



獨家代理 SOLE AGENCY

# BIZ AURA ON PENNINGTON

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承業主命公開招標

For Sale By Public Tender as instructed by Vendor


截標日期：2026年3月25日(星期三) 正午12時

Tender Closing Date : 25th March 2026 (Wednesday ) Noon

HK-00B6M2BIAU







BIZ ∴ AURA

## 黃金位置

### PRIME LOCATION

BIZ AURA 位於銅鑼灣邊寧頓街，處於香港島的購物、觀光和商業中心。距離銅鑼灣地鐵站僅需3分鐘，交通便捷。該區擁有多樣的商業、時尚和生活方式，並提供各式各樣的餐飲選擇，這不僅提升了租戶的工作環境成本效益，還改善了員工的工作與生活平衡。

BIZ AURA is strategically located on Pennington Street in Causeway Bay, at the heart of shopping, sightseeing, and business on Hong Kong Island. With direct access to the Causeway Bay MTR station just three minutes away, the area is easily accessible by various modes of transportation. It boasts a diverse array of businesses, fashion outlets, and lifestyle options, complemented by a wide range of dining and culinary choices, thereby enhancing the cost-effectiveness of the work environment for tenants and improving employees' work-life balance.



# 黃金位置 PRIME LOCATION

13 PENNINGTON CAUSEWAY BAY



## 四通八達 EASILY ACCESSIBLE

街道交通連通性極佳，是多種公共交通工具的重要樞紐。  
The street is exceptionally well-connected, acting as a major transit node for various modes of public transport



5 minutes walk  
to Causeway Bay Station



Step Away  
to Kennedy Town, Central,  
Wong Chuk Hang, North  
Point, Ma On Shan



# 物業詳情

## PROPERTY INFORMATION

土地批號 Lot Number

I.L. 461 s.A ss.1 & I.L. 461 s.A R.P.

建築面積 Gross Floor Area

Approx. 36,100 sq ft.

地盤面積 Site Area

Approx. 2,407 sq ft.

土地租約年期 Lease Term

24th December 1865 for 999 years.

土地規劃 Town Planning

商業 Commercial

出售方式 Basis Of Sale

以現狀出售物業或公司 Asset/Equity Deal with Tenancies

物業層數 Number of levels

25 (20層辦公樓及5層商業/零售)  
25 (20 Floors of Office & 5 Floor of Commercial/Retail)

每層樓高 Typical Floors Height (Floor to Floor)

約3.15米 (10.3呎)  
Approx. 3.15 m (10.3.ft.)

# 物業設備 TECHNICAL PROVISION

## 負重 Floor Loading

平均 3 千帕  
Average 3 Kpa

## 客梯 Passenger Lifts

2 部及一部專用商業樓層客梯  
Two + One Exclusive Life For Commercial Portion

## 機械通風及辦公室空調安裝 Mechanical Ventilation & Air-conditioning Installation (Office)

40毫米直徑 冷水機組主管道  
32毫米直徑 排水管道  
4台風機盤管連接至PAD（主風管）  
每個洗手間設置1台排風機  
2個防火風閥  
40mm dia. Chiller water main pipe  
32mm dia. drain pipe  
4 fan coil units connected to PAD (Primary Air Duct)  
1 exhaust air fan at each lavatory  
2 fire damper

## 排水安裝

### Plumbing & Drainage Installation

22毫米直徑飲用水管道  
32毫米直徑沖洗水管道  
每個洗手間設一個50毫米直徑地漏

22mm dia. potable water pipe  
32mm dia. flush water pipe  
1 50mm dia. floor drain at each lavatory

## 其它配備

### Other Provision

中央空調系統  
中央熱水系統  
門禁卡控制電梯系統  
帶鍵盤及智能卡的門鎖

Central air-conditioning system  
Central hot water system  
Card key lift entry system  
Door lock with keypad and smart card

# 物業樓層

## ABOUT EACH LEVEL

### 地下至四樓：商業零售配套 G/F TO 4/F : COMMERCIAL RETAIL ZONE

該區域規劃為特色餐飲，所有餐飲均由連鎖品牌及特色餐飲經營。低層1至3層設有獨立專用客梯，而第四層則設有特色平台。

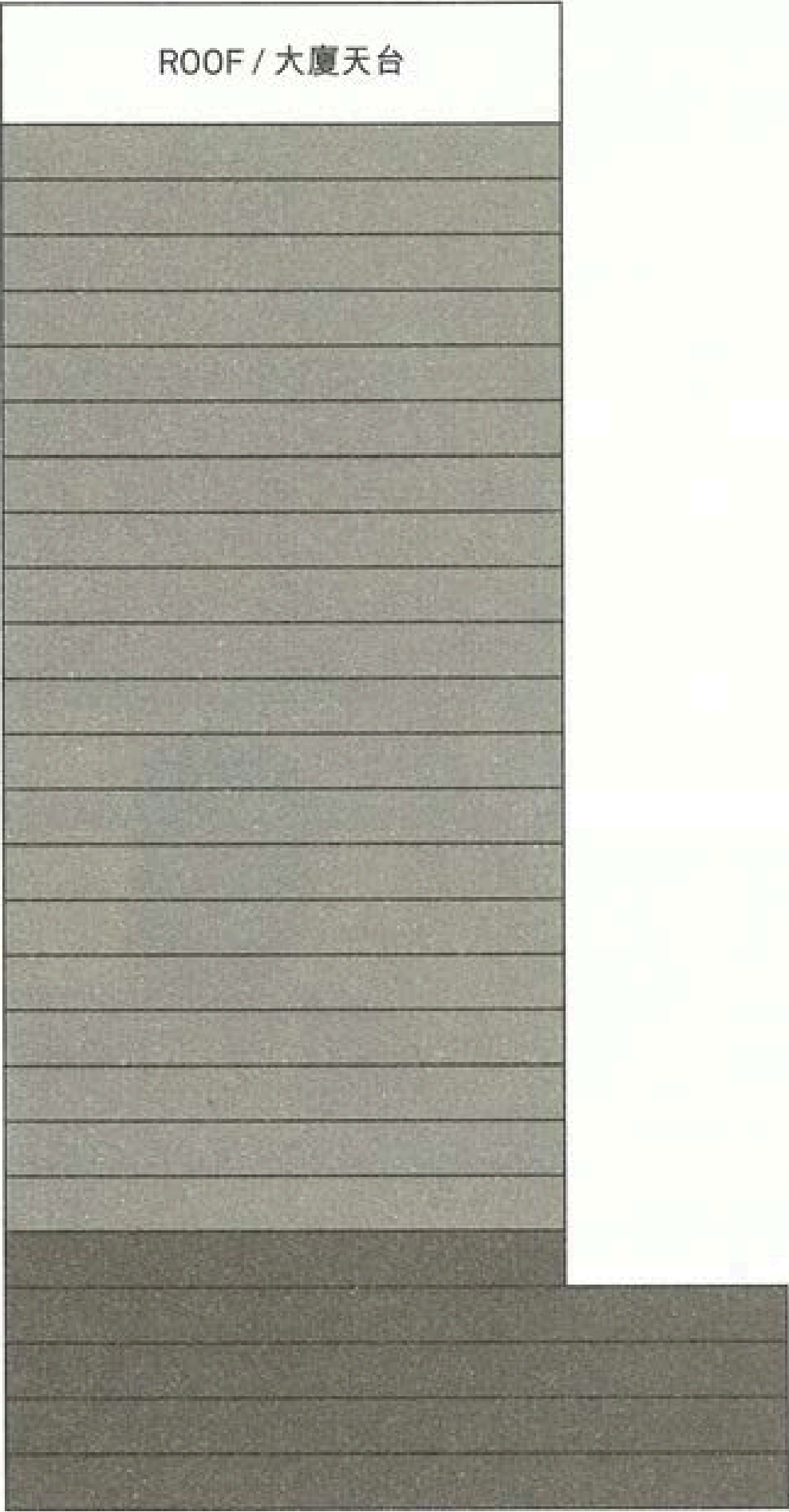
This zone is planned for unique dining experiences, featuring both well-known chain restaurants and specialty eateries. levels 1 to 3 have dedicated lifts, and level 4 includes a special terrace.

