

Hong Kong Property Transaction Analysis Report

Report Date: 2005/3/31

	Page
Top 10 Mortgage Bank December	2
Domestic and Non-domestic Transaction Analysis	3
1'st and 2'nd Hand Residential Transaction Analysis	4
- Private Sector	4
- Home Ownership Scheme	4
Top 10 Private Estate Transaction Analysis	5
Top 10 H.O.S. Estate Transaction Analysis	6
Top 10 Transaction	7
- Office Transaction	7
- Shop Transaction	7
- Residential Transaction	8
- Industrial Transaction	8-9

Research Paper

This report was conducted by Land Search Online Limited and Knight Frank.



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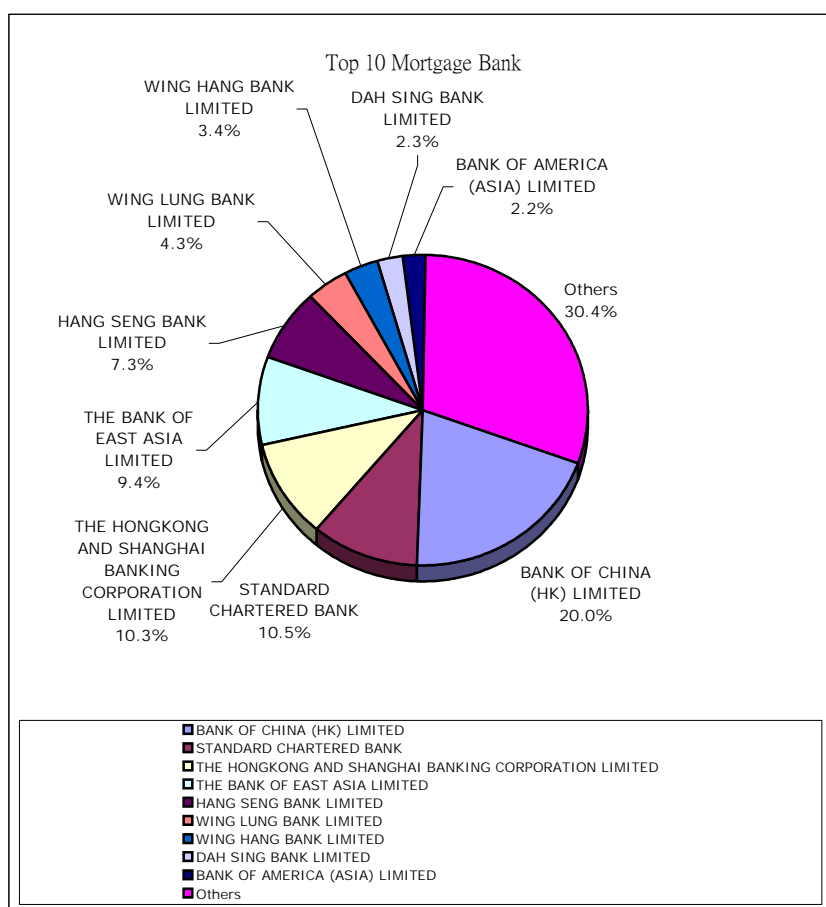
Hong Kong Property Transaction Analysis Report

▼ Top 10 Mortgage Bank

Market Sharing

- Counting include new mortgage loan and refinancing mortgage loan.

Bank	December	Market Sharing %
BANK OF CHINA (HK) LIMITED		20.0%
STANDARD CHARTERED BANK		10.5%
THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITE		10.3%
THE BANK OF EAST ASIA LIMITED		9.4%
HANG SENG BANK LIMITED		7.3%
WING LUNG BANK LIMITED		4.3%
WING HANG BANK LIMITED		3.4%
DAH SING BANK LIMITED		2.3%
BANK OF AMERICA (ASIA) LIMITED		2.2%
Others		30.4%
Total		100.0%



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Hong Kong Property Transaction Analysis Report

▼ Domestic and Non-domestic Transaction Analysis

No. of Transaction

- Number of registration of the Agreements for Sale & Purchase from the "Memorial Day Book" by the Land Registry of HKSAR.

