香港物業報告
Hong Kong Property Review
2014

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 2014
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本報告回顧 2013 年香港物業市場的活動，
並預測 2014 及 2015 年的樓宇落成量。

A review of the Hong Kong property market for the year 2013 with forecast of completions for 2014 and 2015

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差餉物業估價署
Rating and Valuation Department

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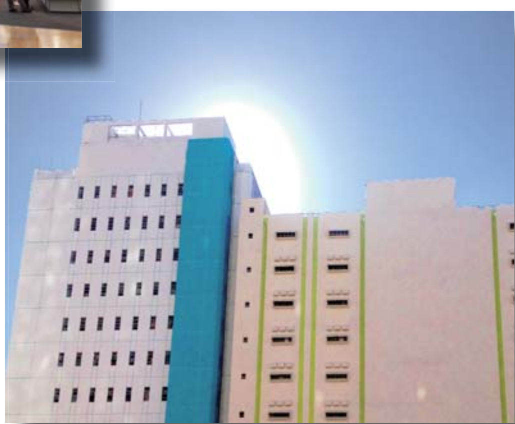

《香港物業報告》載錄差餉物業估價署在每年年底所編製的物業數據與資料。有關落成量、使用量／入住量、空置量、售價和租金的資料，除詳載於正文外，並會另表列明。報告所預測的落成量是根據發展商與建築師所提供的資料推算。本署並藉著視察及在預測期初所進行的調查，瞭解發展進度和蒐集有關資料，以求得出更可靠的預測數字。報告內所載的預測數字均以曆年計算，因而或會與載於其他政府刊物並以財政年度計算的數字有所不同。

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。

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。

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。

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.

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.

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.

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.

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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)：

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綜觀 Overview

2013 年，環球經濟正逢挑戰之際，本港經濟錄得溫和增長。全年本地生產總值實質增長2.9%，較2012 年的1.5% 顯著改善，不過仍遜於過去十年4.5% 的年均增幅。通脹於2013 年大致平穩，基本通脹率平均為4.0%，相對2011 年的5.3% 和2012 年的4.7%，連續第二年回落。由於訪港旅遊業蓬勃、內部經濟大致強韌，勞工市場因而能處於全民就業狀態，失業率錄得平均3.3% 的低位。

The Hong Kong economy attained a moderate growth in 2013 amid challenges facing the global economy. GDP for the year grew by 2.9% in real terms, a marked improvement over 1.5% in 2012 but slower than the average annual growth of 4.5% over the past decade. Inflation was largely stable in 2013 and the underlying inflation averaged at 4.0%, marking the second year of easing from 5.3% in 2011 and 4.7% in 2012. Underpinned by vibrant inbound tourism and the largely resilient domestic economy, the labour market was in a state of full employment recording unemployment rate averaged at a low level of 3.3%.

自從2013 年2 月底政府再推需求管理措施後，加上年中美國聯邦儲備局暗示減買資產，以及中國經濟未見明朗下，本港物業市場明顯冷卻。另一方面，超低利率和本港整體經濟表現改善則為物業售價提供支持。整體上，2013 年的交投活動跌至低水平，整體住宅售價的升勢顯著回軟。為防範物業市場出現泡沫危機，政府除了繼續實行需求管理措施外，亦已恢復定期賣地，力求增加短、中、長期的住宅和土地供應。信貸措施亦進一步收緊，以防按揭借貸過度擴張。由於控制措施在本年已擴展至非住宅物業市場，這類市場的成交量亦因而減縮，售價也有所整固。

The property market cooled off visibly after the Government rolled out further demand-side management measures in late February 2013, compounded by the US Federal's signal in the mid-year to reduce asset purchases and the uncertainty in China's economy. On the other hand, the ultra-low interest rate and improvement in Hong Kong's overall economic performance gave support to the property prices. For 2013 as a whole, trading activities plunged to subdued levels and the uptrend of overall flat prices decelerating noticeably. To forestall the build-up of bubble risks in the property market, the Government, apart from continuing its demand-side management measures, resumed regular land sale and exerted efforts to increase flat and land supply in the short, medium and long terms. Further credit-tightening measures were also introduced to prevent excessive expansion in mortgage lending. With controlling measures extended to the non-residential markets this year, contraction in transaction volume and consolidation in prices were also seen in these property sectors.

向前展望，物業市場依然受不明朗的氣氛所籠罩。內地經濟的內部需求表現強韌，加上經濟進一步改革所釋出的動力，可望繼續成為區內經濟增長的主要支柱，利及本港。然而，美國日後的貨幣政策始終是環球經濟的主要風險來源。儘管如此，政府決心令物業市場回復供求平衡，並竭力預防物業泡沫風險增加，損害本港金融和社會穩定。

Looking ahead, uncertainties still cloud over the property market. The Mainland economy, with its resilient domestic demand and helped by the momentum released from further economic reforms, should remain a key pillar to regional economic growth to the benefit of Hong Kong. However, the future US monetary policy remains a key source of uncertainty to the global economy. Yet, the Government is determined to regain the supply-demand balance situation of the property market and strives to forestall an increased risk of property bubble that would hamper the financial and social stability.

住宅物業

自從2013年2月推行新一輪政府的需求管理措施及第六輪宏觀審慎監管措施，當中包括調高按揭貸款申請人還款能力壓力測試的要求，住宅物業市場在2013年逐漸回軟。緊隨2月新一輪需求管理措施推出後，政府決定自2013-14年度起取消勾地機制。為確保在最大程度上增加土地供應，令物業市場健康地發展，政府會因應市場需要主動出售2013-14年度賣地計劃內全部46幅用地。未來三至四年的總單位供應量由2012年底的67 000個單位增至2013年底的71 000個，反映政府在這方面努力不懈的成果。在2013年，「居者有其屋計劃」第二市場擴展至5 000名白表買家，私人住宅單位的預售期由提前不多於20個月延長至30個月，以及啟德兩幅用地藉「港人港地」措施以公開招標方式售出。另一方面，為提高一手住宅物業銷售的透明度及公平性和增加對買家的保障，《一手住宅物業銷售條例》於2013年4月29日全面生效。發展商在熟悉有關條例後，於第三季回復積極推售和重推新樓盤。2013年送交土地註冊處註冊的住宅物業買賣合約總數下挫38%至50 676份的記錄新低，反映自3月以來交投淡靜。當中，二手市場的成交急挫42%，一手市場的交投則錄得較小的15%跌幅。發展商因應市場淡靜，向準買家提供優惠和回贈，以助促銷新樓盤，一手市場因此於第四季重獲動力，銷售回升。預料一手樓盤的銷售於2014年短期內仍會維持強勁。

Residential

Since the introduction of a new round of Government's demand-side management measures and a sixth round of macro-prudential measures such as tightening the requirements on stress-testing of mortgage applicants' repayment ability in February 2013, the residential property market eventually showed sign of softening in 2013. Shortly after the launch of the demand-side management measures in February, the Government decided to abolish the Application Mechanism from 2013-14. The move was taken to initiate the sale of all 46 sites in the 2013-14 Land Sale Programme with due consideration of market needs to ensure increasing land supply to the greatest extent and hence contribute to the healthy development of the property market. Reflecting the Government's sustained efforts, total flat supply in the coming three to four years increased from 67 000 units at end-2012 to 71 000 units at end-2013. In 2013, the Home Ownership Scheme (HOS) Secondary Market was extended to 5 000 White Form Buyers, the pre-sale period of private residential flats was extended from not more than 20 months to 30 months in advance. Two sites in Kai Tak were sold by public tender under "Hong Kong Property for Hong Kong People" measure. On the other hand, to enhance the transparency and fairness of the sales of first-hand residential properties and increase the buyer's protection, the Residential Properties (First-hand Sales) Ordinance took full effect on 29 April 2013. The active launches and re-launches of new projects resumed in the third quarter after developers starting to get familiar with the new ordinance. Reflecting the subdued trading since March, the total number of sale and purchase agreements for residential property received by the Land Registry plunged by 38% to 50 676 in 2013, the lowest on record. Within the total, secondary market transactions plummeted by 42%, while primary market transactions declined by a lesser 15%. In the face of market slowdown, developers drove sales by offering incentives and rebates to prospective buyers and hence the primary market regained momentum in the fourth quarter. It is expected that the sales of primary projects will remain robust over the short term in 2014.

2013年的住宅落成量約為8 250個單位，相當於2012年的81%。入住量增加至8 060個單位，但依然低於年內的落成量；然而，年底空置量微降至總存量的4.1%，相當於46 570個單位，這是由於年內拆卸樓宇所致。2014及2015年新單位的預測落成量分別約為17 610個及12 660個。一手市場的供應保持穩定。截至12月底，預計未來三至四年間落成和將發展項目合共為一手市場提供約71 000個單位。

整體住宅售價的升勢在2013年顯著回軟，於第四季錄得9%的按年增長，是2009年樓市開始上升以來最小的升幅。租金於2013年大部分時間保持強勁，及至年底掉頭向下，在2013年第四季錄得4%的整體按年增長。由於售價和租金升幅收窄，相較一年前，物業市場回報率於第四季全面下調。

寫字樓

最新一輪需求管理措施亦針對非住宅市場，加上市場預期美國將逐步退出超寬鬆貨幣政策，令寫字樓市場同樣自2013年3月起降溫。2013年的成交量驟降49%至1 700宗。為了滿足市場需求，政府將九幅商業／商貿用地納入2013-14年度賣地計劃，並陸續推出更多計劃從各方面增加供應，包括檢討啟德發展區規劃以增加寫字樓和房屋的供應，並繼續鼓勵活化工業大廈及進一步放寬改裝整幢工廈的限制。至於需求方面，寫字樓的整體需求回軟，但在新供應有限以及內地企業在本港持續擴張下，市場對核心地區尤其中區仍然維持强大的需求。

Completions in 2013 were about 8 250 units, 81% of the level in 2012. Take-up increased to 8 060 units but still fell short of the year's completions. Yet, vacancy at the year-end declined moderately to 4.1% of the total stock, equivalent to 46 570 units, due to demolition during the year. The number of units forecast for completions in 2014 and 2015 are around 17 610 and 12 660 respectively. Supply in the primary market was stable. As at end of December, it was estimated that about 71 000 first-hand units in completed developments or committed projects would be coming onto the primary market in the next three to four years.

With the uptrend decelerating noticeably, the overall flat prices rose by 9% year-on-year in the fourth quarter of 2013, the smallest increase in the current market boom started in 2009. Rents remained resilient in most of the 2013 and headed down towards the year-end, achieving an overall year-on-year increase of 4% in the fourth quarter of 2013. With narrowed growth in both prices and rents, rental yields adjusted downwards across the board in the fourth quarter over a year earlier.

Office

Damped by the new round of demand-side management measures which were also targeting on non-residential markets and the expectations of the US' gradual exit from the extremely loose monetary policy, the office market likewise has cooled off since March 2013. Transactions plummeted by 49% to 1 700 cases in the year. To meet the market demand, 9 commercial/business sites were included in the 2013-14 Land Sale Programme. More plans to increase supply on different fronts were carried out, examples include reviewing the planning of Kai Tak Development Area to increase office and housing supply, continuing to encourage the revitalization of industrial buildings and further relaxing certain restrictions on wholesale conversion. On demand side, the overall demand for office space softened while demand in core districts especially Central remained strong amid limited new supply and the continuing expansion plan of Mainland enterprises in Hong Kong.

