香港物業報告
Hong Kong Property Review
2012

香港特別行政區政府
差餉物業估價署
Rating and Valuation Department
The Government of the Hong Kong
Special Administrative Region

香港物業報告
Hong Kong Property Review 2012

本報告回顧 2011 年香港物業市場的活動，
並預測 2012 及 2013 年的樓宇落成量
A review of the Hong Kong property market for the year 2011
with forecast of completions for 2012 and 2013

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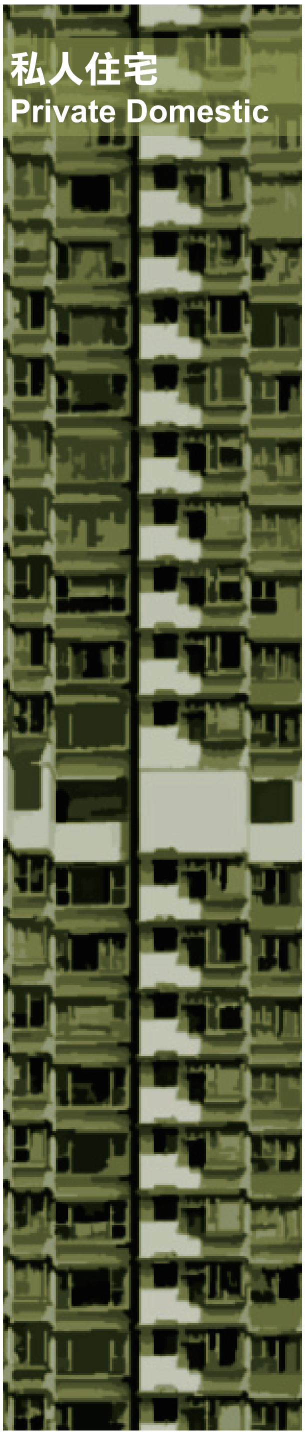
差餉物業估價署
Rating and Valuation Department

目錄 Contents

序言 Foreword


私人住宅
Private Domestic


私人寫字樓
Private Office


私人商業樓宇
Private Commercial


私人工業樓宇
Private Industrial

《香港物業報告》載錄差餉物業估價署在每年年底所編製的物業數據與資料。有關落成量、使用量／入住量、空置量、售價和租金的資料，除詳載於正文外，並會另表列明。報告所預測的落成量是根據發展商與建築師所提供的資料推算。本署並藉著視察及在預測期初所進行的調查，瞭解發展進度和蒐集有關資料，以求得出更可靠的預測數字。報告內所載的預測數字均以曆年計算，因而或會與載於其他政府刊物並以財政年度計算的數字有所不同。

The Hong Kong Property Review presents property data compiled by Rating and Valuation Department at the end of each year. Information on completions, take-up, vacancy, prices and rents is reported in text and tables. The Review also shows forecast completion figures based on information obtained from developers and project architects, supported by development progress inspections and enquiries at the beginning of the forecast period. These forecast figures are on a calendar year basis and may be different from those compiled on a financial year basis in other Government publications.

由於物業發展的進程受很多因素影響，而且在隨後的一年內，無可避免地會出現一些變化。因此，本署只能在編製下一份報告時修訂預測數字。修訂的幅度主要是根據市場的情況而定。

It should be borne in mind that many factors affect the progress of developments, and changes in the ensuing year are inevitable. Revisions, sometimes major, are only to be expected in subsequent reviews. The degree of revision depends principally on market conditions.

本署在年底進行調查，包括向管理處蒐集空置物業數據，以及派員實地視察，以編製物業空置量的統計數字。對於物業管理公司／人士就物業空置情況提供協助，本署謹致衷心謝忱。

In compiling statistics on vacancy, a survey is conducted at the year end to obtain vacancy data from the management offices or by inspection. The assistance given by the building management companies/personnel in providing vacancy information is gratefully acknowledged.

報告所回顧的年度最後數月的有關租金和售價數字均屬臨時性質，有待收到進一步資料後再作分析。市民可透過本署網頁（網址：www.rvd.gov.hk）或24小時自動電話資訊服務附設的資料傳真設施（2152 2152），免費取得各項最新的數字。

With regard to rents and prices, readers should note that the figures for the last few months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's website at www.rvd.gov.hk or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

《香港物業報告》所載的住宅單位總存量，基本上包括所有設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括**村屋**、解放軍轄下宿舍、公用事業機構物業的附設宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。有關政府資助房屋單位、公共租住屋邨和政府宿舍的統計數字並不包括在本報告內。

It should be noted that the stock of private domestic units in the Review includes basically all independent dwellings with an exclusive cooking area, bathroom and toilet. The numbers do not include **village houses**, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. Government-subsidised housing units, public rental estates and Government-owned quarters are not included.

本報告只涵蓋私人樓宇類別的統計數字，而不再編製政府、房屋委員會及房屋協會所擁有的公共房屋（包括住宅及非住宅）的統計數字。

The Review is now confined to the private property sector. Statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society, are no longer compiled.

有關本報告所用詞彙的定義及各項數字的計算方法，可參閱64至75頁的「技術附註」。

Definitions of the terms used in the Review, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 64 to 75.

如有查詢，可聯絡本署技術秘書（物業資料）：

Any enquiries should be directed to the Department's Technical Secretary (Information) at :

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本報告全文亦載於本署網頁（網址：www.rvd.gov.hk）。

The full text of this Review is available from the Department's website at www.rvd.gov.hk.

綜觀
Overview

2011年，當市場仍憂慮美國經濟放緩和歐債危機深化之際，本港經濟繼續復蘇，全年實質增長達5%。年中失業率下降至13年來的低位3.2%；經過銀行和金融界新一輪裁員之後，最後一季失業率略為反彈至3.3%。隨着經濟增長，基本通脹率由2010年的1.7%，大幅上升至5.3%。

The economic recovery continued in 2011 and the economy expanded by 5% in real terms for the whole year amid lingering fears of a slowdown of the US economy and the deepening European debt crisis. Unemployment rate slid to a 13-year low of 3.2% in mid-2011 though it rebounded slightly to 3.3% in the last quarter when firms in banking and financial sector made new round of lay-off. Accompanying with the economic growth, underlying inflation rose to 5.3%, rising significantly from 1.7% for 2010.

經濟基調良好，物業市場保持暢旺，各類型物業的售價均錄得顯著升幅，2月份住宅物業售價超越1997年高位。通脹率攀升，促使投資者投資物業保值。由於政府推出進一步措施冷卻過熱的物業市場，物業售價上升的趨勢下半年開始出現放緩迹象，加上本地銀行數度調高按揭利率，環球經濟日益不穩定，亦令市場情緒變得相當審慎。

Supported by sound economic fundamentals, the property market remained buoyant and prices recorded substantial gains across the board with residential property prices surpassing the 1997-peak in February. As inflation rate climbed, investors were also propelled to see property investments as an inflation hedge. The rising trend began to show sign of moderation and sentiment turned much cautious since the second half of the year as the Government rolled out further measures to cool the overheated property market. The successive hikes in mortgage rates by the local banks and the heightened uncertainties surrounding the global economy also fuelled the cautious sentiment.

在環球經濟前景不明朗，以及持續超低利率環境下，財政司司長宣讀《二〇一二至一三財政年度政府財政預算案》演詞時，亦預警經濟有下行風險，並需面對經濟增長率低於過去的平均增幅。

Against the backdrop of uncertain global economic outlook and persisting exceptionally low interest rate environment, the Financial Secretary in delivering his 2012-13 Budget Speech also sounded a cautious note on the downturn risks for the economy and the need to brace for below average growth rate.

住宅物業

住宅物業市場暢旺，但下半年售價整固，成交宗數亦呈現下降，這反映政府穩定樓市措施、銀行調高按揭利率，以及經濟增長放緩的綜合效應。2011年買賣合約登記總數按年下跌38%至不足85 000宗，為2007年以來最低的數字。一、二手市場成交宗數較一年前分別大幅下挫20%和40%。另一方面，投機活動有所減少。2011年每月錄得平均74宗確認人轉售，相比2010年11月推出額外印花稅之前的12個月內，每月平均個案為320宗。為確保住宅物業市場健康平穩發展，政府繼續推出措施，增加住宅供應、遏抑物業炒賣活動、防止按揭信貸過度擴張，以及確保物業市場保持透明。

房屋用地供應方面，政府在2011-12年度賣地計劃中指定52幅為住宅用地，並主動出售土地，回應市場對住宅用地的殷切需求。為增加中小型單位供應，政府以招標方式出售兩幅設有限呎規定的市區用地。6月份香港金融管理局（下稱「金管局」）進一步收緊高價物業的按揭貸款安排，將價值700萬元或以上物業的按揭成數，調低10個百分點到五至六成。倘用作償還按揭貸款的收入並非來自香港，最高按揭成數再下調至少一成。自推出收緊信貸措施之後，價值500萬元或以上物業的成交宗數下半年跌了38%。銀行自3月開始接連調高與香港銀行同業拆息掛鈎的按揭利率。由於以最優惠貸款利率為基準的按揭，每月還款額較為穩定，令借款人回復選擇此類傳統按揭。金管局的調查顯示，12月份批出的住宅按揭貸款個案中，約90%借款人選擇以最優惠貸款利率為基準的按揭安排，而年初時的百分比為6%。

Residential

The residential property market was buoyant but transaction volume shrank in tandem with price consolidation in the second half, reflecting the combined effect of Government's stabilising measures, banks' moves to increase mortgage rates and slowdown of economic growth. The total number of sale and purchase agreement registrations in 2011 fell 38% year on year to below 85 000, a level not seen since 2007. Primary and secondary market transactions plunged by 20% and 40% respectively over a year earlier. On the other hand, speculative activities abated. There were on average 74 sub-sale cases per month in 2011, compared to the monthly average of 320 cases in the 12 months before the introduction of Special Stamp Duty in November 2010. To ensure the healthy and stable development of the residential market, the Government continued with measures targeting at increasing flat supply, curbing property speculation, preventing excessive expansion in mortgage lending and ensuring transparency in the property market.

On housing land supply, the Government designated 52 residential sites in the 2011-12 Land Sale Programme and has initiated land sale in a proactive manner in response to the market's keen demand for residential sites. To increase the supply of small and medium-sized flats, the Government sold by tender two urban sites carrying flat size requirements. In June, the Hong Kong Monetary Authority (HKMA) further lowered the loan-to-value ratio by 10 percentage points to 50%-60% for properties with a value of $7 million or above to tighten mortgage lending for high-end properties. The cap would be lowered by at least another 10 percentage points if the mortgage payment was not supported by domestic income. Following the credit-tightening measures, transaction of properties worth $5 million or above saw a decline of 38% in the latter half of the year. Banks successively raised their HIBOR-linked mortgage rates since March and the upward adjustments shifted people's preference back to traditional mortgages priced with reference to the best lending rates, which would offer a more stable monthly repayment than the HIBOR. Surveys conducted by HKMA revealed that of the residential mortgage loans approved in December, about 90% of the borrowers chose prime-based mortgages compared to 6% at the beginning of the year.

繼2010年經歷四年以來的高位之後，2011年住宅落成量跌至9 450個單位，入住量增加42%至11 400個單位。因此，年底空置量下降至47 920個單位，相當於總存量的4.3%。預計2012和2013年分別約有11 890和14 930個單位落成。一手市場供應穩定，截至12月底，預計落成和將發展項目合共提供約62 000個單位，可在未來三至四年間出售。

住宅售價連升九季之後，下半年出現調整，2011年最後一季的整體售價指數較2010年同期高出12%。租金隨着樓價上揚，但升勢到第三季逐漸放緩；第四季錄得的租金指數，較一年前上漲8%。樓價在第三季下跌，因而推高了回報率。

Residential completions in 2011 lowered to 9 450 units, after hitting a four-year high in 2010. Take-up increased by 42% to 11 400 units. As a result, vacancy at the year end decreased to 47 920 units, or 4.3% of total stock. It was estimated that about 11 890 units and 14 930 units will be completed in 2012 and 2013 respectively. Supply in the primary market remained stable. As at end of December, it was estimated that around 62 000 unsold units in completed developments or committed projects would be available in the coming three to four years.

Residential prices have seen a correction in the second half of the year after rising consecutively for nine quarters. The overall price index for the final quarter of 2011 was 12% higher than the same period in 2010. Rents rose alongside prices but the rising trend tapered in the third quarter with the rental index in the fourth quarter showing an increase of 8% when compared with a year ago. Falling prices in the third quarter had also pushed up the yields.

寫字樓

由於愈來愈多投資者和企業設立辦事處，寫字樓樓面的需求不斷增加。新註冊本地公司數目創新高，達148 000家，在港設立營業地點的外國公司數目亦較2010年為多。經濟穩健增長和寫字樓樓面供應有限，以致寫字樓租金上升，其中尤以中區為甚。部分須控制成本的租戶續約時面對租金大幅增加，因此需要另覓地方，或將後勤部門遷往非核心地區，以節省租金成本。寫字樓租金上漲，加上有利的營商環境，亦推高售價。為確保有足夠土地供應作寫字樓發展用途，政府將14幅商業／商貿用地納入賣地計劃，其中五幅指定為政府主動推售的土地。此外，政府公布發展九龍東成另一商業區的計劃，將紓緩傳統商業中心區的壓力，以及維持長遠增長。

Office

Demand for office space kept rising as more investors and corporations set up offices. The number of local companies newly registered hit record high of some 148 000 and foreign companies establishing a place of business in Hong Kong grew from 2010. Office rents have been on the rise particularly in Central amid solid economic growth and limited supply of floor space. Some cost-cautious tenants who faced with hefty rental increase upon lease renewal have started looking for alternative office accommodation or relocating the back-office to non-core districts in order to save rental cost. Rental appreciation together with favourable business environment also lifted prices. To ensure there was adequate supply of land for office development, the Government included 14 commercial/business sites in the Land Sale Programme, of which five sites were designated for government-initiated sales. In addition, the Government announced plan to transform and develop Kowloon East into another business district to ease pressure on the traditional central business district and sustain long term growth.

2011年的寫字樓落成量為155 200平方米，較2010年的水平上升25%。甲級寫字樓落成量為125 500平方米，全部位於非核心地區；乙級寫字樓落成量則為29 700平方米。整體使用量微跌至285 400平方米，空置量亦下降1.5個百分點至6.5%，相當於700 300平方米。

Office completions in 2011 were 155 200 m^2, up 25% on 2010 level. Grade A space completions amounted to 125 500 m^2, all in non-core districts, and Grade B completions were 29 700 m^2. Overall take-up reduced slightly to 285 400 m^2. Vacancy also decreased by 1.5 percentage points to 6.5%, equivalent to 700 300 m^2.

2012年落成量預計維持在相若水平達153 300平方米，2013年則微跌至116 300平方米。2012年落成的甲級寫字樓樓面面積約為105 100平方米，主要集中於非核心地區，中區和灣仔提供的樓面面積，合共約佔預計供應量的30%。2013年甲級寫字樓的落成量下降至95 400平方米，全部位於非核心地區。預計2012和2013年落成的乙級寫字樓，分別約為48 200和17 700平方米，丙級寫字樓則到2013年才有3 200平方米落成。

Completions are estimated to remain at similar level of 153 300 m^2 in 2012 and drop slightly to 116 300 m^2 in 2013. Grade A space completions in 2012 will be around 105 100 m^2, predominantly in non-core districts, and Central and Wan Chai will provide in total around 30% of the anticipated supply. Completions of Grade A office in 2013 will slide to 95 400 m^2, with all being found in non-core districts. Grade B space forecast completions are about 48 200 m^2 in 2012 and 17 700 m^2 in 2013, whereas Grade C sub-sector will only see 3 200 m^2 coming on stream in 2013.

寫字樓售價在首六個月勁升之後，出現放緩迹象。2011年第四季的售價較過去一年同期上漲20%。租金不斷上揚，第二季重回環球金融危機前的高位。儘管臨近年底時升幅收窄，第四季整體租金按年增加16%。市場回報率首三季頗為平穩，到最後一季隨售價下調而有所改善。

Office prices showed sign of easing after posting strong gain in the first six months. Prices in the last quarter of 2011 increased 20% when compared with the same period a year ago. Rents rose uninterruptedly and, in the second quarter, returned to the peak prior to the global financial crisis. Although the rate of growth tailed off towards the end of the year, rents grew 16% overall year on year in the fourth quarter. Market yields were fairly stable during the first three quarters and edged up in the final quarter against falling prices.

商業樓宇

2011年落成的商業樓宇樓面面積為42 200平方米，較2010年的水平下跌35%。使用量錄得約6 500平方米的負數，空置量則維持在總存量的8%，相當於859 200平方米。2012年的落成量預計急增至111 000平方米，2013年則減至51 700平方米的較低水平。

零售業樓宇

受到本地和旅客消費暢旺帶動，零售業繼續表現理想，銷售值與銷售量按年分別激增25%和18%。失業率自2009年年中持續下降，就業前景樂觀，加上經濟強勁增長和政府推出一系列紓困措施，產生財富效應，消費信心得到支持。旅客消費仍是增長的主要動力，2011年訪港旅客人數首次突破4 000萬，中國內地仍屬最大的客源，佔訪港旅客總人數的67%。因應內地旅客的強大需求，大型環球零售商和本地珠寶品牌商開展擴充計劃，積極在傳統購物區物色地方開設新店，甚至不惜付出較高價錢，以圖在興旺的中國旅客市場分一杯羹。

由於零售業表現蓬勃，年內零售業樓宇的售價和租金呈現持續上升趨勢。2011年第四季的售價較過去一年最後一季躍升19%，租金與前一年同期相比上升9%。市場回報率連續八個季度錄得跌幅後，年內保持平穩。

Commercial

Completions of commercial space in 2011 were 42 200 m^2, 35% lower than the level in 2010. Take-up turned negative, about 6 500 m^2, and vacancy stayed at 8% of stock, amounting to 859 200 m^2. It is estimated that completions will rise sharply to 111 000 m^2 in 2012 and then reduce to lower level of 51 700 m^2 in 2013.

Retail

On the back of buoyant local consumption and tourist spending, the retail sector continued to fare well, exhibiting strong year-on-year growth of 25% and 18% in sales value and volume respectively. Employment prospect looked promising as the unemployment rate has kept declining since mid-2009. Together with strong economic growth and the series of relief measures by the Government, the wealth effect rendered support to consumer confidence. Tourist spending continued to be the main engine of growth. Visitor arrivals in 2011 broke the 40 million mark for the first time and Mainland China remained the largest visitor source, accounting for 67% of total arrivals. Counting on the robust demand of Mainland visitors, large global retailers and local jewellery brands embarked on expansion plan and actively acquired space for their new shops in traditional shopping area, even at a premium, in an attempt to capture the flourishing Chinese market.

Supported by a vibrant retail sector, the rising trend of prices and rents of retail properties persisted throughout the year. Prices surged 19% in the fourth quarter of 2011 when compared with the last quarter in previous year and rents leapt 9% over the corresponding period. Market yield was held steady throughout the year after declining for eight straight quarters.

工業樓宇

釋放舊工業大廈潛力的措施由2010年4月起實施，原定為期三年，現已延長至2016年3月31日。2010年4月1日至2011年12月31日期間，地政總署接獲55宗改裝整幢工業大廈作其他許可用途的特別豁免書申請。儘管有關措施鼓勵改裝整幢現有工業大廈，但改裝成本高昂，令一些投資者卻步。這類樓宇的成交增加，售價亦向上，相信是由於工業樓宇的投資回報較其他類型物業更為吸引。政府將收緊信貸措施擴大至涵蓋非住宅物業後，購買意欲稍為轉弱。

2011年**分層工廠大廈**的落成量明顯增至32 400平方米，使用量約為84 700平方米，年底空置量降至總存量的6%。2012年的落成量或會增至48 200平方米，2013年則再有26 800平方米新落成量。年初分層工廠大廈的售價急升，但第三季銷售步伐減慢。2011年第四季的售價較去年同期飆升27%，升幅大多出現於首六個月內，租金則上漲8%。隨着售價整固，下半年回報率保持平穩。

2011年沒有**工貿大廈**落成。使用量為2 200平方米，令2011年年底空置量稍為下降至總存量的8.2%，相當於48 600平方米。預計2012和2013年均不會有新供應。

2011年落成的**貨倉**樓面面積約為73 000平方米，預計2012年的落成量約有124 300平方米，2013年則為56 300平方米。

Industrial

The measures to release the potential of old industrial buildings, to be effective for three years from April 2010, have been extended to 31 March 2016. During the period from 1 April 2010 to 31 December 2011, the Lands Department received 55 applications for special waiver for conversion of the entire buildings to other permitted uses. While the measures encourage wholesome conversion of existing industrial buildings, the high conversion cost has also kept some investors on the sideline. This sub-market has seen increased transactions and price hikes probably because industrial property provided more attractive return to investors relative to other types of properties. Buying sentiment weakened somewhat when the Government extended the credit-tightening measures to cover non-domestic properties.

Completions of **flatted factories** in 2011 increased noticeably to 32 400 m^2. Take-up was about 84 700 m^2, and vacancy at the year end edged down to 6% of stock. Completions in 2012 will likely increase to 48 200 m^2, and another 26 800 m^2 industrial space will be completed in 2013. Prices of flatted factories rose at a brisk pace as the year began but sales momentum retreated in the third quarter. Prices soared 27% in the fourth quarter of 2011 against the same period in previous year, with most of the gain occurring in the first six months, whereas rents grew 8%. The yield stabilised in the second half of the year following price consolidation.

There were no **industrial/office** completions in 2011. Against a take-up of 2 200 m^2, the vacancy at the end of 2011 fell slightly to 8.2% of stock, equivalent to 48 600 m^2. Again, there is unlikely to be any new supply in 2012 and 2013.

There were about 73 000 m^2 **storage** space completed in 2011. It is estimated that there will be some 124 300 m^2 coming on stream in 2012 and 56 300 m^2 in 2013.

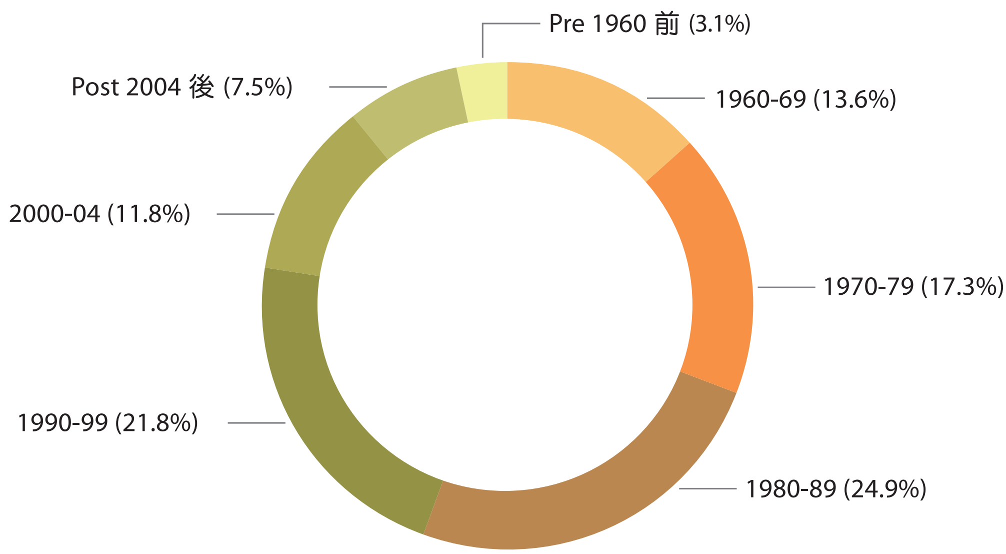
私人住宅

Private Domestic

這類別包括設有煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2011年底的整體總存量為1 110 600個單位。圖表顯示按樓齡分類的總存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2011, the overall stock was 1 110 600 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2011年私人住宅落成量跌至9 450個單位，較2010年的水平下降30%。新界仍屬最大的供應來源，佔落成量的72%，餘下的有17%位於九龍，港島則佔11%。按地區計，沙田的新單位落成量最多，佔整體落成量的29%，其次為將軍澳的26%，以及油尖旺的12%。

Completions in 2011 dropped to 9 450 units, down by 30% from 2010 level. Again, the New Territories provided the largest supply, accounting for 72% of the completions, and the remainder came from Kowloon at 17% and Hong Kong Island at 11%. District-wise, Sha Tin contributed the largest share of new units, at 29% of the overall completions, followed by Tseung Kwan O at 26% and Yau Tsim Mong at 12%.

2011年的入住量激增42%至11 400個單位，超過年內落成量逾20%，因此年底的空置量減少7%至47 920個單位，相當於總存量的4.3%，其中約3 800個空置單位由於仍未獲發滿意紙或轉讓同意書而未能入住。

Take-up of the year surged by 42% to 11 400 units, exceeding the completions by over 20%. As a result, vacancy at the year end decreased by 7% to 47 920 units which was equivalent to 4.3% of the total stock. About 3 800 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

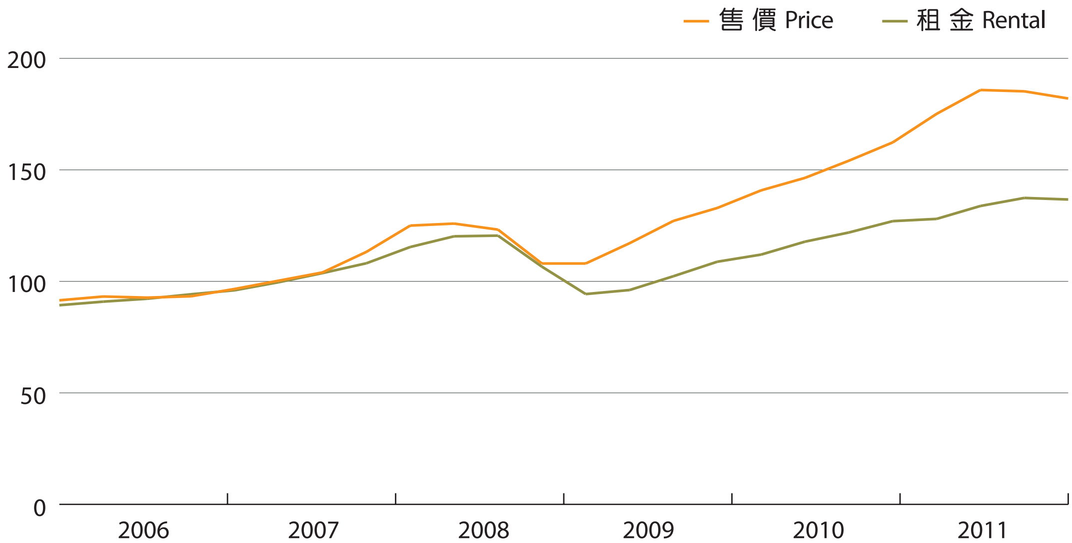
預計2012年的落成量升至11 890個單位，2013年更增至14 930個。雖然2012年的新供應量主要仍來自新界，但市區的供應量會漲至46%。按地區計，沙田(16%)、油尖旺(13%)、大埔(11%)和屯門(11%)合共佔總預測落成量的一半。2013年的新供應量集中在新界，主要分布於將軍澳和元朗。

Completions are expected to rise to 11 890 units in 2012 and increase further to 14 930 units in 2013. Though the new supply in 2012 still largely comes from the New Territories, supply in urban areas will increase to 46%. On district basis, Sha Tin (16%), Yau Tsim Mong (13%), Tai Po (11%) and Tuen Mun (11%) altogether account for half of the forecast completions. New supply in 2013 will be concentrated in the New Territories and mainly distributed in Tseung Kwan O and Yuen Long.

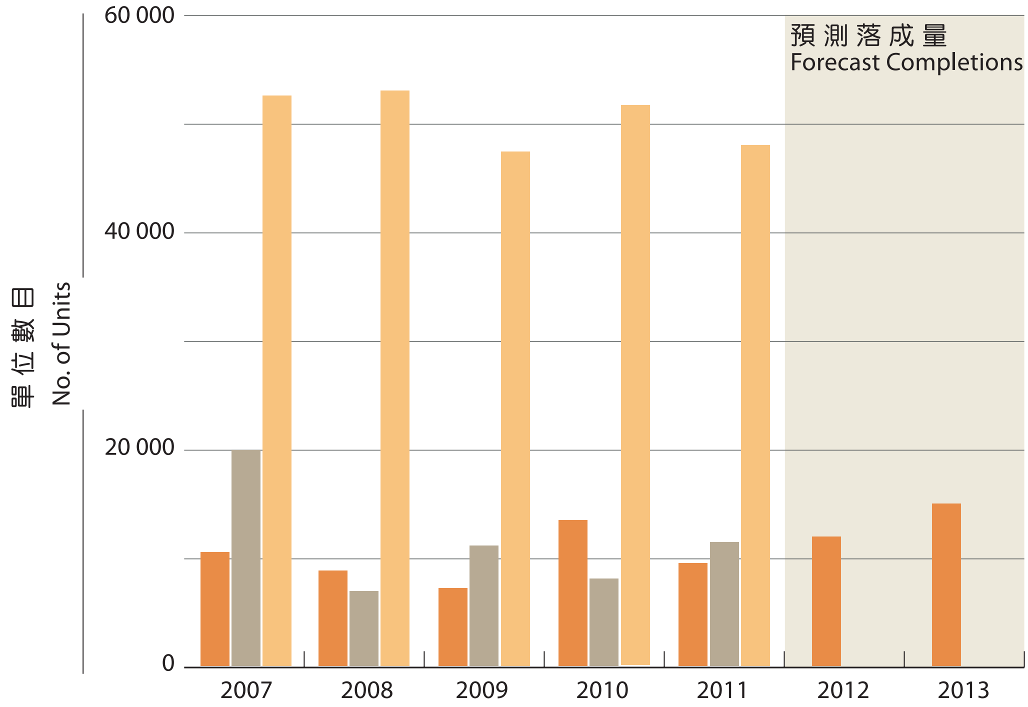
2011年上半年二手樓宇市場的售價繼續急升，下半年則開始滑落。整體而言，最後一季的售價仍較前一年增長12%。經過三季連續上升，到第四季租金穩固下來，惟仍較前一年同期增加8%。

Prices in the secondary market continued to escalate in the first half of 2011 but started to edge down in the second half. Overall, prices in the last quarter still registered a 12% gain from a year earlier. After rising consecutively for three quarters, rents entered into consolidation in the last quarter but still saw an 8% increase over the same period last year.