Hong Kong District	No. of Transaction fr. 16/Jan-31/Jan	(%)	Total Price (\$M)	(%)	Average Price (\$M)
Non-domestic	215	17.4%	\$1,938	33.9%	\$9.01
Domestic	1,018	82.6%	\$3,778	66.1%	\$3.71
Total	1,233	100.0%	\$5,716	100.0%	

Kowloon District

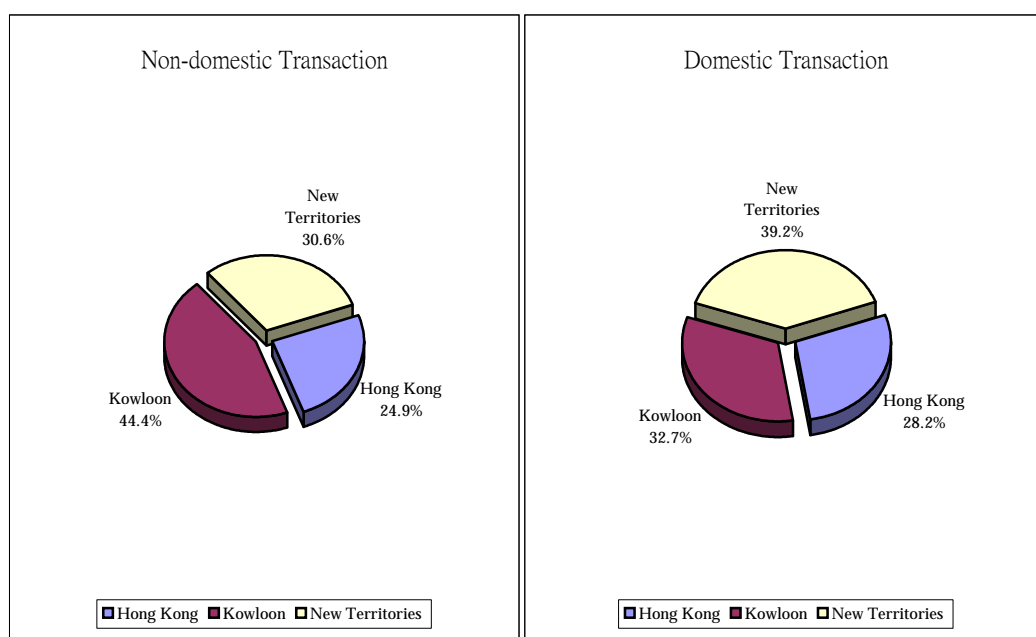
Non-domestic	383	24.5%	\$1,598	30.6%	\$4.17
Domestic	1,180	75.5%	\$3,628	69.4%	\$3.07
Total	1,563	100.0%	\$5,226	100.0%	

New Territories District

Non-domestic	264	15.7%	\$374	11.9%	\$1.42
Domestic	1,416	84.3%	\$2,765	88.1%	\$1.95
Total	1,680	100.0%	\$3,139	100.0%	

All District

Non-domestic	862	19.3%	\$3,910	27.8%	\$4.54
Domestic	3,614	80.7%	\$10,171	72.2%	\$2.81
Total	4,476	100.0%	\$14,081	100.0%	



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Hong Kong Property Transaction Analysis Report

▼ 1'st and 2'nd Hand Transaction Analysis

No. of Transaction

- Number of registration of the Agreements for Sale & Purchase from the "Memorial Day Book" by the Land Registry of HKSAR.

1'st Hand Transaction

- Number of registration of the Agreements for Sale & Purchase from the "Memorial Day Book" by the Land Registry of HKSAR in which the properties are directly sold by the developers.

HOS Secondary Market

-Number of registration of the Agreements for Sale & Purchase of "Home Ownership Scheme" properties from the "Memorial Day Book" by the Land Registry of HKSAR in which no premium settlement record was found in the Land Search Online database .

HOS Open Market

- Number of registration of the Agreements for Sale & Purchase of "Home Ownership Scheme" properties from the "Memorial Day Book" by the Land Registry of HKSAR in which the premium settlement record was found in the Land Search Online database.

Private Sector

1'st Hand Transaction	No. of Transaction fr. 16/Jan-31/Jan	Total Price (\$M)	Total Trans. since last 9 months
Hong Kong	168	\$870.8	4663
Kowloon	1172	\$3,490.6	9330
New Territories	585	\$1,153.7	17782
Total	1925	\$5,515.2	31775

2'nd Hand Transaction	No. of Transaction fr. 16/Jan-31/Jan	Total Price (\$M)	Total Trans. since last 9 months
Hong Kong	866	\$3,092.7	14105
Kowloon	930	\$2,747.6	13965
New Territories	1038	\$2,158.7	17675
Total	2834	\$7,999.0	45745

Home Ownership Scheme

Secondary Market	No. of Transaction fr. 16/Jan-31/Jan	Total Price (\$M)	Total Trans. since last 9 months
Hong Kong	32	\$38.7	573
Kowloon	71	\$86.0	1066
New Territories	180	\$177.9	2933
Total	283	\$302.6	4572

Open Market	No. of Transaction fr. 16/Jan-31/Jan	Total Price (\$M)	Total Trans. since last 9 months
Hong Kong	6	\$8.6	92
Kowloon	32	\$39.7	300
New Territories	49	\$46.1	726
Total	87	\$94.3	1118

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Hong Kong Property Transaction Analysis Report

▼ Top 10 Private Estate Transaction Analysis

No. of Transaction

- Number of registration of the Agreements for Sale & Purchase from the "Memorial Day Book" by the Land Registry of HKSAR covering the 1st and 2nd hand transaction.