### 五樓至二十四樓：一梯一伙，辦公用途的空間 5/F AND 24/F : ONE UNIT PER FLOOR, FOR OFFICE USE

單層建築面積約為1380平方英尺，採用10.3英尺的無柱設計，並配備獨立洗手間，適合各類行業使用。

Each floor has a construction area of approximately 1,380 square feet, featuring a column-free design with a height of 10.3 feet and equipped with a private restroom, making it suitable for various industries.

RF
24/F
23/F
22/F
21/F
20/F
19/F
18/F
17/F
16/F
15/F
14/F
13/F
12/F
11/F
10/F
9/F
8/F
7/F
6/F
5/F
4/F
3/F
2/F
1/F
GROUND FLOOR



寫字樓樓層  
OFFICE FLOOR  
20 Floors (5/F to 24/F)

商業樓層  
COMMERCIAL FLOOR  
5 Floors (G/F to 4/F)

# 投資亮點

## Investment Highlight

### 港島區核心 HK Prime Location

核心地段的整幢寫字樓：鄰近港鐵、租賃需求旺盛、供應緊張、租金升值潛力大，並具重建優勢——具吸引力的核心投資項目。

Prime MTR-connected, high-demand location, limited supply, strong rental upside, compelling core investment



### 即時現金流 Immediate Cash Flow

即時租金收入可立即提供穩定現金流，用以支付持有成本並提升收益率，無需等待資產升值或重新定位。

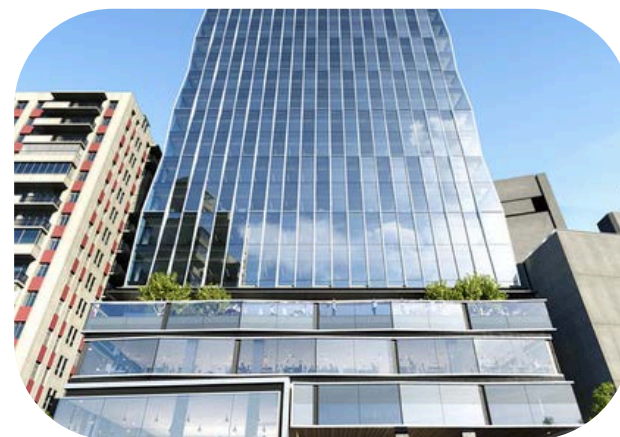
Immediate rental income delivers prompt, stable cash flow—covering costs and boosting yields without waiting for appreciation or repositioning.



### 成交支持 Transaction support

阿里巴巴以約每平方呎26,000港元購入銅鑼灣物業，印證定價合理性，並提振核心商業區寫字樓交易信心。

Alibaba's HK\$26,000/psf Causeway Bay purchase validates pricing and boosts market confidence for prime CBD office transactions.



### 完善配套 Comprehensive Provisions

現代化設施：高速光纖、穩定水電供應、高效排風系統及智能系統，確保運作可靠、節能減碳並提升租戶滿意度。

Modern facilities: high-speed fiber, reliable water/electricity, efficient exhaust, and smart systems—ensuring uptime, sustainability, and tenant satisfaction.





# 投資亮點

## Investment Highlight

### 物業前身為酒店 Former Hotel Property

一棟曾為酒店、設有79間房的物業，具備現成基礎設施，極適合快速轉型為學生宿舍，可降低資本支出及申請不確定性。

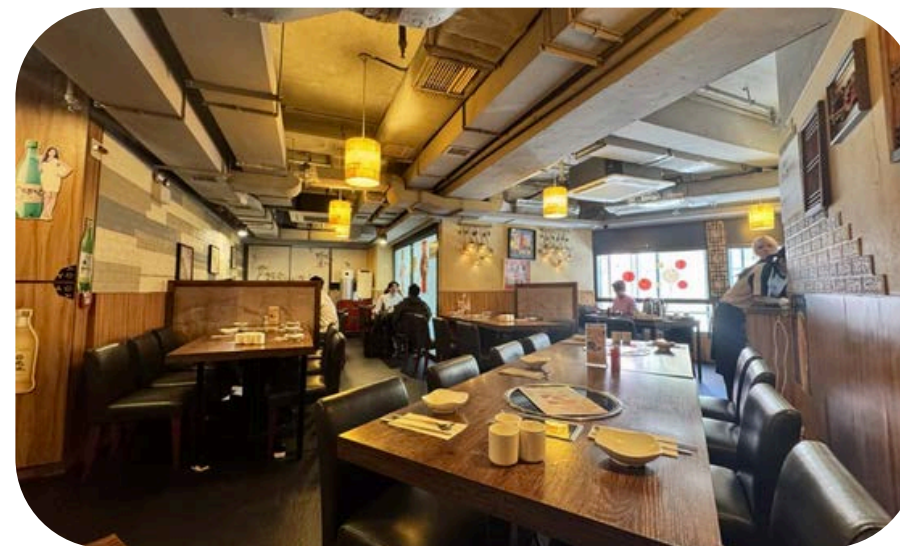
A former hotel property with 79- rooms offers ready-built infrastructure, ideal for rapid conversion to student housing, reducing capex and uncertainty



### 用途分層清晰 Clearly Defined Purpose

商業樓層與辦公用途分開，並設有專用零售電梯，以避免在高峰時段給主要電梯帶來負擔。

Separation of commercial floors and office use, along with an exclusive lift for retail, avoids burdening the major lifts during peak hours.



