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房地產市場快訊

Rambler Channel

藍巴勒海峽



HONG KONG PROPERTY

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香港物業市場透視

CHINA PROPERTY

中國物業市場透視

GROUP INTRODUCTION

RHL International is one of the pioneering professional valuation and real estate consultants in Asia. Established since 1972, our group offers high quality professional services on Corporate Valuation & Advisory and Real Estate Solution & Surveying Practice. As an active participant in exchanging ideas and experience with regulators, government institutions and corporations, our group maintains vigilant to the dynamic changes in the market. Leveraging our extensive track record, technical resources and market intelligence, we are dedicated to provide tailored services to meet with the unique needs of our clients.

PROFESSIONAL TEAM

Our team comprises of professionals who have finance and/or real estate related academic background and internationally recognized qualifications, such as CPA, FRM, registered professional surveyors, and with diverse experience and up-to-date knowledge of the current market environment. We committed to provide our clients with high standard services. The Group is committed to provide high standard of professional services in compliance with international standard and Government Statutory requirements.

CORPORATE & VALUATION ADVISORY

Our experience in operating businesses in the mainland China and cooperating with overseas parties has become our competitive advantage in offering comprehensive client solution to overseas as well as mainland clients. We cover real estate as well as other industries such as natural resources, green energy and finance area.

- Industry Market Research & Analysis
- Project Feasibility Study and Advisory
- Financial Analysis
- Investment Advisory
- Due Diligence
- Valuation (including Real Estate, Business Valuation, Plant & Machinery)
- Real Estate Solutions and Surveying Practice

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HONG KONG PROPERTY- MARKET WATCH

Urban's Aged Buildings Continues to be the Treasure of Consortium

HONG KONG PROPERTY - MARKET WATCH

Urban's Aged Buildings Continues to be the Treasure of Consortium

Buildings at urban's core continue to be coveted by consortium for acquisition. A group has actively acquired several buildings in the urban's golden areas across Hong Kong Island and Kowloon, and applied for compulsory sales in the Lands Tribunal. Does this only reflect the business strategy of the consortium or show how confident the consortium and investors in the local market?

An old local group has recently applied for a compulsory land sale of a 63-year-old composite building at Jordan. The building, Buckingham Building, Nos.317- 321 Nathan Road near the MTR Jordan station, was estimated to be HK\$1.154 billion. It is a 13-storey composite building built in 1959, with shops on G/F, non-domestic units from 1/F to 8/F and domestic units from 9/F to 12/F. The group is holding 98.59% shares of the building.



- 98.59% of the total shares of Buckingham Building, Nos.317- 321 Nathan Road in Jordan, have been acquired by a local group. (Source of Photo: RHL Photo Base)

"Strategic Investment Advisory & Agency"

- *Provide Market Research and Analysis*
- *As a Matching Platform to Source Opportunities*

Situated at the “Commercial” zone under the Outline Zoning Plan, the site covers 7,726 sq.ft. of area, with the highest plot ratio of 12, the potential maximum gross floor area can be built is around 92,700 sq.ft..

This group has applied for compulsory sales of old buildings in recent years for the development of new commercial towers, including Kam Chung Building at Jaffe Road in May which worth about HK\$843 million; and Nos.20- 28 Canon Street in Causeway Bay at a price of HK\$1.45 billion.

In addition, some market information has revealed that, this group has started to acquire properties at Nos.6- 6A Cameron Road, Tsimshatsui. Adjoining to its construction site in hands on the same street, a combined site development is expected by the group. Although the group focuses on the investments in the local property market for decades, its series of compulsory sale applications and property acquisitions may have illustrated how optimistic this group is about the future local market.

At the same time, another group has recently applied for a compulsory sale of Ma’s Building at Nos.35- 37 Hankow Road, Tsimshatsui. According to the documents, the existing use value of the building is more than HK\$630 million; the site occupies an area of 5,236 sq.ft. and about 93.94% of shares have been acquired by the applicant.

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- *Negotiation between Transaction Parties*
- *Provide Transaction Advisory Services*

The existing 10-storey composite building is completed in 1965, where from basement to 2/F are planned for shops while 3/F to 8/F are for domestic use. The site is zoned for “Commercial (6)” in the Outline Zoning Plan. Counting at the maximum plot ratio of 12, the new development is estimated to bring 62,800 sq.ft. floor area to the market.

More importantly, this group is in a partnership with another consortium which had spent at least HK\$1.5 billion to acquire most of the shares at the adjacent odd-numbered premises and planned to rebuild it as a Class A commercial tower. If both sites are merged, the site area could reach about 9,650 sq.ft. with a gross floor area of about 115,800 sq.ft..

No matter how, facing the softened market transaction data, the developers have showed no fear to the attractiveness of the possible considerable return from redeveloping the tenement blocks in the urban’s golden area, and their confidence in the city’s future market.



