



承接管人委託公開招標出售

FOR SALE BY PUBLIC TENDER BY ORDER OF THE RECEIVERS

BIZ AURA

ON PENNINGTON

銅鑼灣邊寧頓街13-15號

No.13-15 Pennington Street Causeway Bay

招標截止日期: 2026年6月9日(星期二) 中午十二時正


Tender Closing Date: 9 June 2026 (Tuesday) Noon

截標前售出或收回除外

Unless previously sold or withdrawn

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

入伙年期 Occupation Date 1994 (2022年全幢翻新, Full Building Renovation in 2022)

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.

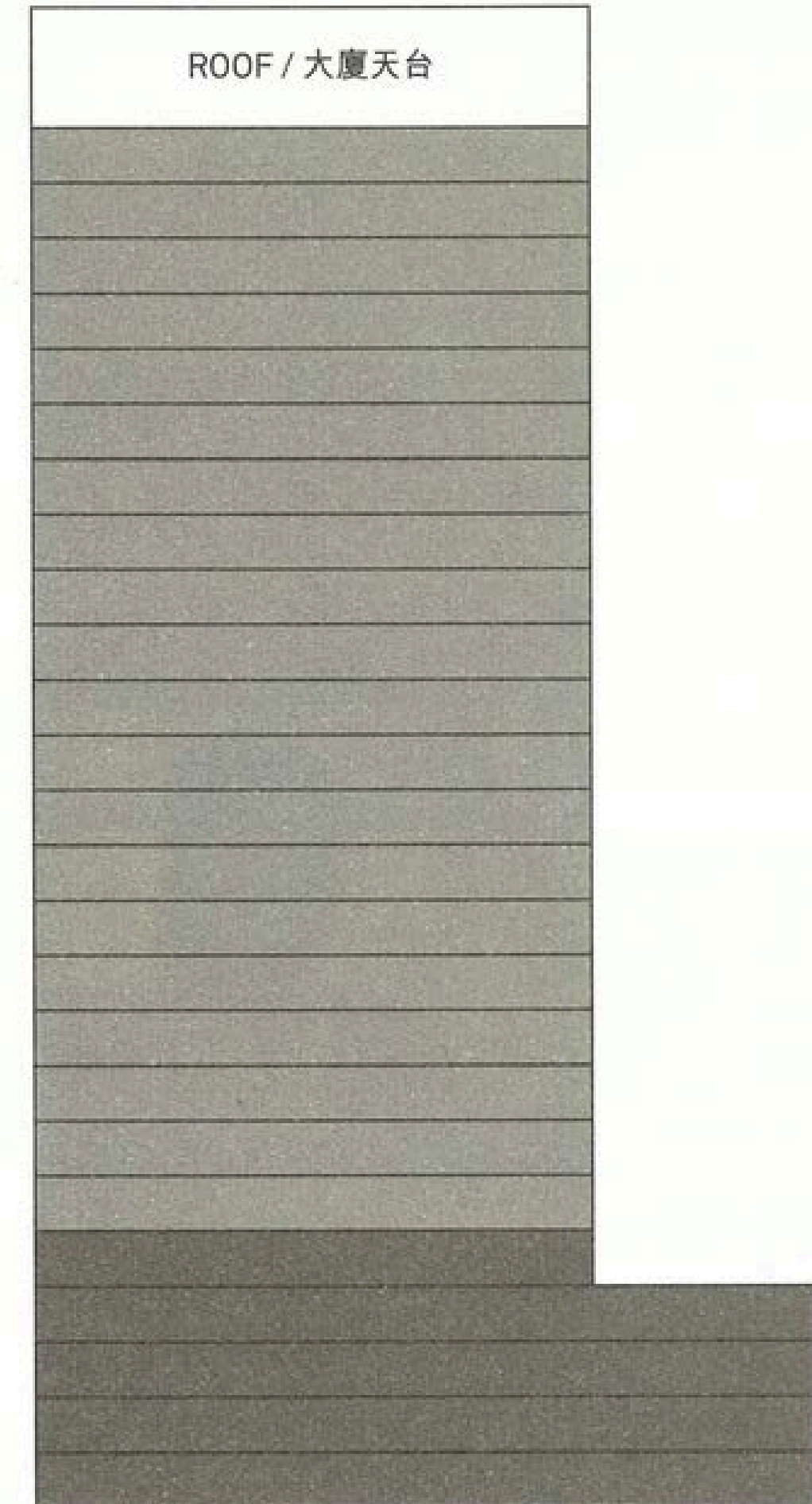
五樓至二十四樓：一梯一伙，辦公用途的空間

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。

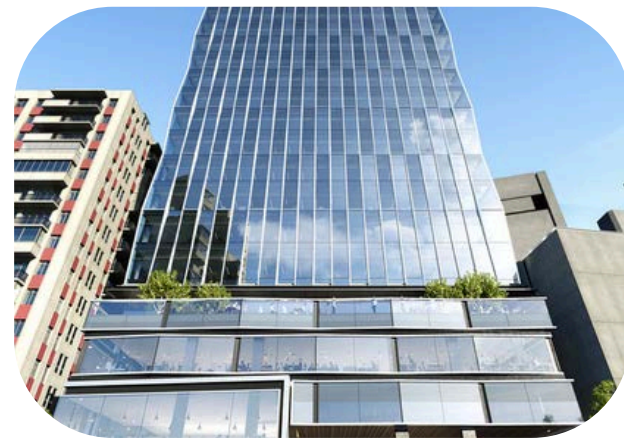
Immediate rental income delivers prompt, stable cash flow—covering costs and boosting yields without waiting for appreciation or repositioning.



