

尚府

LUXEHOMES

ISSUE NO. 70

SEPT. 20 - OCT 3, 2013

LUXEHOMES.COM.HK

ALTERNATE FRIDAYS

隔週五派發

FREE

South China Morning Post

SCRAMBLE FOR LAND

透視長遠
房屋策略



WALLS OF DESIRE

牆上的藝術

SPECIAL REPORT: SERVICED APARTMENTS

專題報導：服務式住宅



Walls of desire

牆上的藝術

Homeowners are warming to the idea of decorative paintings and mirrors, writes Eunice Chu

香港人愈來愈喜歡嘗試新概念的室內設計，藝術油牆及主題鏡牆近年在香港興起，正是好例子。 Eunice Chu

PAINTED WALLS, SUCH AS THIS CREATION BY MAGIC HAND DECORATIVE PAINTING DESIGN, ADD UNIQUENESS TO ANY HOME. 特手藝術油漆設計的藝術油牆，為家居增添獨特感。

Hongkongers love to decorate their homes in novel ways. Walls with decorative paintings and mirrors are trends that have taken off.

Decorative paintings caught on in Europe some 30 years ago and are now gaining popularity in Hong Kong, says Wong Tsan-por, creative director of Magic Hand Decorative Painting Design.

"It can cost double or even triple the price of simply painting a wall," Wong says. "Still, more and more luxury homes are adorned with a decorative painting because it adds a classic splendour to them."

Wong says decorative painting takes time to complete because it is an art form. He once spent more than a month to paint a

feature wall. "Not a lot of clients are willing to let you work for more than a month," he says.

It took a long time to finish because "the client wanted a wall that feels like marble and a painting on top of it. We had to sketch the design first and then fill in the paint, little by little," Wong explains.

"For art lovers and those who want to bring art into their living space, though, decorative painting has [a] special appeal. The advantage of decorative painting is that it has few limitations. As long as you can come up with the image, you can paint it freely on the wall."

Hong Kong homeowners prefer simple but stylish designs. "For three-dimensional

designs, we will do the sculpting by hand," Wong says.

"We can do a white wall with 3D patterns on it, and then cover it with a protective coating. It looks simple and elegant and [it's] very easy to maintain."

Decorative painting and plastering are specialised skills that also require an artistic mind. The projects are often complicated.

But the more complicated the project, the more Wong enjoys his work. "I prefer clients who have an exquisite taste," he says. "The more demanding they are, the better my work gets. I can't really connect with those who value time over aesthetics."

For those who prefer to play with light, a mirrored wall is another option.

Mirrored walls have long played an important part in local designs. A well-positioned mirrored wall brings a certain translucence to a place, which can make it feel more spacious. It works particularly well with small apartments in Hong Kong. But the new generation of mirrored walls offer even more.

Apart from the different patterns and colour schemes, mirrored walls can create a special personality at home. Nature lovers, for example, may go for a forest- or beach-themed mirrored wall. City lovers may favour an Eiffel Tower theme. For more playful minds, birds on a branch could be a fun idea.

"The new generation of mirrored walls are reflections of the homeowners' personality, as well as the designer's style and technique," says Max Lam, creative director of Moderne Design House.

"Mirrored walls are usually built on the general theme of a home," he says. "Some homeowners prefer to play with the reflection and shape of mirrors. Some incorporate their favourite materials with the mirrors, which is really cool and original."

These materials include movie posters for film buffs, or potted plants for a garden theme.

"In one of my recent projects at The Legend at Jardine's Lookout, I built a tree-

藝術油牆在歐洲已興起近二、三十年，但香港真正興起卻是近年的事。特手藝術油漆設計的設計總監黃讚波表示，藝術油牆能有出頭天並不容易，因為一面牆的造價，比起使用一般油漆貴上一倍或以上，然而，手工掃漆和批盪的油漆藝術確是其他裝修不能比擬。他試過用上一個多月時間才能完成一度主題牆：「造價有時是普通牆的兩至三倍，但客戶愛其豪華及古典氣派，所以近數年香港豪宅愈來愈喜歡藝術油牆。」

他說，通常是喜愛藝術的人，才會喜愛藝術油牆；「不是很多客人願意讓你工作一個多月，但喜愛的人會很喜愛，尤其是那種特有的古典感覺，以及為家居空間帶來一份藝術感。」藝術油漆的特點，是主題自由，無邊無際，只要畫得出來，就可油進牆身上，打破牆的平面呆板感。