- Application for a compulsory sale has been submitted for Ma's Building at Nos.35- 37 Hankow Road in Tsimshatsui. (Source of Photo: RHL Photo Base)



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WRITER - HONG KONG
MARKET WATCH

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HONG KONG SNAPSHOTS

Single Purchase of the Whole Car Park at Harbour Heights in North Point

An investor has earlier acquired the whole car park with 119 parking spaces at Harbour Heights in North Point at a price of HK\$218 million, each space averagely worth HK\$1.83 million. The investor has expressed his intention to media that half of the spaces would be disposed individually as the prices of parking space on Hong Kong Island is high. From the market data we revealed, market values of parking spaces at domestic developments in the district range from HK2 million to nearly HK\$5 million.

International School Site at Ho Man Tin Sold at HK\$1.34 Billion

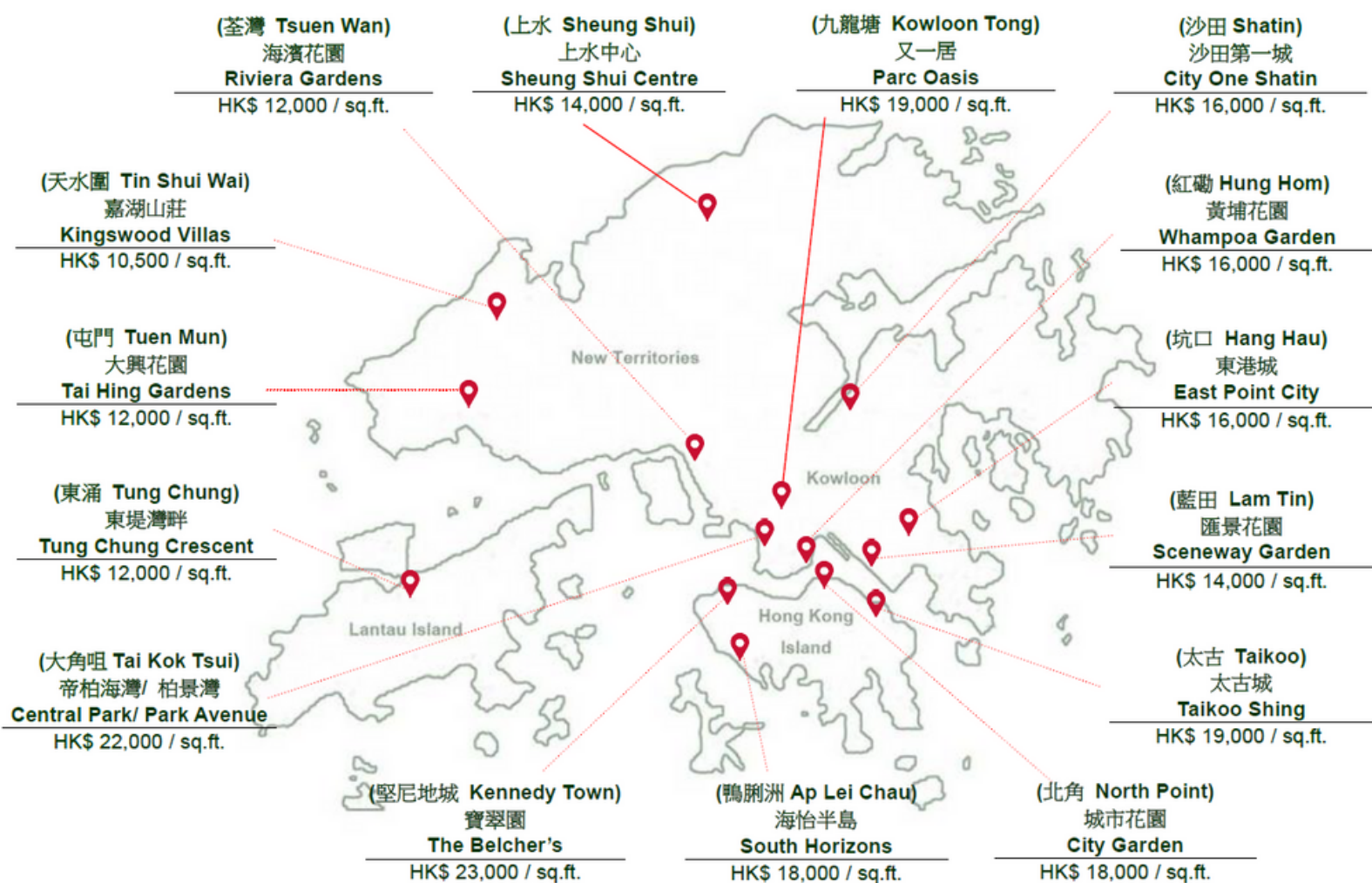
Bulk transactions remain active in the second half of the year. Market information revealed that No.25 Man Fuk Road at Ho Man Tin was sold to local investors at HK\$1.34 billion. The property was originally owned by Stamford American School, who acquired the site at HK\$673 million in 2016 and subsequently renovated the school erected thereon. Aggregating to an area of 97,000 sq.ft., the property transacted at a unit rate of about HK\$13,800/sq.ft., based on the current transaction price. The value of the property doubled in 6 years with an increment of approximate HK\$667 million. It is understood that the international school will rent back the site for a term exceeding 10 years, so the new buyers are anticipated to enjoy a stable return.