2013年私人寫字樓的落成量為122 700平方米，較去年減少10%。甲級寫字樓的落成量為96 800平方米，當中約57%位於觀塘，乙級寫字樓的落成量則為24 700平方米。年內整體使用量錄得負數17 100平方米。不過，甲級寫字樓使用量事實上維持正數，達12 100平方米，乙、丙級寫字樓則分別錄得負數15 400平方米和13 800平方米。新落成寫字樓的使用量偏低，導致年底的空置量增至7%，相當於764 300平方米。尖沙咀的空置單位顯著增加，其他核心地區的空置量則保持相當平穩。

Office completions in 2013 were 122 700 m^2, 10% lower than the previous year. Grade A space completions were 96 800 m^2, of which about 57% were in Kwun Tong, and Grade B completions were 24 700 m^2. A negative overall take-up of 17 100 m^2 was recorded for the year. However, the take-up of Grade A office actually remained positive at 12 100 m^2 while that of Grade B and C turned negative to 15 400 m^2 and 13 800 m^2 respectively. Take-up in newly completed space was low and thus leading to an increase in year-end vacancy to 7%, amounting to 764 300 m^2. Vacancy in the core districts remained fairly stable except in Tsim Sha Tsui which saw vacant units increased noticeably.

預計2014年寫字樓落成量會增至147 800平方米，2015年再倍升至276 800平方米。2014年甲級寫字樓的落成量預計為115 000平方米，主要集中於非核心地區，當中觀塘及沙田佔預計供應量約63%。2015年甲級寫字樓的落成量為252 400平方米，當中20%來自核心地區，45%來自觀塘。乙級寫字樓方面，2014年的預測落成量約為29 000平方米而2015年則約為21 400平方米；至於丙級寫字樓方面，估計2014與2015年分別有3 800平方米和3 000平方米落成。

Completions are likely to increase to 147 800 m^2 in 2014 and double to 276 800 m^2 in 2015. Grade A space completions in 2014 are estimated to be 115 000 m^2, solely in the non-core districts with Kwun Tong and Sha Tin providing some 63% of the anticipated supply. Completions of Grade A office in 2015 will be 252 400 m^2, with 20% come from the core districts and 45% from Kwun Tong. Grade B space forecast completions are about 29 000 m^2 in 2014 and 21 400 m^2 in 2015. There will be 3 800 m^2 and 3 000 m^2 of Grade C office coming on stream in 2014 and 2015 respectively.

寫字樓售價在2013年上半年進一步上升，但在第四季開始回軟。雖然甲級寫字樓整體售價在2013年最後一季較2012年同期上漲6%，但核心地區的售價則錄得1%溫和跌幅。2013年的租金走勢與售價相若，2013年最後一季按年上升7%。不過，上環和中區的甲級寫字樓租金回軟，在第四季按年錄得3%負增長。全年的物業市場回報率則保持相當平穩。

Office prices rose further in the first half of 2013 but began to soften in the fourth quarter. Though overall prices of Grade A office in the last quarter of 2013 recorded a growth of 6% over the corresponding period in 2012, a mild decrease of 1% was noted in the core districts. Rental movement in 2013 was similar to that of prices, with a year-on-year increase of 7% in the last quarter of 2013. However, Grade A office rents in Sheung Wan and Central softened with negative year-on-year growth of 3% in the fourth quarter. Rental yields remained fairly stable throughout the year.

商業樓宇

2013年商業樓宇的落成量為38 400平方米，少於2012年落成量的一半。當中45%位於港島，灣仔獨佔總體落成量的30%。年內使用量錄得負數14 100平方米，空置量增至781 500平方米，相當於總存量的7.2%。預計2014年的落成量會增至63 300平方米，2015年的落成量進一步升至96 900平方米。

零售業樓宇

自2013年2月推出雙倍印花稅措施後，熾熱的零售業樓宇市場亦明顯冷卻。訪港旅遊業在2013年尤其上半年維持強勁增長。全年計，整體訪港旅客大幅增加11.7%至5 430萬人次的歷史新高。內地旅客依然是增長動力，在訪港旅客總人次所佔比例進一步攀升至75%。不過，新通過針對強迫購物的法例和內地的經濟改革，改變了這些內地旅客的購物需求。跨國品牌企業對優質街舖的租賃需求保持強勁，但核心地區周邊及次要地區商舖的租賃表現則各有不同。

2012年第四季至2013年第四季期間，售價上升6%，遠低於2012年第四季的39%按年急劇增幅。租金同樣上升6%，年內按月升勢減慢，到2013年底改為錄得輕微跌幅。因此，物業市場回報率在2013年第四季與年前相比，仍然維持2.4%。

Commercial

Completions of commercial space in 2013 were 38 400 m^2, less than half of the level in 2012. While 45% of the completions were on Hong Kong Island, Wan Chai alone accounted for 30% of total completions. Negative take-up of 14 100 m^2 was recorded for the year and vacancy increased to 781 500 m^2 or 7.2% of stock. More completions are expected in 2014 with 63 300 m^2 and the figures will further increase to 96 900 m^2 in 2015.

Retail

The overheated retail property market has also cooled off visibly after the imposition of Double Stamp Duty in February 2013. Inbound tourism maintained strong growth in 2013, particularly in the first half of the year. Overall visitor arrivals rose notably by 11.7% to another record high of 54.3 million in the year and Mainland visitors continued to be the growth driver and its share in total visitor arrivals rose further to 75%. Yet the newly adopted forced shopping law and economic reforms in China changed the shopping needs of these Mainland visitors. While leasing demand from multinational brands for prime street shops remained strong, performance was divided for shops on the periphery of core locations and secondary locations.

Between the fourth quarter of 2012 and the fourth quarter of 2013, prices rose by 6%, shrank considerably from the surge of 39% in the fourth quarter of 2012 over a year earlier, and rentals also increased by 6% during the same period, with monthly gains decelerating over the course of the year and reverting to small declines in the latter part of 2013. As a result, the average rental yield remained unchanged at 2.4% in the fourth quarter of 2013 comparing with a year earlier.

工業樓宇

同樣地，受到新一輪需求管理措施所影響，2013年分層工廠大廈的成交量急跌56%至4 270宗。不過，在地舖及傳統零售地區商舖的高昂價格和租金影響之下，可供替代的工業樓宇的需求持續上升，售價和租金在2013年第四季仍按年攀升15%。由於活化舊工業大廈的措施自2010年4月1日起生效，業主積極出售在過去幾年間已提升設施的物業以獲取利潤，一些投資者把握這個機會在短時間內套現。

2013年**分層工廠大廈**的落成量差不多是去年落成量的兩倍，達85 100平方米，遠超過去10年達19 000平方米的平均數值。使用量轉為負數83 500平方米。由於使用量錄得負數，年底空置量升至總存量的5.8%，相當於988 800平方米。落成量於2014及2015年將分別急跌至35 300平方米及29 600平方米。而售價在2013年進一步上升，但至年底開始回落，與前一年相比，2013年第四季較去年同期上揚15%。不過，租金在2013年全年持續向上，2013年第四季按年錄得10%增長。2013年分層工廠大廈的售價和租金增長幅度較其他類型物業為佳，物業市場回報率亦相對保持平穩。

2013年依舊沒有**工貿大廈**落成。年內使用量為負數300平方米，年底空置量輕微上調至總存量的6.8%，即40 200平方米。這類樓宇在2014和2015年仍然不會有新供應。

同樣，2013年沒有**貨倉**落成，預計2014年的落成量為80 200平方米左右，2015年則沒有樓面落成。

Industrial

Similarly, transactions for flatted factories plunged by 56% to 4 270 cases in 2013 under the influence of the new round of demand-side management measures. However, prices and rents still jumped up by 15% year-on-year in the fourth quarter of 2013 amid the growing demand for alternate spaces in view of the high cost for spaces on street front and in tradition retail areas. Since the measures to facilitate the revitalization of old industrial buildings came into effect on 1 April 2010, owners were keen to capture gains on disposing of the improved facilities over the past few years, and some investors were not slow to cash in on this opportunity.

Completions of **flatted factories** in 2013 nearly doubled that of the previous year to 85 100 m^2, far exceeding the average of 19 000 m^2 for the past 10 years. Take-up turned negative to 83 500 m^2. With negative take-up, vacancy at the year-end climbed up to 5.8% of stock, equivalent to 988 800 m^2. Future completions will reduce sharply to 35 300 m^2 in 2014 and another 29 600 m^2 in 2015. Prices went up further in 2013 but started to move back at the year-end, resulting in 15% increase in the fourth quarter of 2013 over the same period in previous year. Rents however grew continuously throughout 2013 and registered a year-on-year growth of 10% in the fourth quarter of 2013. In 2013, growth in prices and rents of flatted factories outperformed the other property sectors, rental yields also stood relatively stable in 2013.

There was again no **industrial/office** completion in 2013. Take-up during the year was negative with 300 m^2 and the year-end vacancy edged up marginally to 6.8% of stock, equivalent to 40 200 m^2. It is still unlikely to have any new supply in 2014 and 2015.

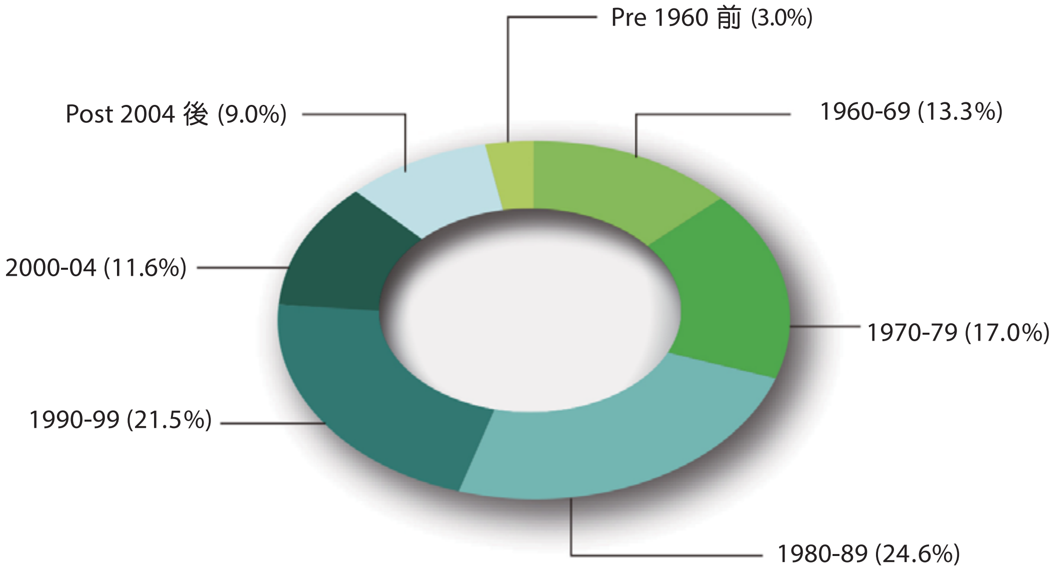
Likewise, there was no **storage** space completed in 2013. It is estimated that around 80 200 m^2 storage space will be completed in 2014 but none is expected in 2015.