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。

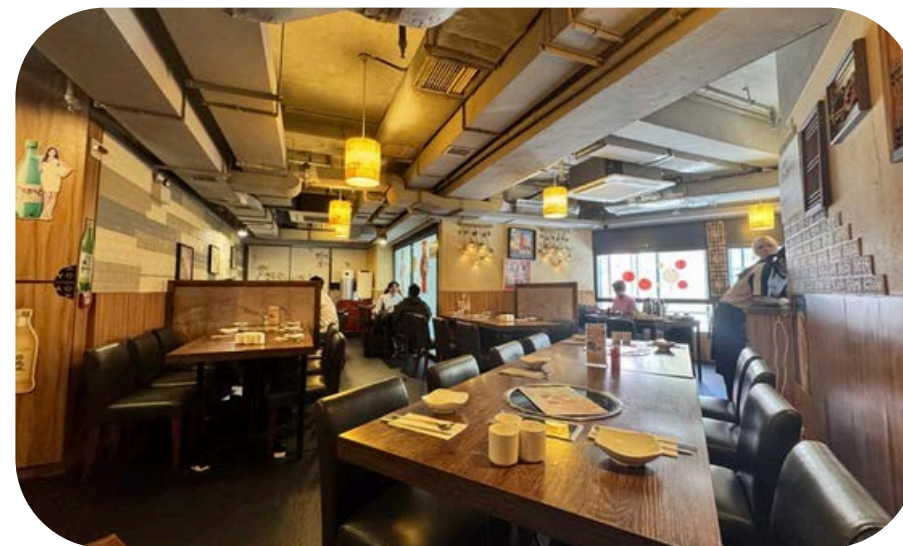
A former hotel property with 79- rooms offers ready-built infrastructure, ideal for rapid conversion to student housing, reducing capex and uncertainty



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.



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 16th December 1994

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

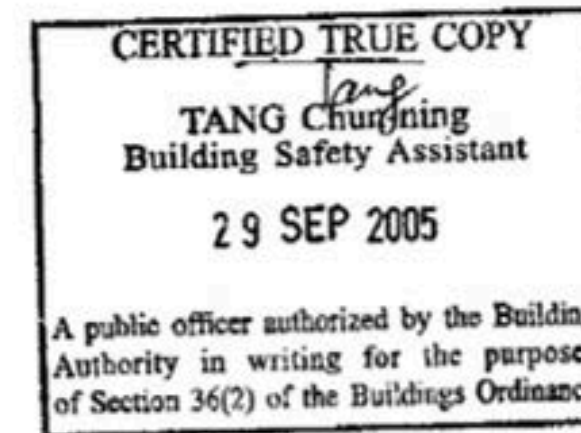
13-15 Pennington Street

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.



(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".

入伙紙 OCCUPATION PERMIT

1994年入伙, 2022年完成全幢翻新

Occupancy in 1994;

Full-building renovation completed in 2022.

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
Government Use (not elsewhere specified)	Other Structure above Ground Level
Hotel	other than Entrances
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	Residential Institution
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

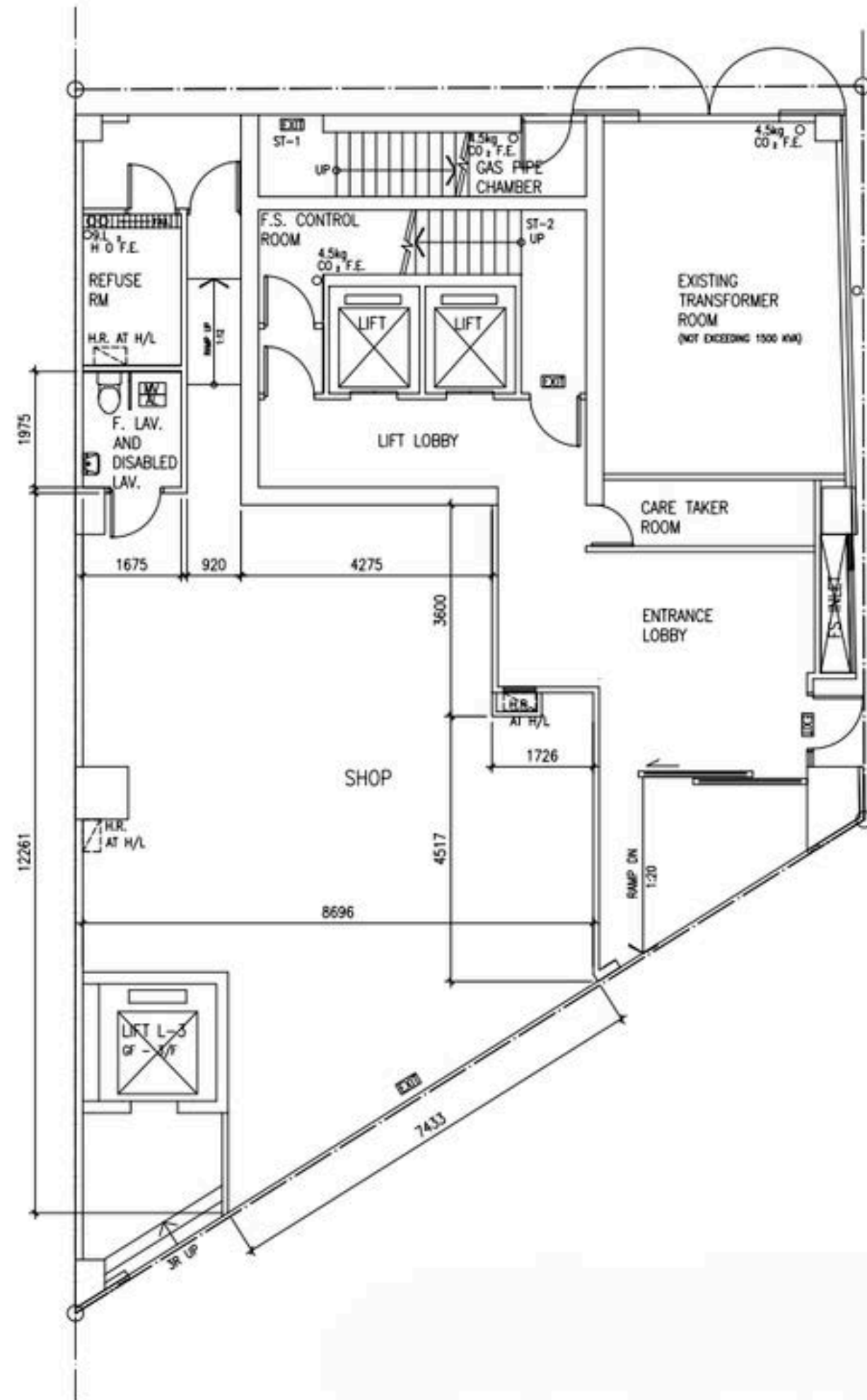
- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the 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.