Hong Kong	16/Jan-31/Jan	No. of Trans.	Total Price (\$M)	Average Price (\$M)	Most popular Unit Gross Area / No of Trans.	Total Trans. since last 9 months
TAIKOO SHING		42	\$160.5	\$3.8	675 5	574
THE MERTON		41	\$146.8	\$3.6	659 6	0
DISCOVERY BAY		35	\$151.0	\$4.3	713 3	778
SOUTH HORIZONS		25	\$92.1	\$3.7	666 3	346
GRAND PROMENADE		21	\$114.3	\$5.4	641 5	1255
KORNHILL		18	\$60.3	\$3.4	647 3	260
HENG FA CHUEN		13	\$36.0	\$2.8	648 2	206
ISLAND RESORT		13	\$65.8	\$5.1	1142 2	198
QUEENS TERR		11	\$31.5	\$2.9	564 3	96
CITY GDN		10	\$48.1	\$4.8	883 2	106
Total:		229	\$906.4			3819

Kowloon	16/Jan-31/Jan	No. of Trans.	Total Price (\$M)	Average Price (\$M)	Most popular Unit Gross Area / No of Trans.	Total Trans. since last 9 months
THE PACIFICA		66	\$203.1	\$3.1	632 16	607
MEI FOO SUN CHUEN		64	\$142.8	\$2.2	900 15	857
LAGUNA VERDE		33	\$175.1	\$5.3	800 3	356
SKY TWR		33	\$98.7	\$3.0	715 7	760
WHAMPOA GDN		27	\$76.0	\$2.8	469 8	428
PARK AVENUE		24	\$134.0	\$5.6	645 4	274
ISLAND HARBOURVIEW		21	\$103.2	\$4.9	1215 5	192
LAGUNA CITY		19	\$44.1	\$2.3	639 7	282
SORRENTO		19	\$137.4	\$7.2	836 4	326
AQUAMARINE		16	\$52.0	\$3.3	665 5	772
Total:		322	\$1,166.4			4854

New Territories	16/Jan-31/Jan	No. of Trans.	Total Price (\$M)	Average Price (\$M)	Most popular Unit Gross Area / No of Trans.	Total Trans. since last 9 months
CITY ONE SHATIN		44	\$64.2	\$1.5	395 26	687
KINGSWOOD VILLAS		43	\$49.6	\$1.2	709 9	551
CARIBBEAN COAST		42	\$137.1	\$3.3	1013 10	541
PARK ISLAND		25	\$69.8	\$2.8	694 5	1346
FAIRVIEW PARK		23	\$76.3	\$3.3	1300 -	250
METRO CITY		23	\$46.4	\$2.0	617 8	282
TSEUNG KWAN O PLAZA		23	\$53.6	\$2.3	569 4	531
PARK CENTRAL		22	\$49.4	\$2.2	581 6	313
SUMMIT TERR		19	\$37.0	\$1.9	655 5	405
THE GRANDVILLE		18	\$117.0	\$6.5	798 6	383
Total:		282	\$700.4			5289

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Hong Kong Property Transaction Analysis Report

▼ Top 10 HOS Transaction Analysis

No. of Transaction

- Number of registration of the Agreements for Sale & Purchase from the "Memorial Day Book" by the Land Registry of HKSAR covering the transaction of secondary and open market.

Hong Kong	16/Jan-31/Jan	No. of Trans.	Total Price (\$M)	Average Price (\$M)	Most popular Unit Gross Area / No of Trans.	Total Trans. since last 9 months
FULLVIEW GDN		8	\$10.2	\$1.3	706 3	67
YUE FAI COURT		6	\$5.7	\$1.0	460 5	27
KORNHILL		4	\$7.0	\$1.8	587 3	46
HARMONY GDN		2	\$2.3	\$1.2	693 2	27
GREENWOOD TERR		2	\$2.6	\$1.3	- -	33
WALTON EST		2	\$2.3	\$1.2	- -	28
KING TSUI COURT		2	\$1.8	\$0.9	- -	14
TUNG CHUN COURT		1	\$1.9	\$1.9	- -	17
HIU TSUI COURT		1	\$1.2	\$1.2	- -	17
YUE ON COURT		1	\$0.9	\$0.9	- -	40
Total:		29	\$35.9			316