### 現代氣派的大堂與公共區域 Modern and stylish lobby

大堂設計典雅，採用一流的材料，柔和的燈光營造出品味時尚的氛圍，吸引更多租戶及顧客。

The lobby's design is elegant, using top-notch materials. The soft lighting creates a tasteful and fashionable atmosphere, attracting more tenants and customers.





# 入伙紙 OCCUPATION PERMIT

BUILDING AUTHORITY OF HONG KONG  
FORM BD 104  
BUILDINGS ORDINANCE  
(Chapter 123)  
Section 21

Permit to occupy a new building

Permit No. H114/94

Our Ref.No. BD 2/3114/92

To: Coin Organize Ltd.,

c/o Dr. James C.W. Lau,

1/F., Vulcan House,

21-23 Leighton Road,

Hong Kong.

Date 16<sup>th</sup> December 1994

I hereby permit the occupation of the new building at (No. and name of street and locality) \_\_\_\_\_

13-15 Pennington Street

on (Lot No.) L.L. 461 s.A ss.1 & s.A.R.P. for the following purposes :-

Ground to 3rd Floors (inclusive): Shops and ancillary accommodation for non-domestic use.

4th Floor: Mechanical and electrical plant rooms for non-domestic use.

5th to 24th Floors (inclusive): Offices for non-domestic use.

CERTIFIED TRUE COPY

Tang  
TANG Chunming  
Building Safety Assistant

29 SEP 2005

A public officer authorized by the Building Authority in writing for the purposes of Section 36(2) of the Buildings Ordinance

Tang Chunming

(C.P. Tsang)  
Chief Building Surveyor

for Building Authority

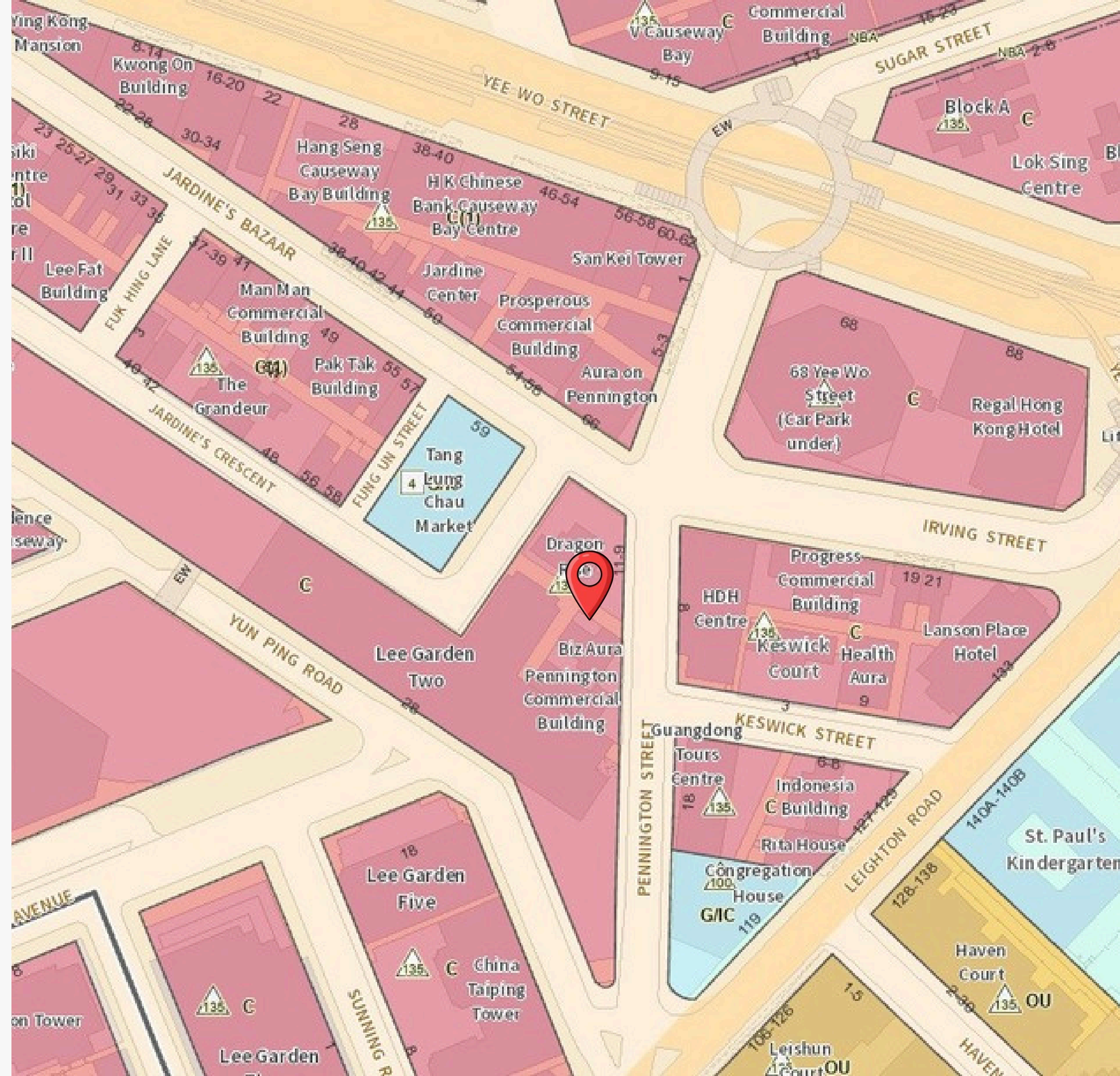
C. C. R. & V.  
LAND REGISTRY  
D.L.O./H.K. ( )  
DISTRICT POLICE COMMANDER H.K.I.  
C.H.F./H.K.  
COMM. for C. & S  
C.S.S./V.

"Note: The building numbering quoted on this Form is provisional and subject to possible confirmation/amendment to be notified by the competent authority. Buildings Ordinance section 32(2) refers".



# 分區計劃 OUTLINE ZONING PLAN

商業  
COMMERCIAL





# 銅鑼灣分區計劃大綱圖

## 編號 S/H6/17

### CAUSEWAY BAY

### OUTLINE ZONING

### PLAN NO. S/H6/17

#### COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

#### Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.