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

物業平面圖 FLOOR PLANS

G/F

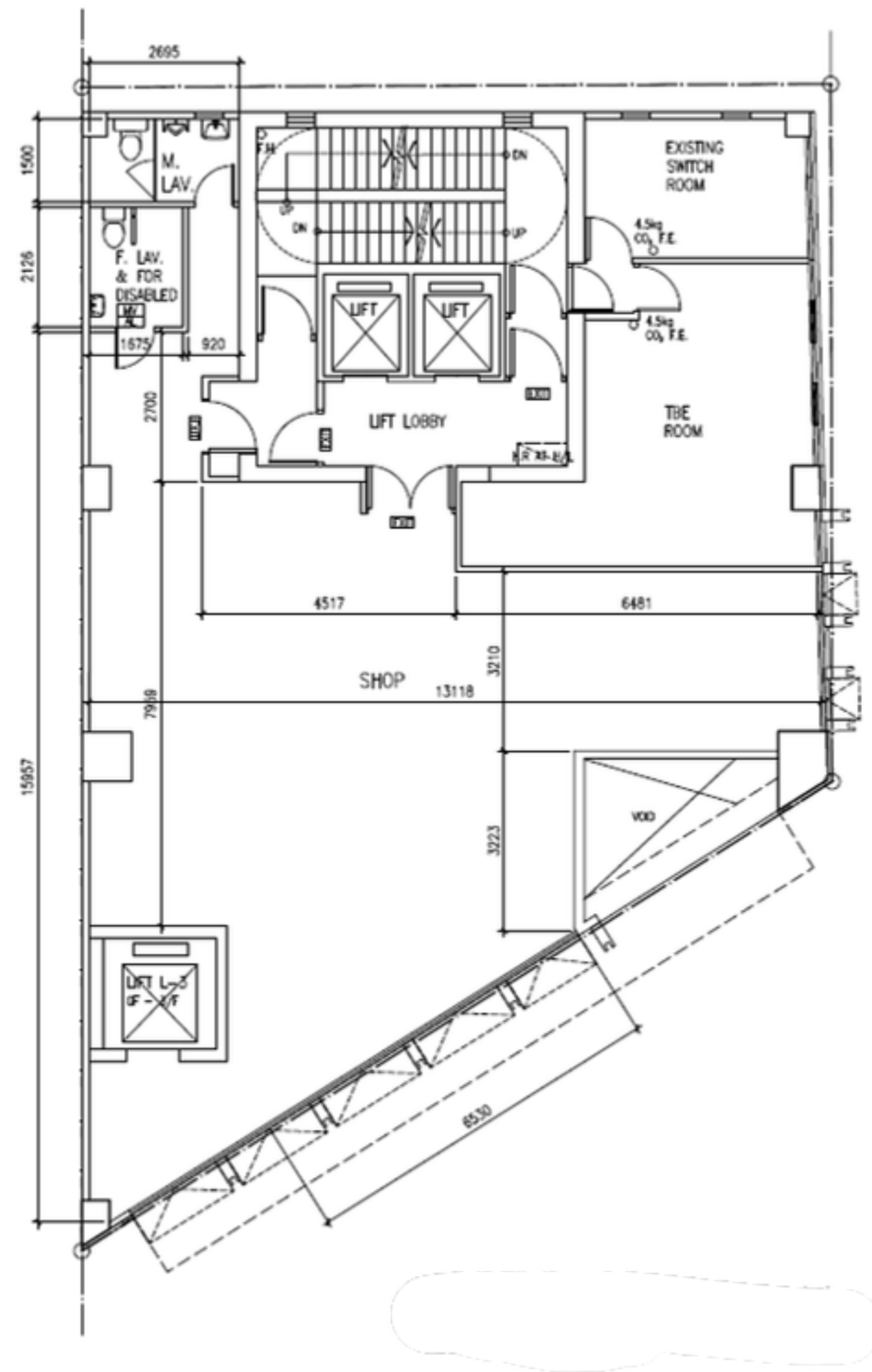
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物業平面圖 FLOOR PLANS

