

私人寫字樓 — 核心地區甲級寫字樓的租金及售價指數
PRIVATE OFFICE - RENTAL AND PRICE INDICES FOR GRADE A OFFICE IN CORE DISTRICTS
 (1999 = 100)

年 / 月 Year / Month	租金 Rents			售價 Prices
	上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地區 # Core Districts #
1984	43.8	41.5	43.1	23.5
1985	41.9	37.3	52.1	26.1
1986	51.8	48.6	67.6	31.5
1987	67.8	63.2	86.1	42.0
1988	84.6	79.3	106.3	73.9
1989				
1 - 3	128.0	118.9	127.0	106.5
4 - 6	155.4	137.6	150.1	124.8
7 - 9	143.3	155.7	159.3	116.7
10 - 12	156.4	158.7	161.4	119.3
1990				
1 - 3	161.1	145.7	154.2	120.0
4 - 6	150.4	147.3	144.2	105.5
7 - 9	151.1	140.9	147.5	113.9
10 - 12	143.7	139.6	147.8	121.6
1991				
1 - 3	138.8	128.7	149.5	95.0
4 - 6	128.8	124.1	135.5	92.9
7 - 9	120.2	123.6	139.1	98.5
10 - 12	130.5	125.9	142.7	101.9
1992				
1 - 3	120.6	121.2	136.3	113.1
4 - 6	120.6	124.6	140.8	123.9
7 - 9	130.0	130.0	144.1	131.8
10 - 12	124.5	128.1	146.1	137.9
1993				
1	135.6	136.6	147.2	140.2
2	135.6	142.0	142.1	159.5
3	132.2	135.2	147.8	150.7
4	143.3	143.9	151.1	144.5
5	144.8	150.3	149.8	152.3
6	140.1	149.0	157.4	167.5
7	150.7	154.6	160.1	160.0
8	155.2	154.2	154.2	175.6
9	156.4	153.6	161.1	165.9
10	155.0	150.3	162.3	175.8
11	163.4	159.0	158.6	166.8
12	160.6	165.7	161.3	179.3

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1994	1	164.1	164.9	173.4	186.1
	2	167.9	177.9	170.8	213.0
	3	178.1	172.6	177.0	259.0
	4	186.3	188.6	184.3	252.2
	5	184.4	192.4	183.1	270.0
	6	189.8	187.6	188.0	240.4
	7	195.3	193.0	186.1	253.7
	8	201.9	202.1	197.0	257.0
	9	208.7	203.0	200.3	248.8
	10	211.1	200.1	194.7	(220.2)
	11	200.0	204.4	196.2	241.5
	12	(206.9)	212.1	191.3	241.2
1995	1	206.7	204.6	191.3	232.5
	2	205.0	209.7	184.9	(215.9)
	3	206.4	203.9	176.5	202.3
	4	200.7	196.7	183.8	204.7
	5	193.9	196.6	178.0	200.5
	6	188.0	186.3	174.4	190.7
	7	193.0	192.1	169.9	(178.2)
	8	188.3	183.3	168.3	(177.7)
	9	194.5	183.7	166.8	(180.8)
	10	175.4	172.7	158.6	(151.6)
	11	181.3	174.3	155.3	(190.8)
	12	166.0	172.4	155.1	186.8
1996	1	158.3	160.2	146.6	188.2
	2	158.7	163.3	138.7	187.1
	3	160.8	160.2	148.9	181.8
	4	152.8	159.3	145.7	190.2
	5	155.4	162.6	145.4	197.3
	6	161.2	162.9	141.4	188.9