銅鑼灣分區計劃大綱圖  
編號 S/H6/17  
CAUSEWAY BAY  
OUTLINE ZONING  
PLAN NO. S/H6/17

COMMERCIAL (Cont'd)

Remarks

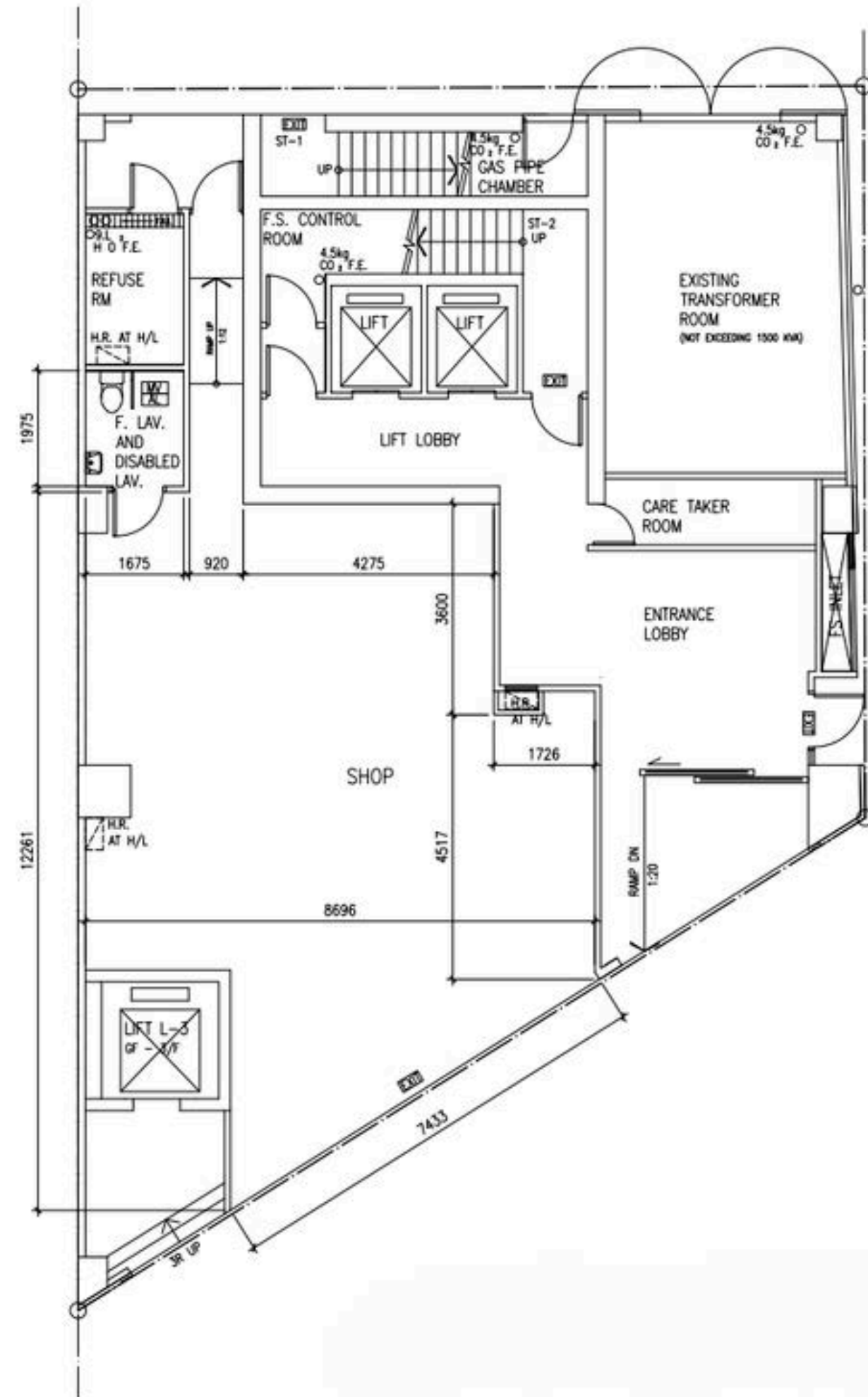
- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Commercial (1)", a minimum setback of 0.5m from the lot boundary fronting Jaffe Road, Lockhart Road, Cannon Street (except 1, 3, 5 and 7 Cannon Street), Jardine's Bazaar (except 30-34 and 37-39 Jardine's Bazaar) and Lee Garden Road shall be provided.
- (3) On land designated "Commercial (2)", a minimum setback of 1.5m from the lot boundary of 1 Pak Sha Road, 2 Kai Chiu Road, and 1-27 Lee Garden Road fronting Lee Garden Road, and from the lot boundary fronting Lan Fong Road shall be provided.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building areas stipulated on the Plan or setback requirements stated in paragraphs (2) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



