汶（LAM Hei man）離婚。自公告之日起90日內來本院民一庭領取民事判決書，逾期則視為送達。如不服本判決，可在公告期滿之日起30日內向本院遞交上訴狀，並按對方當事人的人數提出副本，上訴於四川省巴中市中級人民法院。逾期未上訴的，本判決即發生法律效力。
特此公告



二〇一二年三月二十七日

承辦法官：周兵 13084322225

承辦庭：四川省巴中市巴州區人民法院民一庭

Board of Directors
Shanghai Highly (Group) Co., Ltd.
18 April 2012