



JONES LANG
LASALLE®

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Real value in a changing world

Classic Living

The Lily

Live the Life You Love



2010 Vol.1

The Lily

129 Repulse Bay Road

Marketing Consultant and Sole Leasing Agent



REPULSE BAY





Serviced Apartment

Live the Life You Love

As expected, the launch of the much-anticipated 'The Lily' at the end of April was greeted with fervent response by the market.

An iconic building, this landmark development along Repulse Bay Road will provide luxurious living for the privileged few. While the view across Repulse Bay is quite simply exceptional, you'll find that the interior space is just as enchanting. Only the very best of materials have been used to ensure that you will enjoy the highest quality of fixtures and fittings.

A selection of serviced and non-serviced apartments, including three-bedroom duplexes, four-bedroom simplexes, 7,000-sq ft special apartments and rare penthouses, are available for lease to suit all needs. Family-sized four-bedroom serviced apartments are set to be enthusiastically welcomed by the market.

Accommodation is wonderfully spacious, open-plan and filled with natural light. Each apartment lends itself to modern family living. Glorious semi-open-plan Poggenpohl kitchens are perfect for cosy family dinners or formal entertaining. Relax after a long day, take a bath and unwind with an unobstructed view of the sea.

The Lily has a state-of-the-art gym, swimming pool, children's pool, indoor playroom, outdoor playground, barbecue area and entertainment rooms to ensure that all the facilities you could ever need are right at your fingertips.

Permanent security personnel, concierge service and key cards provide constant reassurance and comfort.

The launch of this project will change the face of luxury living on the Southside.



Unfurnished Residence



Viewing by appointment, please call:

Mandy Wong (E-205248)

+852 2846 5782

39 Conduit Road

Joint Sole Leasing Agent

Opulent Living for the Discerning Few

39 Conduit Road is a development comprising 66 luxury apartments, of which a selection will be made available for lease in July this year.

The project offers spacious apartments that have been fitted to the highest standard of luxury. Elegant kitchens, fitted by Bulthaup with Miele appliances, are conceived by top designers to help inspire unparalleled gastronomic delights. Luxurious bathrooms are designed to create a zone of calm and comfort.

Living and dining rooms lead to large balconies offering the most amazing harbour views. The resident clubhouse redefines luxury as an oasis of serenity and pleasure. A series of exclusive and extravagant facilities are ready for your enjoyment:

- A 35,000-sq ft world-class landscaped garden
- A 98-ft wide outdoor resort-style swimming pool with underwater music and optic fibre lighting
- A superb spa gallery designed by the world's leading spa expert
- Splendid banquet room, esquire lounge and ample outdoor relaxation space
- Comprehensive fitness and children's facilities



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+852 2846 5782

Yin and Yi Serviced Apartments

Sole Leasing Agent



Luxury Service from the Heart

Yin and Yi – two sets of luxury apartments managed by Xin Management – offer a tranquil refuge on both sides of the harbour with premium services and amenities.

Located in Central, Yin features world-class interior design by Philip Liao & Partners. Situated at the heart of Tsimshatsui, Yi is close to the major shopping and entertainment hub in the area.

Every Yin and Yi apartment features a built-in audio system, broadband/Wi-Fi internet access, IDD, iPod docking station and HD flat screen TV with international programming. A fully equipped kitchen and daily housekeeping service create a comfortable home away from home.

Yin offers studio apartments ranging from 740 sq ft to 862 sq ft, with rentals starting from HK\$24,500 per month, while Yi offers studios or one-bedroom apartments ranging from 368 sq ft to 755 sq ft, with rentals starting from HK\$12,800 to HK\$30,800 per month.