# 物業平面圖 FLOOR PLANS

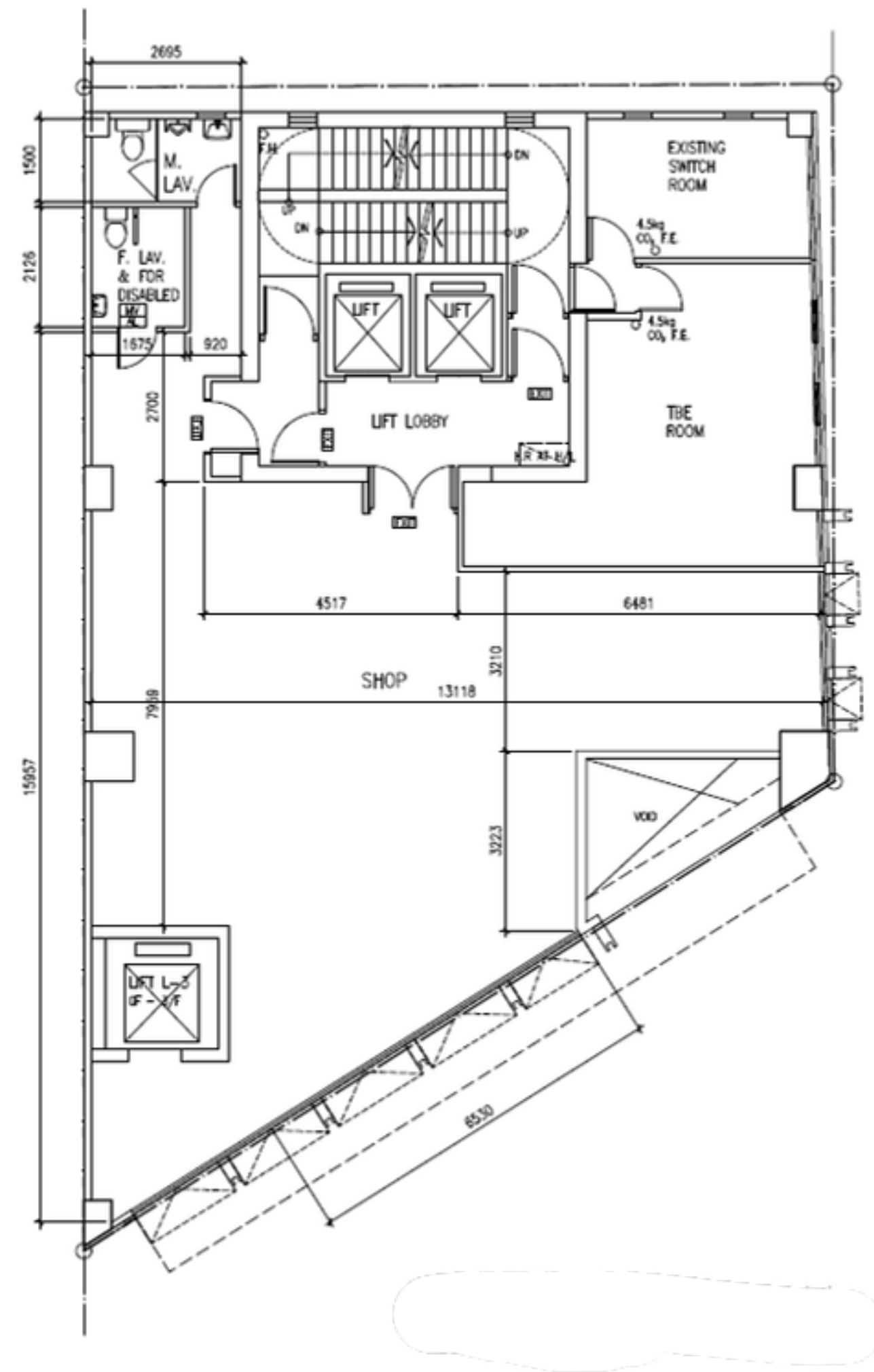
G/F

只作參考, 不合比例  
FOR IDENTIFICATION PURPOSE ONLY, NOT TO SCALE



$$1/F$$

只作參考, 不合比例

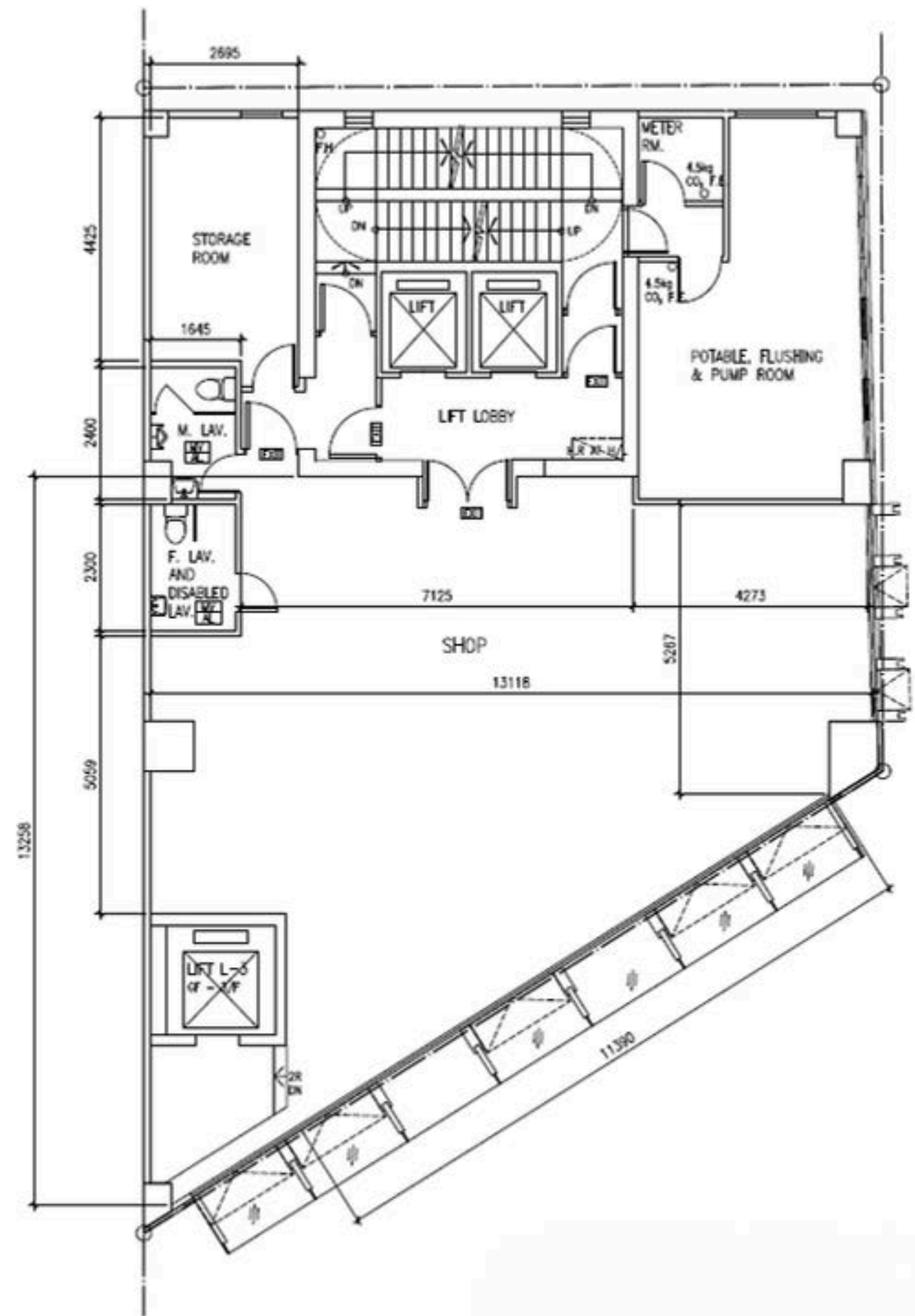




# 物業平面圖 FLOOR PLANS

2/F

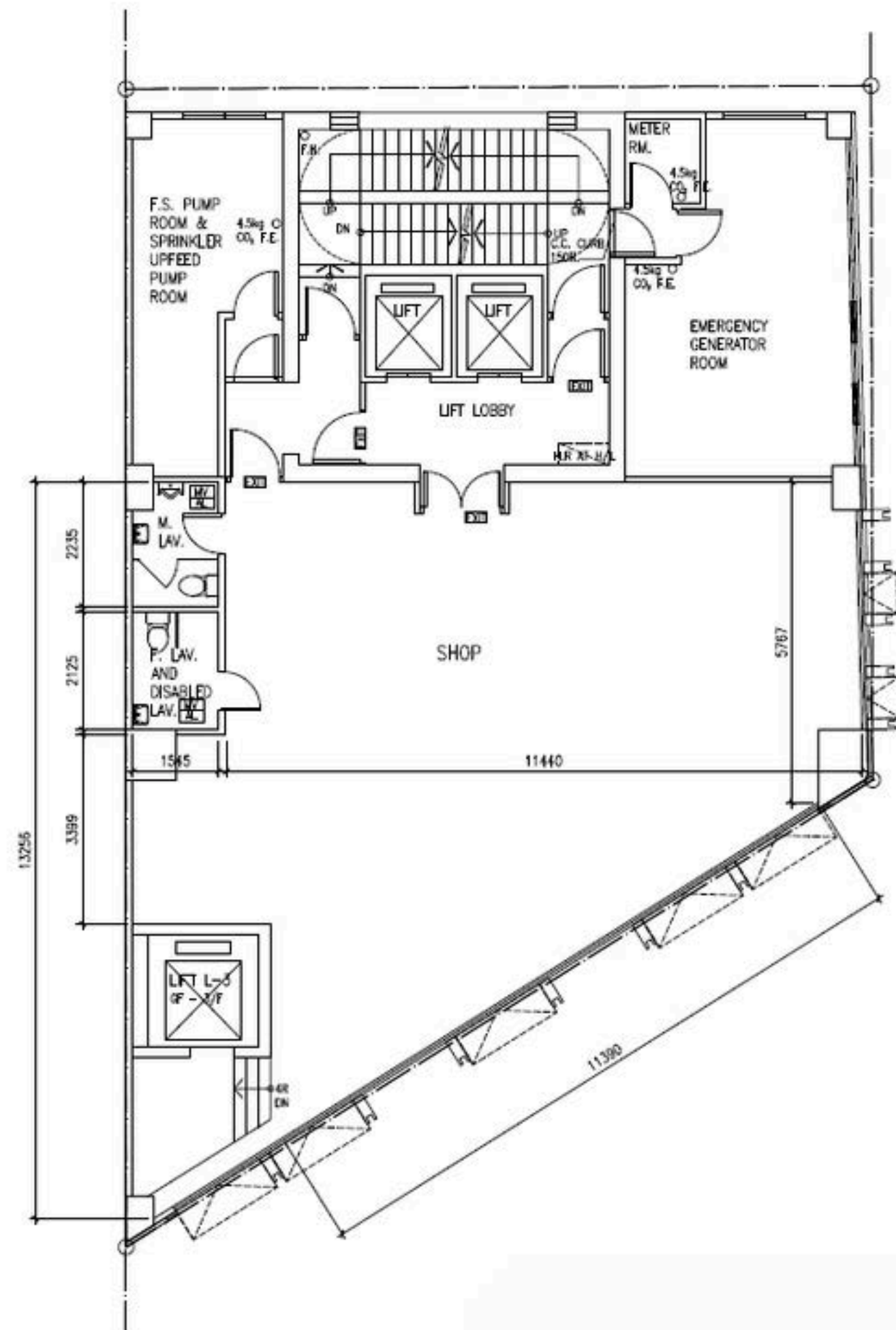
只作參考, 不合比例  
FOR IDENTIFICATION PURPOSE ONLY, NOT TO SCALE