他以上次做了個多月的牆為例，「那個客戶

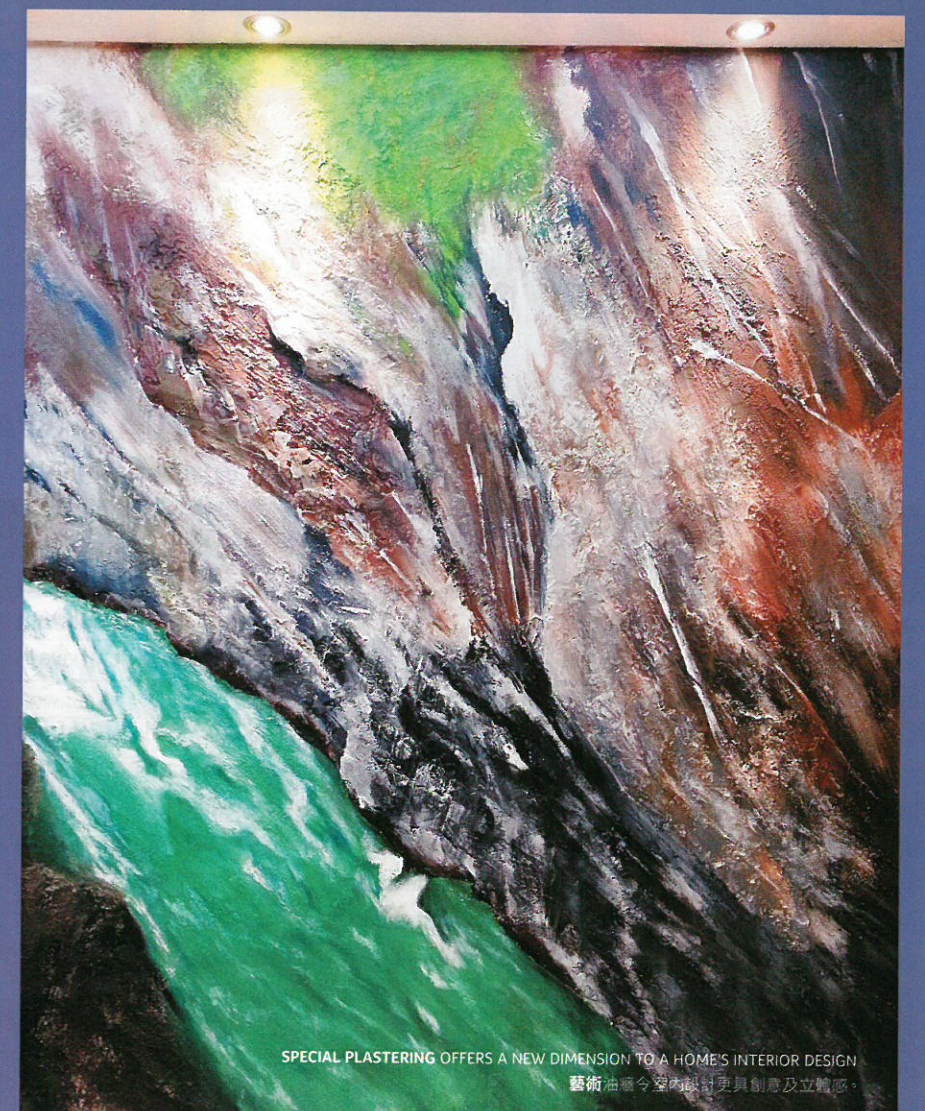
Family favourite

To maintain the finish of a decorative wall, it requires a "special waterproofing treatment" to make it last, says Wong Tsan-por, creative director of Magic Hand Decorative Painting Design. "All the homeowner needs to do is to dust the wall from time to time."

"Also, the paints we use are safe and do not contain harmful volatile organic compounds, such as formaldehyde, heavy metals or other harmful substances. That explains why it is favoured by families with children."

家庭友善

近年，香港多了家庭愛上藝術油漆設計，除了因為藝術油牆很有風格外，也因為環保；特手藝術油漆設計總監黃讚波指出：「藝術油漆所用的油漆，全都採用環保物料，不含苯系物，即甲醛、重金屬、游離有害物質等，受家庭喜愛。」另外，藝術油牆的浮雕批盪，比一般牆更容易保養，但黃讚波說：「因為藝術牆會加上倒模的滲透色及防水保護膜，十分耐用，不用水抹，只用雞毛掃拂塵，就很乾淨。」



SPECIAL PLASTERING OFFERS A NEW DIMENSION TO A HOME'S INTERIOR DESIGN. 藝術油牆令室內設計更具創意及立體感。



MIRRORED WALLS HELP MAGNIFY THE SENSE OF SPACE.
鏡牆有擴闊室內空間感之效。

MAX LAM
攀風設計
的設計總監



must before installing the mirrors. Mirrors come in all kinds of colours, such as grey, brown, clear and gold.