售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	10 470	8 780	7 160	13 410	9 450	11 890#	14 930#
入住量 Take-up	19 850	6 890	11 090	8 030	11 400		
空置量 Vacancy	52 470	52 940	47 350	51 530	47 920		
%+	4.9	4.9	4.3	4.7	4.3		

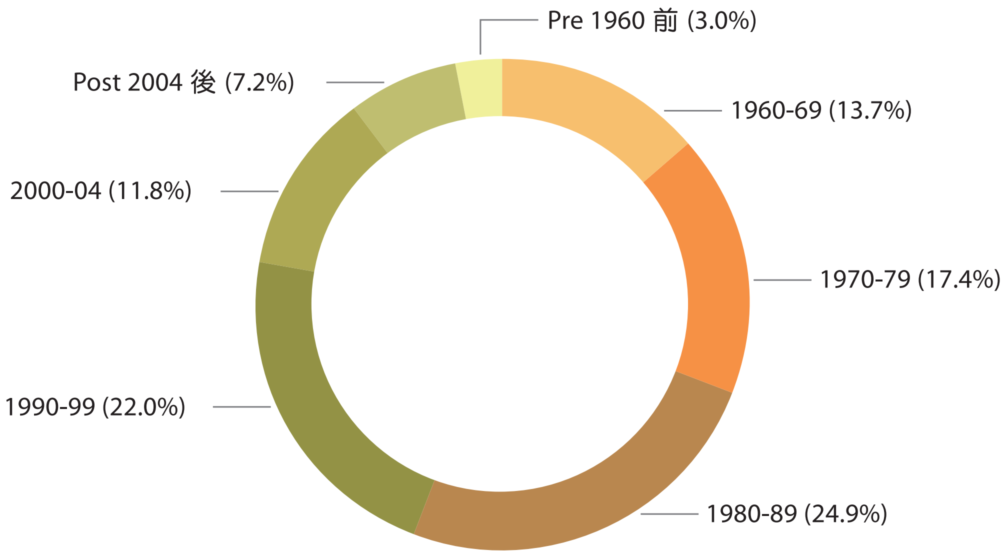
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米以下的單位。2011年底的總存量為1 027 100個單位，佔私人住宅總存量的92%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of less than 100m^2. Stock at the end of 2011 was 1 027 100 units which accounted for 92% of the total private domestic stock. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2011年落成的單位約有8 320個，其中77%位於新界，沙田和將軍澳合共佔此分類總落成量逾60%。按單位面積計算，B類單位佔新供應量的55%，C、A類單位則分別佔37%和8%。

There were about 8 320 units completed in 2011, of which 77% were located in the New Territories. Sha Tin and Tseung Kwan O together contributed over 60% of the total completions in this sub-sector. In terms of flat size, class B units accounted for 55% of the new supply while the shares of class C and class A units were 37% and 8% respectively.

2011 年的入住量較前一年飆升86%至10 770個單位，年底空置量因而跌至約40 000個單位，佔此分類總存量的3.9%。

Take-up in 2011 soared by 86% to 10 770 units. Consequently, vacancy at the year end declined to around 40 000 units, or 3.9% of the stock in this sub-sector.

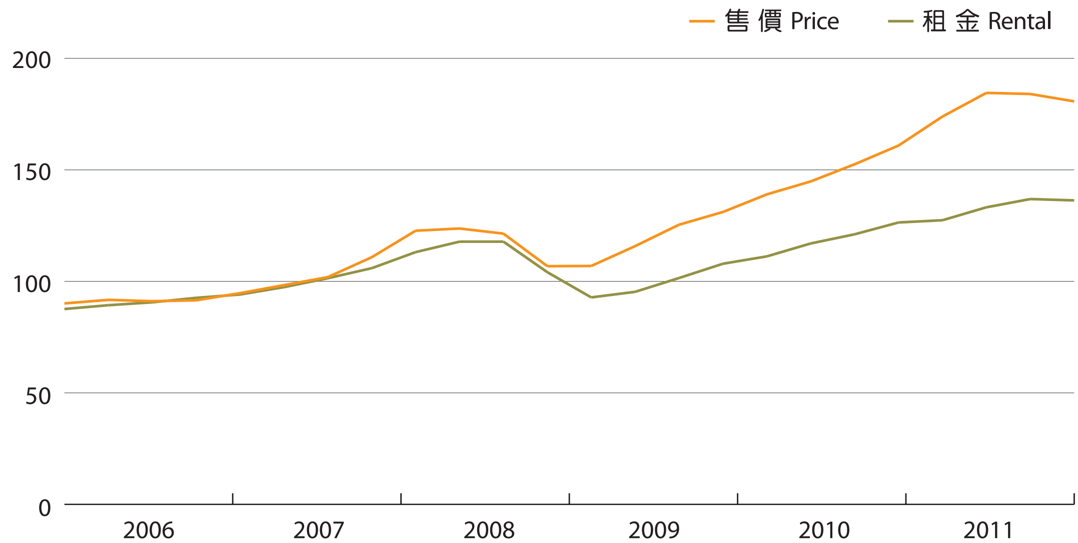
至於未來兩年的供應方面，預計2012和2013年分別約有8 870和13 590個單位落成。有別於2011年，2012年市區的供應量比重較大，達到49%。按地區計，沙田佔新供應量的18%，其次為油尖旺的15%。2013年的新單位供應再次集中於新界，佔總落成量的88%，將軍澳和元朗合共提供過半數新單位。

As regards supply in the following two years, around 8 870 and 13 590 units are forecast to be completed in 2012 and 2013 respectively. In contrast to 2011, a larger share of supply, at 49%, will be found in the urban areas in 2012. Down to district level, Yau Tsim Mong will provide 15% of the new supply, following Sha Tin's 18%. In 2013, focus will again be on the New Territories where 88% of the new units are situated. Tseung Kwan O and Yuen Long altogether contribute more than half of the supply.

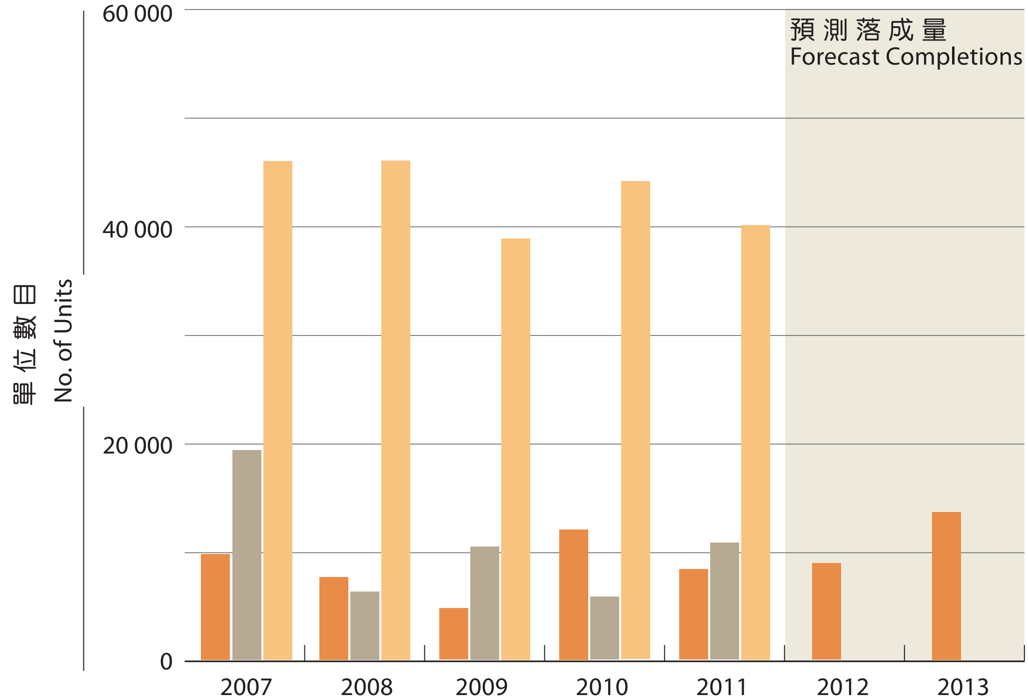
年內首季這類單位售價超越1997年的高峰，並徘徊於高位至第三季，到第四季開始下跌。上半年價格升幅顯著，以致第四季的售價較前一年高出12%。首三季的租金亦持續攀升，最後一季租金較去年同季增長8%。

Surpassing the 1997-peak in the first quarter, prices hovered at high levels until the third quarter and began to fall in the last quarter. As a result of the notable rise in the first half, price level in the last quarter was 12% higher than a year earlier. Rents also climbed uninterruptedly in the first three quarters and registered a growth of 8% in the last quarter over the corresponding quarter in last year.

售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	9 730	7 600	4 740	11 970	8 320	8 870#	13 590#
入住量 Take-up	19 300	6 290	10 420	5 790	10 770		
空置量 Vacancy	45 920	45 950	38 770	43 960	40 000		
%+	4.6	4.6	3.8	4.3	3.9		

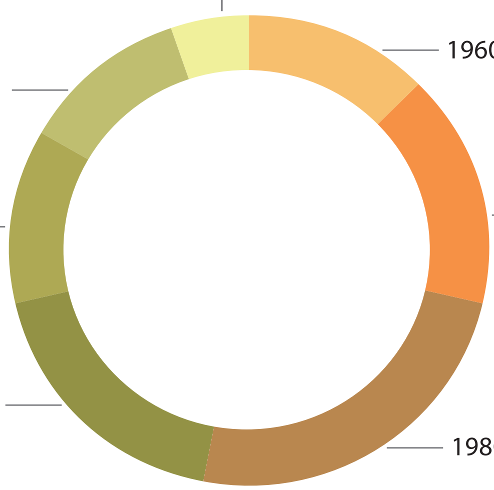
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2011年底的總存量為83 500個單位，佔私人住宅總存量的8%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100m^2 or above. Stock at the end of 2011 was 83 500 units, representing 8% of the total private domestic stock. The stock distribution by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2011年共有1 130個單位落成，平均分布於港島、九龍和新界。年內灣仔、油尖旺和屯門這三個地區相對供應較多此類單位。

1 130 units were completed in 2011. They were distributed evenly on Hong Kong Island, Kowloon and the New Territories. Wan Chai, Yau Tsim Mong and Tuen Mun were the three districts with relatively high supply in the year.

按 2010 年偏高的入住量計算，2011 年急降 72% 至 630 個單位。由於落成量超過入住量，年底空置單位增至 7 920 個，相當於這分類總存量的 9.5%。

Take-up in this sub-sector plummeted by 72%, over the high base in 2010, to 630 units in 2011. With completions outstripping take-up, the year-end vacancy increased to 7 920 units or 9.5% of the stock in this sub-sector.

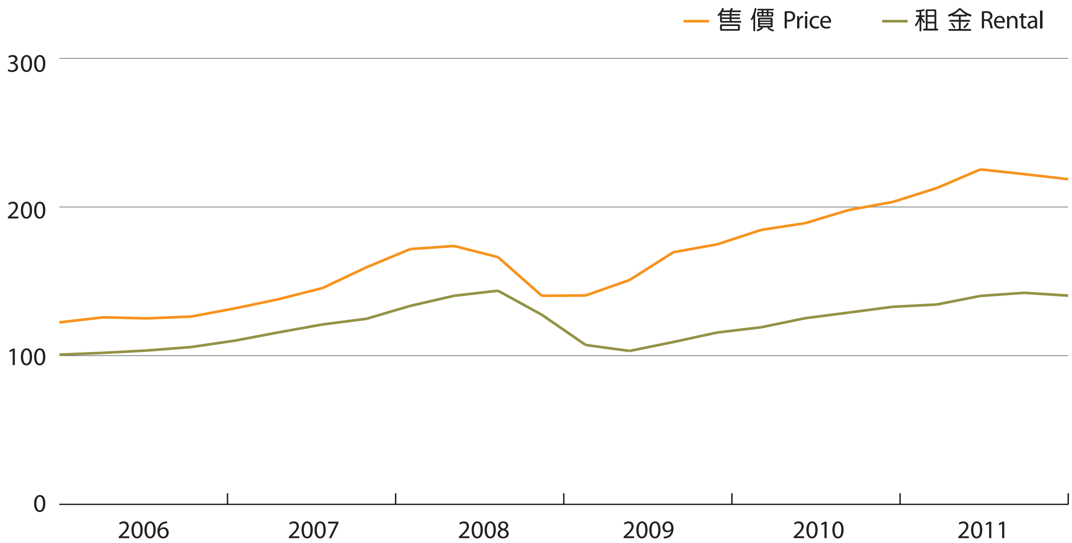
預計 2012 年的落成量明顯升至 3 020 個單位，到 2013 年則下調至 1 340 個。未來兩年的新供應量集中於新界，按地區計大埔提供最多單位，2012 和 2013 年均約佔新單位落成量的三分之一。

Completions are anticipated to surge markedly to 3 020 units in 2012 and then plunge back to 1 340 units in 2013. New supply in coming two years will be concentrated in the New Territories. Tai Po tops the list of supply at district level, accounting for about one - third of the new units in both 2012 and 2013.

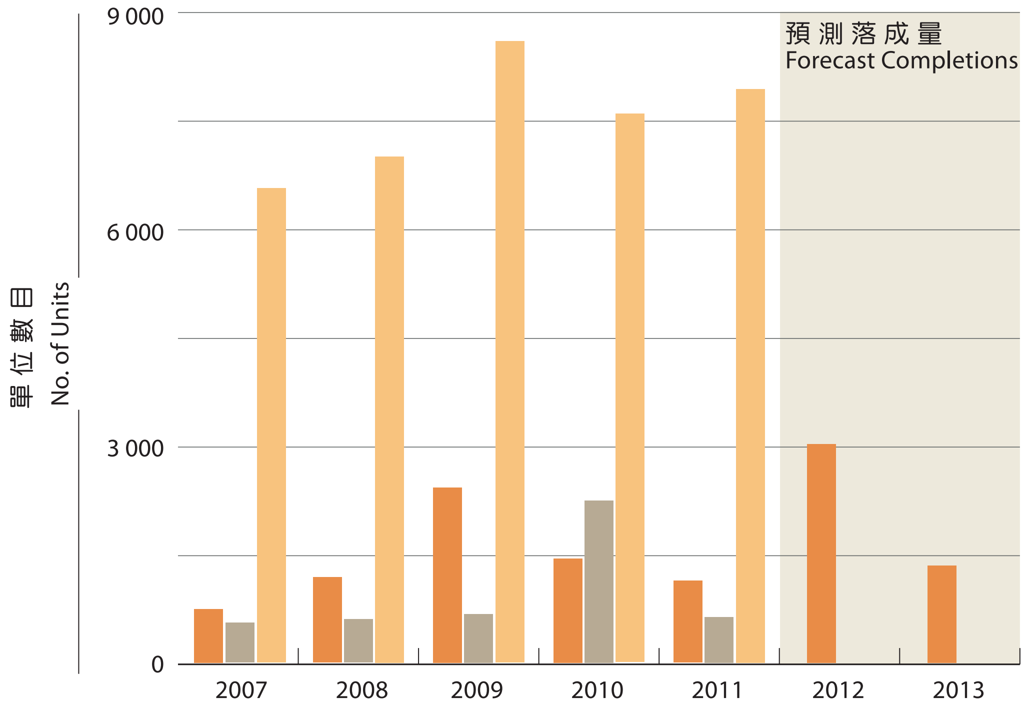
2011年第二季這類單位的售價創出新高，下半年稍為回落。年內首三季租金溫和地上升，到第四季開始整固。整體來說，售價和租金與2010年最後一季相比，增幅分別為8%和6%。

Reaching a new high in the second quarter, prices in this sub-sector saw a slight decline in the second half of 2011. Rents rose relatively modestly in the first three quarters before consolidating in the last quarter. Overall, prices and rents exhibited an 8% and 6% increase respectively in the final quarter over a year earlier.

售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	740	1 180	2 420	1 440	1 130	3 020#	1 340#
入住量 Take-up	550	600	670	2 240	630		
空置量 Vacancy	6 550	6 990	8 580	7 570	7 920		
%+	8.4	8.8	10.5	9.2	9.5		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

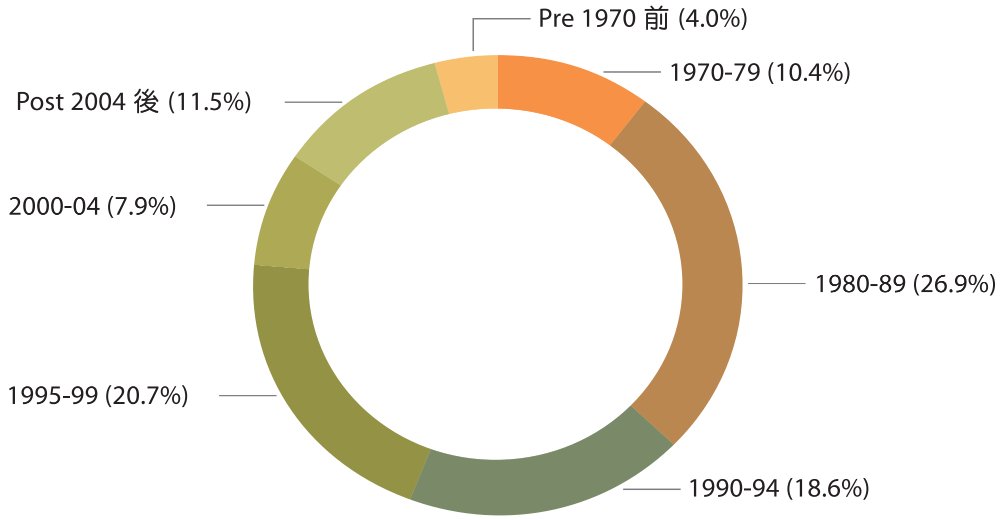
私人寫字樓

Private Office

2011年底私人寫字樓的總存量為10 782 100平方米，當中甲級寫字樓佔63%，乙級寫字樓佔23%，丙級寫字樓則佔14%。2011年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積，共佔總存量的58%。圖表顯示按樓齡分類的各級寫字樓總存量。

The total stock of private offices at the end of 2011 amounted to 10 782 100 m^2, comprising 63% Grade A, 23% Grade B and 14% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 58% of the total stock at the end of 2011. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2011年私人寫字樓的落成量為155 200平方米，較2010年超出25%。甲級寫字樓的落成量為125 500平方米，相當於總供應量的81%。

Office completions in 2011 were 155 200 m^2, exceeding the 2010 level by 25%. Completions of Grade A space amounted to 125 500 m^2, equivalent to 81% of the total supply.

年內寫字樓的使用量錄得285 400平方米，較前一年減少16%。年底的空置量跌至700 300平方米，相當於總存量的6.5%。

A take-up of 285 400 m^2 was recorded for the year, a reduction of 16% from the preceding year. Vacancy at the year-end continued to drop to 700 300 m^2, representing 6.5% of the total stock.

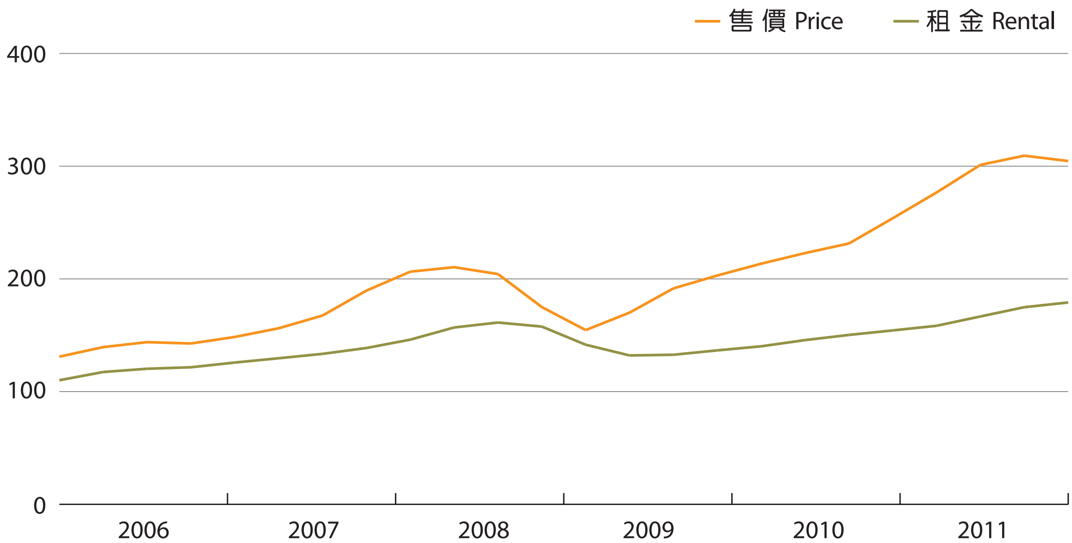
預計2012年的落成量維持在相若水平達153 300平方米，2013年則回落至116 300平方米。2012年的新供應量當中，近73%位於非核心地區，這比例到2013年更升至90%。預計2012和2013年落成的甲級寫字樓，分別佔該年總供應量的69%和82%。

Completions are expected to remain at similar level of 153 300 m^2 in 2012 and then fall to 116 300 m^2 in 2013. In 2012, almost 73% of the new supply will be located in non-core districts and the share will increase further to 90% in 2013. It is also anticipated that Grade A office completions will account for 69% and 82% of the total supply in 2012 and 2013 respectively.

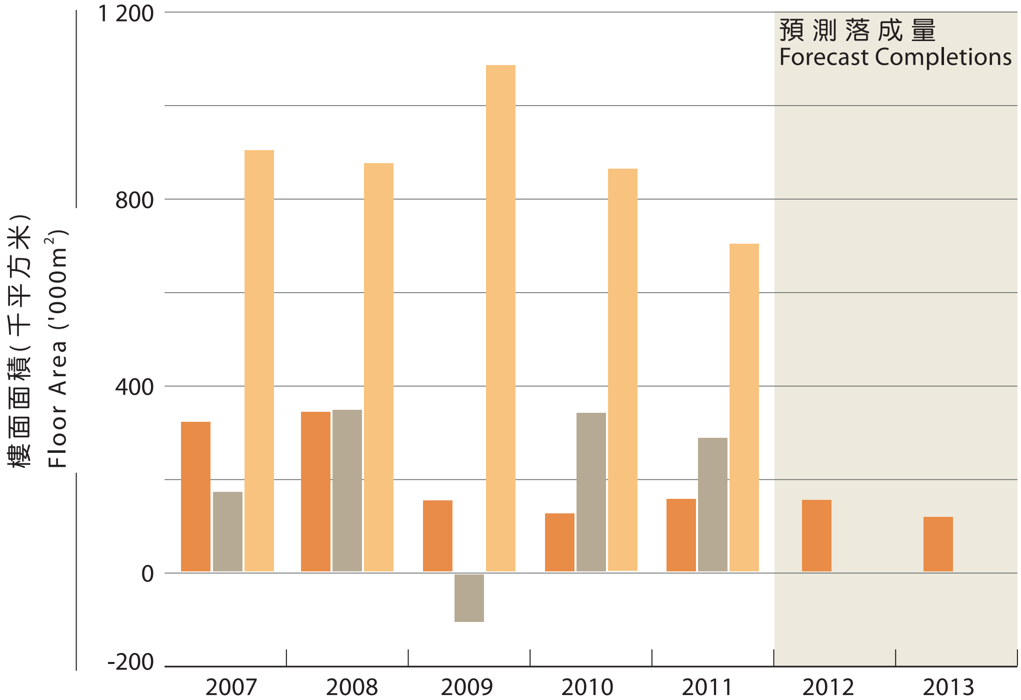
年內首兩季售價急速向上，但第四季開始下滑。2011年第四季的臨時售價指數，較2010年同期增加20%。年內租金穩步上揚，臨時租金指數錄得16%按年升幅。

Prices rose abruptly in the first two quarters but started to decline in the fourth quarter. The provisional price index for the fourth quarter of 2011 exhibited an increase of 20% over the same period in 2010. Rents went up steadily during the year and the provisional rental index showed a 16% growth year on year.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m²)

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	320	341	151	124	155	153#	116#
使用量 Take-up	170	345	-101	339	285		
空置量 Vacancy	901	873	1 083	860	700		
%+	8.9	8.4	10.3	8.0	6.5		

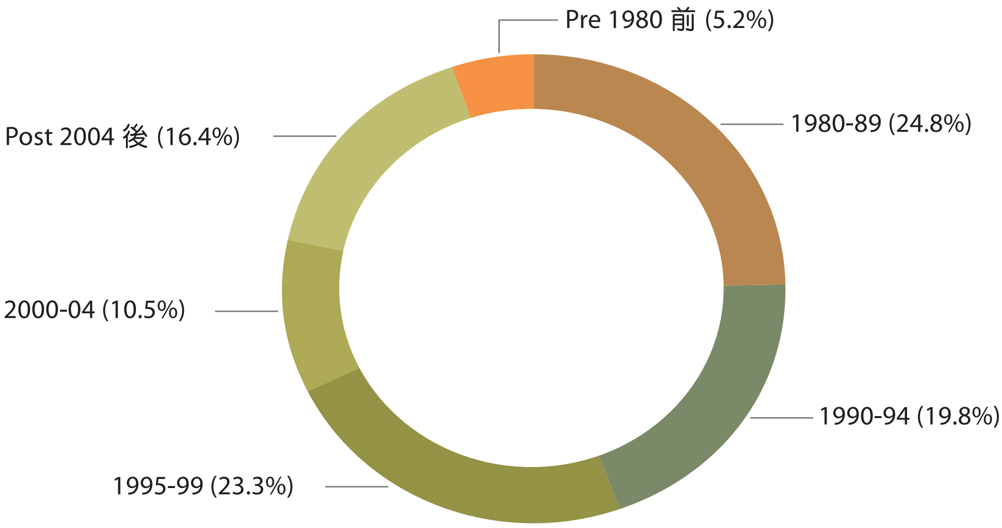
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2011年底甲級寫字樓的總存量為6 817 500平方米，佔各級寫字樓總存量的63%。圖表顯示按樓齡分類的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2011 stood at 6 817 500 m^2, representing 63% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量中有54%位於港島，九龍與新界分別佔36%和10%。

Hong Kong Island accounted for 54% of the stock, while the shares for Kowloon and the New Territories were 36% and 10% respectively.

甲級寫字樓的落成量為125 500平方米，較2010年增加9%，新的發展項目全部位於非核心地區，例如南區(40%)和觀塘(55%)。

Completions of Grade A offices were 125 500 m^2, an increase of 9% from 2010. All of the new developments were located in non-core districts such as Southern district (40%) and Kwun Tong (55%).

2011年的使用量達233 700平方米，遠超年內的落成量。整體空置量減至448 000平方米，相當於甲級寫字樓總存量的6.6%，其中約29%位處核心地區。

Take-up in 2011 was 233 700 m^2, far exceeding the completions of the year. Overall vacancy decreased to 448 000 m^2, representing 6.6% of Grade A stock. About 29% of the vacant space was found in core districts.