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。2013年底的整體總存量為1 123 600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 2013, the overall stock was 1 123 600 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



住

Private Domestic

2013年私人住宅落成量遽降至8 250個單位，較前一年的水平下降19%。新界佔落成量約82%，九龍佔12%，港島則佔6%。在這8 250個單位當中，元朗的新單位落成量最多，佔整體落成量的43%，其次為將軍澳和沙田，分別佔22%和11%。

Completions in 2013 plunged to 8 250 units, down by 19% from the previous year. The New Territories contributed 82% of these new units, while Kowloon and Hong Kong Island contributed 12% and 6% respectively. Out of these 8 250 units, Yuen Long contributed the largest share of new units, at 43% of overall completions, followed by Tseung Kwan O at 22% and Sha Tin at 11%.

2013年的入住量增加7%至8 060個單位，相當於年內落成量的98%，年底的空置量因而下降至46 570個單位，相當於總存量的4.1%，在這46 570個空置單位當中，約1 410個單位於佔用許可證發出後，因尚未獲發滿意紙或轉讓同意書而空置。

Take-up in 2013 increased by 7% to 8 060 units, equivalent to 98% of the completions in the year. As a result, vacancy at the year-end reduced to 46 570 units, or 4.1% of the total stock. Amongst these 46 570 units, about 1 410 units were vacant because they were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

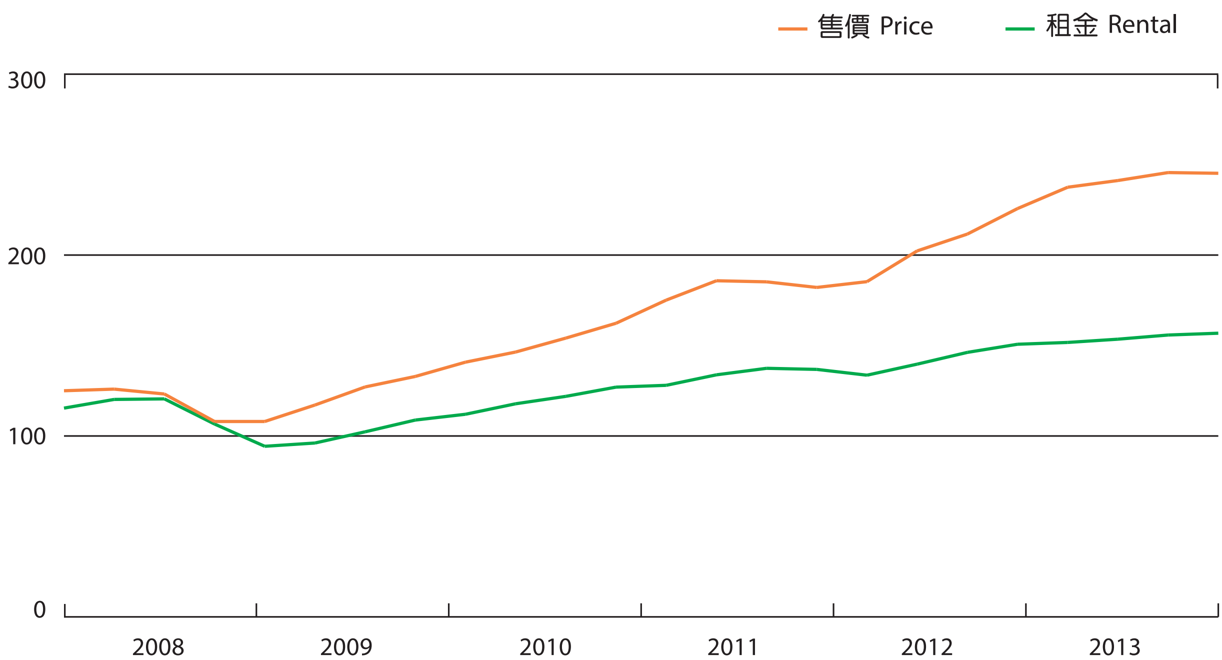
預計2014和2015年的落成量分別升至17 610和12 660個單位，2014年的新供應量約61%來自新界，其餘21%位於九龍，18%位於港島。將軍澳佔新單位供應量的14%，其次為荃灣和元朗，各佔預計落成量的12%。2015年新供應仍集中在新界，將軍澳則供應最多單位，佔新供應量的17%，其次為九龍城和離島，各佔15%和13%。

Completions in 2014 and 2015 are expected to rise to 17 610 units and 12 660 units respectively. In 2014, about 61% of the new supply will come from the New Territories, and the remainder came from Kowloon at 21% and Hong Kong Island at 18%. Tseung Kwan O will account for 14% of the new units, followed by Tsuen Wan and Yuen Long each contributing 12% of the estimated completions. New supply in 2015 will still be concentrated in the New Territories with Tseung Kwan O will contribute the largest share at 17% of new units, followed by Kowloon City at 15% and Islands at 13%.

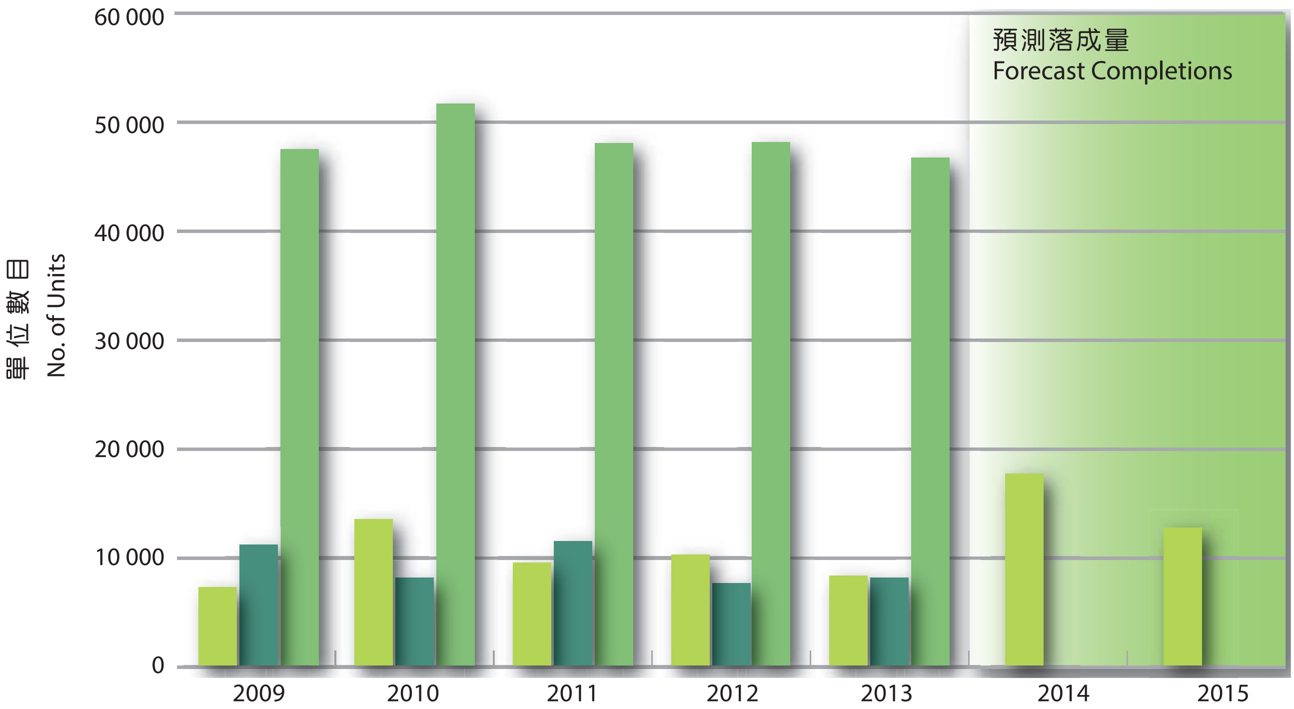
二手樓宇市場的售價於2013年第一季繼續急升。自新一輪需求管理措施推出後，售價的升幅自第二季起減慢，並在最後一季整固，整體售價在最後一季按年錄得9%增長。年內租金亦錄得滯後升幅，最後一季租金指數較去年同季上升4%。

Prices in the secondary market continued to surge in the first quarter of 2013. Against the latest round of demand-side management measures, the rise in prices decelerated since the second quarter and consolidated in the last quarter. Overall prices still registered a year-on-year growth of 9% in the last quarter. Rents, also saw a lagged increase in the year, with the rental index in the last quarter registering a 4% growth 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

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	7 160	13 410	9 450	10 150	8 250	17 610#	12 660#
入住量 Take-up	11 090	8 030	11 400	7 550	8 060		
空置量 Vacancy	47 350	51 530	47 920	48 000	46 570		
%+	4.3	4.7	4.3	4.3	4.1		

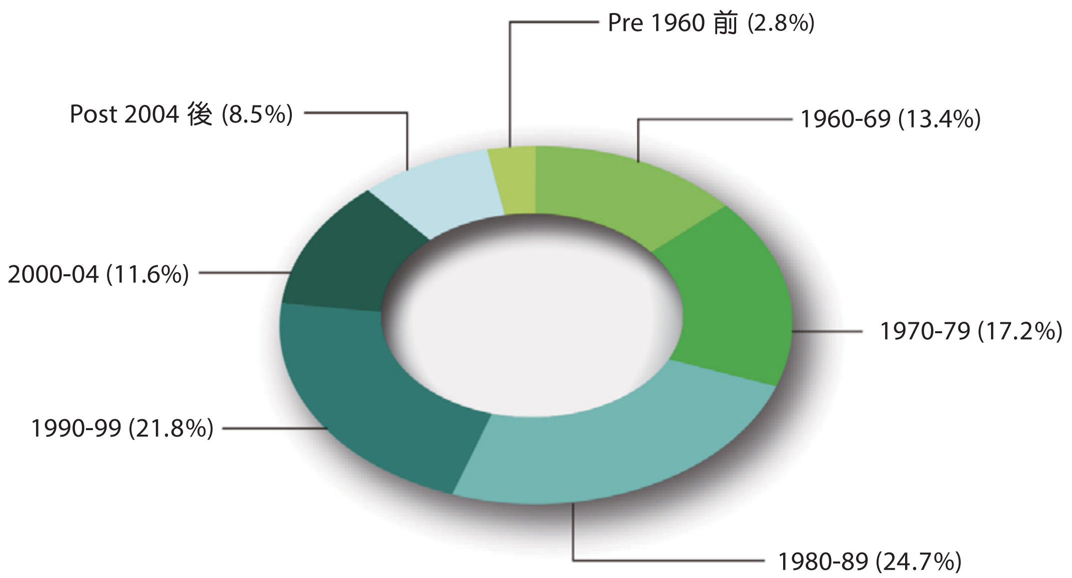
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2013年底的總存量為1 037 200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 100 m^2. Stock at the end of 2013 was 1 037 200 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



2013年約有7 310個單位落成，其中83%位於新界，其餘12%位於九龍，5%位於港島。按地區計，主要供應來自元朗，其次為將軍澳和沙田。以單位面積計，B類單位佔新供應量的65%，A、C類單位的比例則分別為19%和16%。

Around 7 310 units were completed in 2013, of which 83% were located in the New Territories, 12% in Kowloon and 5% on Hong Kong Island. Major supply came from Yuen Long, followed by Tseung Kwan O and Sha Tin. In terms of flat size, class B units alone accounted for 65% of the new supply while the shares of class A and class C units were 19% and 16% respectively.

