

# 南固臺周邊地 合和擬綜合發展

【大公報訊】記者林志光報道：正不斷擴大灣仔商住王國的合和實業（00054），現為保育南固臺，而計劃將周邊所收購土地，連同年前所投得官地，一併以綜合發展模式，興建住宅，另南固臺則作證婚場所。

原屬合和二期發展計劃內南固臺，由於合和過去一直收購周邊舊樓，包括已百分百收購的山坡臺一號A聖璐琦書院舊址、山坡臺一至三號地盤、船街53號與捷船街一至五號交界的妙鏡臺、和去年斥資約2.33億元，成功投得的捷船街住宅地。有關土地均圍繞南固臺，為令相關不同土地用途的地皮，有更理想的規劃效果，合和現有構思，將上述四幅土地及南固臺

、連同毗鄰的政府斜坡及屬政府所有的山坡臺梯級地段，改劃為綜合發展區，令發展布局上更有彈性，南固臺也可得到更理想的保育效果。

該綜合發展區佔地逾三萬方呎，總樓面面積約達13.56萬方呎。據了解，合和計劃將約七成多土地，作休憩用地，美化周邊環境。而為了令南固臺主體更為突出，其前方土地不會有任何發展，原所涉可建樓面，則會全部轉移該臺旁邊土地，以興建住宅大廈。

至於保育南固臺方面，根據參考現有保育及發展案例，以及與區議會及地區人士等交流後，基於附近過往有不少等特色婚嫁生意，以及配合其

未來舊滙商場內有關婚嫁主題的商舖經營，初步擬將該臺活化成證婚場所，由合和以非牟利模式營運，並在沒有證婚活動進行時，讓公眾享有合理的參觀安排，而其花園平台，也於合理時間內開放予公眾使用。

就有關保育及綜合發展計劃，合和有意於明年成立一個諮詢委員會，邀請保育專家、建築及工程專業人士、社區人士及區議會代表加入，一同協商詳細內容，之後向城規會提議更改土地用途，預計最快兩年後便可將計劃付諸實行。

南固臺落成於1918年，原為澳洲華僑杜澤文家族所有，物業糅合中西建築特色，既有西方的圓柱迴廊、亦



合和現為保育南固臺，而計劃將周邊所收購土地，連同年前所投得官地，一併發展。

有中式雕花裝飾。不過，因該物業荒廢多年，坊間流傳不少鬧鬼故事，故該處亦是本港聞名鬼故熱門之所。

至於扎根灣仔的合和，近十年開始積極重整及發展區內物業，包括正

重建中的合和二期酒店及會議展覽中心、皇后大道東155至167號商業項目、與信置（00083）合作發展的舊滙等，有關發展均以現時合和中心為中心，擴展成一個大型商住王國。

# 大市逆轉業主紛劈價出貨

希債危機升溫，加上港股急瀉，二手業主憂慮樓市見頂，紛紛減價離場，將軍澳天晉有三房戶劈價4%以1055萬沽，低市價百萬元；屯門邁亞美海灣兩房單位跌穿400萬元，較銀行估值平足30萬元；沙田河畔花園也有業主腳震，放盤短短五小時即減價促貨；而「中產王」太古城亦難獨善其身，陸續有業主割價求售。

大公報記者 林惠芳

中原地產分行經理伍錦基表示，天晉一期八座中層C室，實用708方呎，建築922方呎，今年五月份開價1100萬元，見股市動盪，索性減價45萬元以1055萬元沽貨，實用呎價14901元，較同類單位六月份造價1150萬元，大幅低出95萬元或8%。據了解，原業主於2011年以745萬元購入，帳面賺約310萬元離場。

## 天晉三房戶減4%

今年熱搶的新界區上車盤，業主心態跟隨股市「插水」，令樓價倒退至今年初水平。消息指出，屯門邁亞美海灣五座高層B室，實用479方呎，建築611方呎，以399萬元沽出，較銀行網上估價430萬元平足30萬元，其樓上單位今年一月份造價達400萬元，反映業主已陷恐慌狀態，寧願先行套現止賺。