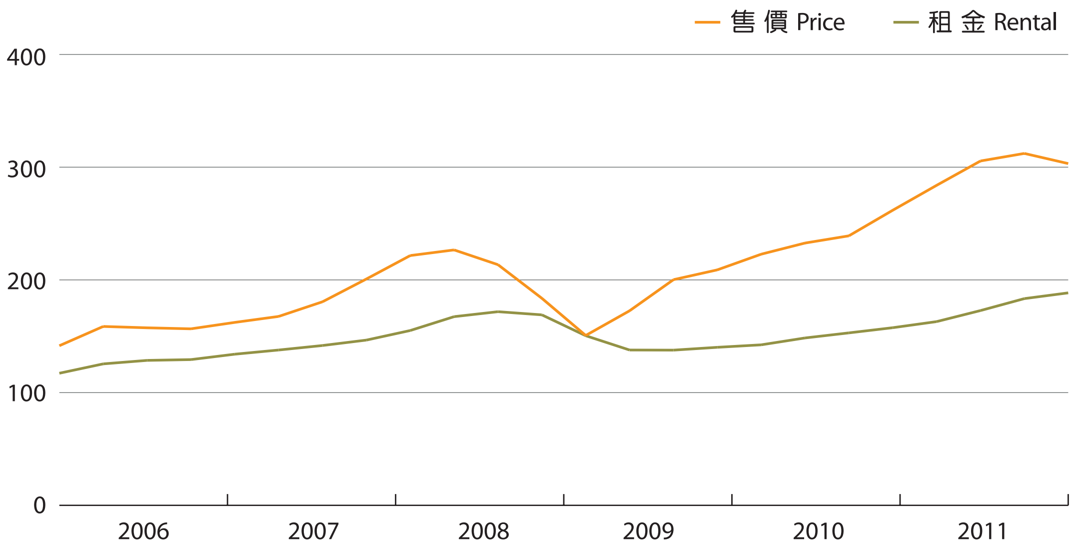
預計2012年的落成量輕微下跌至105 100平方米，2013年更進一步減至95 400平方米。雖然2012年的供應量仍集中於非核心地區，中區和灣仔將佔預計落成量的30%。2013年的新供應量全部來自非核心地區，觀塘約佔整體落成量的56%。

It is forecast that completions will reduce slightly to 105 100 m^2 in 2012 and further to 95 400 m^2 in 2013. While the supply in 2012 will still be concentrated in non-core districts, Central and Wan Chai will be providing some 30% of the estimated completions. In 2013, all the new supply will come from non-core districts with Kwun Tong accounting for about 56% of the overall completions.

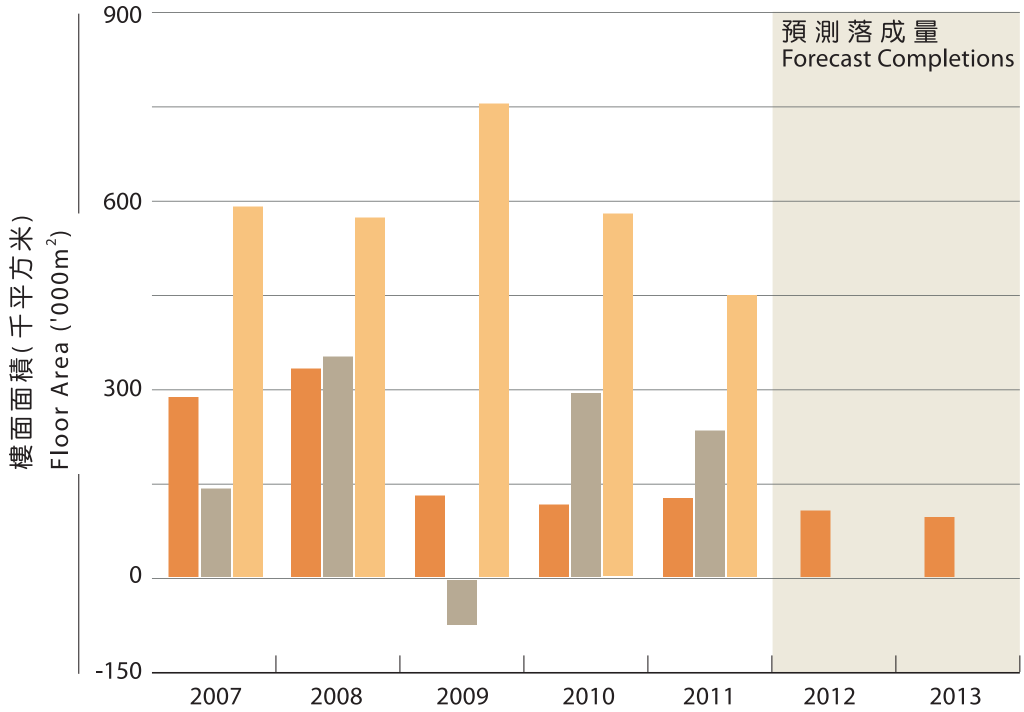
這分類的售價拾級而上，至第三季到達高峰後掉頭向下。第四季的臨時售價指數比前一年同期上調16%。租金落後於售價，升勢持續至最後一季，錄得20%的按年增長。

Prices of Grade A office continued to spiral and retreated after reaching a peak in the third quarter. The provisional price index for the fourth quarter of 2011 increased by 16% over the same period a year ago. Lagging behind prices, rents continued the upward trend in the final quarter, achieving a year-on-year gain of 20%.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m^2)

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	286	331	129	115	125	105#	95#
使用量 Take-up	140	350	-71	292	233		
空置量 Vacancy	589	571	753	576	448		
%+	9.7	8.9	11.5	8.5	6.6		

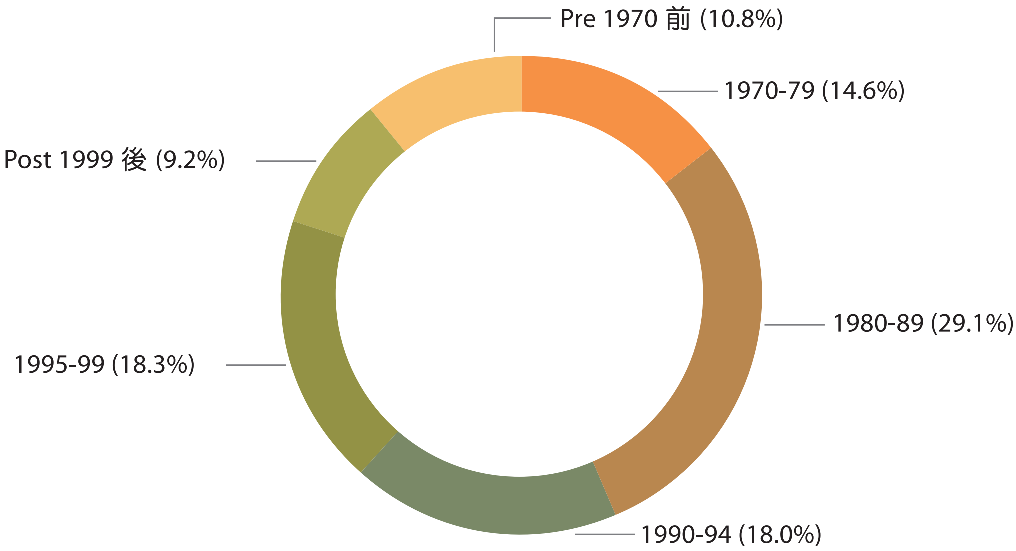
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2011年底乙級寫字樓的總存量為2 461 000平方米，佔各級寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2011, stock of Grade B offices was 2 461 000 m^2, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的64%，九龍與新界分別佔33%和3%。

Hong Kong Island accounted for 64%, while Kowloon and the New Territories contributed 33% and 3% respectively.

2011年乙級寫字樓的落成量大幅升至29 700平方米，約為2010年的四倍，全部坐落中西區。

Grade B office completions rose significantly to 29 700 m^2 in 2011, about four times the completions in 2010. All the completions were located in Central and Western district.

年內的使用量上升36%，使用的面積為39 500平方米。空置量降至161 400平方米，相當於乙級寫字樓總存量的6.6%。

Take-up in 2011 increased 36% to 39 500 m^2 and vacancy fell to 161 400 m^2, or 6.6% of Grade B stock.

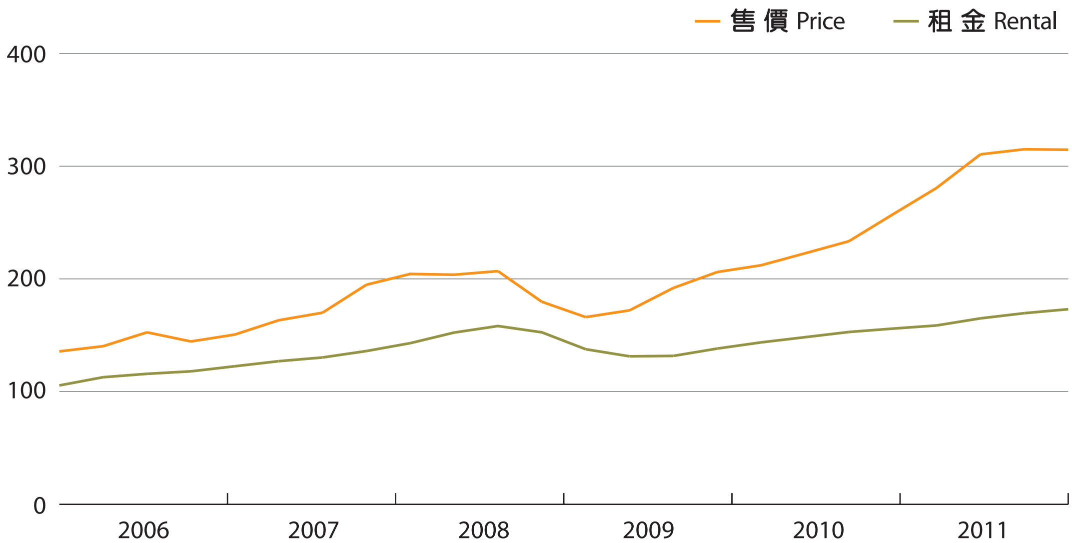
預計2012和2013年的落成量分別為48 200和17 700平方米。2012年落成的乙級寫字樓當中，預料約69%位於港島，主要坐落東區和南區，另有20%來自觀塘。2013年的預計供應量主要位於觀塘和中西區，分別佔新落成量的47%和45%左右。

It is estimated that completions will be 48 200 m^2 and 17 700 m^2 in 2012 and 2013 respectively. In 2012, about 69% of the anticipated new supply will be located on Hong Kong Island, largely in Eastern and Southern districts, and another 20% will come from Kwun Tong. For 2013, it is expected that Kwun Tong and Central and Western districts will provide the major supply, accounting for about 47% and 45% of the new completions respectively.

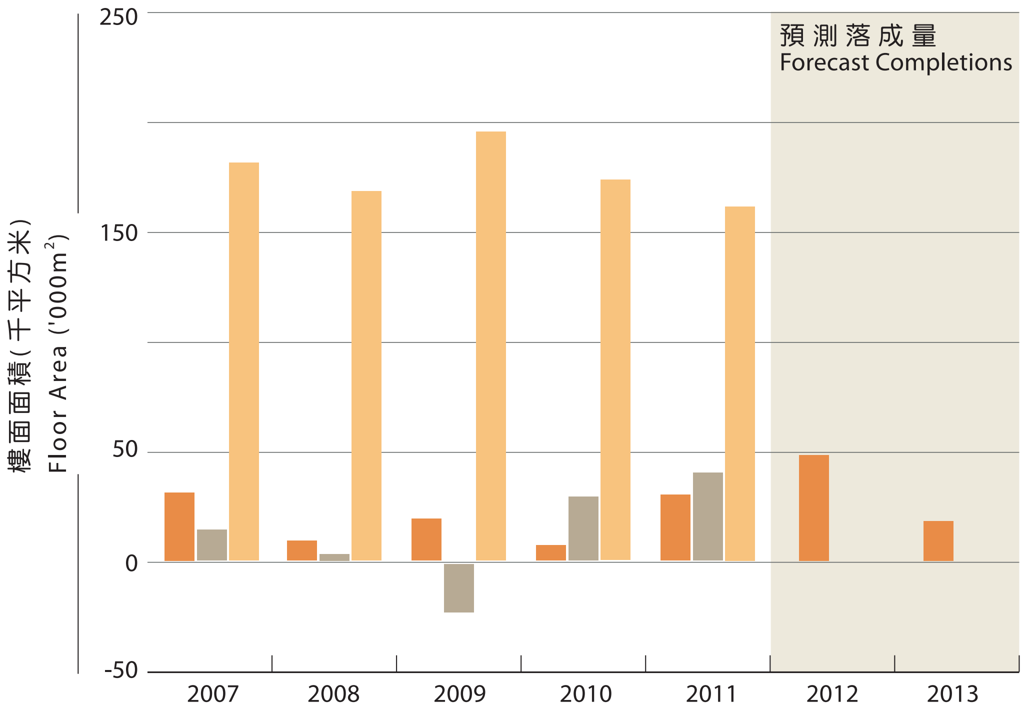
這分類的售價首兩季有明顯增幅，但下半年上升乏力。2011年最後一季整體售價指數，較2010年同期上升22%，另一方面，租金年內維持溫和升勢，並錄得11%按年增長。

Prices recorded significant growth in the first two quarters but lost momentum in the second half. The overall price index in the last quarter of 2011 was up by 22% from the corresponding period of 2010. On the other hand, rents edged up modestly throughout the year and registered a year-on-year gain of 11%.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m²)

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	31	9	19	7	30	48#	18#
使用量 Take-up	14	3	-22	29	40		
空置量 Vacancy	181	168	195	173	161		
%+	7.3	6.9	8.0	7.1	6.6		

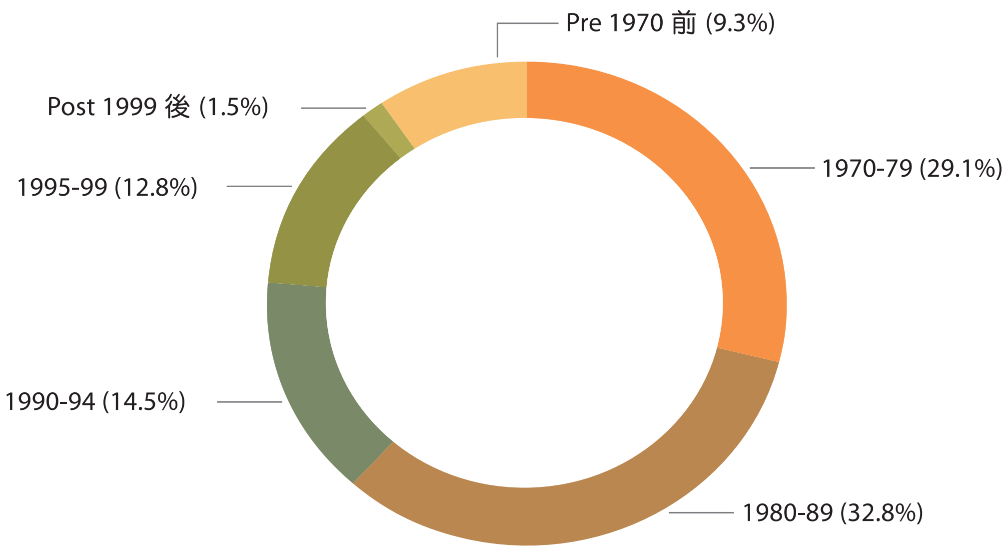
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2011年底丙級寫字樓的總存量為1 503 600平方米，佔各級寫字樓總存量的14%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Stock of Grade C offices was 1 503 600 m^2 at the end of 2011, representing 14% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量的66%位於港島，九龍與新界分別佔32%和2%。

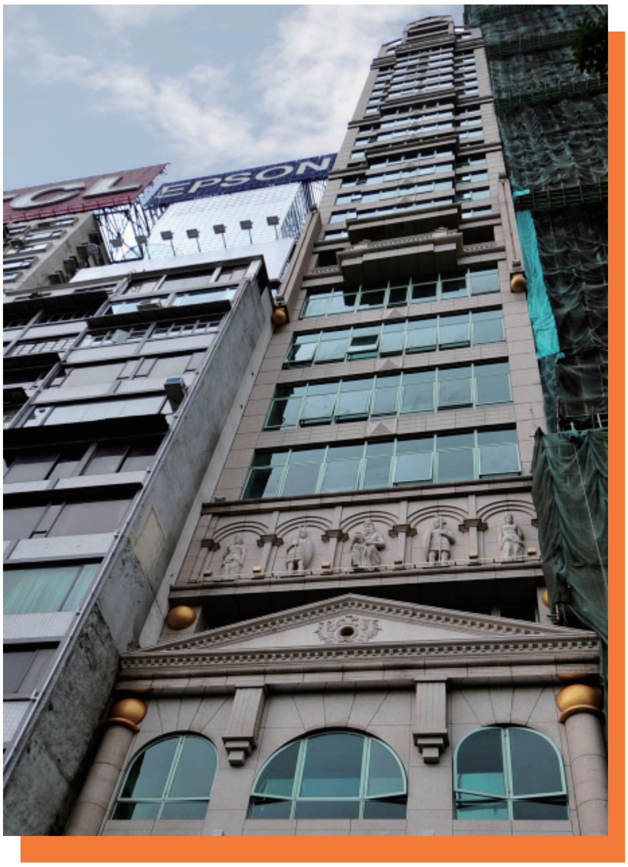
Hong Kong Island accounted for 66% of stock, while the share of Kowloon and the New Territories were 32% and 2% respectively.

2011年並無丙級寫字樓落成。

There were no completions in 2011.

年內使用量達 12 200 平方米。空置量跌至 6%，相等於 90 900 平方米，當中約 75% 位於核心地區。

With a take-up of 12 200 m^2, vacancy of Grade C office declined to 6%, equivalent to 90 900 m^2. About 75% of the vacant space was found in the core districts.



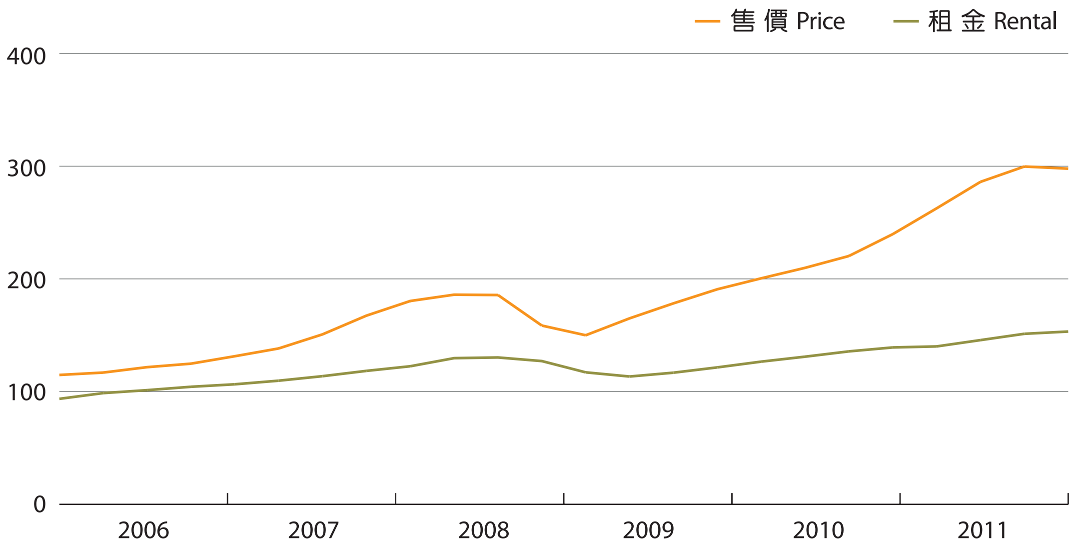
這分類在 2012 年將沒有新供應，而到 2013 年則有 3 200 平方米樓面面積落成，主要來自中西區。

There will unlikely be any new space produced in this sub-sector in 2012, while 3 200 m^2 will be provided in 2013, mainly from Central and Western district.

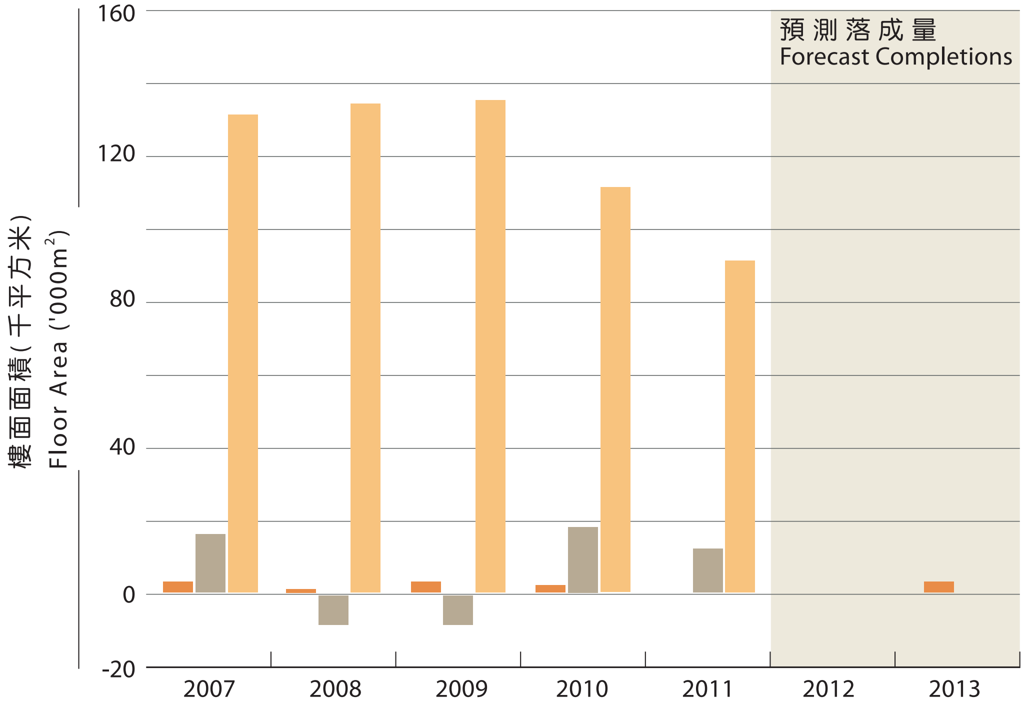
丙級寫字樓與其他分類的售價同步上揚，至第四季溫和下跌。與前一年比較，最後一季的價格上升24%。租金亦跟隨升勢向上，但第四季開始呈現穩固。2011年最後一季的整體租金與2010年同期相比，增加了10%。

Prices of Grade C office rose in line with other sub-sectors and declined mildly in the last quarter before the year drew to a close. The final quarter of 2011 registered an increase of 24% from that of the previous year. Rents also followed a rising trend but began to stabilise in the fourth quarter. When comparing the last quarter of 2011 to the corresponding period of 2010, the overall increase in rents was 10%.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m²)

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	3	1	3	2	0	0#	3#
使用量 Take-up	16	-8	-8	18	12		
空置量 Vacancy	131	134	135	111	91		
%+	8.4	8.6	8.9	7.3	6.0		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures


citysuper

私人商業樓宇

Private Commercial

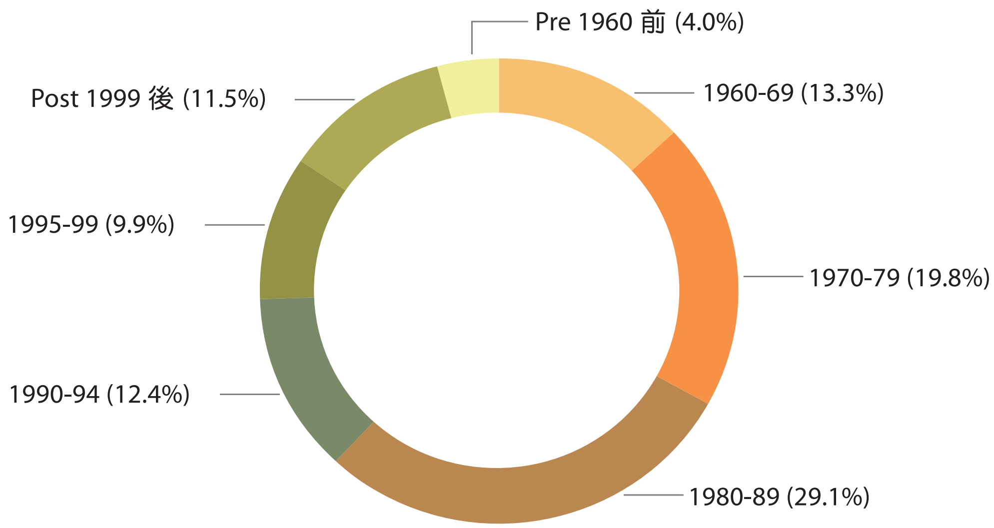
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

2011年底這類物業的總存量為10 791 900平方米，其中30%在港島，41%坐落九龍，29%位於新界。按樓齡分類的總存量詳見圖表。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

Stock in this sector at the end of 2011 was 10 791 900 m^2, with 30% of the total space on Hong Kong Island, 41% in Kowloon and 29% in the New Territories. Distribution of the total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2011年的落成量為42 200平方米，較2010年減少35%，平均分布於三個區域。按地區計，西貢的落成量最多，佔32%，其次為佔27%的油尖旺。

Completions in 2011 were 42 200 m^2, down by 35% from 2010 level. The new supply spread evenly among the three geographical areas. On district basis, Sai Kung provided the largest completions at 32%, followed by Yau Tsim Mong at 27%.

2011年的使用量錄得負數，達6 500平方米。整體空置率維持在8%，與前一年的水平相若，商場舖位及樓上商業單位佔整體空置量的56%。

A negative take-up of 6 500 m^2 was recorded for the year. Overall vacancy stayed at 8%, similar to last year's level. The share of vacancy from arcade shops and upper floor commercial space was 56% of the total.

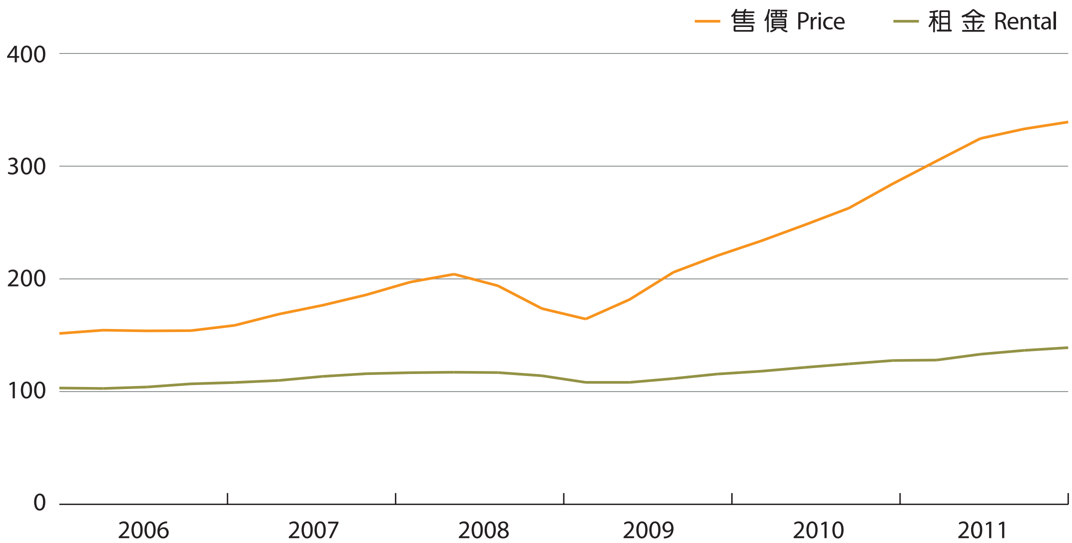
由於多個大型發展項目落成，2012年的落成量預計大幅上升至111 000平方米，主要來自灣仔、油尖旺和屯門，合共佔預測落成量的54%。2013年的供應量約為51 700平方米，近半來自港島，另有30%位於新界。

Due to the completion of several large developments, completions are forecast to rise markedly to 111 000 m^2 in 2012. The main source of supply will be from Wan Chai, Yau Tsim Mong and Tuen Mun, providing about 54% of the estimated completions. The supply in 2013 will be around 51 700 m^2, of which almost half will come from Hong Kong Island and 30% from the New Territories.