2013年的入住量下跌4%至6 390個單位。年底空置量亦跌至38 210個單位，佔此分類總存量的3.7%。

Take-up in 2013 decreased by 4% to 6 390 units. Vacancy at the year-end also reduced to 38 210 units, or 3.7% of the stock in this sub-sector.

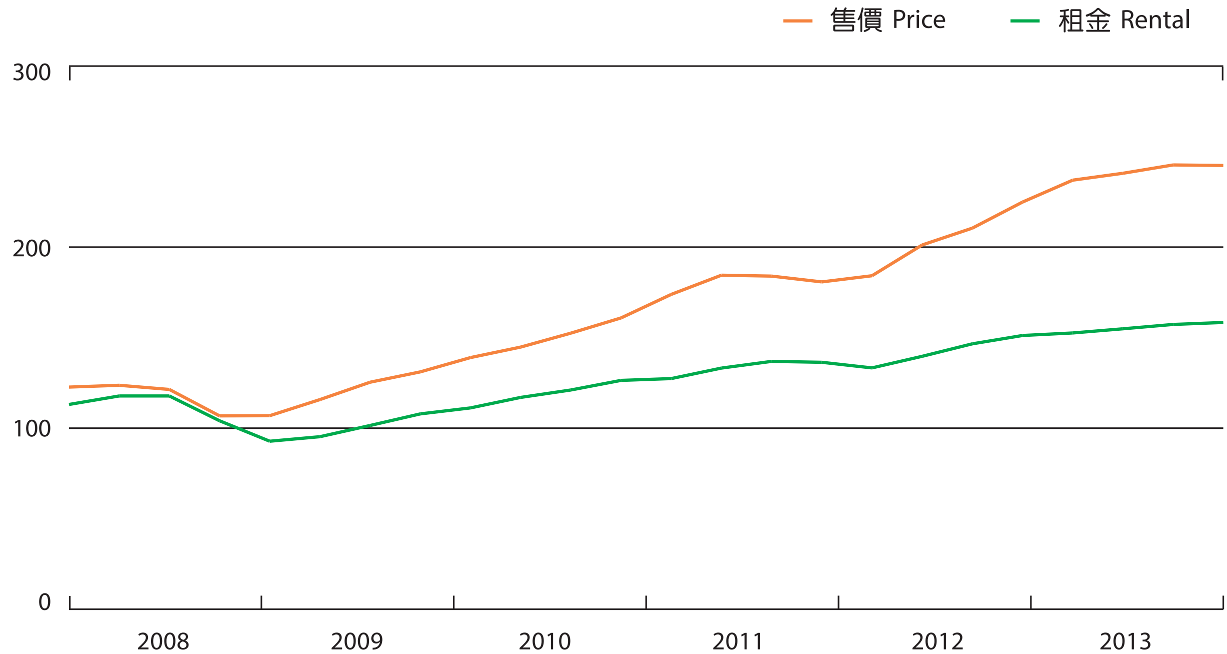
預計2014和2015年分別約有16 400和9 480個單位落成。2014年的新落成量中，新界佔63%，將軍澳、荃灣和元朗單位合共佔預計供應量的39%。到2015年，新界的供應量微跌至59%，單位主要分布於將軍澳、離島和元朗。

Completions in 2014 and 2015 are forecast to increase to 16 400 units and 9 480 units respectively. Of the completions in 2014, the New Territories will share 63%, with Tseung Kwan O, Tsuen Wan and Yuen Long altogether accounting for 39% of the estimated supply. In 2015, contribution from the New Territories will slightly diminish to 59%, distributed mainly in Tseung Kwan O, Islands and Yuen Long.

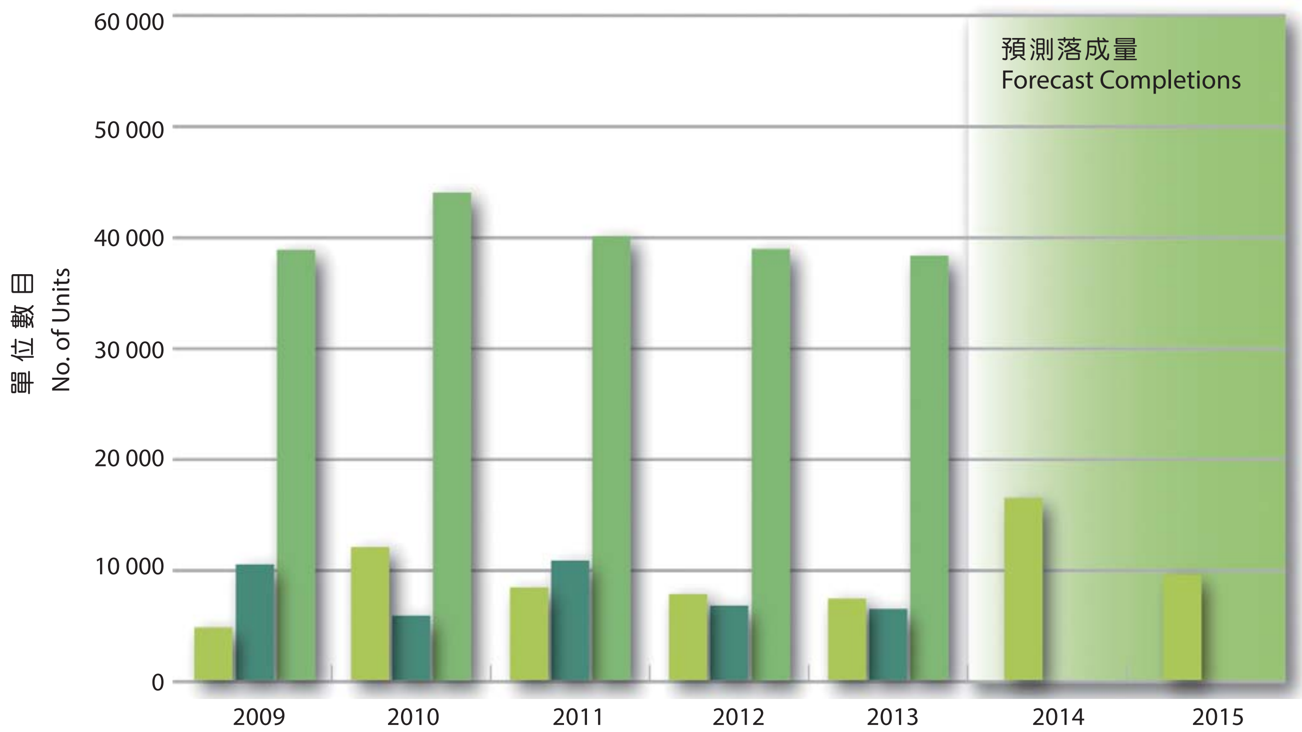
這類單位的售價承接2012年的升勢，於2013年第一季在高位徘徊。自需求管理措施推出後，售價的升勢顯著減慢，並在第四季開始回落，第四季售價按年上漲9%。租金同樣由第一季接連攀升至最後一季，較2012年同期第四季錄得5%溫和增幅。

Prices in this sub-sector following the rising momentum in 2012, hovered at high levels in the first quarter of 2013. The uptrend decelerated noticeably after the demand-side management measures rolled out, and began to fall in the fourth quarter. The price finished with a year-on-year increase of 9% in the fourth quarter. Likewise, rents climbed consecutively from the first to the last quarter and recorded a mild increase of 5% in the fourth quarter over the corresponding period in 2012.

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

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	4 740	11 970	8 320	7 730	7 310	16 400#	9 480#
入住量 Take-up	10 420	5 790	10 770	6 680	6 390		
空置量 Vacancy	38 770	43 960	40 000	38 860	38 210		
%+	3.8	4.3	3.9	3.8	3.7		

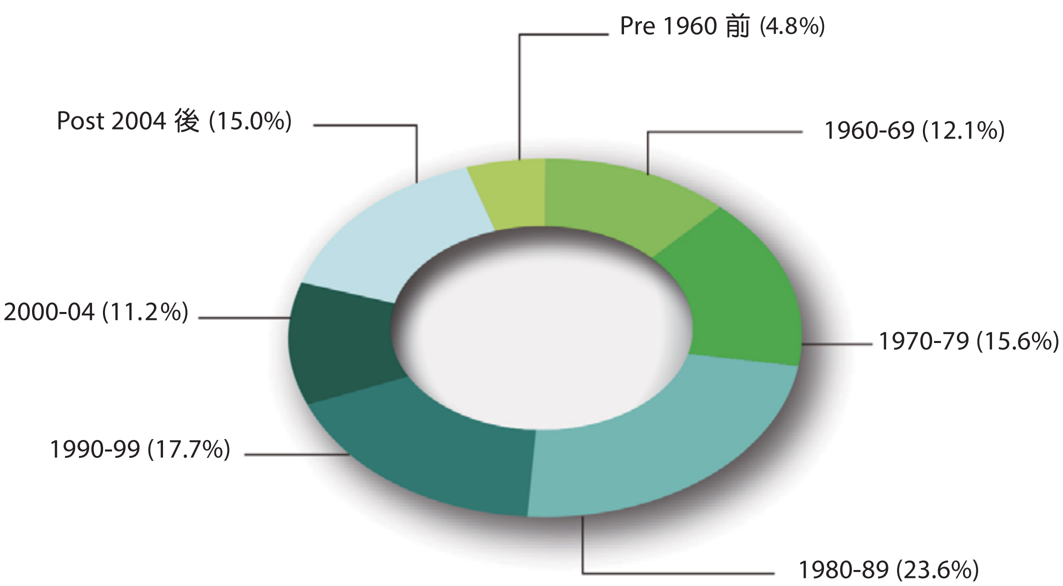
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2013年底的總存量為86 400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 100 m^2 or above. Stock at the end of 2013 was 86 400 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



2013年共有940個單位落成，其中69%位於新界。按地區計，元朗在此分類中供應最多單位，佔落成量的35%，其次為北區的27%。

There were 940 units completed in 2013, of which 69% were located in the New Territories. District-wise, Yuen Long provided the largest supply of units in this sub-sector, accounting to 35% of the completions, followed by North district at 27%.

2013年的入住量急升92%至1 670個單位，較落成量超出逾70%，年底空置量因而降至8 360個單位，相當於此分類總存量的9.7%。

Take-up in 2013 soared by 92% to 1 670 units, exceeding the completions by over 70%. The year-end vacancy therefore declined to 8 360 units, representing 9.7% of the stock in this sub-sector.

預計2014年的落成量增至1 210個單位，到2015年顯著升至3 180個。2014年，此分類的新供應集中在九龍，油尖旺佔此分類落成量的31%；2015年新供應則主要集中在新界，而九龍城會有最多單位供應，佔新供應量約三分之一。

Completions are expected to rise to 1 210 units in 2014 and surge markedly to 3 180 units in 2015. In 2014, new supply in this sub-sector will be concentrated in Kowloon with Yau Tsim Mong providing 31% of the completions in this sub-sector. Major supply will then revert to the New Territories in 2015, while the largest supply will come from Kowloon City, accounting for about one-third of the new units.