中原地產分行經理李婉群指出，股市下跌，準買家資金周轉困難，暫時擱置入市，個別業主見市場承接轉差，願意擴大議價空間。例如邁亞美海灣三座中層C室，實用473方呎，建築622方呎，三個月前開價460萬元，見投資氣氛轉差，願意減價，新近獲投資者以442萬元承接，實呎約9345元。

中原地產副分區營業經理招錦昌指出，河畔花園C座低層7室，採一房間隔，實用242方呎，業主日前推出放盤，叫價370萬元，因為內地股市急挫，業主於短短五小時內決定減價，單位即日以368萬元易手，較同類單位對上成交380萬元平了12萬元，折合實呎15207元。

股市大瀉，太古城亦難獨善其身。中原地產副區域營業經理趙鴻運透露，太古城天山閣高層F室，實用536方呎，建築635方呎，原本開價900萬元，昨天降價至870萬元，減幅約3.3%，現叫價比銀行估值約910萬元還要低。美聯物業首席高級營業經理吳肇基亦指，太古城寶安閣高層D室，實用602方呎，建築700方呎，最初開價1050萬元，現降至1030萬元。

今年來跑輸大市的豪宅，減幅比大型屋苑更誇張。利嘉閣地產事務經理徐之杰表示，跑馬地夾盧低層83號室連車位，實用1420方呎，建築1850方呎，開價2700萬元，最終減價達300萬以2400萬元成交，減幅達11%，實呎16901元。

## 陳坤興指業主普遍減3%

雖然全城掀減價潮，但科達地產主席湯君明依然看好樓市，他表示，本港豪宅供應一直罕有，可謂有價無市，相信未來一年仍可以平穩發展，至於上車盤則處於求過於供的情況，料未來一年仍有輕微上升空間，所以他相信「直至明年今日樓價也不會爆煲」！

Q房網香港董事總經理陳坤興指出，近期股市波動，主要是受到內地A股影響，本港只有少量業主因此減價，而且減幅只有約3%，原因是本港樓市基本因素未有改變。他強調，該集團仍會按原有計劃在港拓展，兩年內計劃開200新店，員工目標維持7000名。



## 水藍·天岸兩房逆市破頂

【大公報訊】雖然股市動盪，二手業主開始減價，但個別用家仍逆市續價追貨，東涌水藍，天岸有兩房單位，昨天以678萬元沽出，創該屋兩房造價新高，另鯽魚涌太古城亦有三房以1550萬成交，創同類單位新高。

中原地產副分區營業經理曹嘉華透露，東涌藍天海岸四期水藍，天岸一座中層C室，實用539方呎，建築708方呎，採兩房間隔，昨天獲用家以678萬元承接，創該屋苑兩房造價新高，折合實呎12579元，更創四期呎價新高。

中原地產副區域營業經理趙鴻運謂，太古城綠楊閣中層C室，實用897方呎，建築983方呎，原則三房套間隔，後改成兩房套間隔，減價30萬元至1550萬元賣出，實呎17280元，屬同類單位新高。

此外，土地註冊處資料，旺角富樂花園18座高層K室，實用431方呎，以610萬元連地價沽出，實呎達14153元，為該屋苑新高。另山頂施勳道8號倚巒雙號別墅，實用3098方呎，早前以2.36億元易手，實呎76178元，登記買家為陳世偉，與澳科控股（02300）副主席同名。

二手業主劈價促貨，將軍澳三房單位低市價8%沽出

## 天鑄頂層複式索價逾億

【大公報訊】銷售步伐緩慢的何文田豪宅項目天鑄，發展商新地（00016）再安排15個單位於本周四開售，當中包括暫時定價最高的七座頂層複式單位，售價逾一億元。

推售接近一個月只累售出60多個單位的天鑄，新地日前再安排15個單位，於本周四發售，當中七座20樓D室，及同座27及28樓D室複式單位，因售價較高，不接受預先認購登記，有興趣買家只可在開售當日，才正式登記認購，並進行抽籤。七座20樓D室的實用面積1576方呎，定價6030.85萬元，呎價38267元。另該D室複式單位，面積2352方呎，定價超過1.07億元，為已公布售價及已售出單位中，最高定價的一伙，呎價約45495元。至於其餘位於6至8座的13個單位，已接受認購登記，將在本周三截止。