1/F

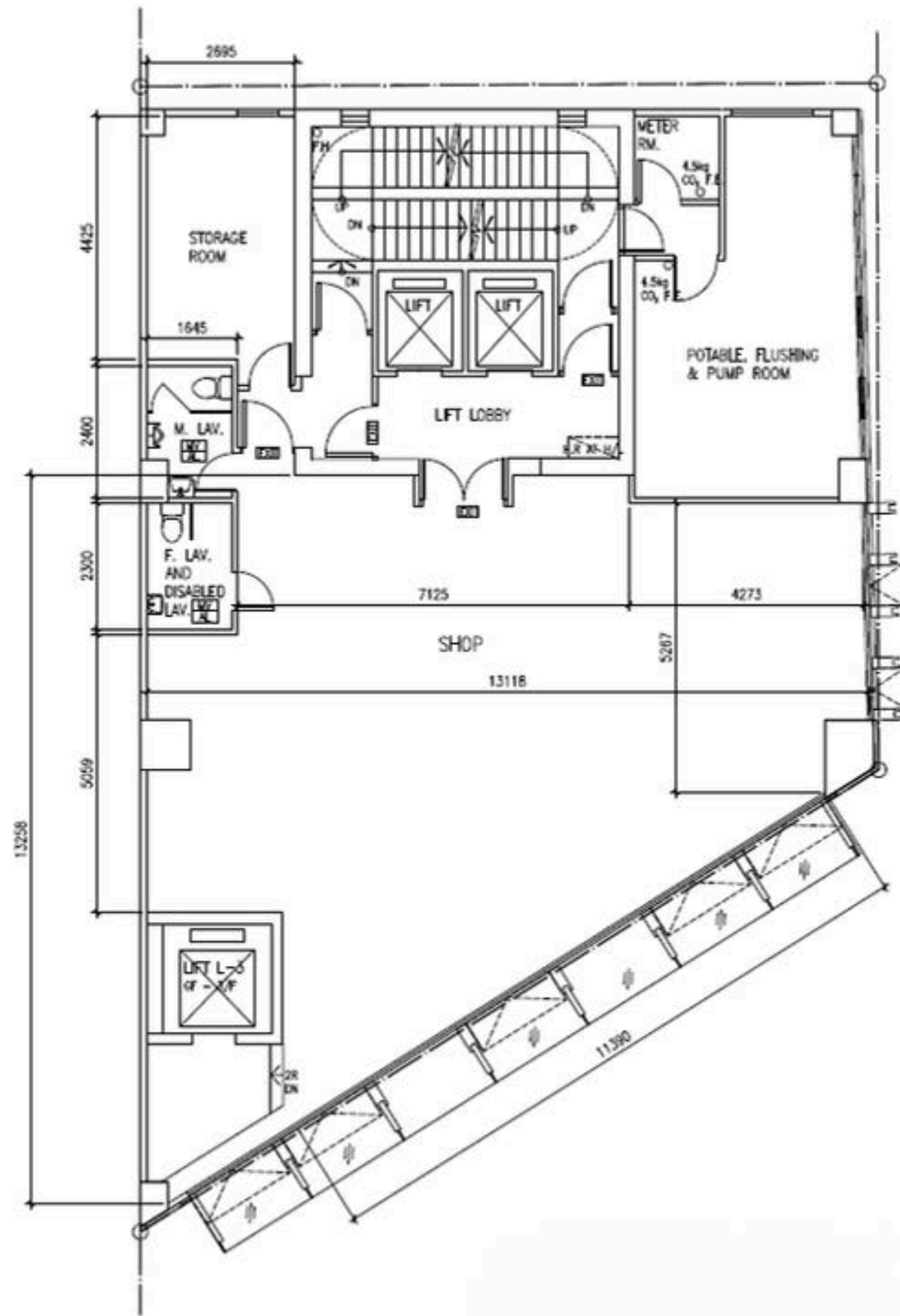
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物業平面圖 FLOOR PLANS

2/F

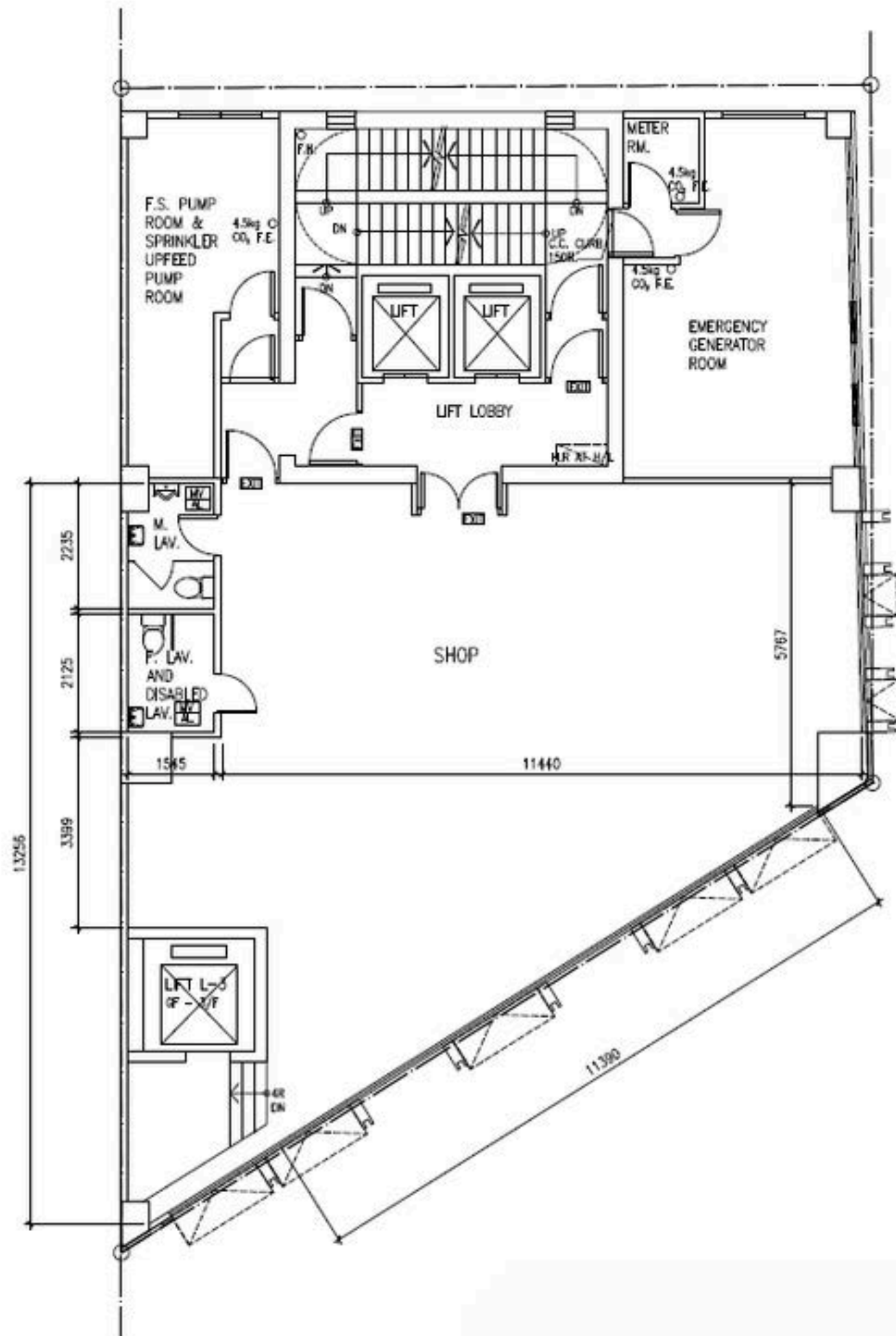
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物業平面圖 FLOOR PLANS