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1996	7	155.4	160.0	138.8	189.8
	8	157.7	161.3	139.3	200.4
	9	160.3	162.5	143.5	186.1
	10	157.9	157.6	142.3	189.3
	11	162.5	160.6	145.6	199.4
	12	165.2	156.2	142.3	227.3
1997	1	165.5	164.6	147.2	239.3
	2	174.9	155.9	145.4	229.8
	3	166.3	158.2	147.4	247.4
	4	170.0	170.9	142.0	257.6
	5	167.2	167.9	146.5	242.8
	6	169.5	168.2	150.4	254.1
	7	171.3	170.2	149.3	237.4
	8	172.7	169.6	148.9	230.3
	9	171.9	177.9	157.2	234.9
	10	175.5	171.6	147.5	224.9
	11	170.7	172.6	149.8	206.5
	12	174.2	173.2	153.6	175.6
1998	1	173.8	175.4	147.2	173.9
	2	168.8	176.4	145.3	161.7
	3	167.1	163.6	142.4	155.6
	4	174.6	168.9	138.1	165.1
	5	163.0	157.6	136.5	151.9
	6	149.0	153.5	133.5	131.7
	7	146.8	147.6	126.9	110.9
	8	143.4	141.3	128.4	(108.3)
	9	136.4	139.3	118.4	(100.7)
	10	132.4	134.2	120.3	110.6
	11	125.5	123.1	111.5	93.6
	12	122.9	120.6	108.7	88.8

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1999	1	117.3	115.1	106.3	(95.4)
	2	113.6	113.2	103.4	(101.5)
	3	106.0	107.5	107.2	(104.8)
	4	98.0	103.8	98.8	95.1
	5	97.8	97.1	95.1	100.6
	6	97.1	97.6	97.7	101.1
	7	96.9	97.1	101.3	100.9
	8	96.6	94.6	98.5	104.8
	9	92.4	91.2	100.4	100.7
	10	94.5	88.8	101.3	103.4
	11	90.1	95.9	92.8	96.6
	12	99.7	98.1	97.1	95.1
2000	1	92.9	95.2	95.8	101.8
	2	93.4	98.1	95.9	101.3
	3	96.7	96.5	94.7	97.6
	4	102.8	94.3	97.2	100.1
	5	100.9	105.1	97.3	86.6
	6	103.0	102.2	99.9	92.4
	7	103.7	104.3	96.4	91.8
	8	106.8	99.5	96.2	96.7
	9	107.5	103.7	97.6	92.4
	10	113.3	104.5	98.1	96.4
	11	113.1	103.3	96.3	91.5
	12	116.8	106.4	94.9	95.0
2001	1	120.9	110.9	98.6	(92.4)
	2	122.9	105.2	96.1	88.4
	3	124.5	104.6	101.5	93.0
	4	118.6	110.2	98.8	93.5
	5	120.2	109.8	97.8	91.9
	6	122.7	109.9	98.4	90.1

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2001	7	116.6	109.4	97.3	86.5
	8	115.6	105.0	95.3	(93.2)
	9	115.6	103.7	92.6	82.5
	10	112.3	101.0	89.6	(77.0)
	11	108.8	99.6	88.4	(76.5)
	12	102.6	98.8	88.0	74.8
2002	1	99.0	95.2	85.9	(74.4)
	2	94.3	93.6	84.8	(76.7)
	3	87.1	84.9	85.3	74.0
	4	87.6	83.2	83.9	72.9
	5	84.5	83.1	83.7	(74.0)
	6	84.2	80.2	83.4	71.2
	7	82.6	80.6	83.4	70.1
	8	81.8	79.9	82.5	(70.1)
	9	81.5	78.5	81.1	(69.9)
	10	80.5	79.5	80.6	(63.9)
	11	80.1	78.9	80.6	63.4
	12	77.4	76.7	80.5	62.3
2003	1	77.8	76.7	79.5	61.1
	2	76.0	73.0	76.5	(62.6)
	3	74.0	71.3	77.6	58.4
	4	70.4	68.4	76.1	57.9
	5	68.3	67.6	74.3	(60.9)
	6	62.8	67.2	72.7	60.9
	7	62.3	62.4	74.4	61.8
	8	63.9	62.3	72.0	63.3
	9	62.5	60.9	72.7	64.1
	10	61.5	62.6	73.4	68.1
	11	62.1	65.1	73.2	71.7
	12	65.5	66.2	71.6	74.3