# 物業平面圖 FLOOR PLANS

3/F

只作參考, 不合比例  
FOR IDENTIFICATION PURPOSE ONLY, NOT TO SCALE

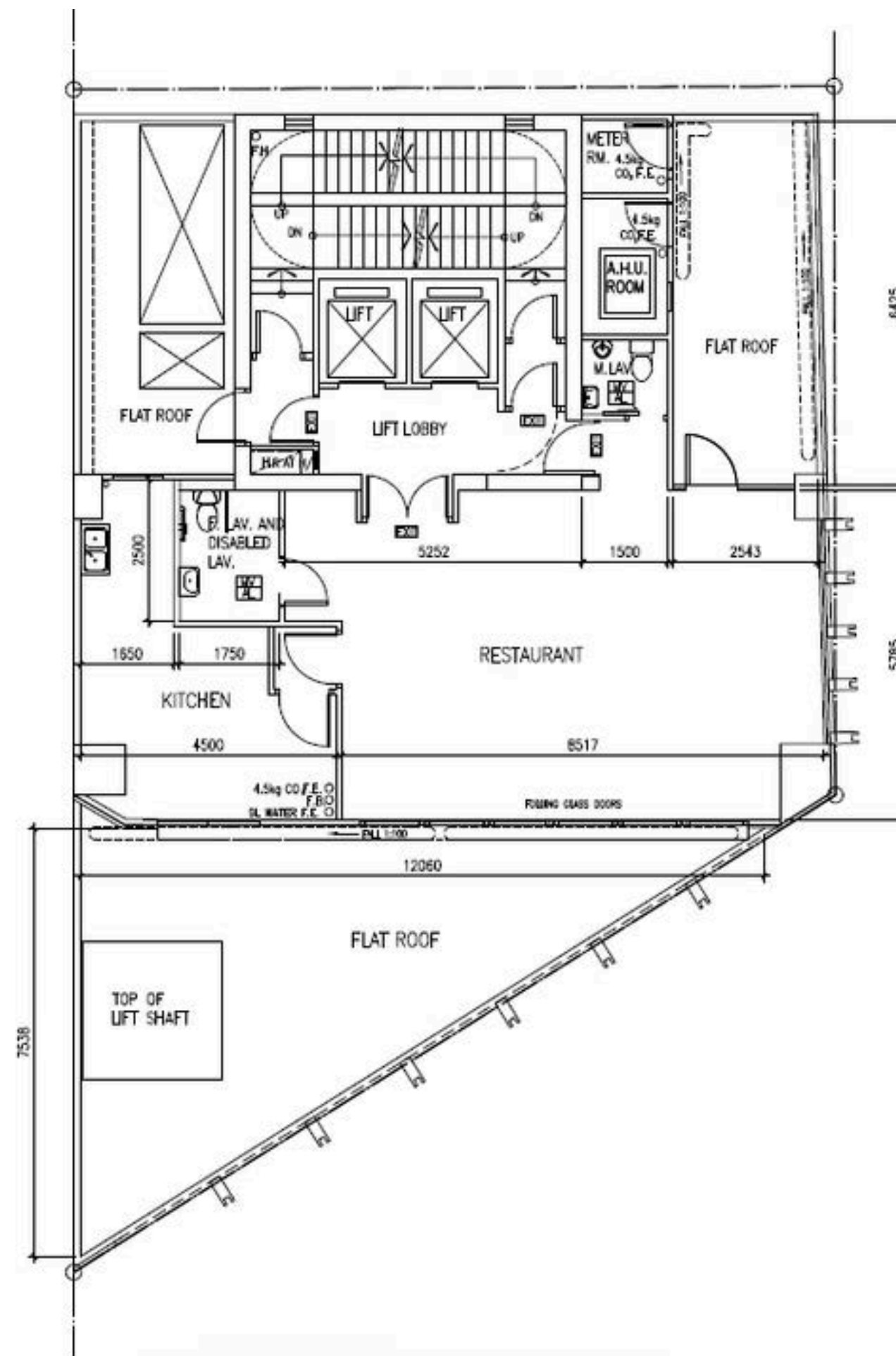




# 物業平面圖 FLOOR PLANS

4/F

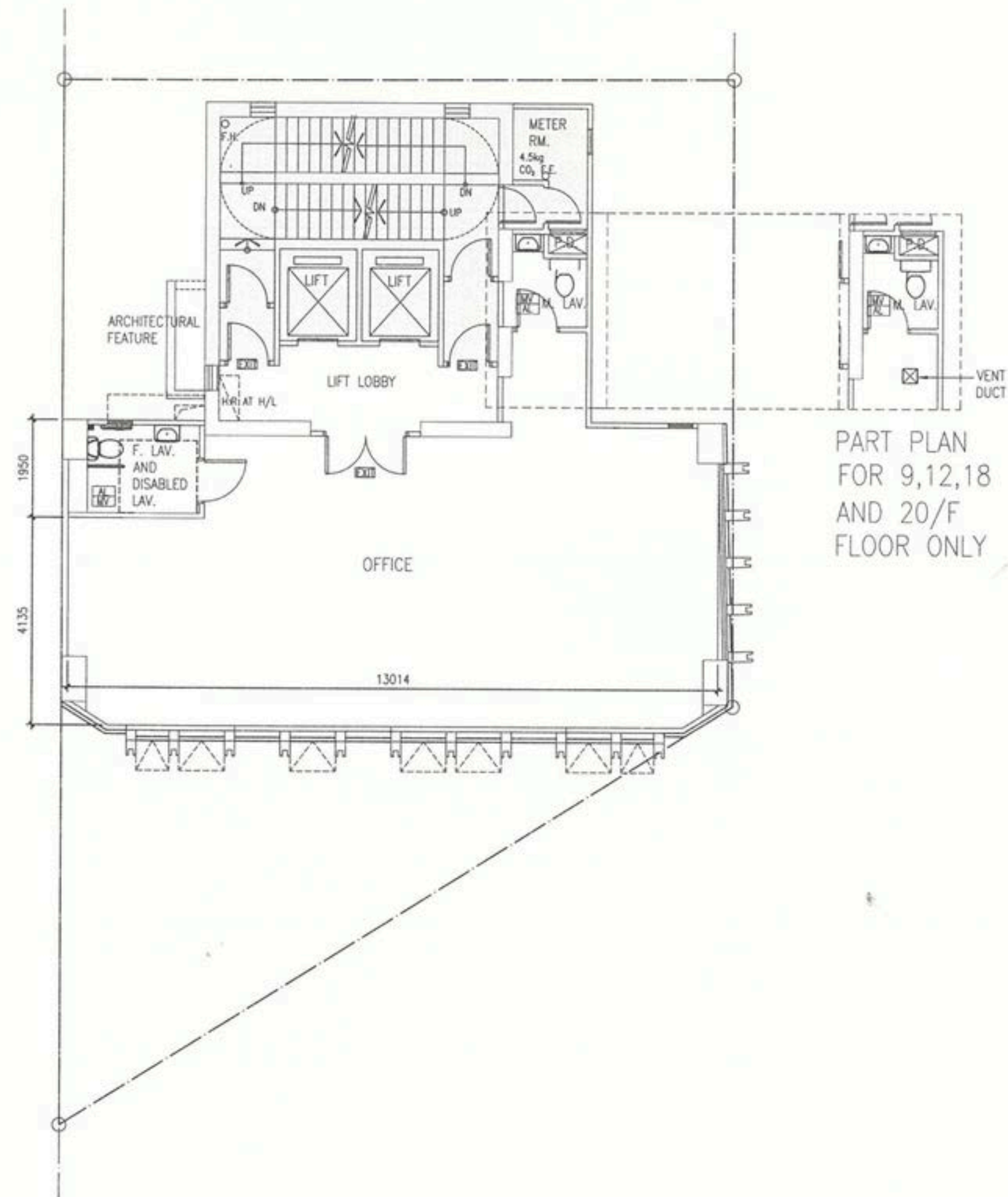
只作參考, 不合比例  