新地副董事總經理雷霆表示，該15伙的平均呎價約為3.26萬元，約值六億元。對於近日內地本港股市均見大幅波動，他認為買樓是長線投資，期股市波動應不影響樓盤銷情，更預期有部分人士可能從股票市場套現，轉投物業市場。

另他指出，由於天鑄所訂的首階段銷售80伙的目標即達，公司會視乎情況及市場反應，再考慮是否加推決定。公司亦會遞交西鐵元朗站上蓋發展項目的意向書。

## 淺水灣道121號意向逾30億

此外，科達地產主席湯君明表示，集團持有的港島南區淺水灣道121號物業，正有意於下季斥資6000萬至7000萬元進行翻新工程，改作服務式住宅，相信翻新後的平均呎租可較現時約40元，上升三成，且不排除全幢放售，意向價逾30億元。

另所持有的淺水灣道111、113及115號物業，現有意合併重建為兩幢住宅，提供約80伙4房單位，每伙面積約4000方呎。另集團亦已預留約60億元資金，購買地皮或物業，主要考慮市區商業項目及民生零售舖位。

# 天榮站項目補價每呎僅1546元

【大公報訊】記者林志光報道：新地（00016）今年初成功投得的輕鐵天水圍天榮站上蓋項目，其補地價終曝光，每呎樓面地價不足1550元，不單較該公司同年所投的天水圍住宅地低逾成半，與兩年多前所批補價相比，更低逾43%，與樓市表現大背馳。

## 補地價兩年跌逾43%

港鐵（00066）自2013年開始推出天榮站上蓋項目招標，屢遇滑鐵盧，曾兩度流標收場，至今年初第三度招標時，反應亦不算理想，僅得四家發展商入標競

投，最後由新地奪得發展權。該次招標條款中，港鐵只定下收取項目售樓收益10%作分紅，至於要支付約2.5億元的車站搬遷及重置費用及項目補地價，則一併計算在發展商的入標價內，即發展商以一口價競爭項目，無需顧慮補價高低。換言之，該項目補價是由港鐵一力承擔。根據最新資料顯示，港鐵與政府終於上月簽定該項目的補價協議，項目補價金額為15.1899億元，每呎樓面補價約1546元。

新地於去年年中投得位於天水圍濕地公園旁邊的兩幅大型商住地皮，平均每呎樓面地價約1855元；加上去年天水圍私樓樓價升幅超過一成，天榮站項目的補價卻已較新地地皮低逾16.6%。如

再以該地於2013年初首次招標時，政府批出的26.86億元補地價作比較，今次地價的差幅更超過43.4%，但過去兩年該區樓價升幅逾兩至三成。

## 補價折讓擬免再流標

雖然，之前曾有消息指出，天榮站的搬遷重置費用高昂，政府由最初不將有關費用反映在補價計算內，至最後因為要增加建屋土地供應，順應港鐵要求，將該批費用可從地價扣減，但是，以2013年港鐵透露有關費用只約4.1億元，即是兩年間建築費急升，但也不至於倍增至逾10億元之多。因此，天榮站地價實與市況呈大背馳現象，應是政府在補價上給予大折讓，以免該項目出現第三度流標的尷尬情景。

天榮站商住項目佔地約19.63萬方呎，總可建樓面超過98.2萬方呎，當中商業零售樓面只約2207方呎，可建單位量約由1500至1600伙。今年初第三度招標時，雖有21家發展商遞交的意向書，但入標者僅新地、恒地（00012）、遠展（00035），及信置（00083）彰嘉華（00173）入標。新地奪標，並預計項目總投資約70億元。



▲天水圍天榮站上蓋項目補地價終曝光，每呎樓面地價不足1550元 大公報記者林志光攝

Stock Abbr.: HLGF (A-share), HLGB (B-share)  
Stock Code: 600619 (A-share), 900910 (B-share)  
Bond Code: 122219 (A-share), 900910 (B-share)  
Bond Abbr.: 12HHL

Announcement No.: L2015-035

Shanghai Highly (Group) Co., Ltd.  
**Announcement on Issue Price and Number Adjustments Regarding Share Offerings for Asset Acquisition and Raising Relevant Funds**