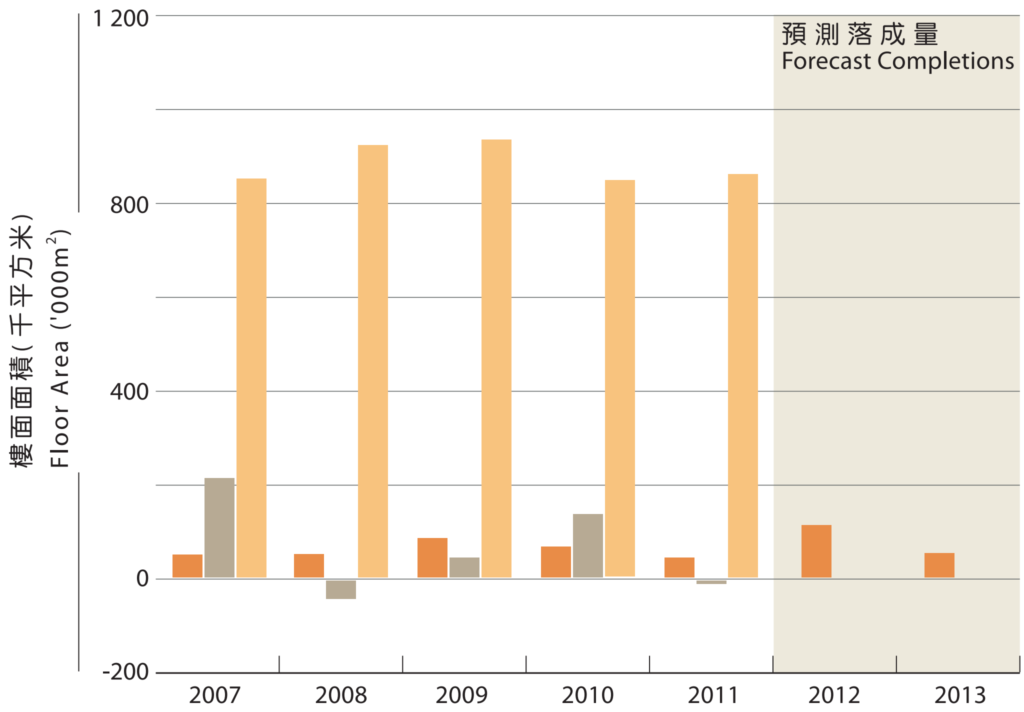
2011年這類物業的銷售市場較租務市場興旺，年內售價不斷上揚，第四季錄得按年漲幅達19%，同期的租金則上升9%。

Sales market outperformed the leasing market in 2011. Prices rose continuously over the course of the year, registering a year-on-year gain of 19% in the fourth quarter while rents increased by 9% over the same period.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m^2)

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	48	49	84	65	42	111#	52#
使用量 Take-up	211	-39	42	135	-7		
空置量 Vacancy	849	920	932	844	859		
%+	8.1	8.7	8.7	7.9	8.0		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

私人工業樓宇

Private Industrial

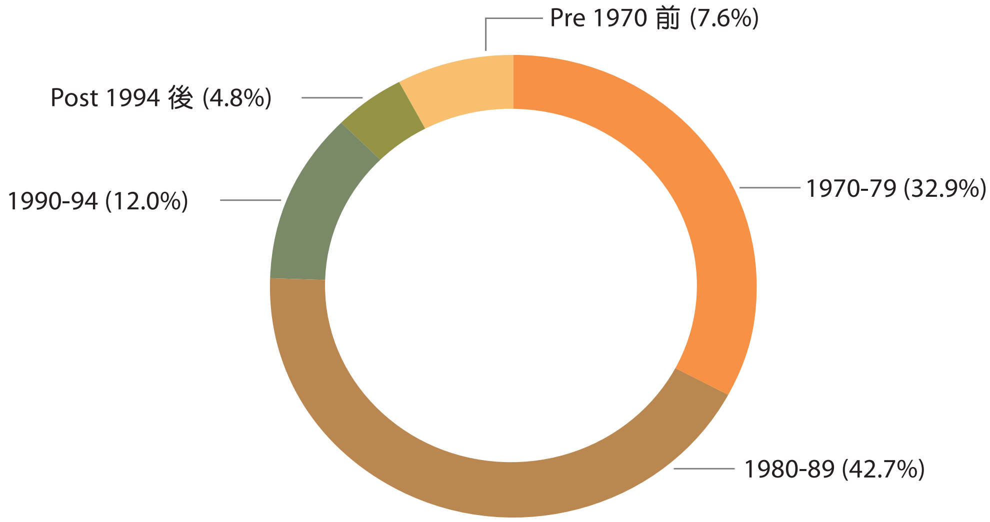
這類別包括分層工廠大廈及其附屬寫字樓。

This category comprises flatted factories and ancillary office accommodation.

2011年底這類物業的總存量為17 182 500平方米，平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

At the end of 2011, stock in this sector was 17 182 500 m^2, which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2011年的落成量為32 400平方米，較2010年增加57%。新落成量大多來自深水埗，共佔86%，餘下的14%則位於油尖旺。

Completions in 2011 amounted to 32 400 m^2, up 57% on 2010 level. Majority of the new supply came from Sham Shui Po, amounting to 86%, whereas the remaining 14% were from Yau Tsim Mong.

年內使用量達84 700平方米，遠超落成量。空置面積跌至1 035 700平方米，相等於總存量的6%。觀塘、葵青和荃灣這三個地區錄得最高的空置量，佔空置總面積的58%。

Take-up was 84 700 m^2, well above the completions. Vacancy fell to 1 035 700 m^2 equivalent to 6% of stock. Kwun Tong, Kwai Tsing and Tsuen Wan recorded the highest vacancy and accounted for 58% of the total vacant area.

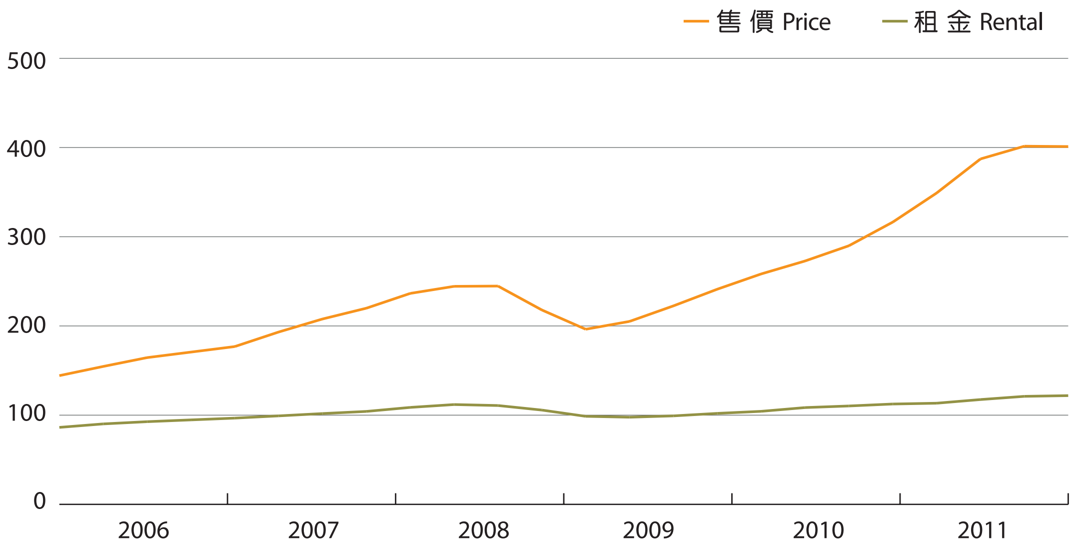
2012年的新落成量預計約為48 200平方米，其中75%位於荃灣。2013年另有26 800平方米工廈樓面落成，主要來自葵青。

New space of some 48 200 m^2 is forecast to be completed in 2012, of which 75% will be located in Tsuen Wan. Another 26 800 m^2 industrial space mainly from Kwai Tsing will be coming on stream in 2013.

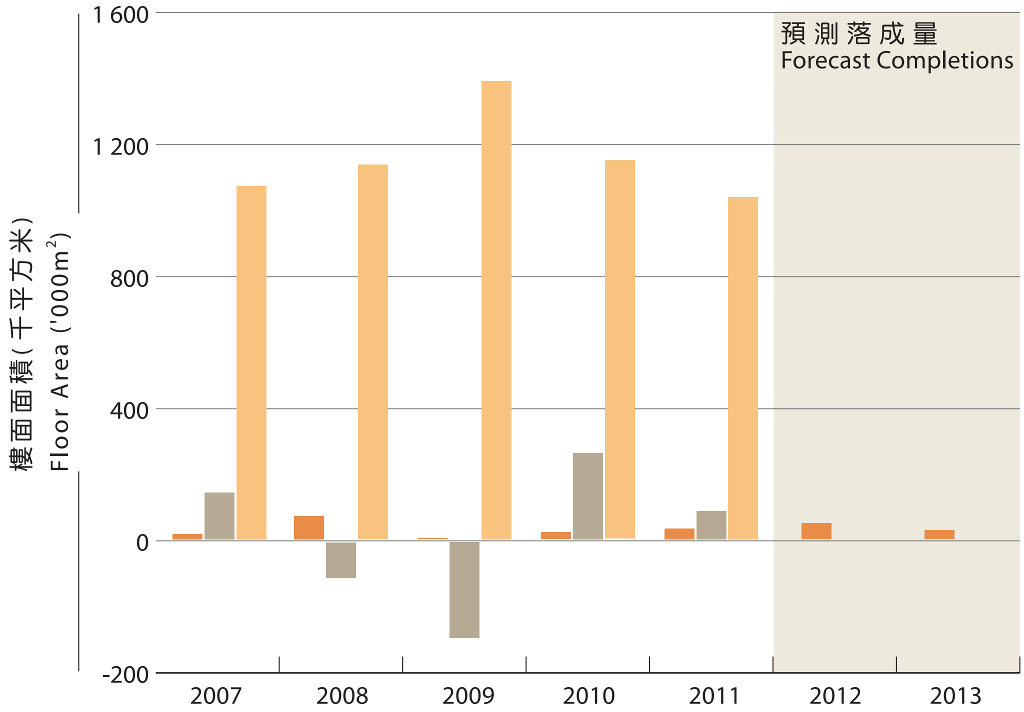
分層工廠大廈的售價首三季均上調，到臨近年底時才穩定下來。首六個月升幅顯著，第四季的臨時售價指數較前一年同期增加27%。租金亦是逐季攀升，惟上升步伐較售價慢，第四季的臨時租金指數與2010年同期比較升了8%。

Prices went up in the first three quarters but stabilised towards the end of the year. With noticeable growth in the first six months, the provisional price index for the fourth quarter finished 27% higher than the same period of a year earlier. Rents also climbed from quarter to quarter, albeit at a slower pace. The provisional rental index for the final quarter increased 8% over the corresponding period.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m²)

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	16	70	3	21	32	48#	27#
使用量 Take-up	141	-107	-290	261	85		
空置量 Vacancy	1 070	1 134	1 388	1 146	1 036		
%+	6.2	6.5	8.0	6.7	6.0		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

這類別包括設計作工貿用途，並為此取得佔用許可證的樓宇。

This category comprises floor space in developments designed for industrial/office use, and certified for occupation as such.

2011年底的總存量達591 100平方米，大部分位於市區，其中深水埗和觀塘共佔總樓面面積的60%以上。

The 2011 year-end stock stood at 591 100 m^2, with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 60% of the total space.

2011年並無新的工貿大廈落成。

There was no new supply in 2011.

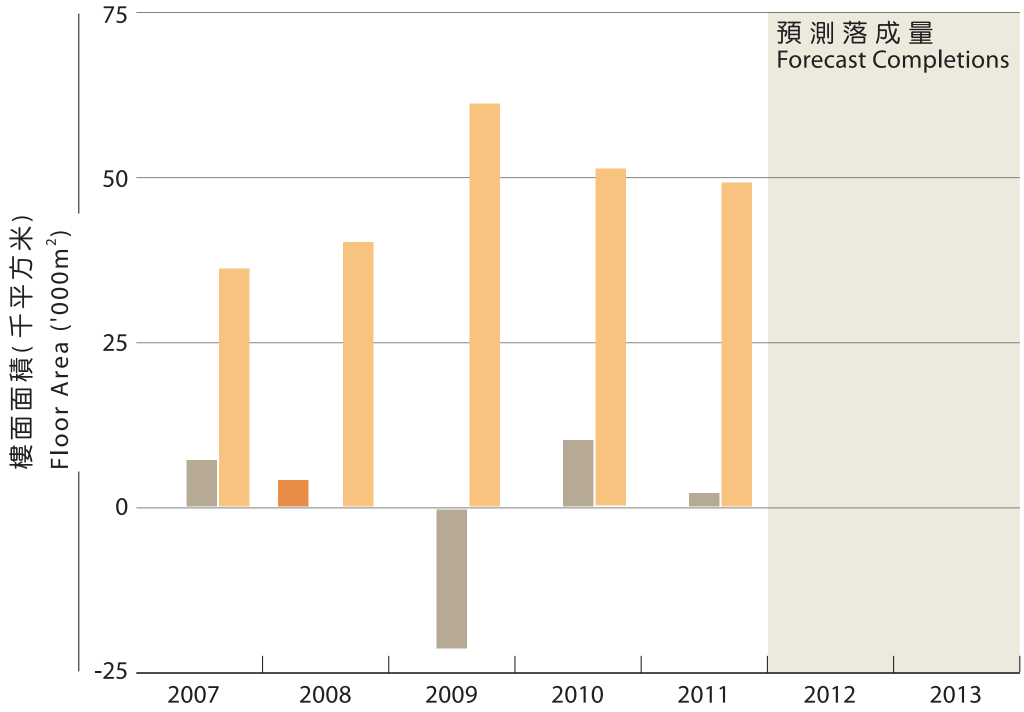
使用量為2 200平方米，空置率跌至總存量的8.2%，即48 600平方米。超過50%的空置面積位於東區和觀塘。

With a take-up of 2 200 m^2, vacancy rate fell to 8.2% of stock, at 48 600 m^2. Over 50% of the vacant space was found in the Eastern district and Kwun Tong.

預測未來兩年此類樓宇不會有新供應。

No new supply will likely be forthcoming in 2012 and 2013.

落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m²)

	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	0	4	0	0	0	0#	0#
使用量 Take-up	7	0	-21	10	2		
空置量 Vacancy	36	40	61	51	49		
%+	5.8	6.5	10.0	8.6	8.2		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

這類別包括所有其他廠房，主要是專為特殊製造業而建，每間廠房通常由一名廠東使用。

This category comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

2011年底這類物業的總存量為2 914 400平方米，其中新界佔84%。

The stock in this sector was 2 914 400 m^2 at the end of 2011, of which, 84% came from the New Territories.

2011年有五個新發展項目落成，共提供31 300平方米樓面面積，其中三個項目位於西貢，約佔新落成量的60%。

Five new developments with 31 300 m^2 floor space were completed in 2011. Three of them, accounting for approximately 60% of the newly completed space, were in Sai Kung.

預計2012和2013年的新供應量分別為56 800和60 200平方米，全部來自新界，大部分位於西貢，分別佔該兩年總供應量的49%和64%。

New space of 56 800 m^2 and 60 200 m^2 are forecast to be available in 2012 and 2013 respectively. All the new supply will be in the New Territories with the majority coming from Sai Kung, accounting for 49% and 64% of the total new space in 2012 and 2013 respectively.

這類別包括設計或改建作倉庫或冷藏庫的樓宇，以及其附屬寫字樓；貨櫃碼頭內的樓宇亦包括在內。

This category comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are included.

2011年底的總存量為3 472 700平方米，其中約有80%位於新界，主要集中於葵青、荃灣和沙田，佔整體樓面面積的66%。

Stock stood at 3 472 700 m^2 at the end of 2011. About 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 66% of the total space.

2011年的落成量為73 000平方米；空置量增至131 000平方米，相當於總存量的3.8%。

Completions in 2011 amounted to 73 000 m^2. Vacancy increased to 131 000 m^2, or 3.8% of stock.

2012年的新落成量預計達124 300平方方米，全部來自新界，其中約99%位於葵青。2013年的新供應量為56 300平方米，全部來自荃灣。

New space of 124 300 m^2 is forecast to be available in the New Territories in 2012, with approximately 99% located in Kwai Tsing; while 56 300 m^2 new supply, all from Tsuen Wan, will be coming on stream in 2013.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技術附註

Technical Notes

1. 報告年度

每年出版的《香港物業報告》描述上一個曆年本港物業市場活動，並預測隨後兩年的落成量。

1. Review Period

Each issue of the Hong Kong Property Review presents the property market activities in the preceding calendar year, with forecasts of completions for the succeeding two years.

2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 區域及地區

本報告把港島、九龍及新界按區議會的選區分界劃分為18個地區，詳情見於附錄及分區圖。寫字樓類別加插了分區，以便就主要的寫字樓區進行更詳細分析。

3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on the Plans. The boundaries of these districts follow those of the 18 District Council Districts. For the office sector, there is further sub-division into certain sub-districts, to enable more detailed analysis of the principal office districts.

4. 物業類別

4.1 樓宇一般是按佔用許可證(俗稱入伙紙)上註明的用途分類，除非本署得悉樓宇其後在結構上有所更改。本署沒有特別調查樓宇現時的用途，也沒有嘗試辨別哪些住宅樓宇是用作非住宅用途，或哪些非住宅樓宇是用作住宅用途。

4. Property Types

4.1 Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. Otherwise, no specific check is made on current use and no attempt has been made to distinguish those domestic units used for non-domestic purposes and vice versa.

4.2 私人住宅單位，是指各自設有專用的煮食設施和浴室(及/或廁所)的獨立居住單位，並按樓面面積細分如下：

A類單位 - 實用面積少於40平方米
B類單位 - 實用面積為40至69.9平方米
C類單位 - 實用面積為70至99.9平方米
D類單位 - 實用面積為100至159.9平方米
E類單位 - 實用面積為160平方米或以上

4.3 本報告並不包括所有公共房屋發展計劃，如私人機構參建居屋計劃的資助出售住宅單位、居者有其屋計劃、可租可買計劃、重建置業計劃、夾心階層住屋計劃、市區改善計劃和住宅發售計劃的全部單位的統計數字。房屋委員會與房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍資料，亦不包括在本報告內。樓宇總存量、落成量、拆卸量、入住量及空置量的數字並不包括村屋在內，惟2001年或以前特別指明的資料除外。

4.4 私人寫字樓包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。寫字樓分為以下各級：

甲級 - 新型及裝修上乘；間隔具彈性；整層樓面面積廣闊；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有停車設施。

乙級 - 設計一般但裝修質素良好；間隔有彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有停車設施。

4.2 Private Domestic units are defined as independent dwellings with separate cooking facilities and bathroom (and/or lavatory). They are sub-divided by reference to floor area as follows :

Class A - saleable area less than 40 m^2
Class B - saleable area of 40 m^2 to 69.9 m^2
Class C - saleable area of 70 m^2 to 99.9 m^2
Class D - saleable area of 100 m^2 to 159.9 m^2
Class E - saleable area of 160 m^2 or above

4.3 Public sector developments, including domestic units built under the Private Sector Participation Scheme for subsidised sale, and all units built under the Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes are not included. Data relating to rental estates built by the Housing Authority and Housing Society, units sold under the Tenants Purchase Scheme, and Government-owned quarters are also excluded. Village houses are not included in the stock, completions, demolition, take-up and vacancy figures except for the previous years of 2001 and before as specified.

4.4 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.

丙級 - 設計簡單及有基本裝修；間隔彈性較小；整層樓面面積狹小；大堂只有基本設施；一般並無中央空氣調節系統；升降機僅夠使用或不敷應用；管理服務屬最低至一般水平；並無停車設施。

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.

寫字樓的所在地點並不影響等級。屬香港特別行政區政府所有並由政府產業署管理的寫字樓並不包括在本報告內。

It should be noted that location is not a feature of grade. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

4.5 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。房屋委員會和房屋協會所持有的商業樓宇並不包括在內。自房屋委員會於2005年底把旗下部分商業樓宇分拆出售予領匯房地產投資信託基金（領匯）後，這些分拆出售的物業現已由領匯持有，並歸入私人物業類別。2006年及之後的統計數字已包括這類別物業的數據在內。讀者把報告年度內的統計數字跟2005年及之前的統計數字作比較時，要特別留意有關轉變。

4.5 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Carparking space is excluded. Commercial premises owned by the Housing Authority and Housing Society are excluded. Following the divestment of selected commercial Housing Authority premises to The Link Real Estate Investment Trust (The Link REIT) at the end of 2005, these divested properties now owned by The Link REIT are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.

4.6 私人分層工廠大廈包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設，並通常由發展商出售或出租的樓宇。此類物業並不包括下述的特殊廠房。房屋委員會興建的工廠樓宇也不包括在內。

4.6 Private Flatted Factories comprise premises designed for general manufacturing processes and uses, including offices, directly related to such processes, and normally intended for sale or letting by the developers. Specialised factories, as described below, are excluded. Similar premises built by the Housing Authority are not included.

4.7 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

4.7 Private Industrial/Office premises are floor space designed or certified for industrial/office use.

4.8 私人特殊廠房包括所有其他廠房，主要是為特殊製造業而建的廠房，每間廠房通常由一名廠東使用。

4.8 Private Specialised Factories comprise all other factory premises, primarily purpose-built for specialised manufacturing processes, usually for occupation by a single operator.

4.9　私人貨倉包括設計或改建作倉庫或冷藏庫的樓宇及其附屬寫字樓，並包括位於貨櫃碼頭區內的樓宇。

4.9 Private Storage premises comprise premises designed or adapted for use as godowns or cold stores and include ancillary offices. Premises located within container terminals are included.

5.　樓面面積

5. Floor Areas

5.1　住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指單位獨佔的樓面面積，包括露台及工作平台，但不包括樓梯、升降機槽、渠管及大堂等公用地方。量度「實用面積」時，是從圍繞該單位的外牆向外的一面或該單位與毗連單位的共用牆的中間點起計。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

5.1 A domestic unit is measured on the basis of 'saleable area' which is defined as the floor area exclusively allocated to the unit including balconies and utility platforms but excluding common areas such as stairs, lift shafts, pipe ducts and lobbies. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

5.2　非住宅樓宇的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁(或與毗連單位的共用牆)向內的一面所圍繞的全部面積。

5.2 Non-domestic accommodation is measured on the basis of 'internal floor area' which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

6.　樓宇總存量

6. Stock

6.1　私人住宅和非住宅樓宇的總存量，都是以某一指定日期的差餉估價記錄為根據。

6.1 Both private domestic and non-domestic stock figures are based on rating records at a given date.

6.2　各類物業的總存量並不包括上文第 4 段所述的公營房屋數字。私人商業樓宇的總存量亦包括私人機構參建居屋計劃的商業樓宇面積。

6.2 Public sector figures as mentioned in paragraph 4 above for each property type are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

7.　落成量

7. Completions

7.1　私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

7.1 Completions of private sector premises comprise those premises deemed completed by virtue of the issue of an occupation permit.

7.2 各類物業的落成量並不包括上文第4段所述的公營房屋落成量。

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄中刪除的私人樓宇數量。

9. 預測數量

9.1 這是指在報告年度隨後兩年的每年落成量預測數字。住宅樓宇是以單位數目計算，非住宅樓宇則以內部樓面總面積計算。

9.2 本署是根據屋宇署的統計數字、建築師及發展商提供的圖則及資料、專業估計及／或實地視察所得的資料，就全港各已知的物業發展項目及重建地盤計算預測落成量。

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

10. 空置量

10.1 空置量是指在年底進行普查時，單位實際上未被佔用。正在裝修的物業一般都界定為空置。有些單位因未獲發滿意紙或轉讓同意書而未能入住或使用，以致空置。讀者應注意，**空置量與物業是否已由發展商售出無關**。即使是已售出的物業也可能仍然空置，有待業主或租客日後佔用。空置量數字涵蓋所有總存量，並非單指新發展項目。

7.2 Public sector completion figures, as mentioned in paragraph 4 above for each property type, are not included.

8. Demolition

The figures show rated private accommodation deleted during the year under review due to demolition.

9. Forecast

9.1 Forecast figures of completions are given for each of the two years succeeding the year under review. They are presented as the number of units (for domestic premises) and the total internal floor area (for non-domestic premises) expected to come on stream in the respective years.

9.2 To arrive at the figures, data are compiled in respect of all known development and redevelopment sites in the territory in accordance with information derived from Buildings Department returns, architects' and developers' plans and returns, professional estimates and/or site visits.

9.3 Public sector developments as mentioned in paragraph 4 above are not included.

10. Vacancies

10.1 Vacancy indicates that a unit was not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are classified as vacant. Some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign, which therefore could not have been occupied. It should be noted that **vacancy bears no relationship to whether the property has been sold by the developer**. Premises which have already been sold may remain vacant, pending occupation by the owner or tenant. Vacancy figures cover the entire stock and are not confined to new developments.

10.2 所有樓宇的空置量，都是在年底進行樓宇普查後計算出來的，但在2010年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2010, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 在2010年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3% 的單位所得結果來推算的。

10.3 For rated domestic premises completed prior to 2010, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量 / 使用量

11. Take-up

11.1 住宅樓宇的入住量，是指在報告年度內**入住**的單位數目淨增長額；非住宅樓宇的使用量，則是年內**使用**的樓面面積淨增長額。

11.1 Take-up figures in respect of domestic premises represent the net increase in the number of units **occupied** in the year under review and for non-domestic premises, the net increase in **occupied** floor space in the year.

11.2 有關數字的計算方法是把年內落成量與年初空置量相加，然後減去該年的拆卸量及年終空置量。

11.2 The figures are arrived at by adding the completions in that year to the vacancy figures at the beginning of the year, then subtracting the year's demolition and the year end vacancy figures.

11.3 **與空置量一樣，入住量／使用量與發展商已售出的單位數目或樓面面積（一手市場交易）無關，故不應與新建物業的銷售混為一談。**

11.3 **Much like vacancy, take-up should not be confused with the sales of new developments. Take-up bears no relationship to the number of units or amount of space sold by developers (primary market transactions).**

12. 平均租金和售價

12. Average Rents and Prices

12.1 本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定(新訂租約是在半至1個月前，續訂租約是在1至3個月前)。由2006年中起，零售業樓宇的租金資料包括由領匯所持有的物業(詳情可參考上文第4.5段)。

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2 -1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by The Link REIT (for details, please refer to paragraph 4.5 above).

12.2 本署從多個不同的來源獲得租金資料，包括按照《業主與租客（綜合）條例》的規定所遞交的新租約通知書、按照《差餉條例》與《地租（評估及徵收）條例》的規定而發出的物業詳情申報表、業主和租客的來信，以及本署職員進行實地視察時所得的資料。

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

12.4 計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣、涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後2至3周。

12.5 有關平均租金和售價的分析，只供一般參考用途。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**一概而論視之為該時段中在價值方面的整體變化。尤其是加上括號的數字，表示交易數量有限，使用這些數字時應特別小心。相對而言，租金與售價指數能較準確地反映價值的轉變。

12.2 Information is obtained from a variety of sources including notifications of fresh lettings made under the provisions of the Landlord and Tenant (Consolidation) Ordinance, requisitions issued under the provisions of the Rating Ordinance and the Government Rent (Assessment and Collection) Ordinance, letters from landlords and tenants and site visits made by staff of the Department.

12.3 Rents are analysed on a net basis i.e. exclusive of rates, management and other charges.

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded : those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed, or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier than an Agreement for Sale and Purchase.

12.5 Average rents and prices are analysed for general reference only. Their levels at a certain period depend to a large extent on the special characteristics, including quality and location, of the premises which are leased or sold during the period. Thus changes between different periods may be due to variations in the characteristics of the different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. In particular, figures in brackets denote limited number of transactions, and should be used with caution. Rental and price indices are a better reflection of change in value.

12.6 報告年度內最後數個月的租金與售價數字，均屬臨時性質，有待本署取得更多資料後再作分析。

12.6 The rental and price figures for a few months at the end of the year are provisional, pending the availability of further data for analysis.

12.7 租金和售價的統計數字，包括村屋，以及政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣。這方面與樓宇總存量和落成量所涵蓋的物業有所不同。

12.7 Unlike the coverage of stock and completion figures, rental and price statistics include village houses, and also open market lettings and sales of Government-subsidised housing units upon expiry of the restriction period and payment of the premium to the relevant bodies.

13. 租金和售價指數

13. Rental and Price Indices

13.1 如上文解釋，不同時期的平均租金及售價會有差異，這不單可能因為價值有變，也可能由於樓宇的質素有所改變。不過，制訂租金及售價指數，正是用來衡量在樓宇質素不變的情況下，租金及售價的轉變。因此，即使在同一時期，指數的轉變也可能跟平均租金及售價的轉變不同。

13.1 As explained above average rents and prices may change from one period to another not only because of value changes but also because of variations in quality. The rental and price indices, on the other hand, are designed to measure rental and price changes with quality kept at a constant. Movement of indices may therefore differ from changes in the average rents and prices for the same period.

13.2 計算租金和售價指數所根據的資料，跟用以計算平均租金和售價的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的結果，而非根據每平方米樓面面積的租金或售價計算。實際上，利用應課差餉租值，不但考慮到樓面面積，也顧及到不同物業在質素上的其他差別。

13.2 The rental and price indices are derived from the same data that are used to compile average rents and prices. The indices measure value changes by reference to the factor of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

13.3 如應課差餉租值在全面重估後有所變更，新應課差餉租值會調算至舊應課差餉租值的水平，以便指數數列得以連貫。

13.4 成分指數（即某類別或級別物業的指數）是從分析所有在某指定期間內的交易結果計算出來的。各類樓宇的綜合指數，是將成分指數按**加權**平均法計算而得出。制訂各類非住宅樓宇綜合指數時所使用的權數，是根據該月份及之前11個月內有關類型樓宇的總樓面面積計算的。至於住宅樓宇，其租金和售價指數的權數，則是根據該月份及之前11個月內進行的交易數目計算出來。

13.5 本報告提供每月、每季和每年指數。每季及每年指數都是有關時期內每月指數的平均數。

13.6 指數（尤其是租金指數）未必能充分顯示出市場趨勢。雖然所有租金都是按淨額分析（參考上文第12.3段），但本署無法得知的其他「等同租值」租約條件，是不會計算在內的。例如在租賃市場供過於求時，業主通常都會給予租客一些優惠，包括整修樓宇或延長免租期等。如果為反映標準租約條件而調算租金，在指數下降時，經調算的租金很可能低於所報的租金。在指數上升時，情況則相反。

13.3 Following a General Revaluation of rateable values, the new rateable values are matched with the old ones for the purpose of maintaining the index series.

13.4 The component index (the index for a property class or grade) has been derived from analysis of all transactions effective in a given period. The composite index for a certain type of premises is compiled by calculating a **weighted** average of the component indices. The weights for compiling the composite index for each type of non-domestic premises are based on the total floor area of components in respect of the current and previous 11 months. For domestic premises the weights for both rental and price indices are based on the number of transactions effected in the current and previous 11 months.