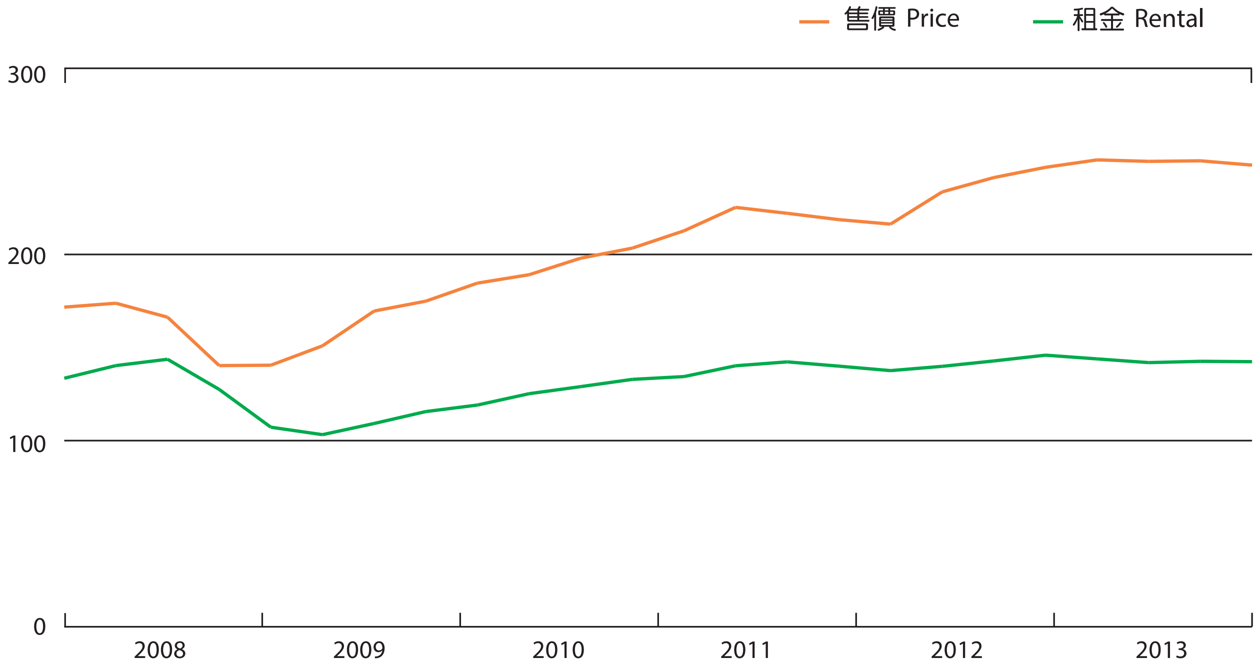
與中小型單位相比，這類單位的售價在2013年第一季緩慢上升，但在隨後兩季無甚變動。售價在年底輕微回落，令第四季的售價與一年前相比無顯著變動。年內租金呈現下跌趨勢，第四季的租金較去年同期下調2%。

Compared with the small/medium sized flats, prices in this sub-sector rose slowly in the first quarter of 2013 and showed virtually no change in the following two quarters. Owing to a slight decline at the year-end, prices in the fourth quarter exhibited no significant movement over a year earlier. Rents displayed a downward trend in the year with the fourth quarter exhibiting a 2% decrease over the same period of last year.

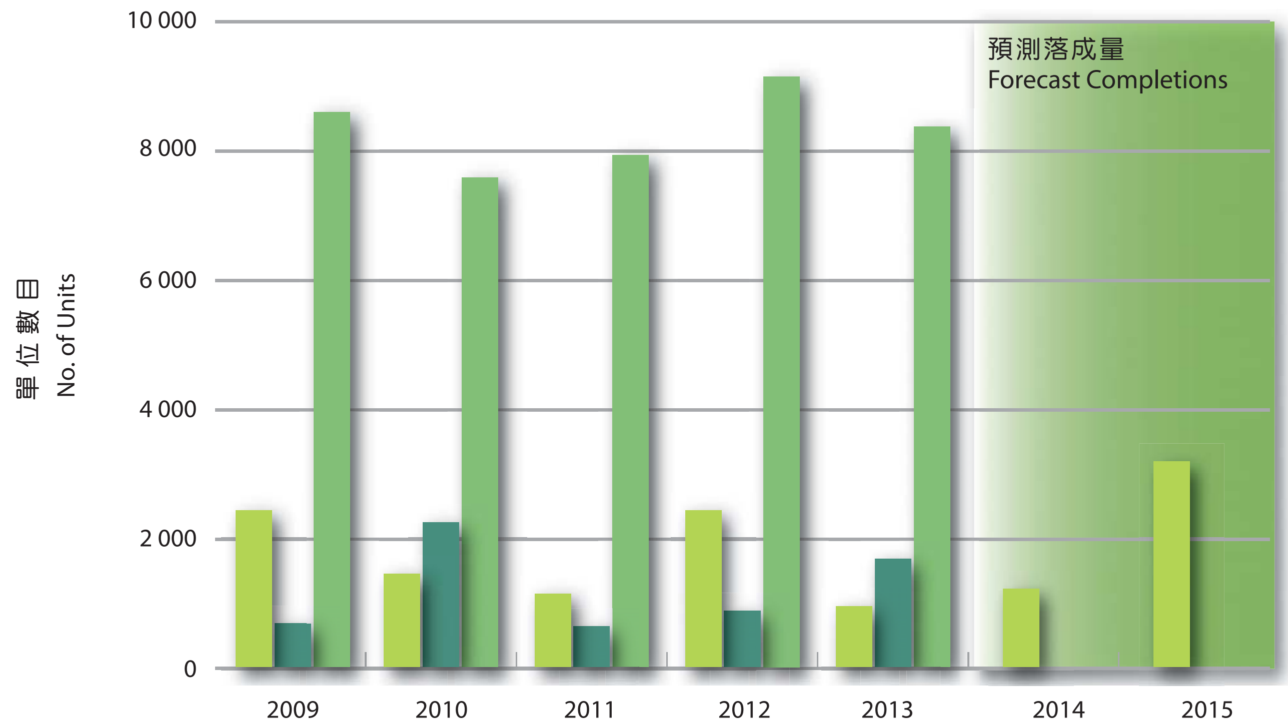
住

Private Domestic

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



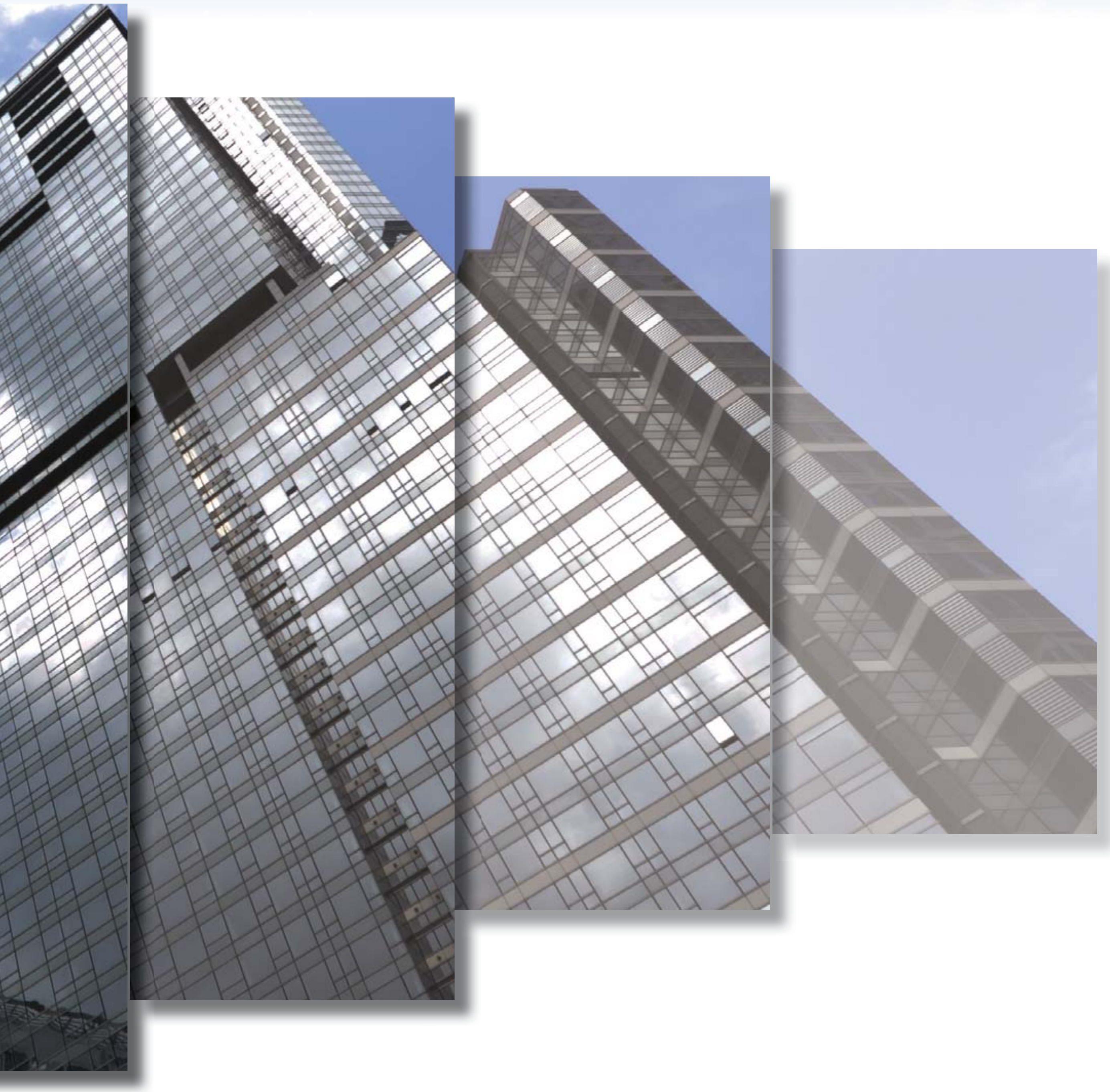
單位數目
No. of Units

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	2 420	1 440	1 130	2 420	940	1 210#	3 180#
入住量 Take-up	670	2 240	630	870	1 670		
空置量 Vacancy	8 580	7 570	7 920	9 140	8 360		
%+	10.5	9.2	9.5	10.7	9.7		

