

私人寫字樓 — 各級別售價指數 (所有地區)  
 PRIVATE OFFICE - PRICE INDICES BY GRADE (ALL DISTRICTS)  
 ( 1999 = 100 )

年 / 月 Year / Month	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 All Grades
1981	43.8	65.5	62.7	54.7
1982	39.5	63.9	53.4	51.7
1983	29.4	35.9	36.7	33.7
1984	19.8	26.4	30.0	23.2
1985	24.7	27.7	30.5	26.5
1986				
1 - 3	27.2	30.1	31.9	29.2
4 - 6	27.4	32.4	32.9	30.3
7 - 9	31.4	29.2	32.7	31.2
10 - 12	31.4	34.7	34.0	32.9
1987				
1 - 3	39.6	36.8	37.4	38.1
4 - 6	41.0	40.1	39.3	40.2
7 - 9	46.1	43.5	42.4	44.1
10 - 12	44.5	46.4	45.5	45.5
1988				
1 - 3	46.4	49.6	48.4	48.1
4 - 6	53.3	59.8	56.3	56.5
7 - 9	69.0	68.9	70.3	69.5
10 - 12	81.0	81.2	77.8	79.8
1989				
1 - 3	95.6	96.5	97.5	96.5
4 - 6	111.6	110.2	105.3	109.0
7 - 9	105.0	106.1	95.5	102.0
10 - 12	106.6	107.1	101.3	105.1
1990				
1 - 3	111.8	104.4	97.8	105.3
4 - 6	91.2	99.9	95.1	94.9
7 - 9	89.8	99.0	94.0	93.4
10 - 12	105.9	101.2	98.2	102.9
1991				
1 - 3	88.5	100.1	99.1	94.0
4 - 6	88.1	100.3	102.5	93.5
7 - 9	99.3	113.7	108.1	103.8
10 - 12	106.0	123.2	109.3	109.7
1992				
1 - 3	114.3	139.1	128.1	121.8
4 - 6	129.1	148.8	140.4	135.1
7 - 9	137.6	154.0	147.9	142.4
10 - 12	144.2	160.6	158.7	149.2
1993				
1	( 144.8 )	( 160.0 )	147.4	147.2
2	156.5	( 157.1 )	166.8	158.6
3	152.7	187.2	156.7	158.0
4	151.5	171.0	165.3	156.8
5	150.5	171.9	170.3	157.3
6	162.1	178.9	162.2	164.7

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年 / 月 Year / Month		甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 All Grades
1993	7	159.8	181.7	167.0	164.7
	8	162.9	182.1	167.0	167.2
	9	168.8	173.1	164.8	168.9
	10	174.8	175.9	165.7	173.3
	11	173.9	179.8	167.6	173.9
	12	180.3	196.1	181.8	184.1
1994	1	188.9	206.6	188.7	192.8
	2	208.3	229.9	194.2	210.2
	3	243.5	247.1	203.4	236.1
	4	241.7	261.9	209.4	239.5
	5	256.0	275.8	210.3	250.0
	6	231.2	235.8	216.1	228.7
	7	252.4	244.7	199.7	238.1
	8	227.9	274.0	216.2	234.2
	9	239.9	266.9	203.4	235.8
	10	219.1	271.0	205.9	226.3
	11	248.4	252.5	199.9	236.5
	12	235.3	279.8	202.3	235.2
1995	1	227.4	( 198.9 )	203.8	216.2
	2	( 220.7 )	( 208.3 )	203.2	213.8
	3	207.6	241.2	188.1	208.5
	4	212.5	233.6	192.1	210.6
	5	202.0	218.9	185.4	200.5
	6	193.2	224.7	180.7	195.4
	7	( 177.6 )	189.9	173.8	178.7
	8	( 193.1 )	192.8	179.2	189.8
	9	( 181.4 )	( 206.4 )	165.6	182.4
	10	( 161.3 )	( 187.8 )	168.6	167.4
	11	( 191.4 )	( 187.2 )	181.6	188.4
	12	( 189.6 )	197.1	160.5	183.8
1996	1	194.4	198.1	170.5	189.2
	2	193.5	181.6	163.6	183.5
	3	190.0	214.6	176.4	191.9
	4	189.9	192.8	161.5	183.6
	5	193.8	218.8	177.3	195.0
	6	185.1	191.3	190.6	187.5
	7	180.7	194.9	157.7	178.4
	8	186.2	168.2	161.7	177.6
	9	181.1	196.6	180.9	183.8
	10	182.7	175.8	162.7	177.6
	11	195.9	206.8	180.5	195.2
	12	229.0	199.8	176.4	217.2

私人寫字樓 — 各級別售價指數 (所有地區)  
 PRIVATE OFFICE - PRICE INDICES BY GRADE (ALL DISTRICTS)  
 (1999 = 100)