13.5 Monthly, quarterly and annual indices are shown. Quarterly and annual indices are the simple average of the monthly indices in respect of the relevant period.

13.6 The indices, especially the rental indices, will tend to understate market trends. Although all rents are analysed on a net basis (see paragraph 12.3 above), allowances will not be made for the 'value equivalent' of other contractual terms that are unknown to the Department. In a 'tenants market' for example, landlords are normally prepared to make concessions to tenants such as refurbishment or the granting of extended rent-free periods. If rents were adjusted to reflect standard terms of agreement, the rents as adjusted would tend to be lower than the quoted rents when the index is moving downwards and vice versa.

14. 較受歡迎屋苑的售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。2007年及之後獲選作分析的樓宇與以往所選的略有不同，包括：

港島 - 碧瑤灣、比華利山、賽西湖大廈、置富花園、會景閣、帝景園、嘉亨灣、杏花邨、陽明山莊、光明臺、港運城、藍灣半島、康怡花園、逸濤灣、浪琴園、貝沙灣、雍景臺、海怡半島、太古城、寶翠園、禮頓山、逸樺園、紅山半島、地利根德閣、樂陶苑。

九龍 - 泓景臺、星河明居、海名軒、維港灣、麗港城、海逸豪園、昇悅居、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣、半島豪庭、滙景花園、傲雲峰、擎天半島、德福花園、漾日居、黃埔花園。

新界 - 愛琴海岸、碧堤半島、聚康山莊、映灣園、帝堡城、沙田第一城、滌濤山、牽晴間、愉景灣、愉景新城、粉嶺中心、花都廣場、浪琴軒、香港黃金海岸、康樂園、嘉湖山莊、匡湖居、新都城、新城市廣場(第三期)、維景灣畔、加州花園、將軍澳中心、珀麗灣、疊茵庭、藍澄灣、海濱花園、駿景園、加州豪園、浪翠園、太湖花園、新港城、帝琴灣、采葉庭、盈翠半島、屯門市廣場、雅典居、灝景灣、新時代廣場。

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. Developments selected for analysis from 2007 onwards are slightly different from those of previous years, and include :

Hong Kong - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Chi Fu Fa Yuen, Convention Plaza Apartments, Dynasty Court, Grand Promenade, Heng Fa Chuen, Hong Kong Parkview, Illumination Terrace, Island Place, Island Resort, Kornhill, Les Saisons, Pacific View, Residence Bel-Air & Bel-Air On The Peak, Robinson Place, South Horizons, Taikoo Shing, The Belcher's, The Leighton Hill, The Orchards, The Redhill Peninsula, Tregunter, Villa Lotto;

Kowloon - Banyan Garden, Galaxia, Harbourfront Landmark, Island Harbourview, Laguna City, Laguna Verde, Liberte, Mei Foo Sun Chuen, Metro Harbour View, One Beacon Hill, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sky Tower, Sorrento, Telford Gardens, The Waterfront, Whampoa Garden;

New Territories - Aegean Coast, Bellagio, Beneville, Caribbean Coast, Castello, City One Shatin, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Flora Plaza, Grand Pacific Views, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Marina Cove, Metro City, New Town Plaza (Phase III), Ocean Shores, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, The Parcville, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, YOHO Town.

14.2 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2011年的權數是根據2010年內的交易宗數而釐定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2011, the weights are based on the number of transactions effected in 2010.

15. 落成後使用方式

此項分析只包括在報告年度內已評定差餉估價，並且在估價時已申報整間有人使用的新落成住宅單位。

15. Mode of Occupation after Completion

This covers only newly completed domestic units valued for rating purposes in the year under review and reported wholly occupied at the time of valuation.

16. 物業市場回報率

回報率是把「租金／應課差餉租值」的平均比率與「售價／應課差餉租值」的平均比率作比較後計算出來的。租金分析與售價分析所涵蓋的物業可能並不相同。因此，這方面的數字只能顯示普遍的物業回報率及市場趨勢。

16. Property Market Yields

The yields have been derived by comparing the average rent/rateable value and price/rateable value factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields and trends.

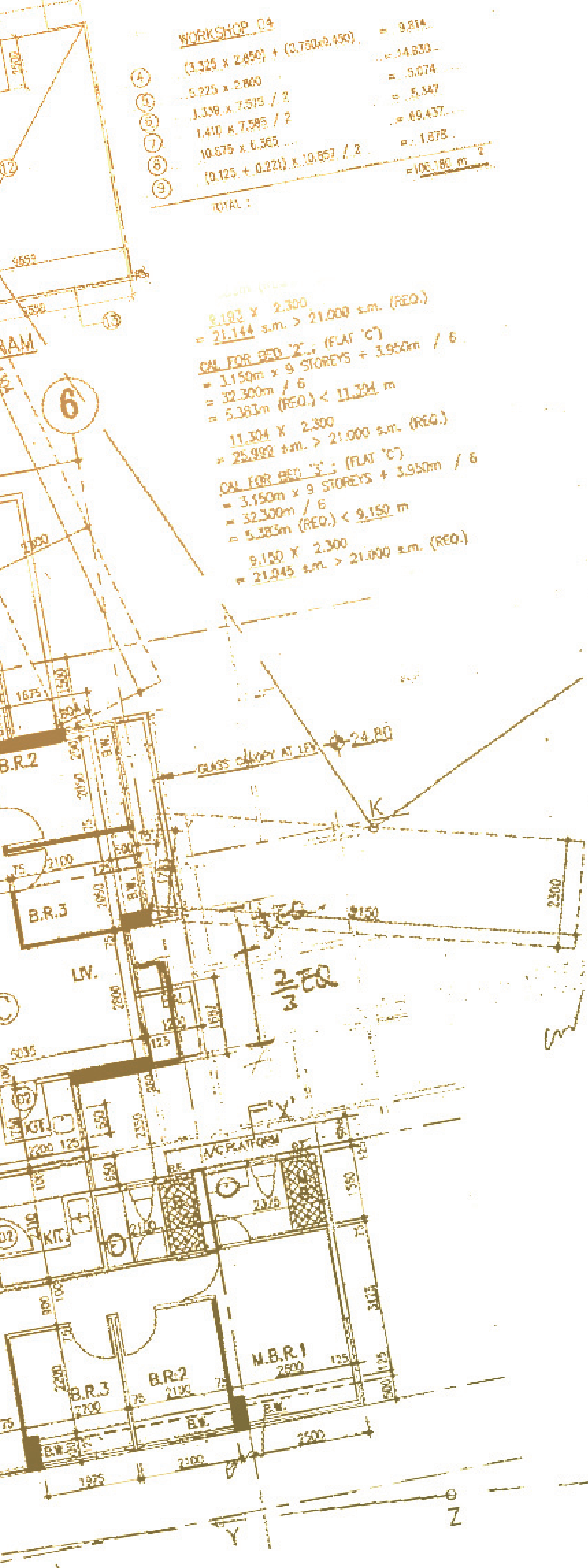
17. 樓宇買賣

住宅樓宇買賣的統計數字來自土地註冊處，是根據在有關時期內送交土地註冊處作**登記**的住宅樓宇買賣合約而編製。至於非住宅樓宇的買賣統計數字，本署是根據土地註冊處的交易記錄及稅務局用以釐定印花稅的交易資料加以分析。與土地註冊處的住宅樓宇買賣統計數字不同，每段有關時期的非住宅樓宇買賣統計數字，是根據**買賣合約的簽署日期**(如沒有買賣合約，則根據轉讓契約的簽署日期)，而並非送交土地註冊處登記的日期。

17. Sales Transactions

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to **the date on which an Agreement for Sale and Purchase is signed** (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and not the date on which the document is submitted for registration.


G/F U.F.A. CALCULATION
WORKSHOP 01
WORKSHOP 02
125mm R.C. PARAPET WALL AT 1100mm MIN. HIGH A.F.F.L.
FLAT ROOF (AT 2/F ONLY)
1/F U.F.A. DIAGRAM
G/F U.F.A. DIAGRAM
LIFT LOBBY
TRIANGLE RULER
AH1817



圖表・附錄・分區圖

Tables
Appendix
Plans

私人住宅 Private Domestic

1.	各類單位總存量及空置量	Stock and Vacancy by Class
2.	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
3.	拆卸量、落成量及各類單位總存量	Demolition, Completions and Stock by Class
4.	各類單位拆卸量及落成量	Demolition and Completions by Class
5.	各類單位落成量	Completions by Class
6.	不同面積單位落成量	Completions by Size
7.	各區落成量及預測落成量	Completions and Forecast Completions by District
8.	各區不同類別單位預測落成量	Forecast Completions by Class and District
9.	各區洋房總存量及落成量	Stock and Completions of Houses by District
10.	整體空置趨勢	Overall Vacancy Trends
11.	各類單位落成後使用方式	Mode of Occupation after Completion by Class
12.	各類單位平均租金	Average Rents by Class
13.	各類單位平均售價	Average Prices by Class
14.	各類單位租金指數	Rental Indices by Class
15.	各類單位售價指數(全港)	Price Indices by Class (Territory-Wide)
16.	較受歡迎屋苑的售價指數	Price Indices for Selected Popular Developments

私人寫字樓 Private Office

17.	各區不同級別總存量及空置量	Stock and Vacancy by Grade and District
18.	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
19.	各級別拆卸量、落成量及總存量	Demolition, Completions and Stock by Grade
20.	各區落成量及預測落成量	Completions and Forecast Completions by District
21.	各區不同級別預測落成量	Forecast Completions by Grade and District
22.	整體空置趨勢	Overall Vacancy Trends
23.	各區不同級別平均租金	Average Rents by Grade and District
24.	各區不同級別平均售價	Average Prices by Grade and District
25.	各級別租金及售價指數(所有地區)	Rental and Price Indices by Grade (All Districts)
26.	核心地區甲級寫字樓的租金及售價指數	Rental and Price Indices for Grade A Office in Core Districts

私人商業樓宇 Private Commercial

私人分層工廠大廈 Private Flatted Factories

私人工貿大廈 Private Industrial/Office

私人特殊廠房 Private Specialised Factories

私人貨倉

Private Storage

私人物業市場回報率

Private Property Market Yields

物業買賣

Sales Transactions

表 Table 1

私人住宅 - 各類單位總存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2011 年底總存量 Stock at year end		2011 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
A	<20.0	9 246	352 056	8 067	2.3
	20 - 39.9	342 810			
B	40 - 69.9	542 381	542 381	21 739	4.0
C	70 - 99.9	132 600	132 600	10 188	7.7
D	100 - 159.9	59 156	59 156	5 443	9.2
E	160 - 199.9	12 153	24 368	2 478	10.2
	200 - 279.9	9 418			
	>279.9	2 797			
所有類別	**ALL CLASSES**	**1 110 561**	**1 110 561**	**47 915**	**4.3**

表 Table 2

私人住宅 - 各區總存量、落成量及空置量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

單位數目 No. of units

地區	District	2010 年底總存量 Stock at year end	2011 年落成量 Completions	落成量佔 2010 年總存量的百分率 Completions as a % of 2010 Stock	2011 年底總存量 Stock at year end	2011 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	92 551	376	0.4	92 264	4 446	4.8
灣仔	Wan Chai	61 606	337	0.5	61 834	3 185	5.2
東區	Eastern	127 152	317	0.2	127 445	3 396	2.7
南區	Southern	41 901	39	0.1	41 803	2 074	5.0
港島	***HONG KONG***	***323 210***	***1 069***	***0.3***	***323 346***	***13 101***	***4.1***
油尖旺	Yau Tsim Mong	109 897	1 087	1.0	110 359	6 788	6.2
深水埗	Sham Shui Po	72 981	-	-	72 861	1 364	1.9
九龍城	Kowloon City	100 774	510	0.5	101 127	5 240	5.2
黃大仙	Wong Tai Sin	18 146	-	-	18 136	1 061	5.9
觀塘	Kwun Tong	47 750	-	-	47 751	1 164	2.4
九龍	***KOWLOON***	***349 548***	***1 597***	***0.5***	***350 234***	***15 617***	***4.5***
葵青	Kwai Tsing	35 483	-	-	35 483	516	1.5
荃灣	Tsuen Wan	75 263	-	-	75 253	1 546	2.1
屯門	Tuen Mun	54 835	459	0.8	55 293	1 689	3.1
元朗	Yuen Long	65 976	907	1.4	66 888	2 841	4.2
北區	North	26 474	-	-	26 475	784	3.0
大埔	Tai Po	28 626	-	-	28 627	437	1.5
沙田	Sha Tin	73 006	2 700	3.7	75 721	6 063	8.0
西貢	Sai Kung	48 100	2 447	5.1	50 538	3 364	6.7
離島	Islands	22 388	270	1.2	22 703	1 957	8.6
新界	***NEW TERRITORIES***	***430 151***	***6 783***	***1.6***	***436 981***	***19 197***	***4.4***
全港	***OVERALL***	***1 102 909***	***9 449***	***0.9***	***1 110 561***	***47 915***	***4.3***

2011 年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2010 年底總存量計算。

2011 Stock figures are derived from the latest rating record,
and not from the 2010 Stock figures shown here.

私人住宅 - 拆卸量、落成量及各類單位總存量
PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底各類單位總存量 Stock by Class at year end A	B	C	D	E	總數 Total
2007	港島	Hong Kong	466	863	106 304	137 126	38 227	25 871	15 515	323 043
	九龍	Kowloon	343	1 185	125 272	162 186	38 442	14 908	2 627	343 435
	新界	New Territories	17	8 423	120 019	227 228	46 048	14 557	4 913	412 765
	全港	***OVERALL***	***826***	***10 471***	***351 595***	***526 540***	***122 717***	***55 336***	***23 055***	***1 079 243***
2008	港島	Hong Kong	901	1 517	106 043	136 877	38 697	26 006	15 414	323 037
	九龍	Kowloon	515	2 751	126 039	163 392	38 637	14 967	2 507	345 542
	新界	New Territories	-	4 508	119 982	229 528	47 317	15 169	5 347	417 343
	全港	***OVERALL***	***1 416***	***8 776***	***352 064***	***529 797***	***124 651***	***56 142***	***23 268***	***1 085 922***
2009	港島	Hong Kong	957	1 255	105 642	137 082	38 655	25 924	15 425	322 728
	九龍	Kowloon	668	1 824	126 128	163 218	38 561	15 933	2 714	346 554
	新界	New Territories	34	4 078	119 981	231 783	48 040	15 657	5 871	421 332
	全港	***OVERALL***	***1 659***	***7 157***	***351 751***	***532 083***	***125 256***	***57 514***	***24 010***	***1 090 614***
2010	港島	Hong Kong	768	1 133	105 804	136 979	38 635	26 217	15 575	323 210
	九龍	Kowloon	398	3 422	126 231	164 230	39 951	16 441	2 695	349 548
	新界	New Territories	21	8 850	119 844	237 230	51 335	15 863	5 879	430 151
	全港	***OVERALL***	***1 187***	***13 405***	***351 879***	***538 439***	***129 921***	***58 521***	***24 149***	***1 102 909***
2011	港島	Hong Kong	781	1 069	105 680	136 986	38 677	26 284	15 719	323 346
	九龍	Kowloon	874	1 597	126 463	164 141	40 194	16 727	2 709	350 234
	新界	New Territories	11	6 783	119 913	241 254	53 729	16 145	5 940	436 981
	全港	***OVERALL***	***1 666***	***9 449***	***352 056***	***542 381***	***132 600***	***59 156***	***24 368***	***1 110 561***

私人住宅 - 各類單位拆卸量及落成量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition A	B	C	D	E	總數 Total	落成量 Completions A	B	C	D	E	總數 Total
2007	港島	Hong Kong	101	234	51	45	35	466	373	256	111	19	104	863
	九龍	Kowloon	27	234	61	16	5	343	256	414	197	292	26	1 185
	新界	New Territories	-	-	-	1	16	17	400	6 518	1 208	169	128	8 423
	全港	***OVERALL***	***128***	***468***	***112***	***62***	***56***	***826***	***1 029***	***7 188***	***1 516***	***480***	***258***	***10 471***
2008	港島	Hong Kong	380	311	94	13	103	901	243	399	660	117	98	1 517
	九龍	Kowloon	123	282	87	9	14	515	628	1 821	233	50	19	2 751
	新界	New Territories	-	-	-	-	-	-	-	2 677	932	556	343	4 508
	全港	***OVERALL***	***503***	***593***	***181***	***22***	***117***	***1 416***	***871***	***4 897***	***1 825***	***723***	***460***	***8 776***
2009	港島	Hong Kong	302	365	150	107	33	957	130	585	344	69	127	1 255
	九龍	Kowloon	80	392	185	9	2	668	226	271	136	976	215	1 824
	新界	New Territories	15	11	3	-	5	34	17	2 142	889	485	545	4 078
	全港	***OVERALL***	***397***	***768***	***338***	***116***	***40***	***1 659***	***373***	***2 998***	***1 369***	***1 530***	***887***	***7 157***
2010	港島	Hong Kong	169	400	106	85	8	768	159	229	269	311	165	1 133
	九龍	Kowloon	85	142	80	86	5	398	346	1 106	1 196	723	51	3 422
	新界	New Territories	-	-	-	5	16	21	184	5 407	3 069	148	42	8 850
	全港	***OVERALL***	***254***	***542***	***186***	***176***	***29***	***1 187***	***689***	***6 742***	***4 534***	***1 182***	***258***	***13 405***
2011	港島	Hong Kong	293	350	52	40	46	781	168	447	83	285	86	1 069
	九龍	Kowloon	277	401	144	47	5	874	468	323	446	344	16	1 597
	新界	New Territories	-	-	-	1	10	11	-	3 816	2 572	290	105	6 783
	全港	***OVERALL***	***570***	***751***	***196***	***88***	***61***	***1 666***	***636***	***4 586***	***3 101***	***919***	***207***	***9 449***

表 Table 5

私人住宅 - 各類單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	A	B	C	D	E	總數 Total
2002	4 456	17 370	7 204	1 270	752	31 052
2003	4 738	17 908	2 349	1 043	359	26 397
2004	2 122	18 225	3 110	2 112	467	26 036
2005	2 408	10 754	3 091	582	486	17 321
2006	1 601	10 664	2 867	1 072	375	16 579
2007	1 029	7 188	1 516	480	258	10 471
2008	871	4 897	1 825	723	460	8 776
2009	373	2 998	1 369	1 530	887	7157
2010	689	6 742	4 534	1 182	258	13 405
2011	636	4 586	3 101	919	207	9 449

私人住宅 - 不同面積單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2007	2008	2009	2010	2011 港島 Hong Kong	2011 九龍 Kowloon	2011 新界 New Territories	2011 總數 Total
A	<20.0	21	2	-	13	-	22	-	22
	20 - 39.9	1 008	869	373	676	168	446	-	614
B	40 - 69.9	7 188	4 897	2 998	6 742	447	323	3 816	4 586
C	70 - 99.9	1 516	1 825	1 369	4 534	83	446	2 572	3 101
D	100 - 159.9	480	723	1 530	1 182	285	344	290	919
E	160 - 199.9	82	327	602	165	55	9	72	136
	200 - 279.9	131	61	221	64	3	5	28	36
	>279.9	45	72	64	29	28	2	5	35
所有類別	**ALL CLASSES**	**10 471**	**8 776**	**7 157**	**13 405**	**1 069**	**1 597**	**6 783**	**9 449**

私人住宅 - 各區落成量及預測落成量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

單位數目 No. of units

地區	District	2011 年各類單位落成量 Completions by Class						預測落成量 Forecast Completions	
		A	B	C	D	E	總數 Total	[2012]	[2013]
中西區	Central and Western	33	237	11	51	44	376	606	298
灣仔	Wan Chai	-	48	48	218	23	337	605	413
東區	Eastern	135	158	19	5	-	317	108	196
南區	Southern	-	4	5	11	19	39	481	8
港島	***HONG KONG***	***168***	***447***	***83***	***285***	***86***	***1 069***	***1 800***	***915***
油尖旺	Yau Tsim Mong	257	247	361	212	10	1 087	1 500	-
深水埗	Sham Shui Po	-	-	-	-	-	-	317	806
九龍城	Kowloon City	211	76	85	132	6	510	778	202
黃大仙	Wong Tai Sin	-	-	-	-	-	-	968	-
觀塘	Kwun Tong	-	-	-	-	-	-	124	-
九龍	***KOWLOON***	***468***	***323***	***446***	***344***	***16***	***1 597***	***3 687***	***1 008***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	13	2 164
屯門	Tuen Mun	-	108	135	145	71	459	1 296	1 020
元朗	Yuen Long	-	774	132	1	-	907	388	3 598
北區	North	-	-	-	-	-	-	253	728
大埔	Tai Po	-	-	-	-	-	-	1 351	1 077
沙田	Sha Tin	-	1 321	1 338	19	22	2 700	1 910	-
西貢	Sai Kung	-	1 613	761	65	8	2 447	1 169	4 209
離島	Islands	-	-	206	60	4	270	21	209
新界	***NEW TERRITORIES***	***-***	***3 816***	***2 572***	***290***	***105***	***6 783***	***6 401***	***13 005***
全港	***OVERALL***	***636***	***4 586***	***3 101***	***919***	***207***	***9 449***	***11 888***	***14 928***

表 Table 8

私人住宅 - 各區不同類別單位預測落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

單位數目 No. of units

地區	District	[2012] A	B	C	D	E	總數 Total	[2013] A	B	C	D	E	總數 Total
中西區	Central and Western	104	175	74	196	57	606	131	38	22	49	58	298
灣仔	Wan Chai	333	151	78	21	22	605	199	172	1	32	9	413
東區	Eastern	31	74	3	-	-	108	112	83	1	-	-	196
南區	Southern	-	23	37	296	125	481	-	-	-	-	8	8
港島	***HONG KONG***	***468***	***423***	***192***	***513***	***204***	***1 800***	***442***	***293***	***24***	***81***	***75***	***915***
油尖旺	Yau Tsim Mong	522	708	133	133	4	1 500	-	-	-	-	-	-
深水埗	Sham Shui Po	263	52	-	2	-	317	52	495	223	34	2	806
九龍城	Kowloon City	144	273	136	180	45	778	22	84	51	35	10	202
黃大仙	Wong Tai Sin	-	656	266	44	2	968	-	-	-	-	-	-
觀塘	Kwun Tong	-	123	-	1	-	124	-	-	-	-	-	-
九龍	***KOWLOON***	***929***	***1 812***	***535***	***360***	***51***	***3 687***	***74***	***579***	***274***	***69***	***12***	***1 008***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	13	13	-	1 698	416	12	38	2 164
屯門	Tuen Mun	36	906	143	66	145	1 296	-	976	44	-	-	1 020
元朗	Yuen Long	46	220	57	14	51	388	565	1 935	719	249	130	3 598
北區	North	-	-	-	211	42	253	412	303	12	1	-	728
大埔	Tai Po	-	92	211	707	341	1 351	-	100	535	360	82	1 077
沙田	Sha Tin	-	1 037	590	254	29	1 910	-	-	-	-	-	-
西貢	Sai Kung	-	900	267	1	1	1 169	-	2 459	1 535	215	-	4 209
離島	Islands	-	-	-	17	4	21	-	-	189	-	20	209
新界	***NEW TERRITORIES***	***82***	***3 155***	***1 268***	***1 270***	***626***	***6 401***	***977***	***7 471***	***3 450***	***837***	***270***	***13 005***
全港	***OVERALL***	***1 479***	***5 390***	***1 995***	***2 143***	***881***	***11 888***	***1 493***	***8 343***	***3 748***	***987***	***357***	***14 928***

私人住宅 - 各區洋房總存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

單位數目 No. of units

地區	District	2010 年底總存量 Stock at year end	2011 年落成量 Completions	落成量佔 2010 年總存量的百分率 Completions as a % of 2010 Stock	2011 年底總存量 Stock at year end
中西區	Central and Western	479	3	0.6	482
灣仔	Wan Chai	297	3	1.0	295
東區	Eastern	-	-	-	-
南區	Southern	1 659	1	0.1	1 647
港島	***HONG KONG***	***2 435***	***7***	***0.3***	***2 424***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	71	-	-	70
九龍城	Kowloon City	454	2	0.4	453
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***569***	***2***	***0.4***	***567***
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	118	-	-	118
屯門	Tuen Mun	330	30	9.1	359
元朗	Yuen Long	7 735	37	0.5	7 776
北區	North	598	-	-	602
大埔	Tai Po	2 396	-	-	2 397
沙田	Sha Tin	633	35	5.5	668
西貢	Sai Kung	1 927	3	0.2	1 920
離島	Islands	750	4	0.5	753
新界	***NEW TERRITORIES***	***14 489***	***109***	***0.8***	***14 595***
全港	***OVERALL***	***17 493***	***118***	***0.7***	***17 586***

村屋並不包括在內。 以上數字均已包括在私人住宅的其他有關列表內。
2011 年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2010 年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2011 Stock figures are derived from the latest rating record,
and not from the 2010 Stock figures shown here.

私人住宅 - 整體空置趨勢
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
2007	10 471	10 337	98.7	1 068 772	42 132	3.9	52 469	4.9
2008	8 776	8 225	93.7	1 077 146	44 713	4.2	52 938	4.9
2009	7 157	6 588	92.0	1 083 457	40 759	3.8	47 347	4.3
2010	13 405	11 798	88.0	1 089 504	39 736	3.6	51 534	4.7
2011	9 449	8 702	92.1	1 101 112	39 213	3.6	47 915	4.3

私人住宅 - 各類單位落成後使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

類別 Class	區域	Area	於 2011 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2011 and Reported as Wholly Occupied	業主自住 Owner Occupied 單位數目 No. of Units	業主自住 Owner Occupied 百分率 %	出租 Let 單位數目 No. of Units	出租 Let 百分率 %
A	港島	Hong Kong	42	8	19.0	34	81.0
	九龍	Kowloon	112	65	58.0	47	42.0
	新界	New Territories	77	50	64.9	27	35.1
	全港	***OVERALL***	***231***	***123***	***53.2***	***108***	***46.8***
B	港島	Hong Kong	240	88	36.7	152	63.3
	九龍	Kowloon	808	559	69.2	249	30.8
	新界	New Territories	3 717	2 648	71.2	1 069	28.8
	全港	***OVERALL***	***4 765***	***3 295***	***69.2***	***1 470***	***30.8***
C	港島	Hong Kong	185	102	55.1	83	44.9
	九龍	Kowloon	417	302	72.4	115	27.6
	新界	New Territories	1 563	1 106	70.8	457	29.2
	全港	***OVERALL***	***2 165***	***1 510***	***69.7***	***655***	***30.3***
D	港島	Hong Kong	42	15	35.7	27	64.3
	九龍	Kowloon	345	263	76.2	82	23.8
	新界	New Territories	41	37	90.2	4	9.8
	全港	***OVERALL***	***428***	***315***	***73.6***	***113***	***26.4***
E	港島	Hong Kong	15	2	13.3	13	86.7
	九龍	Kowloon	7	5	71.4	2	28.6
	新界	New Territories	28	10	35.7	18	64.3
	全港	***OVERALL***	***50***	***17***	***34.0***	***33***	***66.0***
所有類別 All Classes	港島	Hong Kong	524	215	41.0	309	59.0
	九龍	Kowloon	1 689	1 194	70.7	495	29.3
	新界	New Territories	5 426	3 851	71.0	1 575	29.0
	全港	***OVERALL***	***7 639***	***5 260***	***68.9***	***2 379***	***31.1***

私人住宅 - 各類單位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 $ / m^2 per month

類別 Class		A			B			C			D			E		
年 / Year	月 / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2010		285	204	166	275	217	152	327	278	174	358	287	223	409	269	233
2011 *		331	241	184	314	241	168	359	288	190	399	299	242	469	294	253
2010	10	306	210	178	289	229	159	341	264	181	371	265	237	415	(248)	(219)
	11	307	216	176	284	231	159	350	292	184	374	294	208	433	(314)	(210)
	12	288	211	177	281	235	164	347	277	178	355	276	241	439	(342)	(293)
2011	1	283	211	175	279	224	156	334	280	177	376	289	241	431	(277)	279
	2	291	216	175	298	242	161	345	297	176	375	296	228	435	(231)	(314)
	3	286	228	179	282	240	166	347	286	183	402	290	223	459	(306)	(235)
	4	301	224	175	302	242	167	348	303	177	385	286	233	451	(267)	185
	5	302	228	180	297	238	161	353	287	191	415	315	238	472	(272)	(259)
	6	336	236	186	326	235	167	353	293	201	407	323	237	487	(239)	241
	7	391	262	185	349	242	169	383	308	198	404	342	257	510	(342)	(279)
	8	382	262	192	342	246	172	384	285	198	424	267	250	483	(273)	277
	9	326	252	188	321	248	174	358	285	192	411	301	267	473	(339)	(249)
	10	328	278	187	312	247	175	356	274	193	401	297	244	494	(328)	(248)
	11	313	238	190	308	243	173	363	273	196	384	279	231	429	(323)	(247)
	12 *	304	231	185	302	234	171	345	263	193	376	293	249	443	(302)	(249)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

私人住宅 - 各類單位平均售價
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售價 $ / m²

類別 Class		A			B			C			D			E		
年 / Year	月 / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2010		75 892	55 661	48 206	86 553	69 728	47 127	113 073	107 486	59 190	147 970	133 704	66 379	207 171	165 494	74 706
2011 *		93 487	67 591	58 085	101 773	81 927	56 305	135 389	123 510	68 022	167 938	154 321	73 227	234 950	214 808	80 178
2010	10	81 186	59 197	51 192	92 810	72 045	49 677	112 177	121 130	63 056	157 443	146 782	71 161	207 071	(188 902)	73 163
	11	82 571	60 529	52 445	94 796	75 429	50 752	121 249	125 738	63 230	163 083	133 154	72 200	204 376	(191 906)	90 315
	12	83 589	60 213	53 545	91 947	76 007	51 522	121 481	131 466	62 586	174 483	132 642	68 146	191 134	(113 496)	(65 137)
2011	1	88 425	64 593	55 872	96 477	82 704	55 145	130 410	118 561	65 839	158 303	146 748	66 428	237 098	(190 591)	74 493
	2	93 341	67 086	56 885	99 258	84 776	55 747	133 380	131 526	65 710	152 864	159 514	73 155	(210 663)	(202 466)	(85 232)
	3	92 831	66 806	56 940	101 002	81 550	55 104	137 085	124 898	65 728	167 920	158 064	70 720	182 967	(216 708)	85 517
	4	95 691	67 904	58 902	102 970	82 955	55 733	139 142	112 319	67 110	170 336	153 754	82 121	258 736	(235 508)	88 344
	5	94 814	68 927	60 012	107 177	82 780	58 009	144 823	134 173	70 613	176 320	151 740	77 717	(231 142)	(245 456)	95 354
	6	95 488	70 519	59 881	107 161	83 304	57 990	145 168	133 438	71 792	174 304	146 017	73 256	268 083	(177 168)	96 144
	7	92 824	66 975	58 981	102 284	79 168	55 907	134 378	128 527	68 837	183 469	(174 554)	66 047	(193 049)	(342 055)	(84 732)
	8	93 635	68 806	60 696	104 662	79 253	58 198	136 641	109 140	69 884	176 233	195 190	77 204	(205 358)	-	(67 890)
	9	95 689	69 855	60 330	105 277	84 100	59 065	132 001	118 561	73 209	163 531	158 867	66 970	(190 163)	(235 128)	72 685
	10	92 908	67 061	57 048	98 360	78 920	56 175	130 082	126 239	69 378	163 511	(142 576)	74 351	(313 450)	(173 473)	63 328
	11	96 360	67 230	55 957	102 518	79 009	54 988	124 811	125 456	66 533	(181 435)	144 605	77 990	(247 469)	(91 343)	61 234
	12 *	93 255	66 842	56 323	100 197	77 293	53 636	126 428	108 372	65 966	169 269	136 224	67 288	(285 808)	(210 245)	(50 456)

* 臨時數字
( ) 表示少於 20 宗交易。
\- 本署沒有成交個案。

* Provisional figures
( ) Indicates fewer than 20 transactions.
\- No transaction record received by this Department.