*Shanghai Highly (Group) Co., Ltd. (hereinafter referred to as the "Company") and all its directors hereby ensure that all the information carried in this announcement is factual, accurate and complete, and shall be jointly and severally liable for any false information, misleading statement or material omission in this announcement. The English translation is for reference only.*

**Important contents:**  
The 2014 annual equity distribution plans for A-shareholders and B-shareholders of the Company were completed on 23 June 2015 and 2 July 2015 respectively, distributing RMB1.00 and USD0.16339 in cash to A-shareholders and B-shareholders respectively for every 10 shares they held. After that, the issue prices of the share offering for asset acquisition and raising the relevant funds that the Company is currently planning have been correspondingly adjusted to RMB0.40/share and not less than RMB0.81/share respectively, the total share trading number for the 120 (20) trading days before the announcement date of the board's relevant resolutions. Calculated according to the said formula, the average share trading prices for the 120 (20) trading days before the announcement date of the board's relevant resolutions are RMB0.33/share and RMB0.79/share respectively. As such, the issue price for the share offering for the transaction parties is RMB0.33/share \* 90%, i.e. RMB0.297/share, while the issue price for the share offering to specific entities for raising the relevant funds is RMB0.79/share \* 90%, i.e. RMB0.711/share. During the period from the pricing benchmark date to the issue date, if the Company conducts any ex-dividend or ex-right behavior such as dividend distribution, bonus share distribution, turning capital reserves into share capital, additional issue or placing, the issue prices and numbers shall be adjusted accordingly.

Upon review and approval of the 7th Meeting of the 7th Board of Directors on 24 April 2015 and of the 2014 Annual Shareholders' General Meeting on 5 June 2015, the 2014 Annual Profit Distribution Plan of the Company was determined as follows: based on the total 667,744,115 shares as at the end of 2014, a cash dividend of RMB1.00 (tax included) should be distributed to all shareholders for every 10 shares they held, with the date of record on 19 June 2015 (A-share) and 25 June 2015 (B-share) as well as the ex-dividend dates on 23 June 2015 (A-share) and 2 July 2015 (B-share). After completion of the said equity distribution, the issue price for the share offering for asset acquisition has been adjusted to RMB0.40/share and the bottom issue price for the share offering for raising the relevant funds to RMB0.81/share.

**I. Adjustments to the issue numbers regarding the said transaction**  
Pursuant to the resolutions made at the 6th Meeting of the 7th Board of Directors and relevant announcements, the transaction price for the share offering for asset acquisition has been finalized at RMB1.12 billion while the share offering for raising the relevant funds will raise no more than RMB0.73 million. According to the adjusted issue price of RMB0.40/share for the share offering for asset acquisition and that of no more than RMB0.81/share for the share offering for raising the relevant funds after completion of the equity distribution, the total issue number has been correspondingly adjusted to no more than 199,110,633 shares, of which the number of shares to be paid to the transaction parties has been adjusted to 151,351,351 and that to be issued to specific entities for raising the relevant funds to no more than 47,759,282. The total share number of the Company are expected to increase from 667,744,115 to no more than 866,854,748 upon completion of the said transaction.

**The Board of Directors of Shanghai Highly (Group) Co., Ltd.**  
7 July 2015

Stock Abbr.: HLGF (A-share), HLGB (B-share)  
Stock Code: 600619 (A-share), 900910 (B-share)  
Bond Code: 122219 (A-share), 900910 (B-share)  
Bond Abbr.: 12HHL

Announcement No.: L2015-036

Shanghai Highly (Group) Co., Ltd.  
**Announcement on Abnormal Fluctuations of Share Price**

*Shanghai Highly (Group) Co., Ltd. (hereinafter referred to as the "Company") and all its directors hereby ensure that all the information carried in this announcement is factual, accurate and complete, and shall be jointly and severally liable for any false information, misleading statement or material omission in this announcement. The English translation is for reference only.*