"The designer will talk with the homeowners and find out what they want and the main theme of the design," Lam says. "Since the mirrored wall is usually the focal point of the design, it is very important to make sure what the homeowners have in mind."

So how are mirrored walls different from stained glass, which remains popular in Europe, where it originated?

"Stained glass does not give you reflections," Lam says. "Mirrors, on the other hand, can help magnify the sense of space, especially when the residential units here are generally cramped."

By reflecting light, mirrors can also help to make homes brighter. Mirrors are easy to clean and maintain.

想造出一面帶有大理石感覺的牆，手感如大理石，但又要我們在牆上以藝術油漆批盪出一幅畫，所以我們用筆先勾線，再用油漆及小刀，一刀一刀的批出一幅畫。

一般家庭喜歡清雅的藝術油牆，黃讚波說：「通常客人會喜愛立體花紋，我們用手批出三維感覺，亦有客人愛白色的藝術油牆，要求批出立體的暗紋，再掃上自然光澤的油漆保護膜，家居看上去很簡約，而且容易保養。」

藝術油牆在香港屬冷門的工作，設計師需懂油漆又懂美術，且一般客人要求的作品牆難度很高，不過，這正合黃讚波心意：「因為要求高，做出來的效果才好。」

香港寸金呎土，鏡牆帶給家居通透感，在香港極之普及和流行，但近年興起的特色鏡牆，卻與過往的概念不同。新概念特色鏡牆除了圖案及色澤可愛外，為家居營造風格與個性，例如，你喜歡大自然，可以設計森林或海邊鏡牆，你喜歡城市熱鬧，可以設計巴黎鐵塔鏡牆。

新一代鏡牆其實是戶主的個性表現，融合設計師及技師的風格與技術；攀風設計有限公司的設計總監Max Lam指出：「鏡牆的設計概念，建基於每個家居的設計主題，家庭普遍會利用鏡的反射特性，配以喜歡的圖案做鏡牆，一些家庭會在鏡牆加上喜歡的物料作配襯，使鏡牆很有特色。」這些物料很多，有些會是收藏的海報，有些會在花園為主題的鏡牆上掛上植物。

Max Lam說：「以我在名門的其中一個作品為例，客廳的主牆用了樹紋鏡，還延伸走廊，設計了一度暗門；客廳的樹紋鏡牆，再配以樹紋牆紙的其他牆，不同的材質融匯出一股大自然的氣息，把森林帶進家居。」

除了客廳可加入特色鏡牆，其他地方也適合；Max Lam建議，可考慮在露台旁設計鏡牆，將室外的天空、綠草、等景象一一映進屋內。

製作鏡牆，顏色與圖案基本上沒有局限，但Max Lam說，牆上必需先釘上底板，鏡牆可選用灰鏡、茶鏡、清鏡、金鏡等；「製作前，設計師會先與戶主詳談，了解家居設計的主題，由於鏡牆通常是家中的焦點，故選擇的主題需與整個家居設計主題配合，這是十分重要的。」

「歐洲的圖案玻璃牆，分別在於玻璃牆沒有反射功能，因為香港的單位普遍較歐洲細，使用鏡材質具有反射功能，能擴闊室內的空間感。」

Max Lam說，鏡牆還有其他優點，包括把室內的燈光折射，倍增光線的滲透感，另外保養簡易，只需用玻璃清潔劑抹抹便可：「加上每個家庭都需要鏡，一物多用，何樂而不為？」

MONTHLY LUXURY HOME SALES
豪宅買賣按月統計(>HK\$12m)

	08/13	07/13	Change 變幅
Primary market 一手			
Volume 宗數	39	60	-35%
Value 金額 (HK\$m)	2,257	999	+126%
Secondary market 二手			
Volume 宗數	145	176	-18%
Value 金額 (HK\$m)	4,057	4,420	-8%
Overall 總計			
Volume 宗數	184	236	-22%
Value 金額 (HK\$m)	6,314	5,418	-17%