Viewing by appointment, please call:

Amy Kong (S-215433)
+852 2846 5759

Residence de Causeway

25 Lan Fong Road

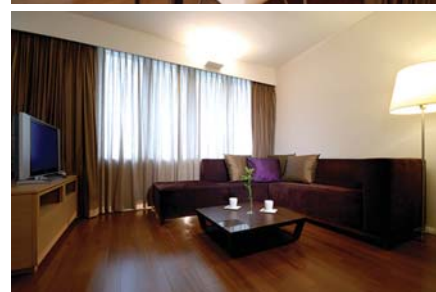
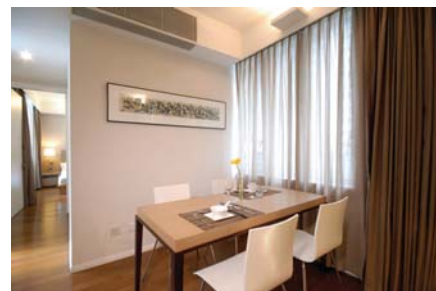
Sole Leasing Agent

Fabulous Location

Just a five-minute walk from the Causeway Bay MTR Station and all the major office buildings in the vicinity, Residence de Causeway provides its residents a convenient lifestyle at the heart of Causeway Bay with all the dining and entertainment hotspots that this vibrant hub has to offer.

Each apartment is equipped with an LCD TV, CD and DVD players, broadband internet access, fully fitted kitchenette and plenty of storage, creating a perfect backdrop for relaxation in the bustling heart of the city.

Residence de Causeway offers 411-sq ft and 480-sq ft studios at rentals of HK\$18,500 and HK\$20,800, respectively, and one-bedroom unit sizes of 535, 695 and 738 sq ft at rentals of HK\$22,500, HK\$29,900 and HK\$32,000, respectively.



Viewing by appointment, please call:

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+852 2846 5759

Snapshot - For Lease



1 Plantation Road The Peak

2,076 sq ft	Rarely available; three-bedroom penthouse with private roof finished to a high standard	HK\$128,000 per month	Peggy Chan (E-070129) +852 9424 7024
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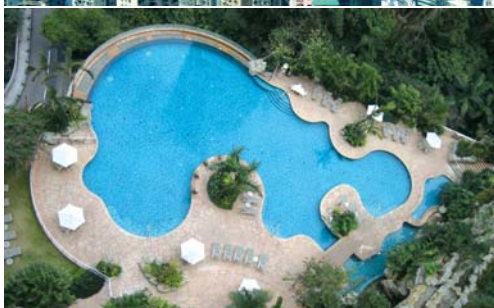
29 Severn Road The Peak

2,300 sq ft	Exclusive four-bedroom apartment with private roof terrace and stunning Southside views	HK\$100,000 per month	Ellie Tse (E-130052) +852 9220 3110
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Dynasty Court 23 Old Peak Road, Mid-Levels

2,266 - 2,691 sq ft	Breathtaking views of Victoria Harbour; with nice finishes; ideal for families looking for space and facilities	From HK\$105,000 per month	Calene Chew (E-111938) +852 9038 6248
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Aigburth 12 Tregunter Path, Mid-Levels

2,650 - 3,020 sq ft	Spacious three-bedroom family-sized apartment; beautiful condition and lovely city views	From HK\$106,000 per month	Tracey Hare (E-237942) +852 6073 5458
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Queen's Garden 9 Old Peak Road, Mid-Levels

2,830 - 2,960 sq ft	Popular duplex in Central Mid-Levels, with club facilities and shuttle bus to Central	From HK\$115,000 per month	Peggy Chan (E-070129) +852 9424 7024
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Fairlane Tower 2B Bowen Road, Mid-Levels