3/F

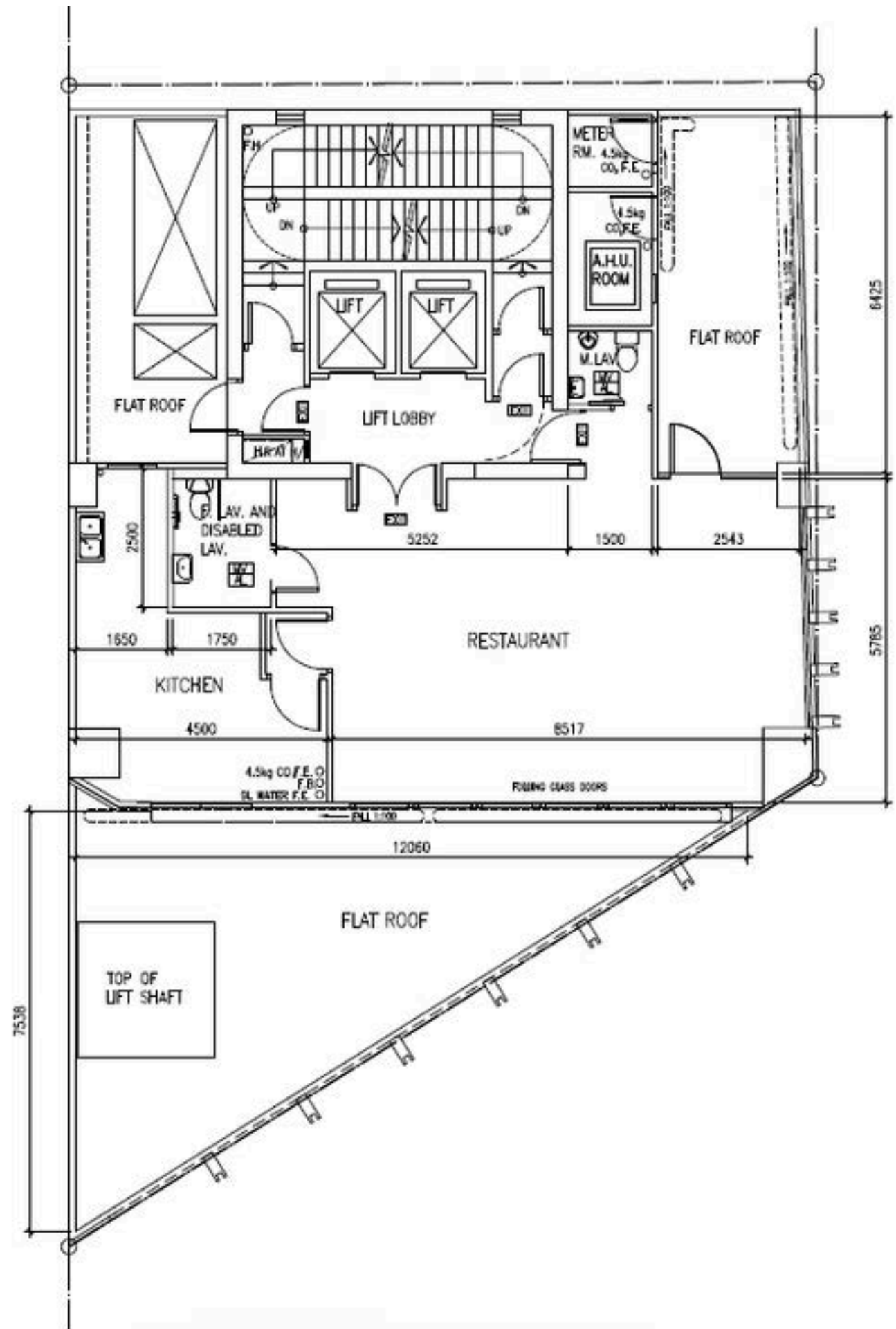
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物業平面圖 FLOOR PLANS