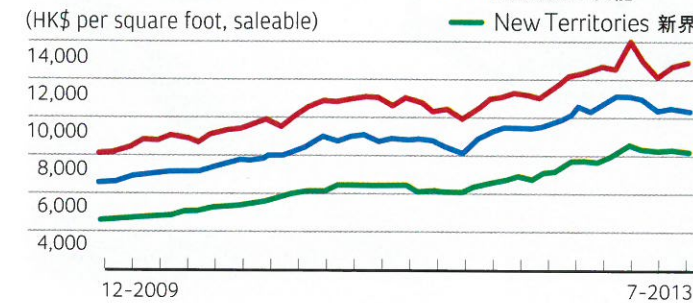
SOURCE: LAND REGISTRY CENTALINE 資料來源：土地註冊處、中原

RESIDENTIAL MORTGAGE SURVEY RESULTS
住宅按揭統計調查結果

	07/2013	06/2013	Change 變幅
Mortgage loans drawn down			
新取用按揭貸款額 (HK\$bbn)	12.2	12.8	-4.9%
Mortgage loans approved			
新批出按揭貸款 (HK\$bbn)	15.8	15.7	+1.2%
Number of mortgage applications			
新申請貸款個案	8,424	9,301	-9.4%
Outstanding value of mortgage loans			
未償還按揭貸款總額	898.4	896.9	+0.2%

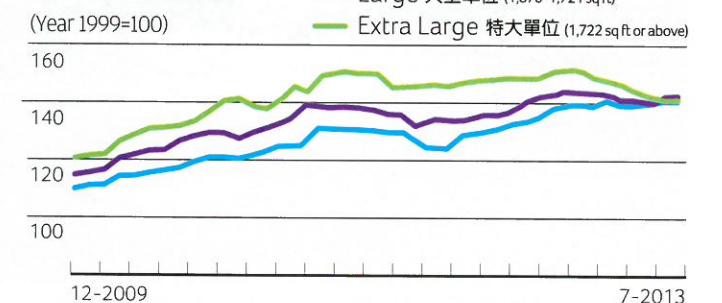
SOURCE: HKMA 資料來源：金管局

PRICE TRENDS
平均實用價格走勢



SOURCE: LAND REGISTRY, RATING & VALUATION DEPARTMENT, MIDLAND REALTY 資料來源：土地註冊處、差餉物業估價署、美聯

RENTAL INDEX
平均租金指數



COMPARISON OF MORTGAGE PLANS OFFERED BY MAJOR LENDERS
主要銀行按揭計劃及比較

	Bank of China 中銀香港	Bank of East Asia 東亞	Citibank 花旗	HSBC 匯豐	Standard Chartered 渣打	Wing Hang 永亨
Plan (%) 計劃 (厘)	P-2.6 to P-1.95 H+1.7% to H+3.15%	P-2.85% to P-2.35% H+2.25% to H+2.4%	P-3.1%	P-2.85% to P-1.85% H+2.75% to H+3.25%	P-2.15% to P-1.75% H+2.75% to H+3.25%	P-2.85% to P-2.6% H+1.95% to H+2.2%
Actual rate % 實際利率 (厘)	2.4% to 3.05% 1.91% to 3.36%	2.4% to 2.9% 2.46% to 2.61%	2.15% 2.71% to 3.21%	2.15% to 3.15% 2.96% to 3.46%	3.1% to 3.5% 2.96% to 3.46%	2.4% to 2.65% 2.16% to 2.41%
Cash rebate (%) 現金回贈 (%)	0.2%-0.5% 0.2%-0.5%	0.2%-0.5%	0.5% 0.3%-1.0%	0.5%-1.0% 0.2%-0.5%	0.2%-0.5%	0.8% 0.4%-0.6%
Penalty period (yr) 罰息期 (年)	3 3	3 3	3 3	3 3	3 3	3 3
Monthly payment (HK\$1m, 20yr) 每月供款額 (以100萬港元供20年計)	HK\$5,250-HK\$5,571 HK\$5,111-HK\$5,728	HK\$5,130-HK\$5,748 HK\$5,280-HK\$5,353	HK\$5,130	HK\$5,130-HK\$5,672 HK\$5,526-HK\$5,779	HK\$5,596-HK\$5,800 HK\$5,526-HK\$5,779	HK\$5,250-HK\$5,372 HK\$5,135-HK\$5,255

Note: The above mortgage terms and conditions are subject to the final approval of the banks. Data as of September 12. The prime rate (P) for HSBC, Hang Seng and BoCHK is 5% p.a., while the rest is 5.25% p.a. 註：以上一切條款及細則以銀行最後批核為準。資料截至9月12日。最優惠利率 (P) 為5厘之銀行包括匯豐、恒生及中銀，其餘為5.25厘。H為銀行同業拆息。
SOURCE: BANKS' MORTGAGE HOTLINES, HKMA 資料來源：各銀行按揭熱線、金管局