1,744 sq ft	Three bedrooms with full club facilities; convenient location and close to jogging path	From HK\$65,000 per month	Mandy Wong (E-205248) +852 9023 2280
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Residence Bel-Air Bel-Air Drive, Cyberport			
913 - 4,669 sq ft	A mixed bag to suit all clients; quality finishes; exclusive club facilities and perfect amenities	From HK\$30,000 per month	Carol Chui (S-252037) +852 6377 8750
118 Tung Lo Wan Road Tai Hang			
1,283 sq ft	Stunning 180° harbour view, one unit per floor; offering privacy and exclusivity; do not miss this chance	From HK\$45,000 per month	Mandy Wong (E-205248) +852 9023 2280
The Legend 23 Tai Hang Drive, Jardine's Lookout			
1,172 - 2,372 sq ft	Exclusive apartments with beautiful green views and harbour views; designed for the selected few	From HK\$45,000 per month	Anny Suen (S-215833) +852 9851 0591
The Summit 41C Stubbs Road , Mid-Levels			
3,254 - 6,544 sq ft	Duplex apartments with floor-to-ceiling height windows; sweeping views across the harbour	From HK\$136,000 per month	Ellie Tse (E-130052) +852 9220 3110
The Carmina 7-9 Deep Water Bay Drive, Deep Water Bay			
2,628 sq ft	Beautifully renovated four-bedroom apartment nestled in green and tranquil surroundings; highly recommended for families	HK\$112,000 per month	Calene Chew (E-111938) +852 9038 6248
HighCliff 41D Stubbs Road, Mid-Levels			
3,676 sq ft	Prestigious block with four-bedroom apartments overlooking pleasant city views; close to schools and private clubs	HK\$150,000 per month	Tracey Hare (E-237942) +852 6073 5458



Snapshot - For Lease



The Repulse Bay 101 & 109 Repulse Bay Road

2,140 -
5,868 sq ft

Wide selection of apartments with extensive facilities available in this all-time popular development; a must-visit

From HK\$60,000
per month

Calene Chew
(E-111938)
+852 9038 6248



Bamboo Grove 74-82 Kennedy Road, Mid-Levels

1,772 -
3,372 sq ft

Well-managed development with floor-to-ceiling windows; good club facilities and resident shuttle bus

HK\$66,000
per month

Peggy Chan
(E-070129)
+852 9424 7024



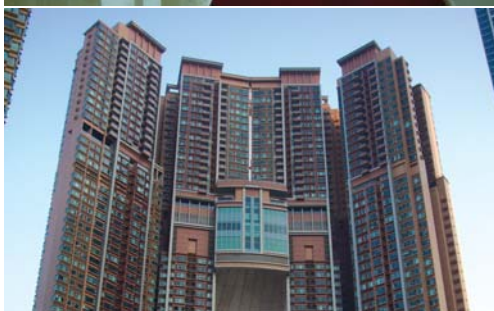
Three Bays 7 Stanley Beach Road, Stanley

3,960 sq ft

Luxury house with four en suite bedrooms; lovely sea views of Stanley Beach

HK\$260,000
per month

Ellie Tse
(E-130052)
+852 9220 3110



The Arch 1 Austin Road West, Kowloon

528 -
3,465 sq ft

Trendy high-rise building with fabulous Victoria Harbour views; conveniently located with good amenities

From HK\$22,000
per month

Carol Chui
(S-252037)
+852 6377 8750



The Harbourside 1 Austin Road West, Kowloon

1,028 -
2,922 sq ft

Popular development within ICC complex; modern clubhouse facilities and easy transport

From HK\$33,000
per month

Anny Suen
(S-215833)
+852 9851 0591



Fook Yee Garden 278 Prince Edward Road East

Sole Agent

1,190 -
1,660 sq ft

Small private three-bedroom apartments with high efficiency; walking distance from shops and transport systems

From HK\$24,200
per month

Mandy Wong
(E-205248)
+852 9023 2280

International Property

Capella Niseko

A Family Legacy and a Wonderful Investment Opportunity



Located just 120 km from Sapporo's New Chitose International Airport, Niseko has been popular among travellers from across the globe. As an ideal year-round destination for all, Niseko is most famous for its world-class powder snow during its long ski season as well as for its glamorous fields of flowers in the summer. Fresh seafood, dairy products, onsen, scenery, outdoor activities and cultural discoveries are also some of its many attractions.