4/F

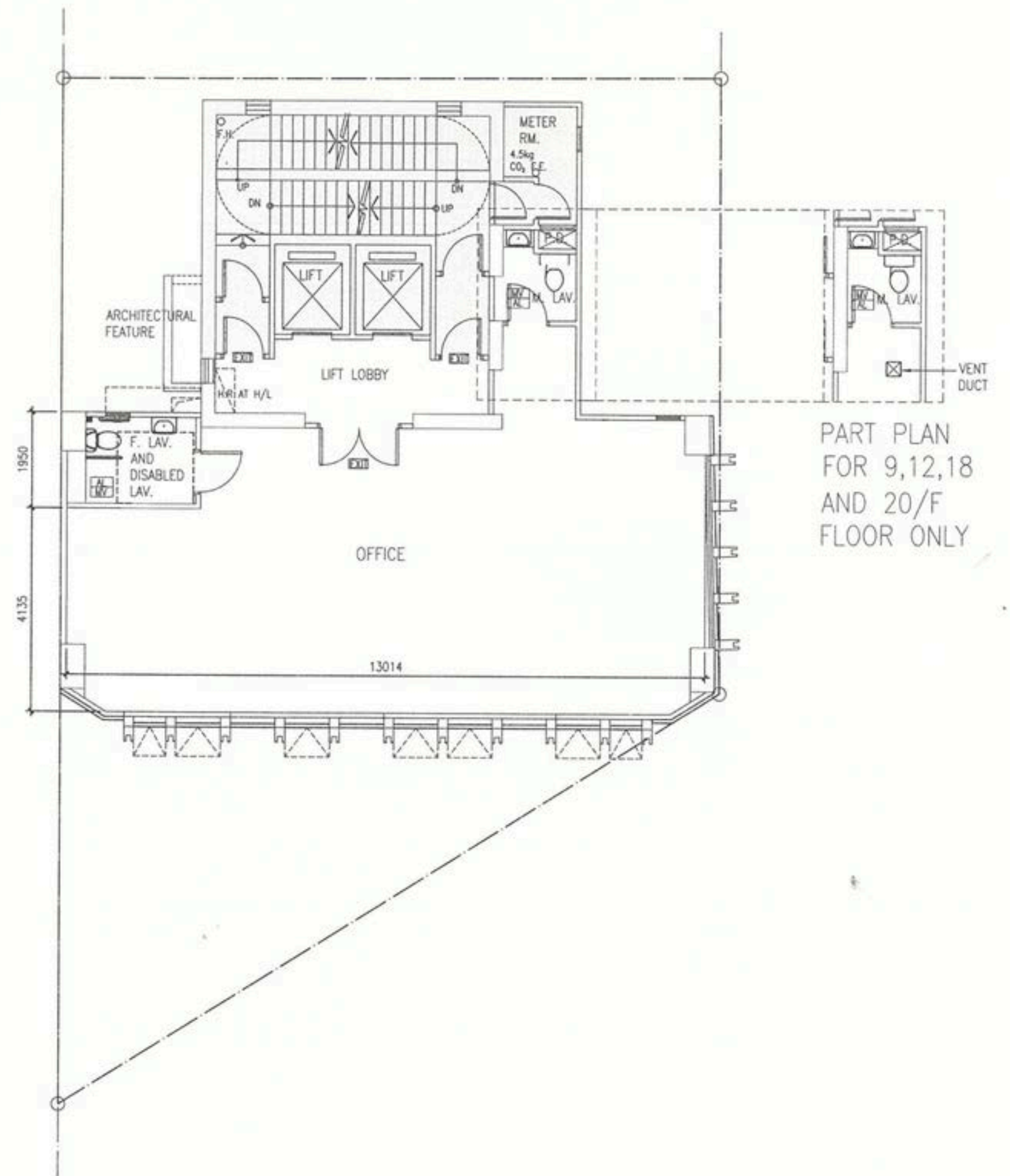
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物業平面圖 FLOOR PLANS