**Important contents:**  
The accumulative losses of the closing prices of the Company's A-share on the three consecutive trading days (2, 3, 6 July 2015) have exceeded 20%, which constitutes an abnormal fluctuation of the share price according to the Trading Rules of Shanghai Stock Exchange.  
● Upon self-check and confirmation with the controlling shareholder Shanghai Electric (Group) Corp., up to the date of this announcement, the Company and its controlling shareholder are not holding back any important information that should have been disclosed, including but not limited to significant asset reorganization, share issuance, acquisition of listed companies, debt restructuring, business restructuring, asset stripping, asset injection and other significant events.  
I. Particular about the abnormal fluctuation of the share price  
The accumulative losses of the closing prices of the Company's A-share on the three consecutive trading days (2, 3, 6 July 2015) have exceeded 20%, which constitutes an abnormal fluctuation of the share price according to the Trading Rules of Shanghai Stock Exchange.  
II. Relevant check results  
Based on the progress of the said project regarding share offering for asset acquisition and raising the relevant funds, no important information that should have been disclosed is being held back. And the Company will perform its duty of information disclosure based on the progress of the said project regarding share offering for asset acquisition and raising the relevant funds.  
2. Upon confirmation in writing with the controlling shareholder Shanghai Electric (Group) Corp., up to the date of this announcement, no information about any event of the Company is being held back, which should have been disclosed and that has caused the fluctuation of the Company's share price, including but not limited to significant asset reorganization, share issuance, acquisition of listed companies, debt restructuring, business restructuring, asset stripping, asset injection or any other event with great influence on the Company's share price.  
III. Statement regarding not withholding any important information that should have been disclosed  
The Board of Directors of the Company has confirmed that the Company is not holding back any information about any event that should have been disclosed according to the Stock Listing Rules of Shanghai Stock Exchange. And the Board has not found that the Company is withholding any information that has great influence on its share price and should have been disclosed according to the Stock Listing Rules of Shanghai Stock Exchange.  
IV. Risk warning  
The Company has designated Shanghai Securities News, Hong Kong Ta Kung Pao and www.sse.com.cn (website of Shanghai Stock Exchange) for its information disclosure. The Company will perform its duty of information disclosure in a timely manner in strict accordance with applicable laws and regulations. Investors are kindly reminded to invest wisely and keep an eye on any possible investment risk.

**The Board of Directors of Shanghai Highly (Group) Co., Ltd.**  
7 July 2015

雅匯香江  
YAHUIXIANGJIANG

敬請蒞臨  
Welcome

二零一五年春季HMS國際藝術精品博覽會  
HMS International Art Fair ,Spring 2015

時間：2015年7月7日-2015年7月8日（星期二、三）上午9：30 -下午5：00

地點：香港九龍灣展貿徑1 號九龍灣國際展貿中心地下展覽廳1

網址：http://www.metrart.net

time: July 7,2015 - July 8,2015(Tuesday & Wednesday ) 9:30 am - 5:00 pm

address: Rotunda 1, G/F, Kitec, 1 Trademart Drive , Kowloon Bay , Hong Kong

sitehttp: //www.metrart.net

香港大都會藝術品拍賣有限公司  
HongKong Metropolitan Arts Auction Limited

證券代碼：600751、900938 證券名稱：天津海運、天海B  
編碼：臨2015-053

**天津天海投資發展股份有限公司  
股票交易異常波動停牌核查公告**

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天津天海投資發展股份有限公司（以下簡稱「公司」）A股股票於2015年7月2日、3日、6日連續三個交易日內日收盤價格跌幅偏離價值累計超過20%，屬於股票交易異常波動。

根據相關規定，公司正就股票異常波動情況進行必要的內部核查，同時公司已向公司控股股東及實際控制人書面詢證。為切實維護投資者利益，避免對公司股價造成重大影響，經公司向上海證券交易所申請，公司A股股票（證券代碼600751）、B股股票（證券代碼900938）2015年7月7日停牌一天，待公司完成相關核查工作並披露相關結果公告後復牌。

公司董事會提醒廣大投資者謹慎投資，注意風險。《中國證券報》、《上海證券報》、《大公報》及上海證券交易所網站（www.sse.com.cn）是本公司指定的信息披露報紙及網站，公司所有信息均以上述指定報刊和網站披露的信息為準。

特此公告。

**天津天海投資發展股份有限公司董事會**  
2015年7月7日