私人住宅 - 各類單位租金指數
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS
(1999=100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
2002		81.3	81.8	85.0	89.8	94.3	82.0	91.6	83.4
2003		72.8	72.7	72.5	77.2	81.1	72.7	78.8	73.6
2004		75.5	76.5	79.1	84.0	86.1	76.5	84.9	77.7
2005		83.3	84.9	90.4	94.7	97.8	85.1	96.1	86.5
2006		90.1	89.1	93.9	100.5	106.4	90.0	103.0	91.6
2007		100.5	98.1	103.5	115.3	121.8	99.7	117.9	101.8
2008		113.2	111.7	119.2	133.4	141.1	113.2	136.3	115.7
2009		102.0	97.8	98.1	105.7	114.2	99.4	108.8	100.4
2010		120.7	118.0	117.1	124.1	130.9	118.9	126.5	119.7
2011 *		137.0	131.9	128.0	136.0	145.7	133.4	139.3	134.0
2010	10 - 12	129.0	125.4	122.0	129.4	139.5	126.4	132.9	127.0
2011	1 - 3	129.8	126.5	123.2	132.0	139.1	127.4	134.4	128.0
	4 - 6	136.0	132.3	127.7	137.4	145.6	133.2	140.2	133.8
	7 - 9	141.3	134.7	131.1	138.2	150.2	136.9	142.3	137.4
	10 - 12 *	140.9	134.2	129.9	136.3	148.0	136.3	140.4	136.7
2010	10	128.1	123.9	122.1	130.1	137.0	125.3	132.5	126.0
	11	129.3	126.1	122.1	130.0	140.5	126.9	133.6	127.5
	12	129.5	126.1	121.7	128.2	141.1	126.9	132.6	127.4
2011	1	128.7	124.7	121.2	130.3	138.5	125.8	133.1	126.4
	2	128.7	126.6	123.2	131.9	137.8	127.0	133.9	127.6
	3	131.9	128.3	125.1	133.7	141.1	129.3	136.2	129.9
	4	133.5	130.2	125.4	134.4	145.3	130.9	138.1	131.5
	5	136.1	131.5	126.4	138.8	143.1	132.7	140.3	133.3
	6	138.5	135.2	131.3	139.1	148.4	136.0	142.3	136.6
	7	141.2	134.7	131.3	138.6	150.0	136.8	142.5	137.3
	8	141.2	135.0	131.2	138.3	150.6	137.0	142.5	137.5
	9	141.5	134.5	130.9	137.6	150.0	136.8	141.8	137.3
	10	142.4	134.8	130.3	136.2	150.7	137.2	141.2	137.6
	11	141.1	134.6	130.3	136.6	146.3	136.6	140.0	136.9
	12 *	139.3	133.2	129.0	136.1	146.9	135.1	139.9	135.5

* 臨時數字

* Provisional figures

私人住宅 - 各類單位售價指數(全港)
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)
(1999=100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
2002		68.1	70.2	71.9	76.6	81.8	69.5	77.9	69.9
2003		59.7	61.1	65.3	70.2	76.2	61.0	72.0	61.6
2004		72.7	77.2	87.8	96.5	106.6	76.6	99.4	78.0
2005		84.9	91.3	106.6	119.1	131.3	90.4	121.9	92.0
2006		86.6	91.6	108.0	121.0	137.6	91.1	124.9	92.7
2007		98.5	100.5	119.6	138.0	161.5	101.4	143.7	103.5
2008		117.6	116.1	138.5	157.2	183.6	118.6	163.0	120.5
2009		120.3	117.2	135.1	153.4	177.1	119.8	159.0	121.3
2010		152.5	144.4	166.2	187.5	215.0	149.3	193.8	150.9
2011 *		187.3	173.8	193.8	213.3	241.7	180.8	219.7	182.0
2010	10 - 12	165.6	154.9	176.6	196.7	227.0	160.9	203.4	162.3
2011	1 - 3	180.1	167.0	187.7	207.6	231.1	173.9	212.7	175.1
	4 - 6	191.3	177.1	198.0	218.9	248.2	184.5	225.3	185.8
	7 - 9	190.2	177.1	196.9	215.3	245.4	184.0	222.1	185.2
	10 - 12 *	187.5	173.8	192.5	211.4	242.0	180.7	218.7	182.0
2010	10	163.2	152.9	174.1	196.0	225.8	158.7	202.6	160.2
	11	166.6	156.6	178.0	197.8	229.5	162.3	204.8	163.7
	12	167.0	155.1	177.7	196.2	225.7	161.6	202.7	163.0
2011	1	173.9	161.7	181.4	205.2	228.1	168.1	210.2	169.5
	2	181.4	168.3	189.7	207.0	230.2	175.2	212.1	176.4
	3	185.0	171.1	191.9	210.6	234.9	178.3	215.8	179.5
	4	189.3	174.5	194.0	216.7	242.4	182.0	222.2	183.3
	5	191.1	177.4	199.3	219.8	245.3	184.6	225.3	185.9
	6	193.5	179.5	200.7	220.3	257.0	186.8	228.4	188.1
	7	190.0	177.3	198.8	218.5	249.4	184.1	225.5	185.5
	8	189.8	176.4	195.1	215.4	241.0	183.3	221.2	184.5
	9	190.8	177.7	196.8	212.1	245.7	184.5	219.7	185.6
	10	189.2	174.4	194.7	214.2	243.1	181.9	220.9	183.2
	11	186.9	174.4	191.8	211.1	239.2	180.7	217.9	182.0
	12 *	186.4	172.6	191.1	208.8	243.8	179.5	217.2	180.8

* 臨時數字

* Provisional figures

私人住宅 - 較受歡迎屋苑的售價指數
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999=100)

年 / Year	月 / Month	A, B & C 市區 Urban	A, B & C 新界 N.T.	A, B & C 合計 All	D & E 市區 Urban	D & E 新界 N.T.	D & E 合計 All	所有類別 Overall 市區 Urban	所有類別 Overall 新界 N.T.	所有類別 Overall 合計 All
2010	1	141.9	109.5	125.3	202.4	156.3	182.7	146.0	112.3	128.8
	2	144.2	111.8	127.5	205.6	158.0	185.2	148.4	114.5	131.1
	3	145.9	113.9	129.4	207.7	161.2	187.8	150.1	116.7	132.9
	4	148.1	116.8	131.9	213.6	163.2	192.1	152.7	119.6	135.7
	5	148.2	116.1	131.7	212.7	161.6	190.8	152.8	118.8	135.3
	6	148.4	116.6	131.9	211.5	161.8	190.3	152.8	119.3	135.6
	7	152.7	119.8	135.9	215.1	165.6	193.9	157.0	122.8	139.4
	8	155.3	123.3	138.8	219.1	171.6	198.6	159.8	126.2	142.4
	9	157.9	124.5	140.7	226.6	168.6	202.1	162.6	127.2	144.4
	10	160.2	127.0	143.1	229.1	169.6	204.1	164.9	129.8	146.9
	11	164.0	130.2	146.5	232.9	175.8	208.7	168.8	133.1	150.3
	12	163.3	130.0	146.1	229.9	173.3	205.9	167.8	132.8	149.7
2011	1	169.9	135.7	152.3	235.5	173.0	209.1	174.2	138.4	155.8
	2	174.1	141.0	157.0	235.8	178.4	211.2	178.3	143.7	160.3
	3	180.8	144.6	162.1	244.2	181.7	217.7	185.2	147.2	165.6
	4	182.3	146.1	163.6	247.6	183.2	220.4	186.7	148.6	167.1
	5	185.2	148.7	166.3	250.3	190.8	225.0	189.7	151.5	169.9
	6	186.2	149.9	167.4	256.1	188.8	227.7	190.9	152.7	171.1
	7	186.6	147.2	166.3	251.5	188.3	224.8	191.0	149.9	169.8
	8	182.3	147.7	164.4	248.8	189.8	223.6	186.9	150.4	168.0
	9	182.8	147.7	164.7	247.0	186.6	221.4	187.3	150.4	168.2
	10	181.5	145.9	163.0	240.4	188.9	218.2	185.5	148.7	166.5
	11	177.6	143.8	160.1	237.6	187.2	215.9	181.7	146.7	163.6
	12 *	175.4	142.3	158.3	239.7	179.1	214.1	179.8	145.0	161.6

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

* Provisional figures
For details of the selected popular residential developments, see paragraph 14 of the Technical Notes.

表 Table 17

私人寫字樓 - 各區不同級別總存量及空置量
PRIVATE OFFICE - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m^2

地區	District	2011 年底總存量 Stock at year end				2011 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 903 300	773 000	591 100	3 267 400	71 000	57 100	31 800	159 900	3.7	7.4	5.4	4.9
灣仔	Wan Chai	908 600	571 500	312 000	1 792 100	24 400	36 600	26 100	87 100	2.7	6.4	8.4	4.9
東區	Eastern	738 500	189 300	78 100	1 005 900	33 300	16 600	2 300	52 200	4.5	8.8	2.9	5.2
南區	Southern	133 500	37 500	10 500	181 500	53 900	-	100	54 000	40.4	-	1.0	29.8
港島	***HONG KONG***	***3 683 900***	***1 571 300***	***991 700***	***6 246 900***	***182 600***	***110 300***	***60 300***	***353 200***	***5.0***	***7.0***	***6.1***	***5.7***
油尖旺	Yau Tsim Mong	1 146 600	618 100	413 000	2 177 700	56 000	30 000	24 300	110 300	4.9	4.9	5.9	5.1
深水埗	Sham Shui Po	156 400	54 100	39 200	249 700	5 600	9 400	1 300	16 300	3.6	17.4	3.3	6.5
九龍城	Kowloon City	107 400	55 000	20 400	182 800	6 900	1 900	3 400	12 200	6.4	3.5	16.7	6.7
黃大仙	Wong Tai Sin	-	45 600	1 200	46 800	-	1 900	-	1 900	-	4.2	-	4.1
觀塘	Kwun Tong	1 060 800	49 000	6 100	1 115 900	152 500	4 000	-	156 500	14.4	8.2	-	14.0
九龍	***KOWLOON***	***2 471 200***	***821 800***	***479 900***	***3 772 900***	***221 000***	***47 200***	***29 000***	***297 200***	***8.9***	***5.7***	***6.0***	***7.9***
葵青	Kwai Tsing	112 300	11 300	2 000	125 600	4 300	1 400	300	6 000	3.8	12.4	15.0	4.8
荃灣	Tsuen Wan	88 200	10 300	800	99 300	5 900	200	-	6 100	6.7	1.9	-	6.1
屯門	Tuen Mun	32 800	-	8 500	41 300	500	-	900	1 400	1.5	-	10.6	3.4
元朗	Yuen Long	9 200	9 800	19 000	38 000	-	-	400	400	-	-	2.1	1.1
北區	North	26 900	-	500	27 400	900	-	-	900	3.3	-	-	3.3
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	253 400	16 000	-	269 400	17 300	-	-	17 300	6.8	-	-	6.4
西貢	Sai Kung	9 000	-	-	9 000	5 300	-	-	5 300	58.9	-	-	58.9
離島	Islands	130 600	15 300	-	145 900	10 200	2 300	-	12 500	7.8	15.0	-	8.6
新界	***NEW TERRITORIES***	***662 400***	***67 900***	***32 000***	***762 300***	***44 400***	***3 900***	***1 600***	***49 900***	***6.7***	***5.7***	***5.0***	***6.5***
全港	***OVERALL***	***6 817 500***	***2 461 000***	***1 503 600***	***10 782 100***	***448 000***	***161 400***	***90 900***	***700 300***	***6.6***	***6.6***	***6.0***	***6.5***
分區	**Sub-districts**												
上環	Sheung Wan	230 000	353 700	405 100	988 800	8 100	22 300	21 200	51 600	3.5	6.3	5.2	5.2
中區	Central	1 608 200	368 500	169 500	2 146 200	62 900	30 100	8 500	101 500	3.9	8.2	5.0	4.7
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	908 600	571 500	312 000	1 792 100	24 400	36 600	26 100	87 100	2.7	6.4	8.4	4.9
北角 / 鰂魚涌	North Point / Quarry Bay	738 500	153 800	60 300	952 600	33 300	9 700	1 600	44 600	4.5	6.3	2.7	4.7
尖沙咀	Tsim Sha Tsui	791 200	316 800	202 600	1 310 600	34 400	15 500	12 700	62 600	4.3	4.9	6.3	4.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	334 400	301 300	210 400	846 100	21 600	14 500	11 600	47 700	6.5	4.8	5.5	5.6

分區數字已包括在地區數字內。

Sub-district figures have already been included in District figures.

私人寫字樓 - 各區總存量、落成量及空置量
PRIVATE OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2010 年底總存量 Stock at year end	2011 年落成量 Completions	落成量佔 2010 年總存量的百分率 Completions as a % of 2010 Stock	2011 年底總存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	3 251 900	29 700	0.9	3 267 400	159 900	4.9
灣仔	Wan Chai	1 793 400	-	-	1 792 100	87 100	4.9
東區	Eastern	1 005 600	-	-	1 005 900	52 200	5.2
南區	Southern	131 100	50 500	38.5	181 500	54 000	29.8
港島	***HONG KONG***	***6 182 000***	***80 200***	***1.3***	***6 246 900***	***353 200***	***5.7***
油尖旺	Yau Tsim Mong	2 203 600	-	-	2 177 700	110 300	5.1
深水埗	Sham Shui Po	250 400	-	-	249 700	16 300	6.5
九龍城	Kowloon City	184 900	-	-	182 800	12 200	6.7
黃大仙	Wong Tai Sin	46 800	-	-	46 800	1 900	4.1
觀塘	Kwun Tong	1 051 900	68 900	6.6	1 115 900	156 500	14.0
九龍	***KOWLOON***	***3 737 600***	***68 900***	***1.8***	***3 772 900***	***297 200***	***7.9***
葵青	Kwai Tsing	125 800	-	-	125 600	6 000	4.8
荃灣	Tsuen Wan	99 500	-	-	99 300	6 100	6.1
屯門	Tuen Mun	41 200	-	-	41 300	1 400	3.4
元朗	Yuen Long	38 100	-	-	38 000	400	1.1
北區	North	27 400	-	-	27 400	900	3.3
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	263 300	6 100	2.3	269 400	17 300	6.4
西貢	Sai Kung	9 000	-	-	9 000	5 300	58.9
離島	Islands	158 700	-	-	145 900	12 500	8.6
新界	***NEW TERRITORIES***	***769 400***	***6 100***	***0.8***	***762 300***	***49 900***	***6.5***
全港	***OVERALL***	***10 689 000***	***155 200***	***1.5***	***10 782 100***	***700 300***	***6.5***
分區	**Sub-districts**						
上環	Sheung Wan	985 900	10 800	1.1	988 800	51 600	5.2
中區	Central	2 133 800	18 900	0.9	2 146 200	101 500	4.7
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 793 400	-	-	1 792 100	87 100	4.9
北角 / 鰂魚涌	North Point / Quarry Bay	953 700	-	-	952 600	44 600	4.7
尖沙咀	Tsim Sha Tsui	1 330 400	-	-	1 310 600	62 600	4.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	852 200	-	-	846 100	47 700	5.6

2011 年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2010 年底總存量計算。
分區數字已包括在地區數字內。

2011 Stock figures are derived from the latest rating record,
and not from the 2010 Stock figures shown here.
Sub-district figures have already been included in District figures.

表 Table 19

私人寫字樓 - 各級別拆卸量、落成量及總存量
PRIVATE OFFICE - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock at year end 甲級 A	乙級 B	丙級 C	總數 Total
2007	港島	Hong Kong	-	-	1 200	1 200	16 100	4 200	1 300	21 600	3 472 200	1 586 600	1 042 600	6 101 400
	九龍	Kowloon	-	-	800	800	209 300	26 900	-	236 200	1 988 200	810 200	490 800	3 289 200
	新界	New Territories	-	-	-	-	61 000	-	1 200	62 200	614 500	68 400	33 200	716 100
	全港	***OVERALL***	**-**	**-**	***2 000***	***2 000***	***286 400***	***31 100***	***2 500***	***320 000***	***6 074 900***	***2 465 200***	***1 566 600***	***10 106 700***
2008	港島	Hong Kong	-	12 500	5 900	18 400	102 600	-	700	103 300	3 563 600	1 566 600	1 034 300	6 164 500
	九龍	Kowloon	-	5 700	-	5 700	175 800	8 700	-	184 500	2 162 700	807 800	488 300	3 458 800
	新界	New Territories	-	-	-	-	53 300	-	-	53 300	667 900	67 800	33 300	769 000
	全港	***OVERALL***	**-**	***18 200***	***5 900***	***24 100***	***331 700***	***8 700***	***700***	***341 100***	***6 394 200***	***2 442 200***	***1 555 900***	***10 392 300***
2009	港島	Hong Kong	-	14 500	8 500	23 000	-	-	2 800	2 800	3 588 200	1 546 000	1 011 200	6 145 400
	九龍	Kowloon	18 700	-	500	19 200	128 800	19 400	-	148 200	2 325 700	818 500	484 100	3 628 300
	新界	New Territories	-	-	-	-	-	-	-	-	655 200	68 000	32 100	755 300
	全港	***OVERALL***	***18 700***	***14 500***	***9 000***	***42 200***	***128 800***	***19 400***	***2 800***	***151 000***	***6 569 100***	***2 432 500***	***1 527 400***	***10 529 000***
2010	港島	Hong Kong	-	-	8 100	8 100	34 100	-	1 500	35 600	3 637 200	1 536 800	1 008 000	6 182 000
	九龍	Kowloon	-	-	-	-	81 100	7 400	-	88 500	2 437 500	819 900	480 200	3 737 600
	新界	New Territories	-	-	-	-	-	-	-	-	669 300	68 000	32 100	769 400
	全港	***OVERALL***	**-**	**-**	***8 100***	***8 100***	***115 200***	***7 400***	***1 500***	***124 100***	***6 744 000***	***2 424 700***	***1 520 300***	***10 689 000***
2011	港島	Hong Kong	-	-	7 200	7 200	50 500	29 700	-	80 200	3 683 900	1 571 300	991 700	6 246 900
	九龍	Kowloon	19 800	2 000	200	22 000	68 900	-	-	68 900	2 471 200	821 800	479 900	3 772 900
	新界	New Territories	-	-	-	-	6 100	-	-	6 100	662 400	67 900	32 000	762 300
	全港	***OVERALL***	***19 800***	***2 000***	***7 400***	***29 200***	***125 500***	***29 700***	**-**	***155 200***	***6 817 500***	***2 461 000***	***1 503 600***	***10 782 100***

私人寫字樓 - 各區落成量及預測落成量
PRIVATE OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2011 年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2012]	[2013]
中西區	Central and Western	-	29 700	-	29 700	12 300	10 300
灣仔	Wan Chai	-	-	-	-	29 000	-
東區	Eastern	-	-	-	-	11 700	-
南區	Southern	50 500	-	-	50 500	11 800	15 000
港島	***HONG KONG***	***50 500***	***29 700***	***-***	***80 200***	***64 800***	***25 300***
油尖旺	Yau Tsim Mong	-	-	-	-	-	1 900
深水埗	Sham Shui Po	-	-	-	-	-	14 700
九龍城	Kowloon City	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	68 900	-	-	68 900	43 500	62 100
九龍	***KOWLOON***	***68 900***	***-***	***-***	***68 900***	***43 500***	***78 700***
葵青	Kwai Tsing	-	-	-	-	39 400	-
荃灣	Tsuen Wan	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	5 600	300
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	6 100	-	-	6 100	-	12 000
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***6 100***	***-***	***-***	***6 100***	***45 000***	***12 300***
全港	***OVERALL***	***125 500***	***29 700***	***-***	***155 200***	***153 300***	***116 300***
分區	**Sub-districts**						
上環	Sheung Wan	-	10 800	-	10 800	-	2 400
中區	Central	-	18 900	-	18 900	12 300	7 900
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	29 000	-
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	1 900
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-

分區數字已包括在地區數字內。

Sub-district figures have already been included in District figures.

私人寫字樓 - 各區不同級別預測落成量
PRIVATE OFFICE - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m^2

地區	District	[2012] 甲級 A	乙級 B	丙級 C	總數 Total	[2013] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	12 300	-	-	12 300	-	7 900	2 400	10 300
灣仔	Wan Chai	19 400	9 600	-	29 000	-	-	-	-
東區	Eastern	-	11 700	-	11 700	-	-	-	-
南區	Southern	-	11 800	-	11 800	15 000	-	-	15 000
港島	***HONG KONG***	***31 700***	***33 100***	***-***	***64 800***	***15 000***	***7 900***	***2 400***	***25 300***
油尖旺	Yau Tsim Mong	-	-	-	-	-	1 400	500	1 900
深水埗	Sham Shui Po	-	-	-	-	14 700	-	-	14 700
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	34 000	9 500	-	43 500	53 700	8 400	-	62 100
九龍	***KOWLOON***	***34 000***	***9 500***	***-***	***43 500***	***68 400***	***9 800***	***500***	***78 700***
葵青	Kwai Tsing	39 400	-	-	39 400	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	5 600	-	5 600	-	-	300	300
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	12 000	-	-	12 000
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***39 400***	***5 600***	***-***	***45 000***	***12 000***	***-***	***300***	***12 300***
全港	***OVERALL***	***105 100***	***48 200***	***-***	***153 300***	***95 400***	***17 700***	***3 200***	***116 300***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	-	-	-	-	2 400	2 400
中區	Central	12 300	-	-	12 300	-	7 900	-	7 900
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	19 400	9 600	-	29 000	-	-	-	-
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	1 400	500	1 900
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-

分區數字已包括在地區數字內。

Sub-district figures have already been included in District figures.

私人寫字樓 - 整體空置趨勢
PRIVATE OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2007	320 000	279 100	87.2	9 786 700	622 000	6.4	901 100	8.9
2008	341 100	240 600	70.5	10 051 200	632 400	6.3	873 000	8.4
2009	151 000	148 900	98.6	10 378 000	933 900	9.0	1 082 800	10.3
2010	124 100	108 700	87.6	10 564 900	751 000	7.1	859 700	8.0
2011	155 200	129 000	83.1	10 626 900	571 300	5.4	700 300	6.5

私人寫字樓 - 各區不同級別平均租金
PRIVATE OFFICE - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 $ / m^2 per month

級別 Grade [平均面積] [Average size]		甲 A [293 平方米 m^2]						乙 B [88 平方米 m^2]						丙 C [44 平方米 m^2]					
年 / Year	月 / Month	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok
2010		609	772	484	322	367	477	273	521	353	251	322	309	234	408	329	282	327	252
2011 *		698	987	571	381	432	547	311	614	394	282	343	328	267	438	363	308	359	285
2010	7	652	766	497	374	366	527	274	527	365	270	312	339	233	405	333	281	376	251
	8	647	791	476	306	372	439	284	493	350	261	346	304	235	403	345	288	336	257
	9	(600)	833	485	327	394	576	261	560	362	257	339	324	239	401	358	292	348	260
	10	494	821	525	315	389	695	300	539	371	248	332	299	243	420	347	290	345	266
	11	523	769	484	337	378	(373)	285	547	368	255	338	327	262	421	333	307	328	270
	12	674	863	543	319	394	449	292	535	355	260	349	337	239	417	323	279	328	258
2011	1	628	856	505	375	391	(403)	288	558	374	188	333	273	265	403	332	283	310	254
	2	764	882	532	338	396	-	269	664	389	279	355	319	250	388	333	302	337	273
	3	621	898	573	345	416	720	299	564	383	270	343	337	257	416	341	292	347	276
	4	754	898	555	345	410	(570)	298	615	381	273	335	319	253	420	344	299	330	280
	5	771	1 035	562	393	427	(477)	310	585	396	281	340	290	271	462	382	320	340	293
	6	876	954	550	362	426	(460)	311	618	403	275	344	334	259	413	355	324	346	271
	7	705	1 054	586	385	456	477	340	626	403	295	348	329	275	458	359	295	418	290
	8	698	1 089	604	387	442	498	343	630	414	293	346	342	283	456	389	320	387	296
	9 *	607	1 143	635	426	464	(592)	314	626	402	306	339	328	285	446	413	306	408	296
	10 *	(399)	1 006	590	427	456	(950)	316	652	396	310	340	361	287	470	383	315	372	299
	11 *	676	1 038	563	411	457	(545)	337	586	403	296	345	359	275	473	375	310	347	298
	12 *	660	1 105	623	440	447	(404)	306	621	405	323	349	340	251	478	350	326	349	310

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2011 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2011.
\- No transaction record received by this Department.