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

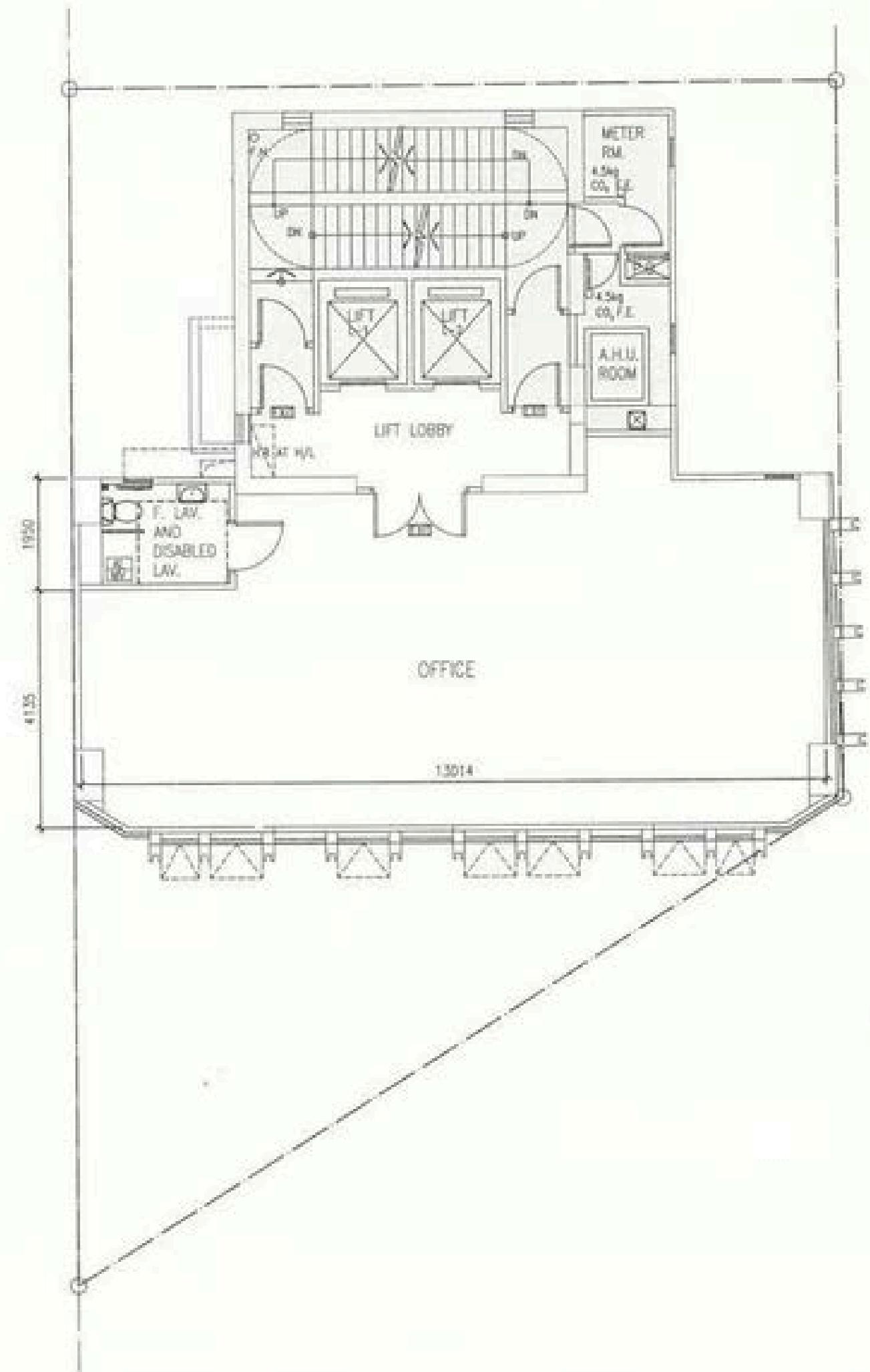
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物業平面圖 FLOOR PLANS

TYPICAL 標準
7,10,13,16,19,22,23/F

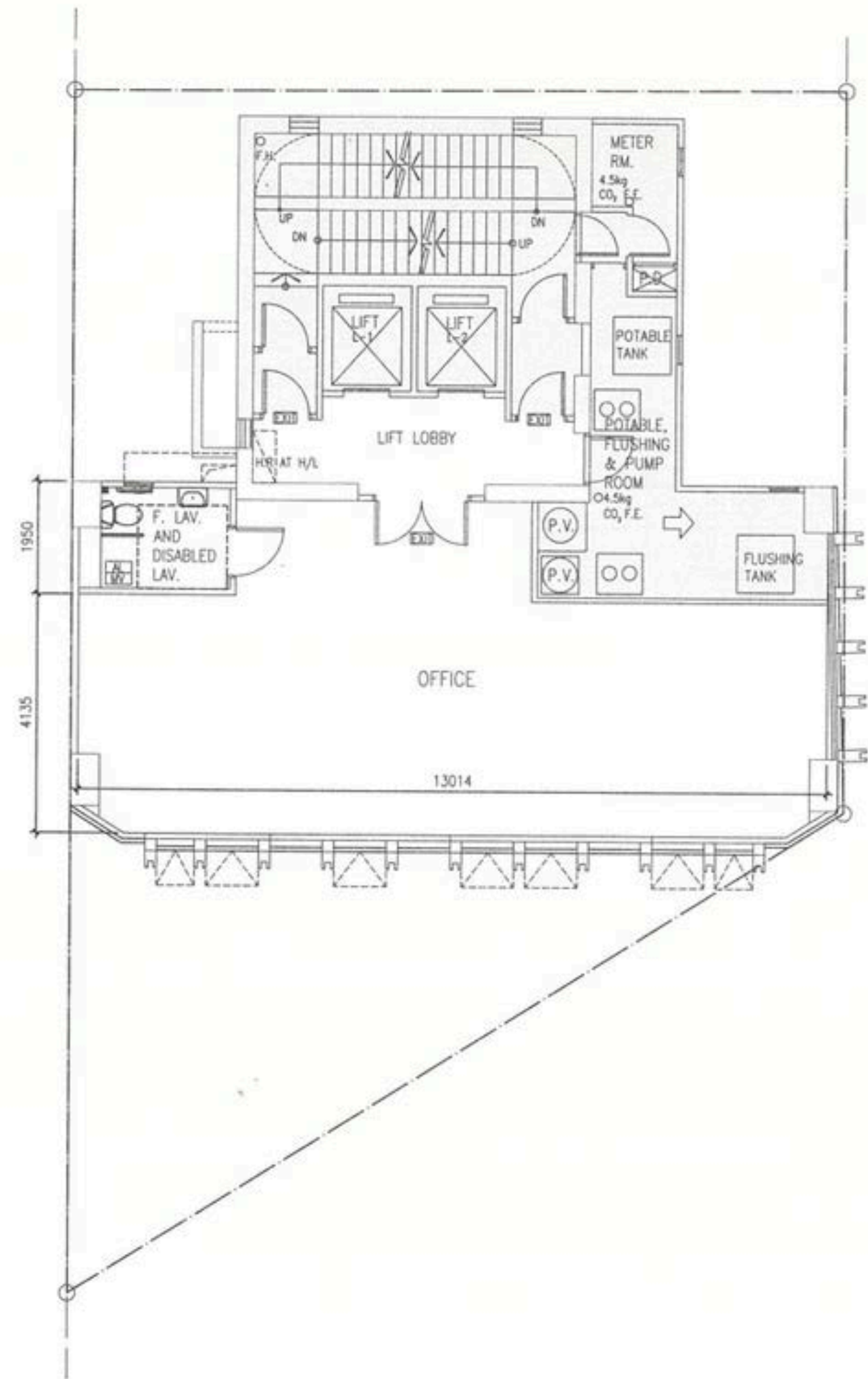
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物業平面圖 FLOOR PLANS