年 / 月 Year / Month		甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 All Grades
1997	1	230.9	225.6	179.2	223.2
	2	220.6	198.6	180.6	212.0
	3	235.5	233.0	196.7	229.9
	4	227.3	217.4	185.7	219.8
	5	223.7	233.7	200.0	221.9
	6	244.7	220.3	194.0	233.2
	7	219.7	211.8	195.0	214.6
	8	205.1	220.5	178.3	203.6
	9	216.2	197.1	199.6	210.4
	10	218.4	212.1	197.2	213.9
	11	201.6	213.2	184.8	200.9
	12	170.9	172.3	181.5	173.3
1998	1	( 177.5 )	( 158.4 )	172.5	172.2
	2	( 162.7 )	( 156.3 )	149.9	158.5
	3	167.4	167.5	151.3	163.9
	4	168.4	149.5	159.2	162.3
	5	155.7	143.7	144.8	150.8
	6	136.4	140.4	145.0	139.2
	7	( 113.8 )	( 120.2 )	127.4	118.2
	8	( 112.9 )	( 128.8 )	( 123.1 )	118.7
	9	( 99.0 )	( 116.7 )	( 106.7 )	104.8
	10	( 112.6 )	( 114.3 )	( 112.1 )	112.9
	11	98.2	( 108.8 )	120.7	105.4
	12	100.5	121.5	107.2	106.6
1999	1	( 100.3 )	( 101.7 )	106.5	101.9
	2	( 97.2 )	( 104.6 )	( 104.2 )	100.2
	3	( 97.8 )	( 102.8 )	115.1	102.4
	4	99.2	( 96.0 )	113.0	101.6
	5	99.6	( 99.3 )	109.0	101.7
	6	101.8	100.9	100.8	101.4
	7	103.6	( 102.8 )	97.9	102.3
	8	( 102.3 )	( 97.5 )	93.9	99.6
	9	100.1	96.9	90.6	97.4
	10	103.9	( 99.6 )	90.4	100.2
	11	96.9	98.1	91.2	95.9
	12	97.2	( 99.8 )	87.1	95.5
2000	1	96.2	( 101.0 )	89.4	95.6
	2	( 100.3 )	99.5	( 90.3 )	98.1
	3	96.8	96.2	84.1	94.1
	4	97.5	91.8	84.8	93.7
	5	90.5	91.5	85.1	89.6
	6	95.4	91.4	85.6	92.3

私人寫字樓 — 各級別售價指數 (所有地區)  
 PRIVATE OFFICE - PRICE INDICES BY GRADE (ALL DISTRICTS)  
 (1999 = 100)

年 / 月 Year / Month		甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 All Grades
2000	7	84.5	84.7	80.9	83.8
	8	90.9	85.0	76.5	86.6
	9	88.6	88.7	80.8	87.1
	10	88.2	87.5	80.6	86.4
	11	( 89.7 )	87.2	79.1	86.7
	12	87.2	87.9	75.9	84.9
2001	1	( 83.6 )	88.0	76.6	83.3
	2	86.8	89.4	73.6	84.6
	3	93.5	90.9	74.6	88.5
	4	( 86.5 )	( 86.7 )	73.9	83.6
	5	85.2	84.9	73.3	82.3
	6	84.8	80.4	71.4	80.5
	7	84.7	79.2	67.7	79.0
	8	( 80.0 )	76.0	67.6	75.6
	9	76.3	74.7	67.7	73.6
	10	( 73.0 )	( 71.2 )	( 68.1 )	71.2
	11	( 72.6 )	71.4	67.8	71.0
	12	74.2	69.7	68.2	71.3
2002	1	( 72.6 )	( 69.2 )	68.9	70.6
	2	( 75.6 )	( 69.2 )	68.3	71.8
	3	( 74.6 )	68.8	68.9	71.3
	4	71.6	66.6	69.0	69.4
	5	( 70.2 )	66.5	68.8	68.7
	6	69.7	67.6	66.6	68.2
	7	( 71.4 )	68.4	66.6	69.2
	8	( 70.4 )	( 68.0 )	66.6	68.7
	9	( 68.7 )	68.0	65.9	67.8
	10	( 66.9 )	( 67.1 )	65.8	66.7
	11	63.9	( 67.0 )	63.1	64.6
	12	( 63.9 )	66.1	60.3	63.5
2003	1	( 63.4 )	63.7	59.8	62.5
	2	( 62.7 )	( 62.8 )	59.7	61.9
	3	( 62.6 )	62.9	59.5	61.8
	4	62.4	( 61.8 )	58.4	61.0
	5	( 59.1 )	( 56.2 )	54.9	56.9
	6	( 61.3 )	58.9	56.3	59.1
	7	61.5	58.8	58.9	59.9
	8	64.7	60.4	58.8	61.5
	9	64.9	65.6	58.7	63.3
	10	65.9	68.0	58.8	64.6
	11	74.2	70.9	57.5	68.5
	12	75.4	70.6	59.0	69.5