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2004	1	69.4	66.7	76.1	94.6
	2	67.2	65.3	72.4	101.1
	3	65.3	66.3	75.5	116.1
	4	66.8	65.1	75.8	111.9
	5	67.9	68.5	76.6	117.5
	6	68.6	69.5	80.5	119.7
	7	68.6	63.8	79.3	116.1
	8	78.3	70.1	82.2	114.2
	9	79.2	68.7	79.7	119.0
	10	74.1	72.2	79.3	125.7
	11	79.8	71.3	85.5	135.5
	12	78.7	71.1	85.6	135.5
2005	1	87.4	77.2	92.4	146.9
	2	87.6	78.1	93.5	154.1
	3	91.8	81.5	98.6	148.2
	4	89.9	83.8	100.4	154.5
	5	102.0	83.6	100.5	166.3
	6	99.4	85.9	101.3	152.0
	7	108.1	88.5	105.8	162.6
	8	112.8	94.9	111.3	173.1
	9	116.8	91.9	112.6	(167.3)
	10	117.2	95.6	115.5	155.1
	11	118.1	100.5	120.2	(174.1)
	12	121.0	103.2	118.7	164.5
2006	1	121.6	106.7	118.6	161.3
	2	130.6	112.0	126.8	(161.5)
	3	128.7	112.9	121.0	155.9
	4	135.9	120.6	127.8	173.5
	5	139.4	118.3	128.5	164.1
	6	140.1	121.3	130.1	169.7

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2006	7	141.3	124.9	129.8	177.4
	8	144.4	127.2	128.1	172.7
	9	147.0	129.9	127.1	160.5
	10	146.2	129.3	130.5	168.4
	11	154.0	132.6	129.1	170.9
	12	149.1	124.0	131.4	169.0
2007	1	155.5	127.6	131.6	164.1
	2	159.7	125.4	132.8	177.0
	3	164.6	125.4	130.6	171.2
	4	164.2	127.7	131.9	(172.1)
	5	174.0	131.5	129.0	176.7
	6	178.0	130.4	135.3	185.0
	7	174.8	132.8	132.6	187.1
	8	184.7	134.1	133.8	190.8
	9	181.4	135.6	133.6	192.3
	10	186.8	131.7	135.7	195.0
	11	185.2	141.7	135.9	206.5
	12	192.8	151.2	135.9	217.6
2008	1	198.9	152.3	137.2	234.0
	2	203.0	155.9	141.7	242.0
	3	220.8	156.3	144.4	243.4
	4	224.1	162.3	146.8	263.9
	5	239.8	165.4	148.5	249.1
	6	242.3	164.0	154.2	265.0
	7	247.9	174.6	151.5	(225.3)
	8	252.5	178.6	155.1	(222.5)
	9	247.1	177.9	151.1	(233.5)
	10	244.7	178.8	156.7	(201.0)
	11	234.8	177.0	148.5	(201.0)
	12	229.5	176.4	144.3	(171.6)

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2009				(169.2)
	1	219.0	166.5	143.3
	2	205.7	162.6	128.5
	3	198.9	153.6	123.5
	4	185.5	148.2	121.1
	5	184.5	139.9	119.2
	6	181.3	139.1	120.7
	7	178.3	140.6	120.2
	8	178.5	138.5	123.0
	9	176.6	143.1	122.0
	10	180.2	142.1	122.3
	11	180.5	142.5	123.8
	12	181.9	144.7	124.9
				(229.0)
				230.1

() 表示少於 10 宗交易。

核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀。

由於四捨五入關係，這裏較早年期重訂基期的指數，與以往出版的舊有指數計算而成的，會略有不同。

同樣地，在這裏，1980年初的綜合指數已採用劃一的加權方法，這與過去已出版的數字採用不同的加權機制，未必吻合。

() Indicates fewer than 10 transactions.

Core Districts : Sheung Wan / Central, Wan Chai / Causeway Bay & Tsim Sha Tsui.

Due to rounding, the re-based indices here in respect of earlier years may differ slightly from converting past published figures.

Also, a standard weighting method is adopted here to derive composite indices which for earlier years in the 1980s may not tally with past published figures using a different weighting mechanism.