\+ 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

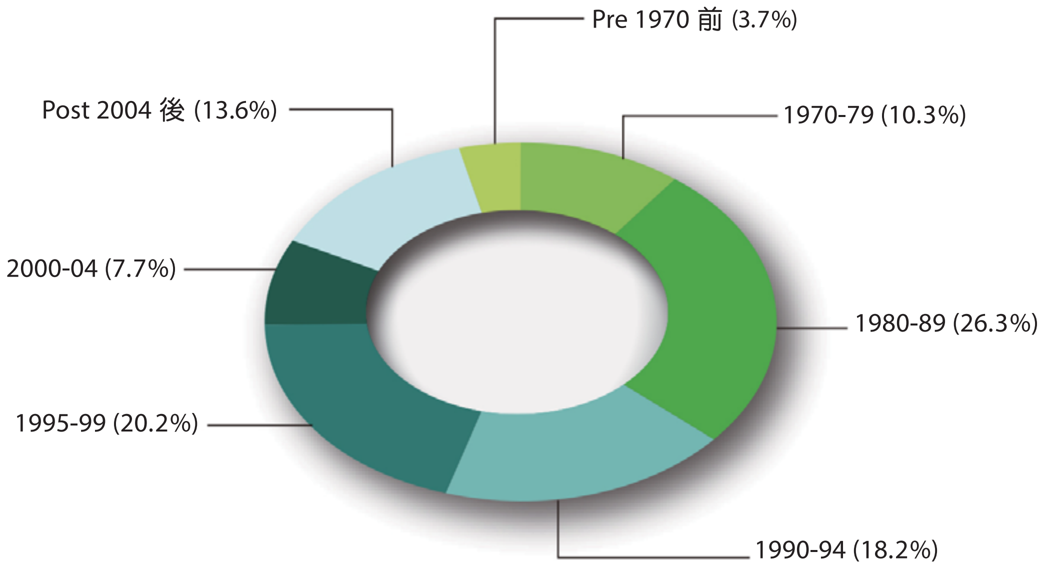
私人寫字樓 Private Office



2013年底私人寫字樓的總存量為10 983 200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%。2013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57%。圖表顯示按樓齡分類的各級寫字樓總存量。

The total stock of private office at the end of 2013 amounted to 10 983 200 m^2, which included 63% Grade A, 23% Grade B and 14% Grade C office. Office space in the core districts comprising Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 57% of the total stock at the end of 2013. The chart shows the total stock of all office by age.

按樓齡分類的總存量
Stock Distribution by Age



2013年私人寫字樓的落成量為122 700平方米，較2012年減少10%，當中約92%的落成量位於非核心地區。甲級寫字樓的落成量為96 800平方米，相當於總供應量的79%。

Office completions in 2013 were 122 700 m^2, a decline of 10% from 2012 level. About 92% of the completions were in the non-core districts. Completions of Grade A space amounted to 96 800 m^2, equivalent to 79% of total supply.

年內寫字樓的使用量錄得負數17 100平方米。年底的空置量升至764 300平方米，相當於總存量的7%。

A negative take-up of 17 100 m^2 was recorded for the year. Vacancy at the year-end rose to 764 300 m^2, representing 7% of total stock.

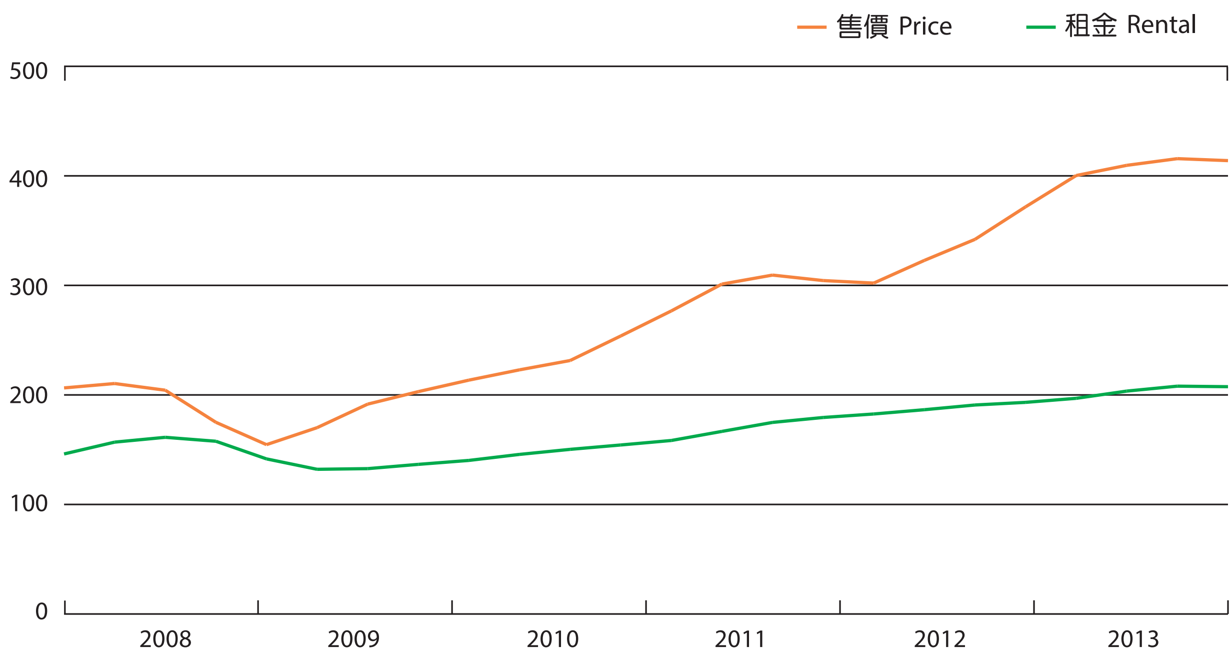
預計2014和2015年的落成量分別增至147 800和276 800平方米。2014年的預計供應量當中，約94%位於非核心地區，然而核心地區的比例或會於隨後一年上升至25%。2014年的落成量之中，38%位於觀塘，45%來自新界。到2015年，主要供應量將轉移至九龍，屆時單是觀塘便佔預計落成量約41%。按寫字樓級別計，預料甲級寫字樓分別繼續佔2014和2015年預計落成量的77%和91%。

Completions are expected to rise to 147 800 m^2 and 276 800 m^2 in 2014 and 2015 respectively. About 94% of the forecast supply in 2014 will be found in the non-core districts but the share for core districts will likely increase to 25% in the following year. While 38% of the new completions in 2014 will be in Kwun Tong, another 45% will come from the New Territories. In 2015, major supply will be shifted to Kowloon, with Kwun Tong alone contributing about 41% of the estimated completions in that year. On office grade front, it is estimated that Grade A office will continue to account for 77% and 91% of the forecast completions in 2014 and 2015 respectively.

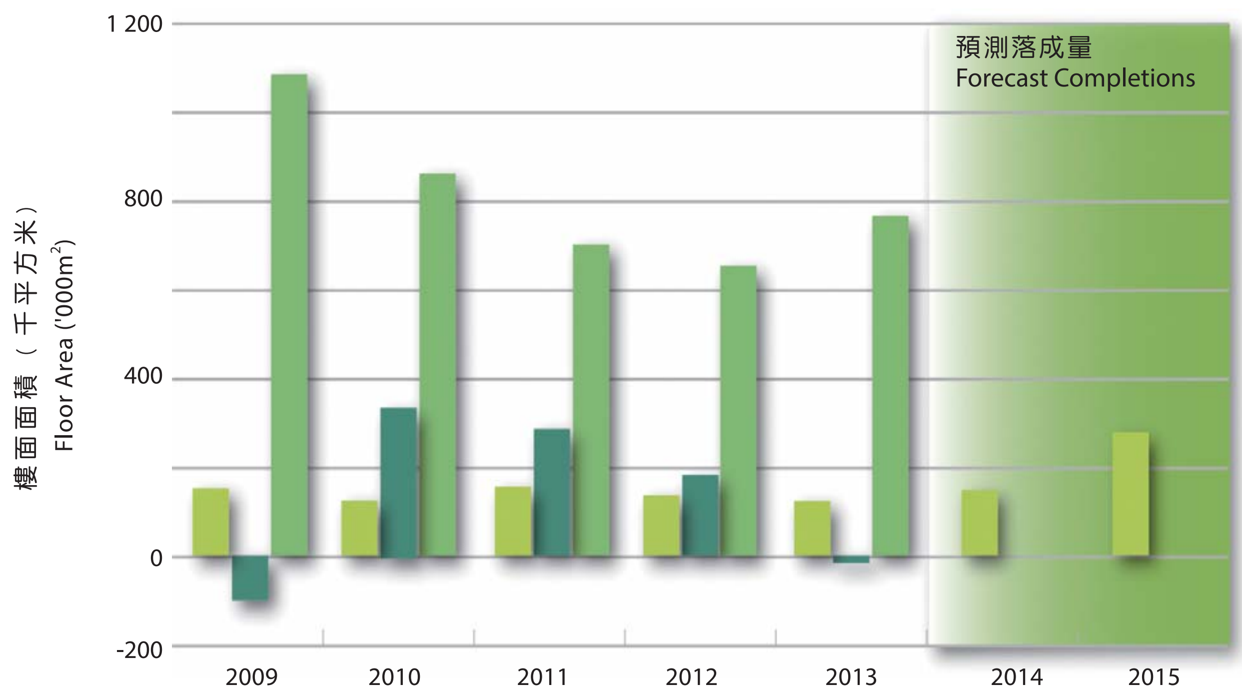
年內上半年售價與租金均逐步上揚，及至年底時開始回落。整體上，第四季的售價按年增長11%，最後一季的租金則較2012年同期增加7%，升幅溫和。

Both prices and rents rose gradually in the first half of the year but started to decline towards the year-end. Overall, the prices finished with a year-on-year increase of 11% in the fourth quarter while rents registered a moderately growth of 7% in the last quarter when compared with same period of 2012.

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)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	151	124	155	136	123	148#	277#
使用量 Take-up	-101	339	285	182	-17		
空置量 Vacancy	1 083	860	700	652	764		
%+	10.3	8.0	6.5	6.0	7.0		

\+ 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

寫

Private Office

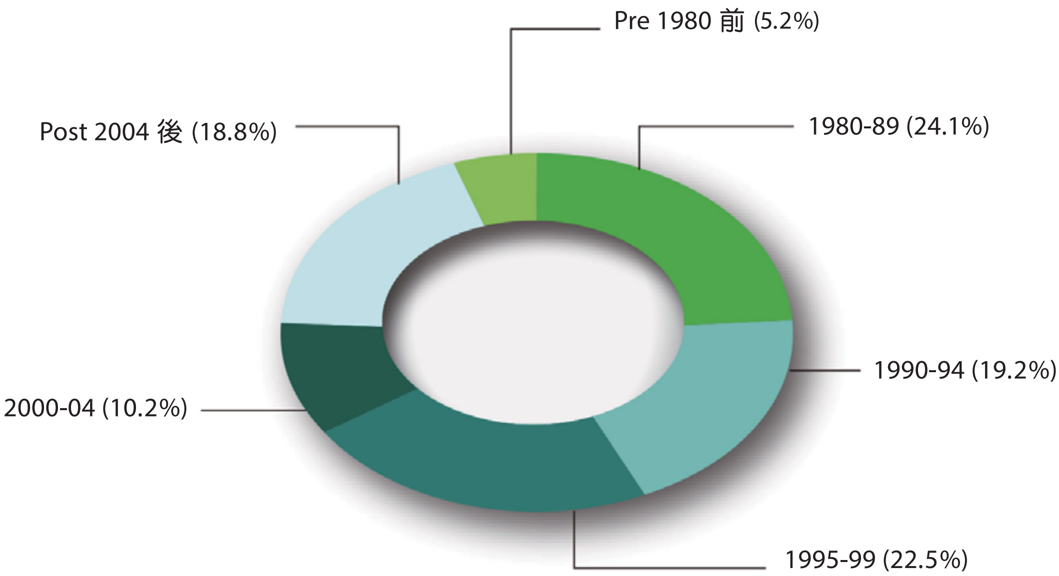
2013年底甲級寫字樓的總存量為6 995 900平方米，佔各級寫字樓總存量的63%。圖表顯示按樓齡分類的甲級寫字樓總存量。

總存量中有53%位於港島，九龍及新界分別佔37%和10%。

Stock of Grade A office space at the end of 2013 stood at 6 995 900 m^2, representing 63% of the total office stock. The chart shows the distribution of stock in this grade by age.