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年 / 月 Year / Month		甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 All Grades
2004	1	91.2	80.8	67.3	82.5
	2	99.3	82.1	69.6	87.1
	3	106.5	98.8	69.7	96.3
	4	105.5	95.3	72.9	95.3
	5	110.8	92.8	78.9	98.1
	6	116.9	88.6	73.1	98.1
	7	111.2	89.5	74.7	95.9
	8	110.3	93.5	74.5	96.8
	9	123.1	100.4	78.2	105.5
	10	118.6	110.8	85.3	108.3
	11	128.3	102.3	91.8	112.1
	12	135.8	105.4	87.1	115.5
2005	1	133.5	104.4	82.3	112.2
	2	155.9	112.9	91.8	127.7
	3	149.5	126.9	98.3	129.8
	4	146.8	137.8	105.0	133.0
	5	157.2	145.6	107.9	140.7
	6	141.3	143.9	108.5	133.0
	7	155.2	137.8	102.3	136.2
	8	157.3	148.8	110.5	142.0
	9	( 143.4 )	146.0	111.0	134.7
	10	( 147.0 )	136.5	114.5	134.6
	11	( 154.6 )	140.8	111.0	137.5
	12	( 154.7 )	135.5	106.3	134.0
2006	1	149.0	133.9	111.5	132.8
	2	134.0	139.2	114.6	128.8
	3	141.7	134.1	118.2	131.4
	4	163.8	138.3	114.4	140.3
	5	154.5	140.8	115.0	137.2
	6	157.8	141.9	121.2	141.1

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年 / 月 Year / Month	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 All Grades
2006 7	156.5	150.9	123.5	143.7
8	( 161.4 )	153.6	120.8	145.3
9	154.7	153.3	120.8	142.7
10	163.5	143.7	121.3	143.9
11	153.2	149.8	128.4	143.9
12	153.2	140.0	124.8	140.3
2007 1	161.9	143.3	128.8	145.6
2	( 162.1 )	150.8	131.1	148.2
3	162.8	157.6	134.3	151.6
4	( 163.4 )	160.4	136.6	153.0
5	164.9	163.5	138.6	155.5
6	174.5	165.9	139.8	160.1
7	176.5	169.8	145.8	164.0
8	181.8	171.2	150.6	168.3
9	183.5	169.0	156.1	170.2
10	188.6	182.9	160.8	178.6
11	200.5	199.3	169.2	191.3
12	213.2	202.1	172.2	199.0
2008 1	220.0	203.6	172.9	203.3
2	222.0	204.3	183.5	207.6
3	222.7	205.2	184.8	208.4
4	225.7	201.8	181.9	208.5
5	228.5	202.6	187.1	211.5
6	225.5	206.8	189.1	211.3
7	( 213.8 )	207.2	189.2	205.6
8	( 199.8 )	210.2	191.4	200.0
9	( 226.9 )	203.2	176.6	207.4
10	( 194.0 )	( 190.7 )	169.2	186.0
11	( 188.2 )	( 173.0 )	153.2	173.5
12	( 169.0 )	( 175.3 )	153.4	165.4

**私人寫字樓 — 各級別售價指數 (所有地區)**  
**PRIVATE OFFICE - PRICE INDICES BY GRADE (ALL DISTRICTS)**  
 (1999 = 100)

年 / 月 Year / Month	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 All Grades
2009 1	( 154.0 )	( 174.7 )	151.2	158.2
2	( 152.0 )	( 163.8 )	149.5	154.3
3	( 146.2 )	159.8	149.2	151.2
4	152.1	163.8	161.5	158.8
5	176.0	169.8	163.7	169.8
6	189.6	182.6	169.8	181.7

( ) 表示少於 20 宗交易。

上述指數並非限於表 2.2 所載的主要地區，而是包括全港各地區。

由 1984 年第一季起，計算售價指數時已陸續加入新界各區物業的售價；而由 1987 年第一季起，已加入新界所有地區的物業售價。

由 1991 年第二季起，售價指數均就新界定級別的寫字樓編製。這些指數不能直接與較早前的指數相比。

由 2000 年 4 月起，售價指數均就重新界定級別的寫字樓編製。這些指數不能直接與較早前的指數相比。

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 20 transactions.

The indices are not restricted to the main districts shown in Table 2.2, and instead, they reflect the whole territory.

Prices for properties in the New Territories were gradually added by district from the first quarter of 1984. Since the first quarter of 1987, all districts have been included.

Since second quarter of 1991 price indices have been compiled in respect of units graded according to revised grading criteria. They are not strictly comparable to earlier indices.

Since April 2000 price indices have been compiled in respect of units graded according to revised grading criteria. They are not strictly comparable to earlier indices.

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.