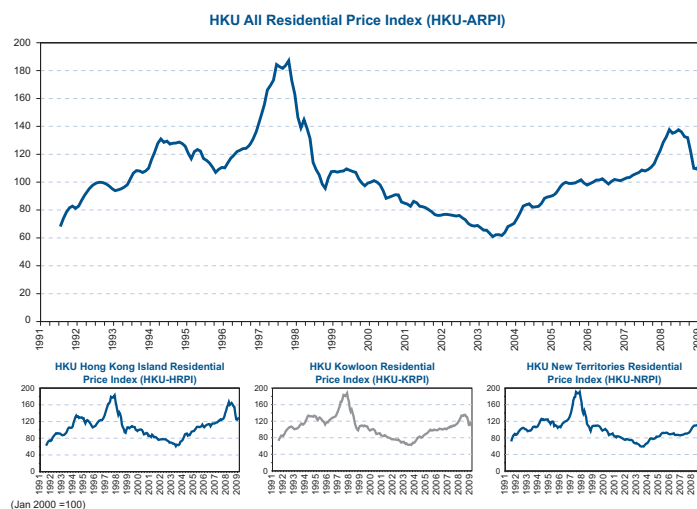


## Market Review and Comments

- Due to the encouraging rebound of stock market prices and less restrictive lending policies adopted by local banks, the Hong Kong residential market showed signs of revival during March and the first half of April 2009. The sales volume was strengthened, with rising number of activities in both the primary and secondary market. According to the Land Registry of the Hong Kong SAR Government, the number of building unit transactions increased 59.9% month-on-month (MoM) to 8,062 in March 2009.
- Despite the fact that individual developers offered price discounts to lure prospective buyers, property prices in the secondary market showed initial signs of stabilization. According to the University of Hong Kong Real Estate Index Series ("HKU-REIS"), the University of Hong Kong All Residential Price Index ("HKU-ARPI") increased 1.6% MoM to 114.4 as at the end of February 2009. On the sub-district level, the Hong Kong Island Residential Price Index ("HKU-HRPI") witnessed the strongest rise of 2.4% MoM to 129.7.
- In the primary market, there were a total of 461 residential units being launched for sale between 16th March 2009 and 15th April 2009. Key launches included The Cullinan in Tsim Sha Tsui, Kowloon and Florient Rise in Tai Kok Tsui, Kowloon. Meanwhile, The Cullinan registered an overwhelming absorption rate of 100%. The overall absorption rate improved from 65% in March 2009 to 76% in April 2009.
- Without signs of recovery in the global economic environment, the latest recovery is reckoned to be a short-term rebound only. Unless there are concrete signs showing sustained recovery on the economic front, the local luxury market is anticipated to stage further consolidation in the next 12 months.

## The University of Hong Kong Real Estate Index Series (HKU-REIS)



	3 Yrs	1 Yr	6 Mths	3 Mths	1 Mth	Current Mth Feb 2009*
<b>Indices</b>						
<b>HKU-ARPI</b>	<b>100.1</b>	<b>132.5</b>	<b>132.6</b>	<b>109.9</b>	<b>112.6</b>	<b>114.4</b>
HKU-HRPI	110.9	159.5	156.7	125.3	126.7	129.7
HKU-KRPI	99.9	128.3	131.3	111.0	116.3	117.6
HKU-NRPI	88.7	106.6	107.7	92.7	95.0	96.0
<b>% Change</b>						
<b>HKU-ARPI</b>	<b>14.3%</b>	<b>-13.7%</b>	<b>-13.7%</b>	<b>4.1%</b>	<b>1.6%</b>	<b>-</b>
HKU-HRPI	17.0%	-18.7%	-17.2%	3.5%	2.4%	-
HKU-KRPI	17.7%	-8.3%	-10.4%	5.9%	1.1%	-
HKU-NRPI	8.2%	-9.9%	-10.9%	3.6%	1.1%	-

\* The most recent index values published on the 18th of every month or the next working day are based on transactions that took place in the calendar month before the previous month (i.e. up to 6 weeks ago) as it takes time for these transactions to be registered with the Land Registry.

Source: Versitech Limited, the Technology Transfer Office of The University of Hong Kong

## Primary Residential Launches from 16/03/2009 to 15/04/2009

Development	Area	# District	No. of Units Launched	Size Range (sq ft)	No. of Units Sold	Average Price (HK\$ / sq ft)
Jadewater	Aberdeen	HKI	10	747 - 964	3	6,117
Harbour Place	Hung Hom	KLN	57	559 - 770	50	5,648
Le Billionnaire	Kowloon City	KLN	30	1,004 - 1,163	6	5,665
Vista	Sham Shui Po	KLN	18	412 - 978	9	5,049
Florient Rise	Tai Kok Tsui	KLN	91	598 - 1,300	78	7,322
i-home	Tai Kok Tsui	KLN	73	509 - 712	41	4,442
Shining Heights	Tai Kok Tsui	KLN	24	710 - 1,178	8	4,795
The Cullinan	Tsim Sha Tsui	KLN	94	882 - 2,070	94	15,227
York Place	Wan Chai	HKI	4	576 - 981	0	9,777
Emerald Green	Yuen Long	NT	60	686 - 1,074	60	2,877

# HKI: Hong Kong Island; KLN: Kowloon; NT: New Territories

Source: Financial Chronicle

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