Hong Kong Island accounted for 53% of the stock, while the share for Kowloon and the New Territories were 37% and 10% respectively.

按樓齡分類的總存量
Stock Distribution by Age



甲級寫字樓的落成量為96 800平方米，較2012年減少7%。新的發展項目大多位於非核心地區，例如觀塘(57%)、沙田(23%)和南區(15%)。

Completions of Grade A offices were 96 800 m^2, down 7% from 2012. Majority of the new developments were located in the non-core districts such as Kwun Tong (57%), Sha Tin (23%) and Southern district (15%).

2013年的使用量大幅減少91%至12 100平方米，整體空置量因此升至502 700平方米，相當於甲級寫字樓總存量的7.2%，其中約44%的空置面積位於核心地區。

Take-up in 2013 was substantially reduced by 91% to 12 100 m^2. As a result, vacancy increased to 502 700 m^2, representing 7.2% of Grade A stock. About 44% of the vacant space was found in the core districts.

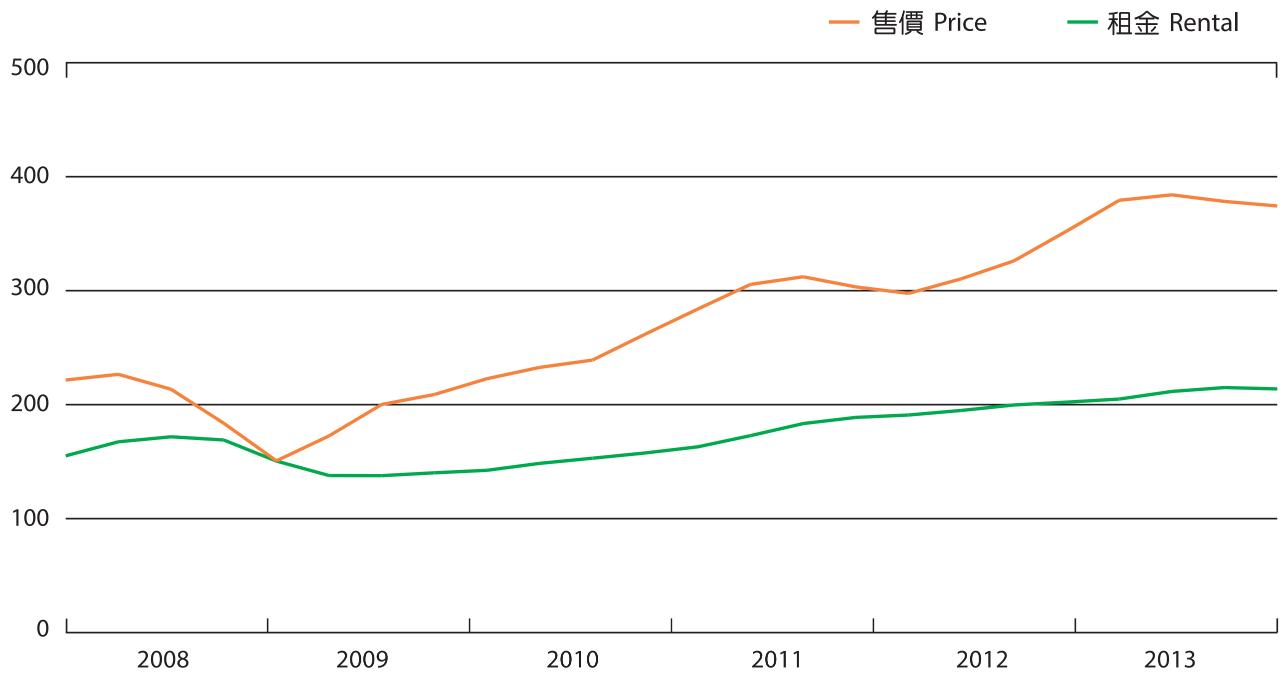
預計2014年的落成量微增至115 000平方米，2015年則進一步增至252 400平方米。2014年的新供應量全部來自非核心地區，並以觀塘、沙田和荃灣較多，分別約佔整體落成量的34%、29%和24%。2015年的預計供應量之中，約74%位於九龍，主要來自觀塘和九龍城，分別佔新落成量的45%和16%。

It is forecast that completions will increase slightly to 115 000 m^2 in 2014 and further to 252 400 m^2 in 2015. All new supply in 2014 will come from the non-core districts. Districts with relatively higher supply in 2014 are Kwun Tong, Sha Tin and Tsuen Wan which will account for about 34%, 29% and 24% of the overall completions respectively. In 2015, about 74% of the anticipated new supply will be located in Kowloon, largely in Kwun Tong and Kowloon City accounting for 45% and 16% of the new completions respectively.

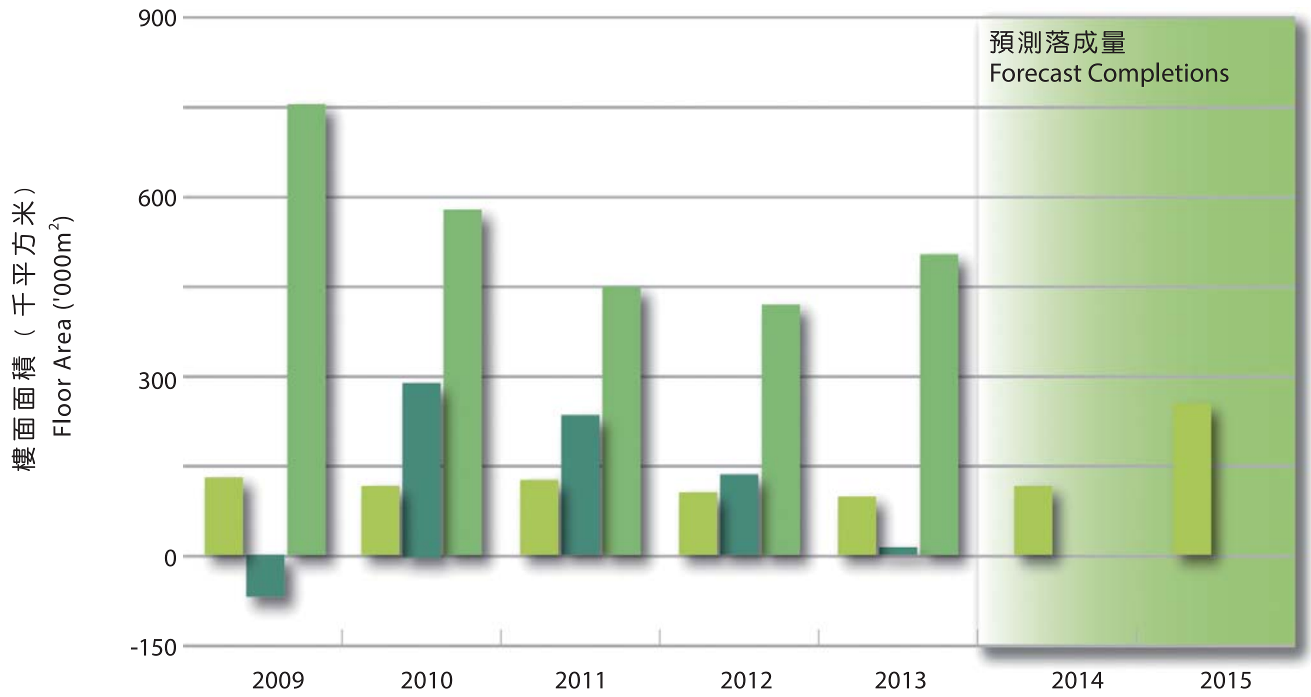
上半年售價和租金持續向上，但於第四季開始下調。2013年最後一季的售價和租金均較2012年同期增長6%。

The rising trend of prices and rents continued in the first half of the year but began to decline in the fourth quarter. Both prices and rents went up by 6% in the final quarter in 2013 over the corresponding period in 2012.

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)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	129	115	125	104	97	115#	253#
使用量 Take-up	-71	292	233	134	12		
空置量 Vacancy	753	576	448	418	502		
%+	11.5	8.5	6.6	6.1	7.2		

\+ 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

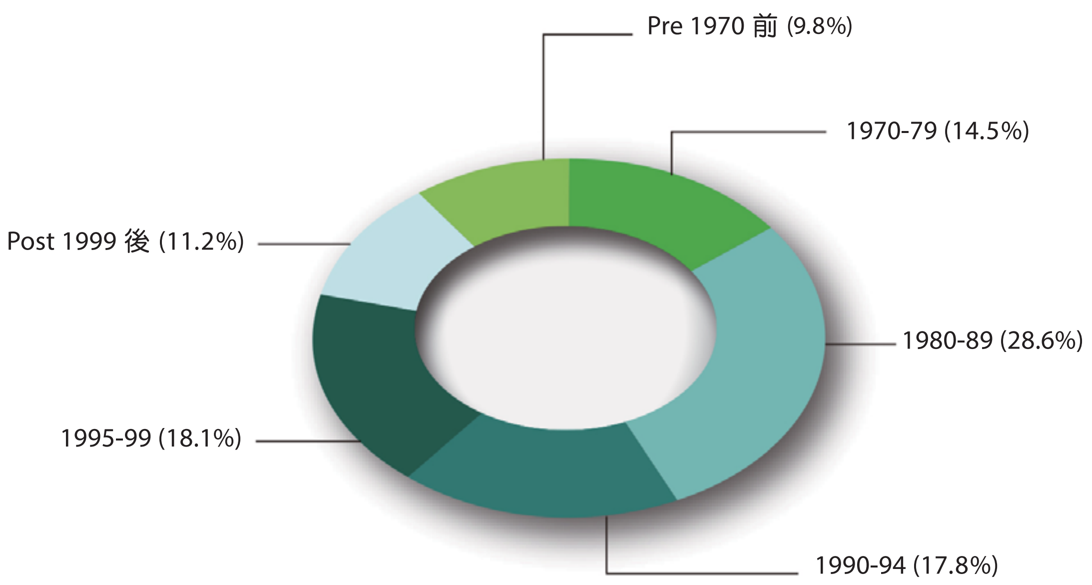
2013 年底乙級寫字樓的總存量為 2 487 800 平方米，佔各級寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2013, stock of Grade B offices was 2 487 800 m^2, representing 23% of the total office stock. The chart shows the distribution of stock in this grade 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.