Kowloon	16/Jan-31/Jan	No. of Trans.	Total Price (\$M)	Average Price (\$M)	Most popular Unit Gross Area / No of Trans.	Total Trans. since last 9 months
LUNG POON COURT		15	\$18.6	\$1.2	521 5	111
RICHLAND GDN		12	\$13.0	\$1.1	474 5	182
HONG WAH COURT		11	\$9.5	\$0.9	516 5	50
HONG PAK COURT		6	\$7.7	\$1.3	710 4	64
HONG NGA COURT		6	\$7.8	\$1.3	742 2	47
HIU LAI COURT		5	\$6.6	\$1.3	- -	82
CHUN MAN COURT		5	\$8.1	\$1.6	623 2	50
CHARMING GDN		5	\$9.9	\$2.0	645 3	49
KING SHAN COURT		4	\$4.4	\$1.1	656 2	18
SHUN CHI COURT		4	\$4.0	\$1.0	663 3	41
Total:		73	\$89.6			694

New Territories	16/Jan-31/Jan	No. of Trans.	Total Price (\$M)	Average Price (\$M)	Most popular Unit Gross Area / No of Trans.	Total Trans. since last 9 months
CHEVALIER GDN		9	\$9.6	\$1.1	- -	97
SUI WO COURT		8	\$8.1	\$1.0	468 4	113
CHOI PO COURT		7	\$4.9	\$0.7	451 2	58
ON NING GDN		7	\$7.7	\$1.1	691 3	64
MAY SHING COURT		6	\$5.4	\$0.9	487 3	37
SIU HEI COURT		6	\$3.3	\$0.6	462 2	58
SADDLE RIDGE GDN		6	\$6.7	\$1.1	691 2	95
BAUHINIA GDN		6	\$6.0	\$1.0	568 4	45
BROADVIEW GDN		5	\$6.6	\$1.3	603 3	29
CHUNG NGA COURT		5	\$3.9	\$0.8	- -	30
Total:		65	\$62.2			626

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Hong Kong Property Transaction Analysis Report

▼ Top 10 Transaction

Office Transaction

(Registration : 16/Jan-31/Jan)

Property Address	Transaction Date	Price (\$M)
LUK HOI TONG BUILDING NOS.31 QUEEN'S ROAD CENTRAL HONG KONG	12/31/2004	\$1,017.00
RM 2801-2808 ON 28/F TOWER TWO LIPPO CENTRE NO.89 QUEENSWAY HONG KONG	01/12/2005	\$94.10
UNITS 2901-2904 WITH CORRIDOR & LAVATORIES ON 29/F FAR EAST FINANCE CENTRE NO.16 HARCOURT ROAD HONG KONG	12/24/2004	\$82.00
20/F GREAT EAGLE CENTRE NO.23 HARBOUR ROAD HONG KONG	12/31/2004	\$61.00
20/F AND CORRIDOR NO.39 CHATHAM ROAD SOUTH KOWLOON	12/21/2004	\$57.10
G/F,1/F-7/F,9/F-12/F,15/F-18/F KOTEF AIR COMMERCIAL BUILDING NO.15 PARKES STREET KOWLOON	12/20/2004	\$53.00
NO.749A NATHAN ROAD KOWLOON	01/14/2005	\$46.80
1/F-18/F MEGA INTERNATIONAL COMMERCIAL BUILDING NO.25 HART AVENUE KOWLOON	12/07/2004	\$40.00
G/F,1/F-2/F AND UNITS A & B ON 3/F EXCELLENTE COMMERCIAL BUILDING 456-458 JAFFE ROAD HONG KONG	01/03/2005	\$30.00
15/F OVERSEAS TRUST BANK BUILDING NO.160 GLOUCESTER ROAD HONG KONG	01/07/2005	\$25.70

Shop Transaction

(Registration : 16/Jan-31/Jan)