FOR IDENTIFICATION PURPOSE ONLY, NOT TO SCALE



# 物業平面圖 FLOOR PLANS

TYPICAL 標準  
5,6,8,9,11,12,14,15,17,18,20,21/F

只作參考, 不合比例  
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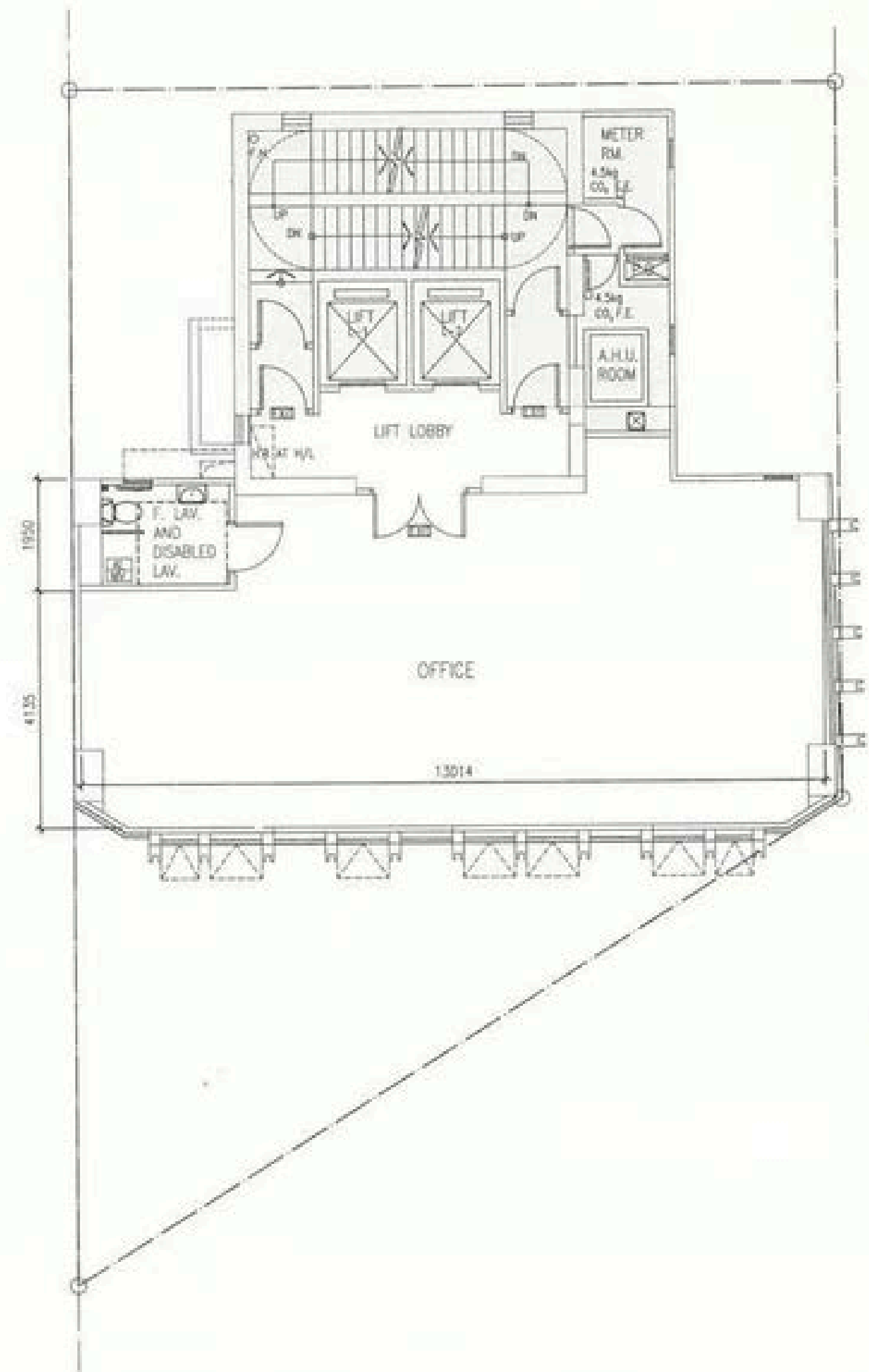