表 Table 24

私人寫字樓 - 各區不同級別平均售價
PRIVATE OFFICE - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售價 $ / m^2

級別 Grade [平均面積] [Average size]	甲 A [151 平方米 m^2]						乙 B [55 平方米 m^2]						丙 C [35 平方米 m^2]					
年 / 月 Year / Month	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok
2010	149 053	221 386	145 639	95 278	134 132	(193 697)	83 786	175 740	114 859	66 001	101 804	69 297	74 719	116 558	96 983	74 030	79 404	69 320
2011 *	163 877	299 642	180 338	115 148	161 697	-	105 673	209 256	146 048	82 105	122 215	90 736	94 475	173 017	116 263	97 528	96 454	91 219
2010 7	-	166 188	(204 234)	-	130 386	-	92 281	(134 511)	(122 521)	(66 419)	80 674	70 375	72 332	(129 099)	101 167	71 814	69 532	67 846
8	-	223 044	(169 224)	(92 391)	121 380	-	90 107	(153 890)	108 293	(68 154)	92 712	80 009	76 575	(116 331)	102 369	72 438	71 826	75 330
9	-	226 059	(106 280)	(95 929)	129 190	-	(66 028)	(136 873)	(119 432)	(73 645)	98 925	74 253	77 325	(148 732)	103 722	80 467	78 855	70 847
10	-	229 812	(133 794)	-	150 366	-	(108 556)	(150 943)	113 428	(74 639)	108 501	67 463	83 474	(108 273)	96 259	84 275	85 042	74 398
11	(400 521)	257 231	(198 625)	-	140 140	-	93 759	(172 281)	119 706	(64 239)	114 278	65 973	78 100	(126 773)	107 060	(84 248)	82 225	73 988
12	-	301 054	(132 101)	(99 995)	162 424	-	(48 927)	(181 918)	162 885	(77 064)	104 564	83 523	104 894	(141 281)	103 472	83 787	83 925	74 652
2011 1	(136 354)	276 190	(112 409)	(122 230)	147 807	-	(148 355)	(165 595)	122 731	(77 042)	123 056	70 930	94 205	(106 145)	107 114	84 713	80 916	80 135
2	(224 221)	310 723	(141 353)	(123 657)	146 599	-	84 741	(185 826)	134 967	-	109 559	77 080	97 790	(139 628)	113 071	91 674	97 464	84 283
3	(144 941)	278 715	198 399	-	156 741	-	102 932	(184 458)	137 545	-	120 469	81 382	89 529	-	108 978	97 648	92 900	88 537
4	(109 162)	288 664	(191 997)	(101 216)	188 831	-	(115 054)	(354 696)	160 342	(63 474)	109 812	81 307	87 492	(212 503)	114 224	96 789	94 063	88 318
5	-	294 703	(245 380)	-	166 830	-	(90 928)	(191 692)	156 208	(69 211)	156 570	86 222	90 957	-	127 646	100 333	86 530	89 708
6	(147 040)	319 982	(208 060)	-	162 513	-	(112 900)	(197 719)	137 979	-	111 757	103 055	91 253	(247 328)	118 464	92 516	92 372	97 603
7	(287 428)	304 423	(161 970)	(105 598)	(184 807)	-	(91 018)	-	(208 061)	-	(110 834)	102 234	96 804	-	112 801	102 865	105 942	94 990
8	(116 013)	(324 789)	(132 123)	(115 955)	171 650	-	(94 677)	-	(227 516)	(95 923)	126 213	101 815	100 306	(199 839)	(181 583)	107 780	102 376	87 841
9 *	-	(449 749)	-	-	(137 888)	-	(108 021)	(197 647)	(167 804)	(85 602)	108 182	105 344	107 326	(139 925)	(114 454)	99 739	105 215	107 043
10 *	-	(412 445)	-	-	-	-	(83 696)	-	(151 711)	(82 857)	(124 934)	110 394	(91 996)	(180 124)	118 559	(88 889)	99 841	94 908
11 *	(163 483)	-	(131 010)	-	(140 840)	-	(123 122)	-	(128 026)	(94 296)	123 853	113 888	100 656	(147 865)	130 440	(108 965)	100 157	100 220
12 *	-	(290 838)	(262 325)	-	(172 359)	-	(101 401)	(202 723)	(150 857)	(77 620)	(125 056)	110 273	98 935	(181 818)	(107 658)	(92 356)	108 072	103 023

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2011 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2011.
\- No transaction record received by this Department.

私人寫字樓 - 各級別租金及售價指數(所有地區)
PRIVATE OFFICE - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999=100)

年 / 月 Year / Month		租金 Rents 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	售價 Prices 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
2002		86.0	85.3	84.1	85.4	70.0	67.7	66.6	68.4
2003		73.4	76.3	75.8	74.6	64.8	63.4	58.4	62.5
2004		77.1	79.7	78.6	78.1	113.1	95.0	76.9	99.3
2005		100.1	94.1	88.7	96.4	149.7	134.7	104.1	133.0
2006		125.2	113.0	99.5	117.4	153.6	143.3	119.5	139.3
2007		140.1	128.9	112.1	131.9	177.8	169.7	147.0	165.5
2008		165.8	151.6	127.4	155.5	211.3	198.7	177.7	199.0
2009		141.5	134.7	117.2	135.7	183.1	184.1	171.0	179.8
2010		150.4	150.2	133.1	147.6	239.1	231.4	217.6	230.4
2011 *		176.9	166.6	147.6	169.8	301.2	305.2	286.5	297.9
2010	7 - 9	153.0	152.9	135.7	150.3	239.1	233.4	220.3	231.4
	10 - 12	157.6	155.9	139.2	154.3	261.8	257.2	239.7	253.8
2011	1 - 3	163.0	158.7	140.1	158.4	283.9	280.7	262.6	276.7
	4 - 6	172.8	165.0	145.7	166.7	305.5	310.5	286.1	301.2
	7 - 9 *	183.4	169.6	151.3	174.9	312.2	315.0	299.7	309.3
	10 - 12 *	188.5	173.1	153.3	179.1	303.2	314.6	297.8	304.6
2010	7	151.5	150.8	134.0	148.6	236.2	229.4	211.3	226.2
	8	152.1	152.7	136.0	149.8	239.9	235.4	220.6	232.5
	9	155.3	155.2	137.1	152.5	241.1	235.5	229.1	235.6
	10	156.1	153.7	138.2	152.7	258.5	248.5	236.8	248.7
	11	156.7	157.7	141.4	154.6	260.9	258.4	241.2	254.2
	12	160.1	156.2	138.0	155.7	266.0	264.8	241.2	258.4
2011	1	162.0	154.0	139.6	156.5	271.3	267.8	255.2	265.6
	2	163.2	159.8	140.2	158.8	287.6	282.9	265.0	279.5
	3	163.8	162.2	140.5	159.8	292.7	291.5	267.5	284.9
	4	169.5	162.0	144.2	163.7	297.0	303.6	279.4	293.8
	5	173.2	166.6	145.8	167.4	307.9	313.7	286.9	303.3
	6	175.8	166.4	147.0	169.1	311.7	314.2	292.0	306.5
	7	181.1	166.5	149.2	172.4	(312.8)	313.1	299.0	308.7
	8	184.7	170.0	152.4	175.9	(316.5)	315.4	301.2	311.6
	9 *	184.3	172.2	152.2	176.3	(307.2)	316.6	299.0	307.5
	10 *	188.5	171.6	154.1	178.9	(306.1)	(307.5)	297.9	303.9
	11 *	189.0	174.4	153.0	179.7	302.2	315.7	297.7	304.4
	12 *	188.1	173.3	152.8	178.8	(301.3)	320.7	297.7	305.4

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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 上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售價 Prices 核心地區 # Core Districts #
2002		85.1	82.9	83.0	70.2
2003		67.3	67.0	74.5	63.8
2004		72.0	68.2	79.0	117.2
2005		104.3	88.7	105.9	159.9
2006		139.9	121.6	127.4	167.1
2007		175.1	132.9	133.2	186.3
2008		232.1	168.3	148.3	229.4
2009		187.6	146.8	124.4	197.2
2010		197.3	151.5	132.6	259.4
2011 *		250.2	180.3	155.4	327.7
2010	7 - 9	201.8	152.3	136.2	255.9
	10 - 12	211.7	160.3	137.2	287.0
2011	1 - 3	226.3	165.9	144.0	308.0
	4 - 6	244.2	174.3	152.7	335.6
	7 - 9 *	262.1	189.5	161.5	341.2
	10 - 12 *	268.0	191.5	163.3	326.1
2010	7	199.3	151.5	135.3	251.8
	8	202.6	151.4	135.8	253.3
	9	203.6	153.9	137.4	262.5
	10	204.5	156.5	139.1	272.9
	11	214.9	159.9	135.7	289.9
	12	215.7	164.6	136.8	298.2
2011	1	218.5	163.6	143.0	299.9
	2	228.2	165.6	143.6	304.4
	3	232.3	168.4	145.5	319.7
	4	238.8	169.4	148.6	331.9
	5	246.6	172.4	155.1	334.4
	6	247.1	181.0	154.3	340.5
	7	259.1	187.5	157.8	343.4
	8	264.0	190.4	163.5	346.1
	9 *	263.3	190.5	163.3	(334.0)
	10 *	269.6	189.3	162.2	(339.2)
	11 *	264.9	191.5	164.8	(304.7)
	12 *	269.6	193.8	163.0	(334.4)

核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀。
* 臨時數字
( ) 表示少於 10 宗交易。

\# Core districts : Sheung Wan / Central , Wan Chai / Causeway Bay and Tsim Sha Tsui.
* Provisional figures
( ) Indicates fewer than 10 transactions.

表 Table 27

私人商業樓宇 - 各區總存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2010 年底總存量 Stock at year end	2011 年落成量 Completions	落成量佔 2010 年總存量的百分率 Completions as a % of 2010 Stock	2011 年底總存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	1 140 300	4 200	0.4	1 133 600	83 100	7.3
灣仔	Wan Chai	1 016 100	3 700	0.4	1 055 300	75 500	7.2
東區	Eastern	759 800	400	0.1	762 600	46 900	6.2
南區	Southern	240 800	6 000	2.5	247 000	30 700	12.4
港島	***HONG KONG***	***3 157 000***	***14 300***	***0.5***	***3 198 500***	***236 200***	***7.4***
油尖旺	Yau Tsim Mong	2 078 500	11 500	0.6	2 072 700	174 700	8.4
深水埗	Sham Shui Po	696 300	100	0.0 +	694 600	62 400	9.0
九龍城	Kowloon City	713 200	1 300	0.2	709 800	67 100	9.5
黃大仙	Wong Tai Sin	309 000	-	-	311 200	41 800	13.4
觀塘	Kwun Tong	623 500	600	0.1	626 000	42 200	6.7
九龍	***KOWLOON***	***4 420 500***	***13 500***	***0.3***	***4 414 300***	***388 200***	***8.8***
葵青	Kwai Tsing	341 800	-	-	342 700	21 800	6.4
荃灣	Tsuen Wan	499 200	-	-	493 000	39 800	8.1
屯門	Tuen Mun	397 200	400	0.1	395 800	47 700	12.1
元朗	Yuen Long	463 100	200	0.0 +	465 600	37 500	8.1
北區	North	215 400	-	-	215 700	8 900	4.1
大埔	Tai Po	228 400	-	-	228 700	6 800	3.0
沙田	Sha Tin	454 500	-	-	454 900	21 600	4.7
西貢	Sai Kung	270 600	13 300	4.9	284 700	31 900	11.2
離島	Islands	296 500	500	0.2	298 000	18 800	6.3
新界	***NEW TERRITORIES***	***3 166 700***	***14 400***	***0.5***	***3 179 100***	***234 800***	***7.4***
全港	***OVERALL***	***10 744 200***	***42 200***	***0.4***	***10 791 900***	***859 200***	***8.0***

2011 年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2010 年底總存量計算。
+ 少於 0.05%

2011 Stock figures are derived from the latest rating record,
and not from the 2010 Stock figures shown here.
+ Below 0.05%

表 Table 28

私人商業樓宇 - 拆卸量、落成量及總存量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
2007	港島	Hong Kong	5 500	5 700	3 101 000
	九龍	Kowloon	5 000	19 400	4 301 800
	新界	New Territories	-	22 900	3 080 700
	全港	***OVERALL***	***10 500***	***48 000***	***10 483 500***
2008	港島	Hong Kong	9 300	8 200	3 117 800
	九龍	Kowloon	8 200	23 300	4 353 600
	新界	New Territories	-	17 800	3 116 400
	全港	***OVERALL***	***17 500***	***49 300***	***10 587 800***
2009	港島	Hong Kong	10 800	5 000	3 128 100
	九龍	Kowloon	15 500	66 000	4 382 900
	新界	New Territories	3 600	12 700	3 152 800
	全港	***OVERALL***	***29 900***	***83 700***	***10 663 800***
2010	港島	Hong Kong	10 700	6 500	3 157 000
	九龍	Kowloon	6 600	42 400	4 420 500
	新界	New Territories	-	15 700	3 166 700
	全港	***OVERALL***	***17 300***	***64 600***	***10 744 200***
2011	港島	Hong Kong	8 400	14 300	3 198 500
	九龍	Kowloon	25 400	13 500	4 414 300
	新界	New Territories	-	14 400	3 179 100
	全港	***OVERALL***	***33 800***	***42 200***	***10 791 900***

私人商業樓宇 - 各區落成量及預測落成量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2011 年落成量 Completions	預測落成量 Forecast Completions [2012]	[2013]
中西區	Central and Western	4 200	4 700	7 600
灣仔	Wan Chai	3 700	28 200	15 500
東區	Eastern	400	800	1 800
南區	Southern	6 000	100	200
港島	***HONG KONG***	***14 300***	***33 800***	***25 100***
油尖旺	Yau Tsim Mong	11 500	13 400	3 800
深水埗	Sham Shui Po	100	1 000	5 300
九龍城	Kowloon City	1 300	4 900	1 500
黃大仙	Wong Tai Sin	-	11 800	-
觀塘	Kwun Tong	600	7 300	400
九龍	***KOWLOON***	***13 500***	***38 400***	***11 000***
葵青	Kwai Tsing	-	1 800	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	400	18 800	1 000
元朗	Yuen Long	200	-	2 200
北區	North	-	4 900	5 900
大埔	Tai Po	-	3 000	2 800
沙田	Sha Tin	-	10 300	-
西貢	Sai Kung	13 300	-	3 700
離島	Islands	500	-	-
新界	***NEW TERRITORIES***	***14 400***	***38 800***	***15 600***
全港	***OVERALL***	***42 200***	***111 000***	***51 700***

私 人 商 業 樓 宇 - 整 體 空 置 趨 勢
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2007	48 000	44 600	92.9	10 435 500	804 500	7.7	849 100	8.1
2008	49 300	48 500	98.4	10 538 500	871 600	8.3	920 100	8.7
2009	83 700	74 500	89.0	10 580 100	857 200	8.1	931 700	8.7
2010	64 600	45 100	69.8	10 679 600	799 200	7.5	844 300	7.9
2011	42 200	38 400	91.0	10 749 700	820 800	7.6	859 200	8.0

私人零售業樓宇 - 平均租金及售價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

區域 Area [平均面積] [Average size]		租金 Rents (每平方米月租 $ / m^2 per month)			售價 Prices (每平方米售價 $ / m^2)		
		港島 Hong Kong [58 平方米 m^2]	九龍 Kowloon [49 平方米 m^2]	新界 New Territories [50 平方米 m^2]	港島 Hong Kong [33 平方米 m^2]	九龍 Kowloon [35 平方米 m^2]	新界 New Territories [26 平方米 m^2]
年 Year	月 Month						
2010		1 239	1 172	942	301 514	291 401	194 559
2011 *		1 294	1 238	1 037	406 444	363 971	253 688
2010	7	1 440	1 194	996	234 583	285 980	201 656
	8	1 262	1 137	982	408 475	265 753	167 272
	9	1 339	1 320	995	274 434	295 936	199 173
	10	1 225	1 230	1 014	284 780	298 159	188 816
	11	1 187	1 341	978	412 646	407 240	209 075
	12	1 277	1 301	939	274 154	277 961	239 666
2011	1	1 039	996	830	331 526	355 937	211 455
	2	1 245	1 036	957	537 609	350 048	202 751
	3	1 230	1 262	1 040	384 216	334 518	248 219
	4	1 192	1 057	984	392 990	395 589	283 995
	5	1 384	1 236	1 037	321 200	391 103	243 341
	6	1 450	1 249	1 098	434 639	327 275	312 188
	7	1 311	1 277	1 087	399 478	282 757	272 101
	8	1 439	1 343	1 080	446 679	379 350	250 713
	9 *	1 311	1 412	1 119	471 671	311 690	208 570
	10 *	1 268	1 231	1 037	457 296	345 132	184 497
	11 *	1 387	1 437	1 002	317 328	477 851	332 670
	12 *	1 283	1 369	1 097	526 455	502 744	286 793

* 臨時數字
[ ] 表示 2011 年內所分析單位的平均面積。

* Provisional figures
[ ] Indicates average size of the units analysed during 2011.

私人零售業樓宇 - 租金及售價指數
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999=100)

年 / 月 Year / Month		租金 Rents	售價 Prices
2002		92.9	85.0
2003		86.4	85.5
2004		92.8	119.3
2005		100.5	149.3
2006		104.3	153.5
2007		111.8	172.5
2008		116.2	192.2
2009		110.9	193.1
2010		122.9	257.2
2011 *		134.2	325.4
2010	7 - 9	124.6	262.8
	10 - 12	127.6	284.4
2011	1 - 3	128.0	304.6
	4 - 6	133.2	324.6
	7 - 9 *	136.6	333.1
	10 - 12 *	139.0	339.2
2010	7	123.0	255.9
	8	125.0	262.6
	9	125.7	270.0
	10	126.6	278.7
	11	127.6	286.8
	12	128.5	287.8
2011	1	126.9	295.3
	2	128.0	305.3
	3	129.2	313.1
	4	130.4	321.9
	5	133.6	323.6
	6	135.6	328.2
	7	135.0	330.6
	8	136.4	334.1
	9 *	138.5	334.5
	10 *	137.4	336.9
	11 *	140.0	338.5
	12 *	139.5	342.2

* 臨時數字

* Provisional figures

私人分層工廠大廈 - 各區總存量、落成量及空置量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2010 年底總存量 Stock at year end	2011 年落成量 Completions	落成量佔 2010 年總存量的百分率 Completions as a % of 2010 Stock	2011 年底總存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	94 300	-	-	74 300	12 200	16.4
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 327 100	-	-	1 327 000	51 200	3.9
南區	Southern	735 700	-	-	741 900	70 700	9.5
港島	***HONG KONG***	***2 157 100***	***-***	***-***	***2 143 200***	***134 100***	***6.3***
油尖旺	Yau Tsim Mong	298 900	4 500	1.5	303 300	27 900	9.2
深水埗	Sham Shui Po	1 050 400	27 900	2.7	1 061 400	67 500	6.4
九龍城	Kowloon City	856 600	-	-	856 500	39 100	4.6
黃大仙	Wong Tai Sin	815 500	-	-	806 200	58 400	7.2
觀塘	Kwun Tong	3 292 200	-	-	3 255 400	196 700	6.0
九龍	***KOWLOON***	***6 313 600***	***32 400***	***0.5***	***6 282 800***	***389 600***	***6.2***
葵青	Kwai Tsing	3 298 000	-	-	3 298 000	239 700	7.3
荃灣	Tsuen Wan	2 219 700	-	-	2 218 600	166 700	7.5
屯門	Tuen Mun	1 474 700	-	-	1 475 700	39 600	2.7
元朗	Yuen Long	204 100	-	-	204 000	5 100	2.5
北區	North	285 700	-	-	282 400	19 000	6.7
大埔	Tai Po	151 600	-	-	151 600	6 700	4.4
沙田	Sha Tin	1 116 600	-	-	1 116 300	30 900	2.8
西貢	Sai Kung	9 000	-	-	9 000	4 000	44.4
離島	Islands	900	-	-	900	300	33.3
新界	***NEW TERRITORIES***	***8 760 300***	***-***	***-***	***8 756 500***	***512 000***	***5.8***
全港	***OVERALL***	***17 231 000***	***32 400***	***0.2***	***17 182 500***	***1 035 700***	***6.0***

2011 年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2010 年底總存量計算。

2011 Stock figures are derived from the latest rating record,
and not from the 2010 Stock figures shown here.

私人分層工廠大廈 - 拆卸量、落成量及總存量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
2007	港島	Hong Kong	-	-	2 219 000
	九龍	Kowloon	55 400	14 200	6 373 400
	新界	New Territories	-	1 500	8 754 200
	全港	***OVERALL***	***55 400***	***15 700***	***17 346 600***
2008	港島	Hong Kong	7 400	-	2 204 700
	九龍	Kowloon	46 100	62 900	6 389 400
	新界	New Territories	58 900	6 600	8 779 900
	全港	***OVERALL***	***112 400***	***69 500***	***17 374 000***
2009	港島	Hong Kong	11 100	-	2 186 300
	九龍	Kowloon	10 700	-	6 359 400
	新界	New Territories	17 400	3 000	8 738 600
	全港	***OVERALL***	***39 200***	***3 000***	***17 284 300***
2010	港島	Hong Kong	-	-	2 157 100
	九龍	Kowloon	2 000	-	6 313 600
	新界	New Territories	-	20 600	8 760 300
	全港	***OVERALL***	***2 000***	***20 600***	***17 231 000***
2011	港島	Hong Kong	20 000	-	2 143 200
	九龍	Kowloon	37 900	32 400	6 282 800
	新界	New Territories	-	-	8 756 500
	全港	***OVERALL***	***57 900***	***32 400***	***17 182 500***

私人分層工廠大廈 - 各區落成量及預測落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2011 年落成量 Completions	預測落成量 Forecast Completions [2012]	[2013]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	4 500	-	3 000
深水埗	Sham Shui Po	27 900	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	8 200
九龍	***KOWLOON***	***32 400***	**-**	***11 200***
葵青	Kwai Tsing	-	8 100	15 600
荃灣	Tsuen Wan	-	36 300	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	3 800	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	***48 200***	***15 600***
全港	***OVERALL***	***32 400***	***48 200***	***26 800***

私人分層工廠大廈 - 整體空置趨勢
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2007	15 700	15 700	100.0	17 330 900	1 054 200	6.1	1 069 900	6.2
2008	69 500	69 500	100.0	17 304 500	1 064 400	6.2	1 133 900	6.5
2009	3 000	3 000	100.0	17 281 300	1 385 000	8.0	1 388 000	8.0
2010	20 600	20 600	100.0	17 210 400	1 125 300	6.5	1 145 900	6.7
2011	32 400	11 900	36.7	17 150 100	1 023 800	6.0	1 035 700	6.0

私人分層工廠大廈 - 平均租金及售價
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

區域 Area [平均面積] [Average size]		租金 Rents (每平方米月租 $ / m^2 per month)			售價 Prices (每平方米售價 $ / m^2)		
年 / Year	月 / Month	港島 Hong Kong [185 平方米 m^2]	九龍 Kowloon [143 平方米 m^2]	新界 New Territories [151 平方米 m^2]	港島 Hong Kong [116 平方米 m^2]	九龍 Kowloon [108 平方米 m^2]	新界 New Territories [115 平方米 m^2]
2010		106	114	75	31 296	31 995	16 121
2011 *		115	123	82	40 148	41 812	22 654
2010	7	109	117	75	29 409	31 056	15 892
	8	101	115	74	30 560	31 718	16 465
	9	101	114	80	31 595	32 832	17 195
	10	105	115	76	33 449	32 275	17 757
	11	116	119	79	31 495	36 600	17 794
	12	117	123	80	40 149	36 478	17 172
2011	1	116	112	75	38 536	35 703	19 533
	2	110	117	82	32 801	41 996	20 159
	3	112	122	84	36 002	39 736	21 543
	4	108	120	79	(39 701)	40 711	22 451
	5	103	123	80	38 521	42 110	22 874
	6	121	124	83	39 923	44 029	24 839
	7	116	125	83	46 419	43 656	24 219
	8	118	126	85	(45 555)	41 653	24 953
	9 *	114	127	86	43 608	45 955	24 167
	10 *	128	129	83	(42 411)	42 021	23 507
	11 *	125	130	85	(43 469)	45 080	23 787
	12 *	114	130	83	(44 985)	46 032	23 070

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2011 年內所分析單位的平均面積。
平均租金及售價只以樓上單位的租金及售價計算。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2011.
Average rents and prices are in respect of upper floor units only.

私人分層工廠大廈 - 租金及售價指數
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999=100)

年 / 月 Year / Month		租金 Rents	售價 Prices
2002		82.7	74.8
2003		74.9	71.7
2004		77.3	88.6
2005		82.6	125.0
2006		91.0	158.5
2007		100.5	199.5
2008		109.3	235.9
2009		99.4	216.3
2010		108.9	284.4
2011 *		118.5	384.7
2010	7 - 9	110.3	289.9
	10 - 12	112.5	316.4
2011	1 - 3	113.4	349.0
	4 - 6	117.5	387.2
	7 - 9 *	121.1	401.5
	10 - 12 *	121.9	401.1
2010	7	110.0	280.8
	8	110.4	288.7
	9	110.6	300.1
	10	112.3	305.9
	11	112.4	317.0
	12	112.7	326.4
2011	1	111.6	336.9
	2	113.3	347.9
	3	115.2	362.1
	4	115.5	376.6
	5	117.7	387.4
	6	119.2	397.7
	7	120.8	400.9
	8	121.4	402.7
	9 *	121.2	400.8
	10 *	121.2	399.3
	11 *	122.6	399.9
	12 *	122.0	404.1

* 臨時數字
上述指數只就樓上單位計算。

* Provisional figures
The indices are in respect of upper floor units only.

私人分層工廠大廈(選定地區的高質素樓宇) - 平均售價
PRIVATE FLATTED FACTORIES (HIGH QUALITY DEVELOPMENTS IN SELECTED DISTRICTS) - AVERAGE PRICES

每平方米售價 $ / m^2

地區 District [平均面積] [Average size] 年 / 月 Year / Month		東區 Eastern [71 平方米 m^2]	深水埗 Sham Shui Po [89 平方米 m^2]	觀塘 Kwun Tong [55 平方米 m^2]	葵青 Kwai Tsing [67 平方米 m^2]	荃灣 Tsuen Wan [79 平方米 m^2]	沙田 Sha Tin [86 平方米 m^2]
2010		42 681	46 605	49 002	20 941	23 742	32 447
2011 *		56 119	64 574	60 025	27 739	31 323	41 128
2010	7	(63 854)	(52 541)	46 806	20 416	25 523	28 605
	8	36 275	48 599	47 688	25 036	26 395	33 840
	9	(44 984)	(53 636)	46 576	22 415	23 822	33 861
	10	38 348	(55 606)	47 764	20 315	25 151	34 078
	11	35 050	48 339	52 360	20 677	22 899	37 259
	12	55 609	(50 515)	60 982	20 731	24 649	(37 346)
2011	1	50 240	59 542	52 854	22 468	27 042	37 493
	2	-	55 070	57 793	24 746	27 828	40 038
	3	(42 429)	58 433	59 042	27 311	30 996	40 830
	4	(62 651)	55 316	56 694	28 599	31 597	39 747
	5	(51 387)	68 853	62 037	28 642	33 666	41 376
	6	55 407	65 428	62 661	32 573	36 413	40 603
	7	59 230	75 685	63 528	26 567	31 054	(41 930)
	8	63 187	64 164	58 935	31 448	30 951	47 623
	9 *	(64 781)	67 421	61 573	29 595	32 572	42 978
	10 *	(59 069)	(44 752)	63 955	(27 671)	41 212	(43 264)
	11 *	(53 977)	76 381	63 103	29 116	31 955	-
	12 *	(66 827)	(62 592)	67 537	27 110	36 971	(30 067)

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2011 年內所分析單位的平均面積。
\- 本署沒有成交個案。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2011.
\- No transaction record received by this Department.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

私人工貿大廈 - 各區總存量、落成量及空置量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2010 年底總存量 Stock at year end	2011 年落成量 Completions	落成量佔 2010 年總存量的百分率 Completions as a % of 2010 Stock	2011 年底總存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
東區	Eastern	47 200	-	-	47 200	10 200	21.6
南區	Southern	5 900	-	-	5 900	700	11.9
港島	***HONG KONG***	***53 100***	**-**	**-**	***53 100***	***10 900***	***20.5***
油尖旺	Yau Tsim Mong	9 500	-	-	9 500	2 400	25.3
深水埗	Sham Shui Po	131 400	-	-	131 300	7 500	5.7
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	1 600	5.7
觀塘	Kwun Tong	229 600	-	-	229 600	17 300	7.5
九龍	***KOWLOON***	***404 000***	**-**	**-**	***403 900***	***28 800***	***7.1***
葵青	Kwai Tsing	89 800	-	-	89 800	8 200	9.1
荃灣	Tsuen Wan	21 200	-	-	21 200	300	1.4
北區	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	16 600	-	-	16 600	400	2.4
新界	***NEW TERRITORIES***	***134 100***	**-**	**-**	***134 100***	***8 900***	***6.6***
全港	***OVERALL***	***591 200***	**-**	**-**	***591 100***	***48 600***	***8.2***

2011 年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2010 年底總存量計算。

2011 Stock figures are derived from the latest rating record,
and not from the 2010 Stock figures shown here.

私人工貿大廈 - 各區落成量及預測落成量
PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2011 年落成量 Completions	預測落成量 Forecast Completions [2012]	[2013]
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
北區	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	**-**
全港	***OVERALL***	**-**	**-**	**-**

私人工貿大廈 - 整體空置趨勢
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2007	-	-	-	613 100	35 500	5.8	35 500	5.8
2008	4 300	4 300	100.0	611 800	35 500	5.8	39 800	6.5
2009	-	-	-	613 900	61 100	10.0	61 100	10.0
2010	-	-	-	591 200	50 800	8.6	50 800	8.6
2011	-	-	-	591 100	48 600	8.2	48 600	8.2

私人特殊廠房 - 各區總存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2010 年底總存量 Stock at year end	2011 年落成量 Completions	落成量佔 2010 年總存量的百分率 Completions as a % of 2010 Stock	2011 年底總存量 Stock at year end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	7 900	-	-	7 900
南區	Southern	97 100	-	-	90 100
港島	***HONG KONG***	***105 000***	***-***	***-***	***98 000***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	33 100	-	-	33 100
九龍城	Kowloon City	34 600	-	-	34 500
黃大仙	Wong Tai Sin	34 900	-	-	44 100
觀塘	Kwun Tong	279 800	-	-	260 500
九龍	***KOWLOON***	***382 400***	***-***	***-***	***372 200***
葵青	Kwai Tsing	130 200	-	-	128 700
荃灣	Tsuen Wan	197 600	-	-	197 600
屯門	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	530 800	8 000	1.5	538 800
北區	North	117 200	-	-	120 800
大埔	Tai Po	682 000	4 900	0.7	686 800
沙田	Sha Tin	158 100	-	-	157 400
西貢	Sai Kung	345 900	18 400	5.3	357 500
離島	Islands	79 400	-	-	79 400
新界	***NEW TERRITORIES***	***2 418 400***	***31 300***	***1.3***	***2 444 200***
全港	***OVERALL***	***2 905 800***	***31 300***	***1.1***	***2 914 400***