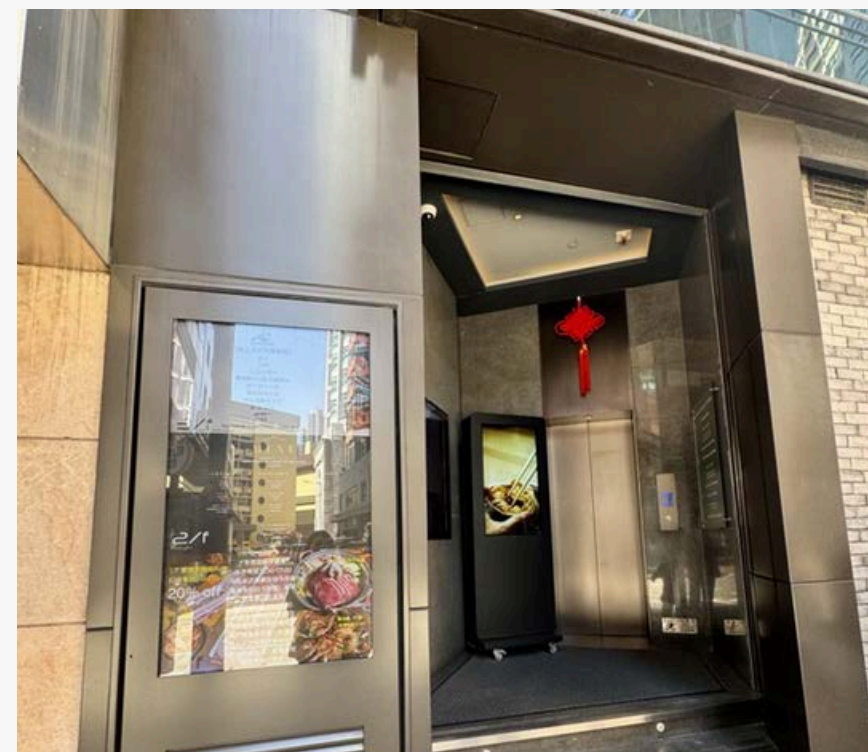
24/F

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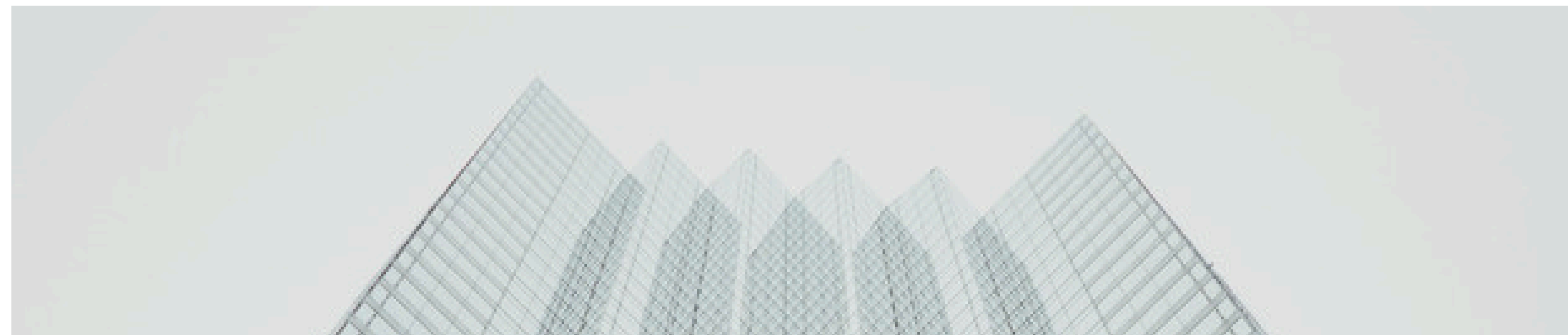




現場實景 ON SITE PHOTOS



招標流程 TENDER ROADMAP



截標日期 TENDER CLOSING
9TH JUNE 2026
(TUESDAY) 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「**蔣尚義律師行**」的本票（相當於價款的5%），並放入位於香港金鐘道89號力寶中心二座2602-3室的投標箱。

Submit sealed tender envelope containing: completed tender form in duplicate, Cashier's cheque (**5%** of the consideration) payable to **"CHIANG ANTHONY & PARTNERS"** to the tender box located in 2602-3, Tower2, Lippo Centre, 89 Queensway, Hong Kong.

中標通知 Award of Tender

預計在2026年6月22前通知中標者。未中標的投標在相同時間內退回。

Successful tenderer notified before 22th June 2026. Unsuccessful tenders returned within same timeframe.

LET'S GET IN TOUCH!



EUNICE TANG

Executive Director

電郵 EMAIL

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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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