Upon completion in 2012, Capella Niseko will offer a full-service hotel with 70 guest suites and 149 residences that include apartments, houses and villas ranging from about 1,936 sq ft to 5,592 sq ft, together with the amenities of a six-star resort. These residences have freehold titles and are fully managed by Capella.

Capella Niseko is created by two master minds, Horst Schulze, the former president of the Ritz-Carlton hotel group and founder of Capella Hotels and Resorts, and Japanese master architect Tadao Ando. Mr Ando aims to embed the best natural light, advantage of natural topography, views of Yotei Mountain and lush green into the whole development. In addition, master planner Benjamin Wood, known for his work in Shanghai's Xintiandi, and world-class interior designer Peter Silling, who has 20 years of experience in designing five-star hotels, also helped forge this project to unique high standard.



Horst Schulze
Founding President of
Capella Hotels and Resorts



Tadao Ando
Japanese Master Architect

Prices start from JPY 94,000,000

For enquiries, please call:

International Property Services

Mandy Wong (E-205248)

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The Luxury Residential Market

The residential sales market regained momentum in 1Q10 after a relative consolidation in 4Q09, with the number of sale and purchase agreements rising by 20% to a total of 33,249. With the sustained low interest rate environment and tight future supply, buyers were eager to enter the market despite of the rising prices. During the quarter, several projects were launched and were well received by the market.

For the mass sector, Sun Kung Kai Properties launched YOHO MIDTOWN in Yuen Long and sold 1,278 units out of a total of 1,890; Kerry Properties launched Island Crest in Sai Ying Pun and sold 295 units; and New World Development sold over 85% of the 152 units in Belcher's Hill in Kennedy Town.

For the luxury sector, demand remained strong with 50 units in Meridian Hill being sold. In a record-breaking transaction, a house in Severn 8 was sold for HKD 280 million or a unit price of HKD 60,215 per sq ft, setting a new record high for detached houses in both Hong Kong and Asia.

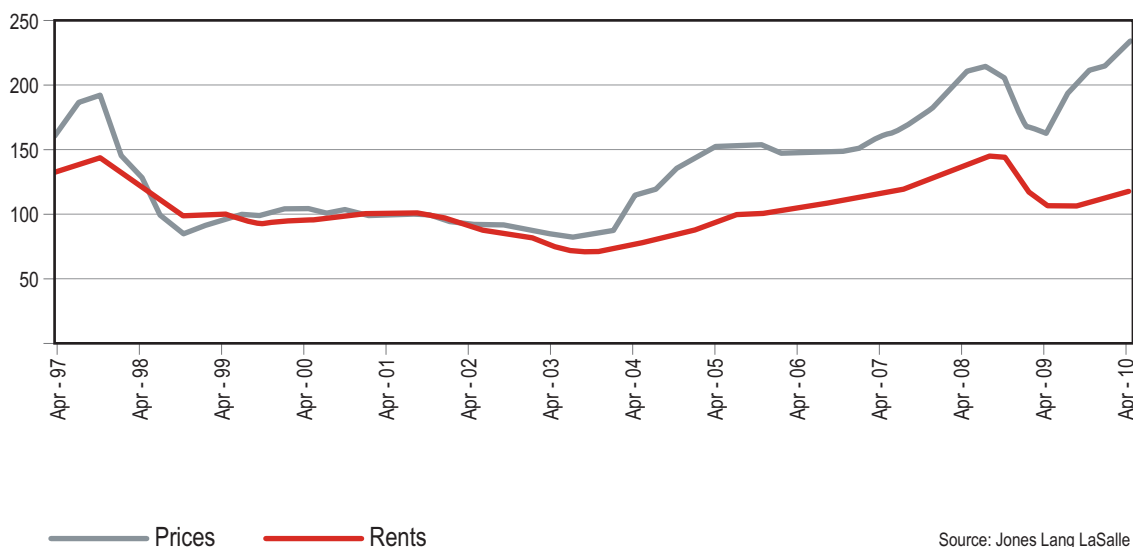
During 1Q10, the capital values for luxury and mass residential properties rose by 8.1% and 9.7%, respectively.