Property Address	Transaction Date	Price (\$M)
LUK HOI TONG BUILDING NOS.31 QUEEN'S ROAD CENTRAL HONG KONG	12/31/2004	\$1,017.00
SHOPS 1-5 ON G/F,1/F-2/F,FLATS A-C,E,F,H ON 4/F AND FLAT H ON 12/F KAM WAH MANSION NOS.226-242 CHEUNG SHA WAN ROAD KOWLOON	11/17/2004	\$228.00
UNITS 201-250 ON 2/F PENINSULA CENTRE NO. 67 MODY ROAD KOWLOON	01/06/2005	\$168.00
NO.67 ARGYLE STREET KOWLOON	12/20/2004	\$168.10
NO.533 CANTON ROAD KOWLOON	12/30/2004	\$127.00
SHOPS C-D ON G/F CHEVALIER HOUSE NOS.45-51 CHATHAM ROAD SOUTH KOWLOON	01/06/2005	\$120.00
G/F NO.60 RUSSELL STREET;REAR PORTION ON G/F NO.74 PERCIVAL STREET;G/F NO.25 LEE GARDEN ROAD HONG KONG	12/22/2004	\$108.00
G/F-2/F NO.123-125 TUNG CHOI STREET KOWLOON	12/22/2004	\$90.00
FLAT D ON G/F CHEONG KEE HOUSE NO.4 SAI YEUNG CHOI STREET SOUTH KOWLOON	01/17/2005	\$87.00
NO.31 HANKOW ROAD KOWLOON	12/20/2004	\$59.40

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Residential Transaction

(Registration : 16/Jan-31/Jan)

Property Address	Transaction Date	Price (\$M)
SHOPS 1-5 ON G/F,1/F-2/F,FLATS A-C,E,F,H ON 4/F AND FLAT H ON 12/F KAM WAH MANSION NOS.226-242 CHEUNG SHA WAN ROAD KOWLOON	11/17/2004	\$228.00
FLAT A -B AND COURT ON G/F,FLATS A-B ON 1/F-3/F AND ROOF A-B NO.31 TIN HAU TEMPLE ROAD HONG KONG	01/03/2005	\$170.00
NO.67 ARGYLE STREET KOWLOON	12/20/2004	\$168.10
HOUSE B NO.31 BARKER ROAD HONG KONG	01/13/2005	\$146.00
NO.533 CANTON ROAD KOWLOON	12/30/2004	\$127.00
G/F-2/F NO.123-125 TUNG CHOI STREET KOWLOON	12/22/2004	\$90.00
NO.9 HENDERSON ROAD HONG KONG	03/30/2004	\$75.00
HOUSE F AND CARPARK NO.9 NO.28 LA SALLE ROAD KOWLOON	01/05/2005	\$68.20
NO.5 CUMBERLAND ROAD HONG KONG	01/05/2005	\$64.00
NO.31 HANKOW ROAD KOWLOON	12/20/2004	\$59.40

Industrial Transaction

(Registration : 16/Jan-31/Jan)

Property Address	Transaction Date	Price (\$M)
NO.19 SZE SHAN STREET KOWLOON	12/22/2004	\$490.0
WORKSHOP A ON G/F,WORKSHOP A ON 2/F-16/F,WORKSHOP B ON 10/F-16/F WITH FLAT ROOFS AND ROOFS,CONTAINER CARPARK,PRIVATE CARPARK NOS.P4-P7,P11-P12,LORRY CARPARK NOS.L1-L3,L8-L10,L13-L20 AND MANAGEMENT OFFICE SAE TOWER NOS.38-42 KWAI FUNG CRESCENT KWAI CHUNG N	12/22/2004	\$73.0
NO.18 LEE CHUNG STREET HONG KONG	01/25/2005	\$51.7
UNITS 1101-1120 (EXCLUDING 1104 AND 1114) ON 11/F,UNITS 1201-1220 (EXCLUDING 1204 AND 1214) ON 12/FLOOR OF TOWER B REGENT CENTRE NO.70 TA CHUEN PING STREET KWAI CHUNG NEW TERRITORIES	01/05/2005	\$36.5
UNITS A-H (INCLUDING STORES) ON 11/F AND CARPARK NOS.L7-L25 WITH EXETENSION GEMSTAR TOWER NO.23 MAN LOK STREET KOWLOON	12/28/2004	\$27.5
UNITS 6-8 ON 20/F ENTERPRISE SQUARE THREE NO.39 WANG CHIU ROAD KOWLOON	01/19/2005	\$23.7
3/F & FLAT ROOF ZUNG FU INDUSTRIAL BUILDING NO.1067 KING'S ROAD HONG KONG	01/14/2005	\$18.0

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Hong Kong Property Transaction Analysis Report

G/F & YARD SOUTH CHINA FACTORY BUILDING NOS.157-159 WAI YIP STREET KOWLOON	12/30/2004	\$16.0
UNITS A-B ON 8/F DYNAMIC CARGO CENTRE NO.188 YEUNG UK ROAD TSUEN WAN NEW TERRITORIES	01/12/2005	\$14.4
WORKSHOPS 7-12 ON 10/F STERLING CENTRE NO.11 CHEUNG YUE STREET KOWLOON	01/03/2005	\$7.5

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