

**APPENDIX 1 – QUARTERLY AVERAGE PRICES OF PRIVATE OFFICES BY GRADE**

(\$ / m<sup>2</sup>)

Year	Quarter	Grade A							Grade B							Grade C						
		Sheung Wan	Central	Wan Chai/Causeway Bay	North Point/Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/Mong Kok	Kowloon Bay/Kwun Tong	Sheung Wan	Central	Wan Chai/Causeway Bay	North Point/Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/Mong Kok	Kowloon Bay/Kwun Tong	Sheung Wan	Central	Wan Chai/Causeway Bay	North Point/Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/Mong Kok	Kowloon Bay/Kwun Tong
2022	1	-	(403 993)	-	-	(183 727)	-	(198 020)	(201 852)	(334 331)	(265 907)	-	(178 953)	180 854	-	189 362	234 309	215 990	(189 809)	156 167	168 512	-
	2	(233 958)	(433 717)	(169 843)	-	(185 334)	-	(85 136)	(183 963)	(196 923)	(188 544)	-	197 605	165 085	(155 102)	163 256	259 811	190 913	(187 946)	169 798	156 403	-
	3	-	-	(358 680)	-	(221 610)	-	(120 096)	(140 070)	-	(215 232)	-	(198 991)	190 071	-	163 036	(308 320)	203 409	(197 008)	147 801	169 129	-
	4	-	(393 834)	(179 588)	-	(181 281)	-	(132 548)	(159 722)	(178 325)	(324 921)	(142 361)	(163 086)	190 915	(124 396)	(153 516)	(135 868)	(195 827)	(204 896)	153 757	(150 777)	-
2023	1	-	453 235	(193 829)	(202 804)	192 215	-	143 716	-	(189 474)	248 626	-	(156 308)	163 230	(140 010)	148 107	(244 003)	(173 550)	(224 023)	165 173	156 111	-
	2	(367 340)	(475 146)	-	-	212 669	-	(154 562)	(170 837)	(325 705)	(280 876)	-	165 452	149 927	(129 510)	129 696	(233 863)	177 525	206 157	163 351	150 667	-
	3	-	-	-	-	-	-	(118 041)	-	(281 237)	(296 013)	-	174 843	145 197	92 592	158 218	(185 009)	(148 624)	(193 636)	141 221	159 807	-
	4	-	(464 516)	-	-	-	-	(102 536)	(152 454)	-	(150 990)	(115 372)	(163 932)	(170 427)	(90 890)	153 902	(207 254)	(172 131)	159 617	148 936	135 785	-
2024	1	-	-	(237 729)	-	(205 175)	-	148 972	-	-	(186 352)	-	(116 279)	(138 226)	(96 018)	128 417	-	(178 947)	159 614	147 501	137 298	-
	2	(130 127)	(289 253)	-	-	-	-	(110 254)	(133 013)	-	186 880	(92 593)	(149 006)	139 054	(122 581)	113 919	(176 005)	154 880	(149 573)	121 176	131 164	-
	3*	(252 213)	(365 155)	(232 240)	-	-	-	(124 888)	122 775	-	(117 292)	(128 056)	(157 407)	126 601	(82 708)	127 230	(150 427)	158 076	(151 252)	(106 449)	99 102	-
	4*	(411 192)	250 713	(151 075)	-	149 485	-	(105 887)	(108 805)	(140 000)	(137 179)	(120 734)	128 305	120 143	-	104 147	-	125 336	(116 671)	(130 960)	144 565	-

**Remarks**

- (i) Private office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows:  
Grade A – modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.  
Grade B – ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services; good management; parking facilities not essential.  
Grade C – plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.
- (ii) \* provisional figures
- (iii) The figures in bracket are derived from fewer than 5 transactions.
- (iv) - No transaction record received by the Rating and Valuation Department
- (v) Average prices are analysed for general reference only. Price levels at a certain period mainly depend on the special characteristics of the properties being analysed. Thus, changes in average prices between different periods may be due to variations in these characteristics, and should not be taken as indicating a general change in value over the period.