# 物業平面圖 FLOOR PLANS

TYPICAL 標準

7, 10, 13, 16, 19, 22, 23/F

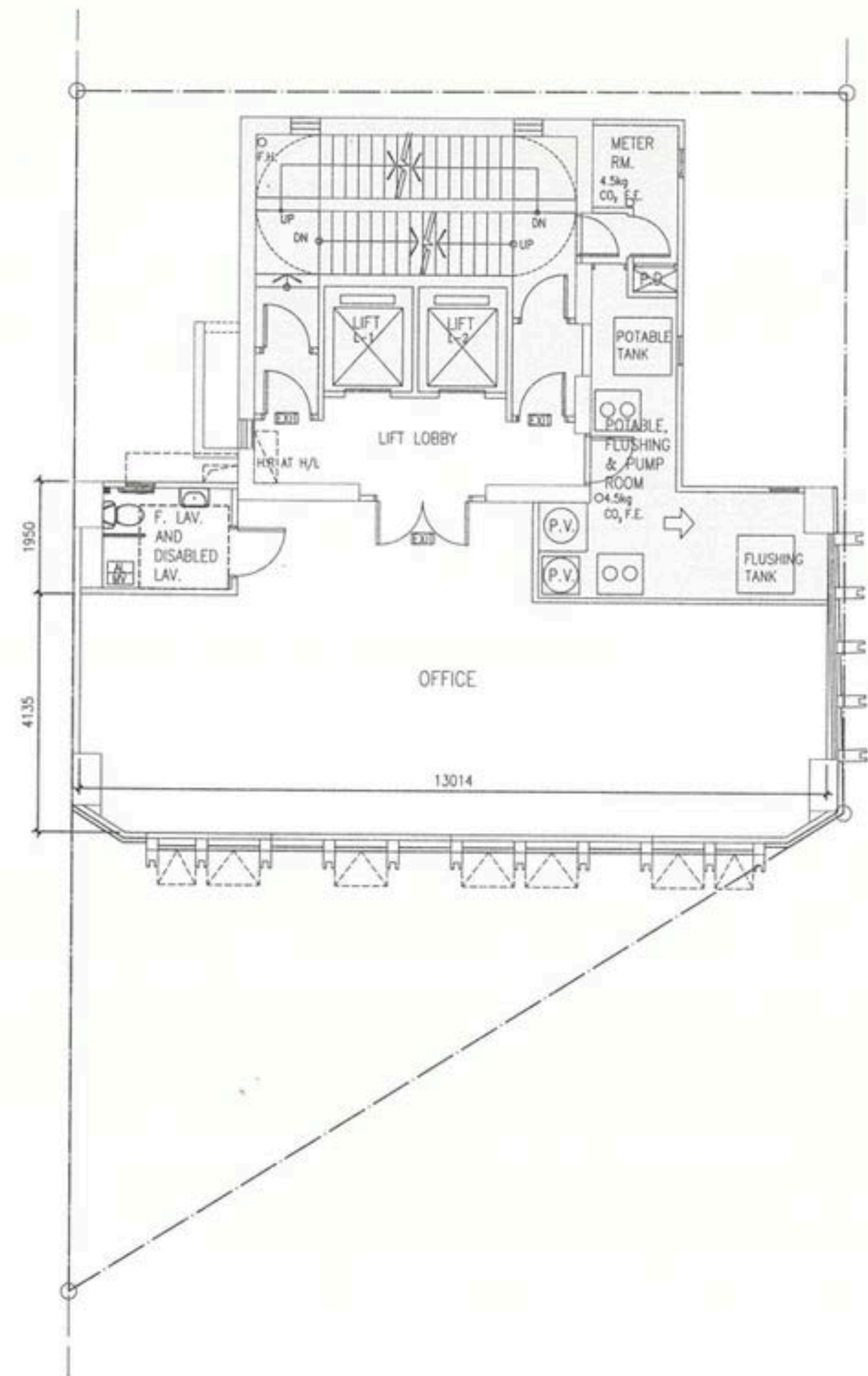
只作參考, 不合比例  
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# 物業平面圖 FLOOR PLANS

24/F

只作參考, 不合比例  
FOR IDENTIFICATION PURPOSE ONLY, NOT TO SCALE







# 現場實景 ON SITE PHOTOS





# 招標流程 TENDER ROADMAP



截標日期 TENDER CLOSING  
**25TH MARCH 2026**  
**(WEDNESDAY) NOON**

## 簽署保密協議並收集招標文件 Sign NDA & Collect Tender Documents

簽署**保密協議**（NDA）後，投標者將收到：完整的招標文件（包括招標條件、租賃協議）。如有興趣入標者可以安排到業主律師代表查契。

Upon signing the **Confidentiality Agreement (NDA)**, bidders receive: full tender package (including Conditions of Tender, Tenancy Agreement). Interested bidders can arrange with the owner's lawyer representative to review the title deeds.

## 投標提交 Submission of Tender

提交密封投標信封，內含：一式兩份填妥的投標表格、支付給「**Simon Reid-Kay & Associates**」的本票（相當於價款的5%），並放入位於鰂魚涌英皇道979號太古坊一座7樓仲量聯行有限公司辦公室的投標箱。

Submit sealed tender envelope containing: completed tender form in duplicate, Cashier's cheque (**5%** of the consideration) payable to "**Simon Reid-Kay & Associates**" to the tender box located in **Jones Lang LaSalle Ltd** Office at 7/F One Taikoo Place 979 King's Road Quarry Bay

## 中標通知 Award of Tender

在投標截止後的**七個工作日**內通知中標者。未中標的投標在相同時間內退回。

Successful tenderer notified within **7 working days** after tender closing. Unsuccessful tenders returned within same timeframe.



LET'S GET IN TOUCH !



**EUNICE TANG**

Executive Director

**電郵 EMAIL**

eunice.tang@jll.com

**電話 PHONE**

852 9520 8669

**牌照號碼 LICENCE NO.**

E-221318/C-003464



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一切以合約為準

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