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- *Lease Modification / Land Exchange*
- *Premium Assessment*
- *Temporary Waiver Application*

HONG KONG

TRANSACTIONS OVERVIEW



* Average saleable unit rate of standard units
以上為各標準單位平均實用呎價



CHINA SNAPSHOT

**Dalian Cultural Tourism
Development Group
Officially Unveiled to
Integrate Cultural Tourism
Resources**

CHINA SNAPSHOT

Dalian Cultural Tourism Development Group Officially Unveiled to Integrate Cultural Tourism Resources

On July 21, Dalian Cultural Tourism Development Group Co., Ltd. was officially unveiled, which marked the staged results of the reform and reorganization of Dalian Cultural Tourism Development Group.

Dalian Cultural Tourism Development Group Co., Ltd. will focus on the main business of scenic spot development, smart tourism, exhibition tourism, marine tourism, cultural creativity, hotel operation, etc., further integrate cultural tourism resources, and create high-quality cultural tourism projects. Strengthen and optimize the cultural tourism industry of Dalian City.

In addition, Dalian Cultural Tourism Development Group Co., Ltd. was established on August 30, 2018 with a registered capital of 100 million RMB. Its business scope includes tourism business, performance venue operation, port operation, etc.



- Dalian (Source of Photo: Canva Photo Base)

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CHINA SNAPSHOT

Guangzhou: Second Batch of Centralized Land Supply in 2022 Received More Than RMB 20.9 Billion

The second batch of 14 land parcels in Guangzhou in 2022 was sold in a centralized manner during 18 July, with a total starting price of RMB 25.3 billion and a total construction area of 1,465,700 square meters. Among them, 7 were sold at the reserve price, 3 were passed in, and the collection was about RMB 20.9 billion.

The "competition and self-sustaining" link has been cancelled in the transfer rules. When the block quotation reaches the cap price, it will enter the lottery link. The Yantang plot in Tianhe District went through 54 rounds of bidding, reaching the ceiling price of RMB 8.12 billion, equivalent to a floor price of RMB 50,800 per square meter, with a premium rate of 15%, which directly entered the lottery link. Poly Development won 3 parcels of land for RMB 4.881 billion.

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 - Temporary Waiver Application
- 

CHINA SNAPSHOT


Shanghai Songjiang's First Self-Owned Long-Term Rental Apartment Project Delivered by a Central Enterprise with a Total of 381 Units

On July 21, the first self-owned long-term rental apartment project by a central enterprise in Songjiang District, Shanghai, the first and second phases of Zhonghai Youli Apartment have been delivered, and the third phase is expected to be delivered next year.

The project is located in Wennan Road, Xiaokunshan Town, with a total area of 18,241 square meters and a total of 381 sets (551 rooms in total). It mainly provides high-quality residential services for high-quality scientific and technological talents in Songjiang enterprises, the source of the G60 Science and Technology Innovation Corridor in the Yangtze River Delta.

It is understood that China Shipping Group is a subsidiary of China Construction Group, a state-owned enterprise directly under the State-owned Assets Supervision and Administration Commission of the State Council, while China Shipping Long Rental Apartment is a long-term rental apartment operation platform under China Shipping, creating two flagship brands of "China Shipping Youli" and "China Shipping Haitang", respectively. It is positioned as a comfortable social apartment and a business service apartment.

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- 

CHINA SNAPSHOT

Residential Price Index of Major Cities (June 2022)

City	Sample Average Price(RMB/sq.m.)	M-o-M Change(%)	City	Sample Average Price(RMB/sq.m.)	M-o-M Change(%)
Shanghai	51,464	-0.14	Beijing	44,473	0.06
Chongqing	11,799	-0.03	Tianjin	15,039	0.03
Guangzhou	24,642	0.02	Shenzhen	54,437	0.16
Nanjing	24,623	0.20	Hangzhou	29,194	0.15
Chengdu	12,705	0.61	Wuhan	13,268	0.04
Dalian	13,875	-0.04	Suzhou	18,361	0.14
Xi'an	12,069	0.68	Xiamen	29,174	-0.02
Ningbo	19,477	0.67	Changsha	9,407	0.15
Wuxi	14,286	0.10	Dongguan	19,507	0.02
Shenyang	9,911	-0.24	Fuzhou	17,189	0.01

Source: Fangtianxia Hundred City Price Index

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