On the leasing side, as the economy picked up and the business environment improved, companies, particularly multinational corporations, started to resume their expansion plans, which boosted leasing demand for luxury residential properties. During the quarter, rents for luxury residential properties grew by 4.8%.

From now through 2012, supply for large and luxury residential units, which could come in as serviced or non-serviced apartments, will remain tight. Nearly 76% of these units will be located in Kowloon and New Territories, with only about 24% or 1,505 units, on Hong Kong Island, making the supply in this sector extremely limited. In April, The Lily at 129 Repulse Bay Road was launched for lease. This serviced apartment offers only large units of sizes between 1,800 sq ft and 3,900 sq ft.

Looking ahead, with more and more new families relocating to Hong Kong and the luxury residential sector constantly under tight supply, luxury residential rentals will likely continue to rise for the remainder of 2010. Overall, we expect luxury residential rentals to rise by 15% by end-2010. The relocation trend will also further push up the demand for serviced apartments, especially for the large-sized high-quality supply.

Jones Lang LaSalle Residential Index (Jan 2001 = 100)



Source: Jones Lang LaSalle

Residential Leasing and Relocation Services

Jones Lang LaSalle provides specialist corporate and agency services on the leasing of residential properties in Hong Kong. Quality service remains at the heart of everything we do: professionalism, integrity and distinction. When you appoint Jones Lang LaSalle to look after your real estate needs, you can rest assured that your interests are professionally represented and protected by the world's leading real estate service provider.

Should you have a property to lease or are looking for your dream property, please call us on +852 2846 5901 or email us via hk_residential@ap.jll.com.

Leveraging on a holistic approach, we offer a comprehensive range of services:

Relocation and Leasing

Many major corporations have appointed Jones Lang LaSalle to manage the end-to-end processes for the relocation of their staff.

Covering all aspects of relocation – from home search and lease negotiation to lease renewal services and ongoing cost and account management – our approach ensures that our clients can focus on core business functions while we provide a truly cost-effective and seamless movement of key staff across diverse locations.

Our services:

- provide professional advice on property screening and selection from the most comprehensive range of accommodation
- offer customised property viewing that covers all necessary arrangements
- arrange short-term accommodation
- negotiate lease terms and conditions to your best advantage
- follow up on tenancy agreements
- facilitate handover of premises
- provide full orientation services through our in-house relocation officers
- provide expert advice and guidance on schooling
- offer full tenancy management services
- facilitate visa application

Project Management

Our project team has in-depth knowledge and extensive track record of managing and leasing luxury projects. We offer a full advisory service to ensure landlords get the right advice from the onset of their projects so the maximum potential is reached. Our in-depth experience and knowledge of tenant requirements put us in the best position to advise our clients.

Our services:

- layout of apartments/houses
- preferred size and number of bedrooms

- clubhouse facility requirements
- provision of the type/size of electrical appliances, quality of finishes, fixtures and fittings
- regular updates on comparable asking and transacted rentals and residential leasing trends
- highlight any changes in corporate tenant leasing policies

International Property Services

Jones Lang LaSalle's regional presence and worldwide network allow us to present a wide scope of property investment opportunities ranging from established low-risk markets to high-yielding emerging property markets.

This division focuses on the sales and marketing of international luxury residential properties in the Asia Pacific market. We cover all global markets concentrating specifically on London. Our strong links with the London team enable us to provide clients with financial analysis, research and market advice on all aspects of the London residential market.

Our services:

- project marketing (off-plan, completed developments for sale, development sites and land plots)
- portfolio management
- consortium sales
- development consultancy and market positioning
- letting and management
- financing
- legal and tax advice
- furnishing

For enquiries, please contact:

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