2011 年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2010 年底總存量計算。

2011 Stock figures are derived from the latest rating record, and not from the 2010 Stock figures shown here.

私人特殊廠房 - 各區落成量及預測落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2011 年落成量 Completions	預測落成量 Forecast Completions [2012]	[2013]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	8 000	11 500	21 900
北區	North	-	-	-
大埔	Tai Po	4 900	17 600	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	18 400	27 700	38 300
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***31 300***	***56 800***	***60 200***
全港	***OVERALL***	***31 300***	***56 800***	***60 200***

私人貨倉 - 各區總存量、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2010 年底總存量 Stock at year end	2011 年落成量 Completions	落成量佔 2010 年總存量的百分率 Completions as a % of 2010 Stock	2011 年底總存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	24 600	-	-	24 600	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	95 800	-	-	95 700	5 000	5.2
南區	Southern	29 900	-	-	29 900	-	-
港島	***HONG KONG***	***150 300***	***-***	***-***	***150 200***	***5 000***	***3.3***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	-	-
九龍城	Kowloon City	115 900	-	-	115 900	8 600	7.4
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	263 000	-	-	261 200	23 300	8.9
九龍	***KOWLOON***	***522 600***	***-***	***-***	***520 800***	***31 900***	***6.1***
葵青	Kwai Tsing	1 368 700	47 100	3.4	1 402 900	26 700	1.9
荃灣	Tsuen Wan	443 400	-	-	442 300	26 400	6.0
屯門	Tuen Mun	142 400	-	-	142 400	400	0.3
元朗	Yuen Long	119 500	11 200	9.4	130 700	12 900	9.9
北區	North	113 500	14 700	13.0	128 200	13 000	10.1
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	452 900	-	-	452 800	10 000	2.2
西貢	Sai Kung	7 400	-	-	7 400	-	-
離島	Islands	94 400	-	-	94 400	4 700	5.0
新界	***NEW TERRITORIES***	***2 742 800***	***73 000***	***2.7***	***2 801 700***	***94 100***	***3.4***
全港	***OVERALL***	***3 415 700***	***73 000***	***2.1***	***3 472 700***	***131 000***	***3.8***

2011 年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2010 年底總存量計算。

2011 Stock figures are derived from the latest rating record,
and not from the 2010 Stock figures shown here.

私人貨倉 - 各區落成量及預測落成量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2011 年落成量 Completions	預測落成量 Forecast Completions [2012]	[2013]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	47 100	122 800	-
荃灣	Tsuen Wan	-	-	56 300
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	11 200	-	-
北區	North	14 700	1 500	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***73 000***	***124 300***	***56 300***
全港	***OVERALL***	***73 000***	***124 300***	***56 300***

私人貨倉 - 整體空置趨勢
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2007	-	-	-	3 420 600	95 600	2.8	95 600	2.8
2008	4 400	4 400	100.0	3 413 800	94 900	2.8	99 300	2.9
2009	-	-	-	3 427 700	177 300	5.2	177 300	5.2
2010	-	-	-	3 415 700	106 700	3.1	106 700	3.1
2011	73 000	48 000	65.8	3 399 700	83 000	2.4	131 000	3.8

私人物業市場回報率 - 住宅樓宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回報百分率 % return

年 / 月 Year / Month		住宅 Domestic A	B	C	D	E
2002		6.1	5.1	5.1	5.0	4.7
2003		6.2	5.2	4.8	4.6	4.3
2004		5.3	4.3	4.0	3.7	3.3
2005		5.0	4.1	3.7	3.4	3.0
2006		5.3	4.2	3.8	3.5	3.2
2007		5.1	4.2	3.7	3.5	3.0
2008		4.8	4.1	3.7	3.5	3.0
2009		4.2	3.5	3.1	2.8	2.5
2010		4.0	3.5	3.1	2.8	2.5
2011 *		3.8	3.3	2.9	2.7	2.4
2010	7 - 9	4.0	3.5	3.1	2.8	2.4
	10 - 12	3.9	3.5	3.0	2.8	2.5
2011	1 - 3	3.6	3.3	2.9	2.7	2.4
	4 - 6	3.6	3.2	2.9	2.6	2.3
	7 - 9	3.8	3.3	2.9	2.7	2.5
	10 - 12 *	3.8	3.3	3.0	2.7	2.5
2010	7	4.0	3.5	3.1	2.8	2.4
	8	4.0	3.5	3.0	2.8	2.4
	9	4.0	3.5	3.1	2.8	2.4
	10	4.0	3.5	3.1	2.8	2.5
	11	3.9	3.5	3.0	2.8	2.5
	12	3.9	3.5	3.0	2.7	2.5
2011	1	3.7	3.3	2.9	2.7	2.5
	2	3.6	3.2	2.8	2.7	2.4
	3	3.6	3.2	2.8	2.7	2.4
	4	3.6	3.2	2.9	2.6	2.4
	5	3.6	3.2	2.8	2.6	2.3
	6	3.6	3.3	2.9	2.6	2.3
	7	3.8	3.3	2.9	2.6	2.4
	8	3.8	3.3	3.0	2.7	2.5
	9	3.8	3.3	2.9	2.7	2.5
	10	3.8	3.3	3.0	2.7	2.5
	11	3.8	3.3	3.0	2.7	2.5
	12 *	3.8	3.3	3.0	2.7	2.4

* 臨時數字

* Provisional figures

私人物業市場回報率 - 寫字樓、分層工廠大廈及零售業樓宇
PRIVATE PROPERTY MARKET YIELDS - OFFICE, FLATTED FACTORIES AND RETAIL

回報百分率 % return

年 / 月 Year / Month		寫字樓 Office 甲級 Grade A	寫字樓 Office 乙級 Grade B	分層工廠大廈 Flatted Factories**	零售業樓宇 Retail
2002		7.1	8.5	13.9	7.7
2003		6.3	7.8	13.1	7.0
2004		3.7	5.4	10.9	5.5
2005		3.9	4.5	8.3	4.9
2006		4.6	5.0	7.2	4.8
2007		3.9	4.6	6.2	4.6
2008		3.9	4.6	5.7	4.2
2009		3.8	4.2	5.5	3.9
2010		3.2	3.8	4.7	3.4
2011 *		3.1	3.4	3.9	3.0
2010	7 - 9	3.3	3.9	4.7	3.4
	10 - 12	3.1	3.6	4.4	3.2
2011	1 - 3	3.0	3.3	4.0	3.0
	4 - 6	3.0	3.2	3.8	3.0
	7 - 9 *	3.1	3.3	3.8	2.9
	10 - 12 *	3.3	3.3	3.8	2.9
2010	7	3.3	3.9	4.9	3.4
	8	3.3	3.8	4.8	3.4
	9	3.3	3.9	4.6	3.3
	10	3.1	3.7	4.6	3.3
	11	3.1	3.6	4.4	3.2
	12	3.1	3.5	4.3	3.2
2011	1	3.1	3.4	4.1	3.1
	2	2.9	3.3	4.1	3.0
	3	2.9	3.3	4.0	2.9
	4	3.0	3.2	3.9	2.9
	5	3.0	3.2	3.8	3.0
	6	3.0	3.2	3.8	3.0
	7	3.1	3.2	3.8	2.9
	8	3.1	3.3	3.8	2.9
	9 *	3.2	3.3	3.8	2.9
	10 *	3.3	3.4	3.8	2.9
	11 *	3.3	3.4	3.7	2.9
	12 *	3.3	3.3	3.7	2.9

* 臨時數字
** 此欄數字只就樓上單位計算。

* Provisional figures
** The figures are in repsect of upper floor units only.

住宅買賣 - 樓宇買賣合約數目及總值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		數目 No.	總值 (百萬元) Consideration ($ million)
2009		115 092	425 840
2010		135 778	560 686
2011		84 462	442 527
2010	1 - 3	33 249	125 290
	4 - 6	32 380	129 127
	7 - 9	38 080	162 589
	10 - 12	32 069	143 680
2011	1 - 3	28 848	130 807
	4 - 6	26 359	141 301
	7 - 9	15 516	86 526
	10 - 12	13 739	83 893
2011	1	8 002	33 333
	2	10 390	45 608
	3	10 456	51 866
	4	7 635	38 996
	5	9 681	49 449
	6	9 043	52 856
	7	5 254	31 772
	8	5 439	31 795
	9	4 823	22 959
	10	4 643	22 464
	11	4 795	35 766
	12	4 301	25 663

資料來源：土地註冊處

數字源自在有關期間**送交**土地註冊處註冊的住宅樓宇買賣合約。這些數字一般顯示送交註冊前約四個星期內簽立的交易。住宅買賣是指已繳付印花稅的樓宇買賣合約。統計數字並不包括居者有其屋、私人機構參建居屋及租者置其屋計劃的住宅買賣，除非有關單位轉售限制期屆滿並已繳付補價。

Source：The Land Registry

The figures are derived from sale and purchase agreements of domestic units **received** for registration in the Land Registry for the relevant periods. They generally relate to transactions executed up to four weeks prior to their submission for registration. Sales of domestic units refer to sale and purchase agreements with payment of stamp duty. These statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme except those after payment of premium.

住宅買賣 - 按成交金額分類的買賣合約數目
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額 (百萬元) Range of Consideration ($ million)												總數 Total
		少於 1 Less than 1		1 至少於 2 1 to less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2009		10 603	9	43 085	37	21 836	19	22 168	19	10 699	9	6 701	6	115 092
2010		5 203	4	46 078	34	31 613	23	27 371	20	16 714	12	8 799	6	135 778
2011		1 802	2	17 075	20	21 487	25	21 239	25	15 438	18	7 421	9	84 462
2010	1 - 3	1 720	5	12 218	37	7 116	21	6 825	21	3 594	11	1 776	5	33 249
	4 - 6	1 377	4	11 540	36	7 698	24	5 709	18	4 056	13	2 000	6	32 380
	7 - 9	1 216	3	12 546	33	9 059	24	8 141	21	4 241	11	2 877	8	38 080
	10 - 12	890	3	9 774	30	7 740	24	6 696	21	4 823	15	2 146	7	32 069
2011	1 - 3	625	2	6 614	23	7 554	26	7 399	26	4 802	17	1 854	6	28 848
	4 - 6	543	2	4 980	19	6 609	25	6 793	26	5 065	19	2 369	9	26 359
	7 - 9	352	2	3 044	20	4 253	27	3 763	24	2 335	15	1 769	11	15 516
	10 - 12	282	2	2 437	18	3 071	22	3 284	24	3 236	24	1 429	10	13 739
2011	1	206	3	2 054	26	2 222	28	2 028	25	1 068	13	424	5	8 002
	2	200	2	2 387	23	2 664	26	2 872	28	1 653	16	614	6	10 390
	3	219	2	2 173	21	2 668	26	2 499	24	2 081	20	816	8	10 456
	4	165	2	1 613	21	2 020	26	1 810	24	1 394	18	633	8	7 635
	5	185	2	1 741	18	2 290	24	2 733	28	1 909	20	823	9	9 681
	6	193	2	1 626	18	2 299	25	2 250	25	1 762	19	913	10	9 043
	7	137	3	1 011	19	1 369	26	1 289	25	870	17	578	11	5 254
	8	123	2	1 056	19	1 421	26	1 225	23	739	14	875	16	5 439
	9	92	2	977	20	1 463	30	1 249	26	726	15	316	7	4 823
	10	95	2	843	18	1 116	24	1 134	24	1 187	26	268	6	4 643
	11	107	2	874	18	1 095	23	948	20	1 076	22	695	14	4 795
	12	80	2	720	17	860	20	1 202	28	973	23	466	11	4 301

資料來源：土地註冊處
有關數字來自圖表 50。
由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

Source : The Land Registry
Figures are derived from Table 50.
Figures in percentage for individual items may not add up to 100% due to rounding.

住宅一手及二手市場 - 買賣合約數目及總值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		一手買賣 Primary Sales 數目 No.	%	總值 (百萬元) Consideration ($ million)	二手買賣 Secondary Sales 數目 No.	%	總值 (百萬元) Consideration ($ million)	總數 Total No.
2009		16 161	14	119 222	98 931	86	306 616	115 092
2010		13 646	10	129 703	122 132	90	430 983	135 778
2011		10 880	13	130 885	73 582	87	311 638	84 462
2010	1 - 3	3 567	11	24 008	29 682	89	101 282	33 249
	4 - 6	3 978	12	30 846	28 402	88	98 280	32 380
	7 - 9	3 224	8	39 851	34 856	92	122 738	38 080
	10 - 12	2 877	9	34 998	29 192	91	108 683	32 069
2011	1 - 3	1 905	7	21 635	26 943	93	109 171	28 848
	4 - 6	3 845	15	41 828	22 514	85	99 472	26 359
	7 - 9	1 723	11	27 573	13 793	89	58 953	15 516
	10 - 12	3 407	25	39 849	10 332	75	44 042	13 739
2011	1	296	4	3 597	7 706	96	29 736	8 002
	2	486	5	5 391	9 904	95	40 217	10 390
	3	1 123	11	12 647	9 333	89	39 218	10 456
	4	741	10	9 778	6 894	90	29 218	7 635
	5	2 054	21	17 200	7 627	79	32 248	9 681
	6	1 050	12	14 850	7 993	88	38 006	9 043
	7	608	12	10 980	4 646	88	20 792	5 254
	8	884	16	13 007	4 555	84	18 788	5 439
	9	231	5	3 586	4 592	95	19 373	4 823
	10	822	18	6 237	3 821	82	16 226	4 643
	11	1 189	25	19 900	3 606	75	15 866	4 795
	12	1 396	32	13 712	2 905	68	11 950	4 301

資料來源：土地註冊處
有關數字來自圖表 50。請參閱該圖表有關〝住宅買賣〞的定義。一手買賣一般指由發展商出售的單位，二手買賣指非由發展商出售的單位。
由於四捨五入關係，一手和二手買賣的總值加起來可能不等於圖表 50 的總值。

Source：The Land Registry
Figures are derived from Table 50. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.
Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 50.

非住宅買賣 - 主要類別物業買賣宗數及總值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month		寫字樓 Office 宗數 No.	寫字樓 Office 總值 (百萬元) Consideration ($ million)	商業樓宇 Commercial 宗數 No.	商業樓宇 Commercial 總值 (百萬元) Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	分層工廠大廈 Flatted Factories 總值 (百萬元) Consideration ($ million)
2009		2 521	23 242	5 359	48 313	5 554	14 450
2010		3 591	34 411	7 639	78 771	8 206	24 094
2011 *		3 052	35 321	5 862	65 548	7 626	28 636
2010	7 - 9	909	8 318	2 168	22 411	2 150	6 064
	10 - 12	1 025	12 458	1 989	23 595	2 471	7 508
2011	1 - 3	1 052	11 578	1 864	22 330	2 586	8 871
	4 - 6	1 012	12 821	2 055	22 293	2 431	9 420
	7 - 9 *	605	6 086	1 213	11 475	1 518	5 445
	10 - 12 *	383	4 835	730	9 450	1 091	4 900
2010	7	274	2 407	670	5 738	618	1 609
	8	329	2 776	777	8 138	769	1 966
	9	306	3 135	721	8 536	763	2 488
	10	339	4 508	659	7 898	840	2 547
	11	420	4 381	785	9 269	919	2 805
	12	266	3 569	545	6 429	712	2 156
2011	1	340	3 322	536	6 657	812	2 610
	2	273	2 749	479	6 128	668	2 437
	3	439	5 507	849	9 545	1 106	3 824
	4	330	4 238	693	7 434	793	2 775
	5	319	3 017	626	7 603	833	3 303
	6	363	5 566	736	7 256	805	3 342
	7	226	2 465	464	4 063	548	2 125
	8	203	2 240	432	4 204	549	1 840
	9 *	176	1 381	317	3 208	421	1 480
	10 *	99	1 429	224	2 079	307	1 279
	11 *	152	2 039	239	3 376	416	1 869
	12 *	132	1 368	267	3 995	368	1 752

* 臨時數字

這些數字是根據買賣合約的簽署**日期**(如沒有買賣合約，則根據轉讓契約簽署日期)，而**並非**送交土地註冊處登記的日期，應與土地註冊處編制的住宅買賣數據有所區別。

數字並不反映所有非住宅買賣。其他類別如工貿大廈、貨倉、車位等並不包括在內。整座樓宇的買賣，或包含超過一種物業類別的買賣，亦未有包括在內。故此，列表的數字，特別是總值方面，可能會較實際的數字為低。

* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed (or the date on which an Assignhment is signed if there is no Agreement for Sale and Purchase), and **not** the date on which the document is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, carparking spaces etc. are not included. Transactions of a whole building or comprising more than one property type are also excluded. Therefore figures presented here, particularly on the consideration, may have been under-reported.

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
港島 HONG KONG	中西區 Central and Western	堅尼地城、石塘咀、西營盤、上環、中環、金鐘、半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 134(p), 141(p), 142, 143(p), 172(p), 173(p), 181(p), 182(p)
	灣仔 Wan Chai	灣仔、銅鑼灣、跑馬地、大坑、掃桿埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134(p), 135, 140, 143(p), 144, 145, 146(p), 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190(p), 191(p)
	東區 Eastern	天后、寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	146(p), 147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 190(p), 194(p), 196(p), 197(p)
	南區 Southern	薄扶林、香港仔、鴨脷洲、黃竹坑、壽臣山、淺水灣、舂磡角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 141(p), 158(p), 171, 172(p), 173(p), 174, 175(p), 176, 181(p), 182(p), 183(p), 191(p), 192, 193, 194(p), 195, 196(p), 197(p), 198
九龍 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、西九龍填海區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215(p), 216, 220, 221(p), 222(p), 225, 226(p), 227(p), 228, 229, 235(p), 236(p), 251, 252, 253, 254(p), 255(p), 267(p), 268(p)

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
九龍 KOWLOON	深水埗 Sham Shui Po	美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen,Tai Wo Ping, Stonecutters Island	221(p), 254(p), 255(p), 260(p), 261(p), 262, 263, 264, 265, 266, 267(p), 268(p), 269(p), 271(p), 320(p), 327(p), 328(p), 761(p)
	九龍城 Kowloon City	紅磡、土瓜灣、馬頭角、馬頭圍、啟德、九龍城、何文田、九龍塘、筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 215(p), 222(p), 226(p), 227(p), 231, 232, 233, 234, 235(p), 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 283(p), 285, 286(p), 761(p)
	黃大仙 Wong Tai Sin	新蒲崗、黃大仙、東頭、橫頭磡、樂富、鑽石山、慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	280(p), 281(p), 282(p), 283(p), 284, 286(p), 287(p), 288(p), 289, 761(p)
	觀塘 Kwun Tong	坪石、九龍灣、牛頭角、佐敦谷、觀塘、秀茂坪、藍田、油塘、鯉魚門	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280(p), 286(p), 287(p), 288(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 833(p), 835(p)
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	260(p), 261(p), 269(p), 310(p), 320(p), 321(p), 324(p), 326(p), 327(p), 328(p), 329, 350, 351, 733(p), 761(p)
	荃灣 Tsuen Wan	荃灣、梨木樹、汀九、深井、青龍頭、馬灣、欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310(p), 321(p), 322, 323, 324(p), 325, 326(p), 327(p), 331, 332, 333(p), 334, 335, 336(p), 340(p), 413(p), 531(p), 724(p), 731(p), 732(p), 733(p), 961(p), 971(p), 972(p), 973(p), 974, 975

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	屯門 Tuen Mun	大欖涌、掃管笏、屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	333(p), 336(p), 340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441(p), 442(p), 512(p), 519(p), 522(p), 531(p), 951(p)
	元朗 Yuen Long	洪水橋、廈村、流浮山、天水圍、元朗、新田、落馬洲、錦田、石崗、八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 441(p), 442(p), 510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519(p), 521, 522(p), 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610, 621(p), 622(p), 724(p)
	北區 North	粉嶺、聯和墟、上水、石湖墟、沙頭角、鹿頸、烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 621(p), 622(p), 623, 624, 625, 626, 627, 628, 629, 631(p), 632, 634(p), 641, 642, 651, 652, 653, 711(p), 712(p)
	大埔 Tai Po	大埔墟、大埔、大埔滘、大尾篤、船灣、樟木頭、企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 633, 634(p), 711(p), 712(p), 720, 721, 722, 723, 724(p), 725, 726, 727, 728, 729(p), 732(p), 741(p), 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 822(p), 824(p)
	沙田 Sha Tin	大圍、沙田、火炭、馬料水、烏溪沙、馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	261(p), 281(p), 282(p), 310(p), 327(p), 724(p), 729(p), 731(p), 732(p), 733(p), 741(p), 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

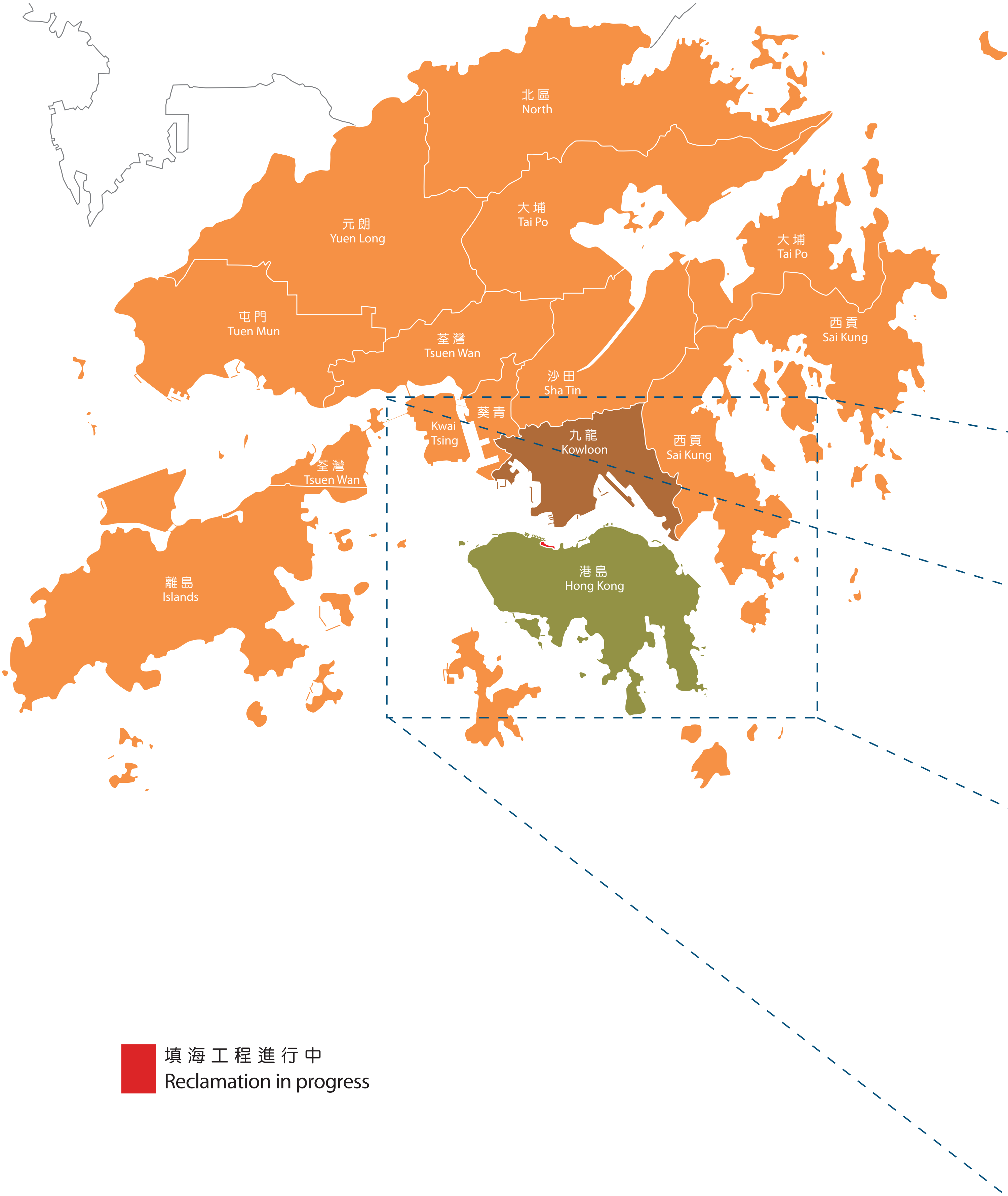
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 Sai Kung	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 761(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833(p), 834, 835(p), 836, 837, 838, 839
	離島 Islands	長洲、坪洲、大嶼山（包括東涌）、南丫島	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

寫字樓分區
OFFICE SUB-DISTRICTS

寫字樓的分區	Sub-districts for Offices	規劃統計小區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124(p), 134(p)
灣仔 / 銅鑼灣	Wan Chai/Causeway Bay	124(p), 131, 132, 133, 134(p), 135, 144(p), 145, 146(p), 147(p), 148(p), 149
北角 / 鰂魚涌	North Point/Quarry Bay	151(p), 152, 153 ,154, 155, 156, 157, 158(p)
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221(p), 222(p), 225, 226(p), 227(p), 228, 229, 251, 252, 253, 254(p)

(p) = part 部分

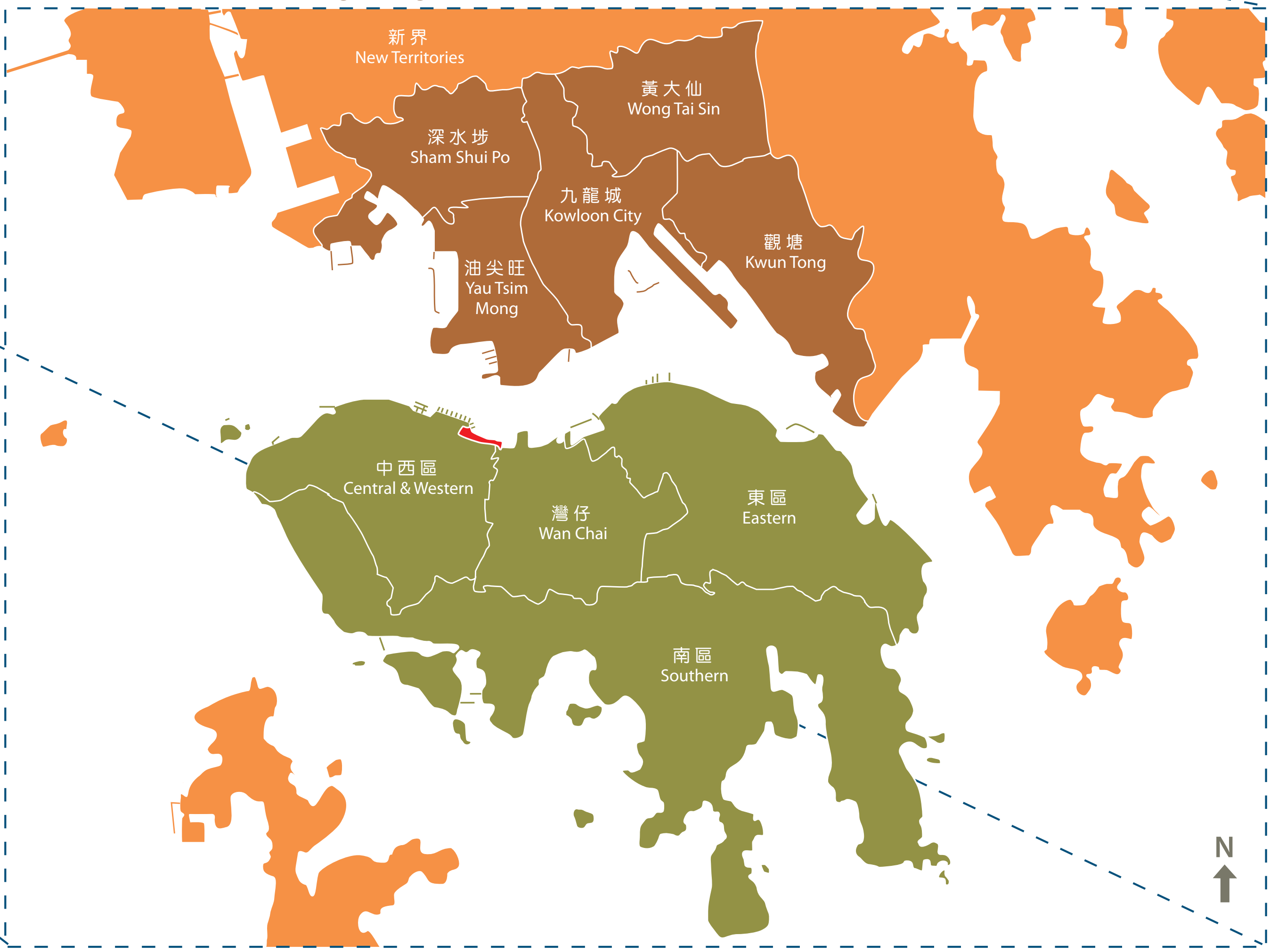
新 界 地 區 New Territories Districts



填海工程進行中
Reclamation in progress

差餉物業估價署
Rating and Valuation Department

港島及九龍地區 Hong Kong and Kowloon Districts



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