按樓齡分類的總存量
Stock Distribution by Age



2013 年乙級寫字樓的落成量為24 700 平方米，較2012 年的水平下跌23%，全部坐落南區(45%)、觀塘(34%) 和灣仔(21%)。

Grade B office completions in 2013 were 24 700 m^2, a drop of 23% from 2012 level. All the completions were located in Southern district (45%), Kwun Tong (34%) and Wan Chai (21%).

2013年的使用量錄得負數15 400平方米，空置量升至169 500平方米，相當於乙級寫字樓總存量的6.8%，其中約53%的空置面積位於核心地區。

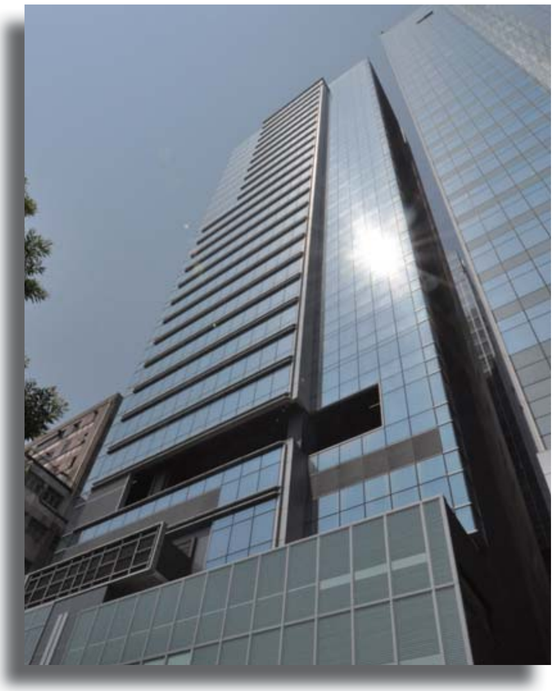
Negative take-up in 2013 was recorded at 15 400 m^2 and vacancy rose to 169 500 m^2, or 6.8% of Grade B stock. About 53% of the vacant space was found in the core districts.

預計2014和2015年的落成量分別約為29 000和21 400平方米。2014年預計的新供應主要位於觀塘，約佔新落成量的57%。到2015年，新落成量預料來自中西區(36%)、油尖旺(33%)和南區(31%)。

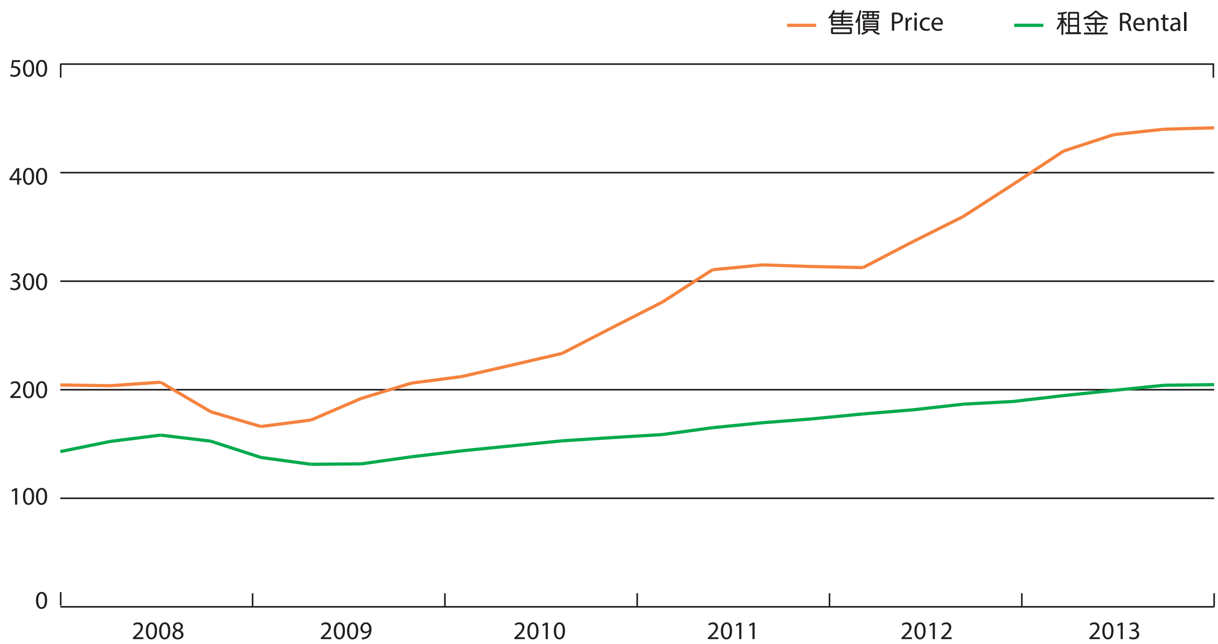
About 29 000 m^2 and 21 400 m^2 are estimated to be completed in 2014 and 2015 respectively. In 2014, majority of the anticipated new supply will be located in Kwun Tong, accounting for about 57% of the newly completed space. In 2015, it is expected that the new completions will come from Central and Western district (36%), Yau Tsim Mong (33%) and Southern district (31%).

2013年這分類的售價持續上揚，第四季的售價與去年同季相比，錄得13%的升幅。年內租金亦穩步攀升，第四季的租金指數按年增加8%。

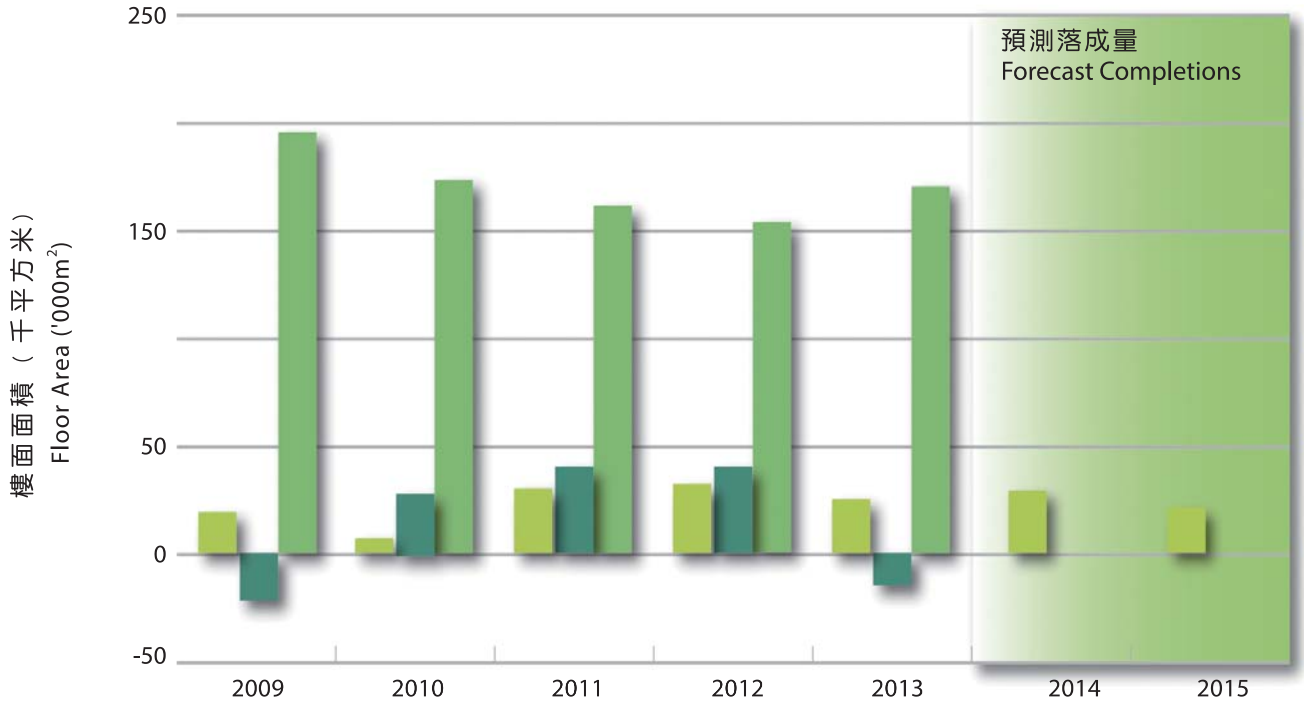
Prices rose continually throughout the year and registered an increase of 13% in the fourth quarter of 2013 over the corresponding quarter of last year. Rents also went up steadily during the year and the rental index showed a year-on-year increase of 8% in the fourth quarter.



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)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	19	7	30	32	25	29#	21#
使用量 Take-up	-22	29	40	40	-15		
空置量 Vacancy	195	173	161	153	170		
%+	8.0	7.1	6.6	6.1	6.8		

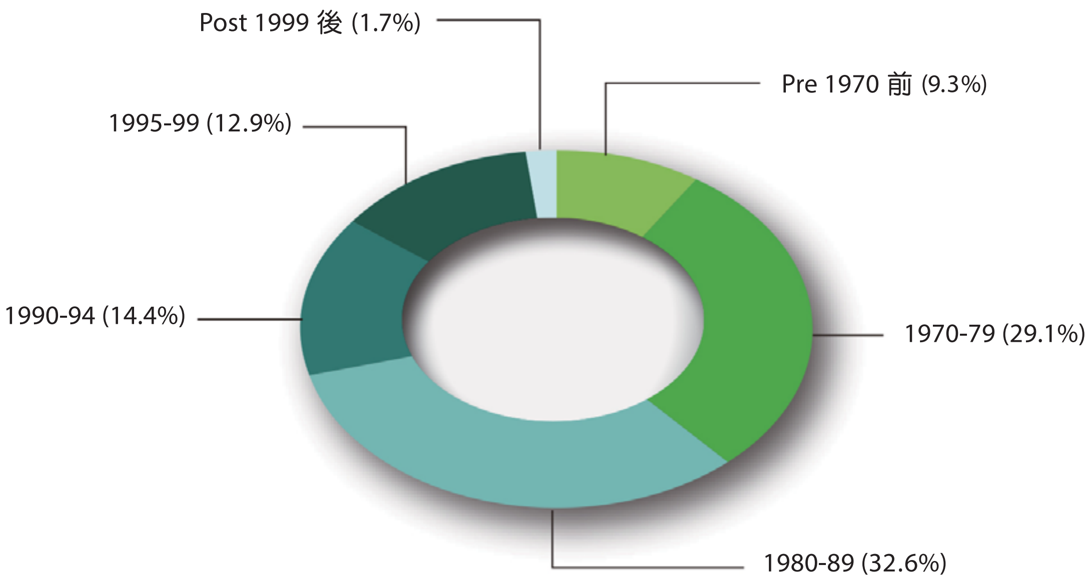
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2013 年 底 丙 級 寫 字 樓 的 總 存 量 為 1 499 500 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 1 499 500 m^2 at the end of 2013, 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



港島佔總存量的66%，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.

2013 年於尖沙咀的落成量為 1 200 平方米。

There was new completions of 1 200 m^2 in Tsim Sha Tsui in 2013.

年內使用量錄得負數13 800平方米，空置量則升至6.1%，相等於92 100平方米，當中約74%的空置面積位於核心地區。

A negative take-up of 13 800 m^2 was recorded and vacancy of Grade C office rose to 6.1%, equivalent to 92 100 m^2. About 74% of the vacant space was found in the core districts.

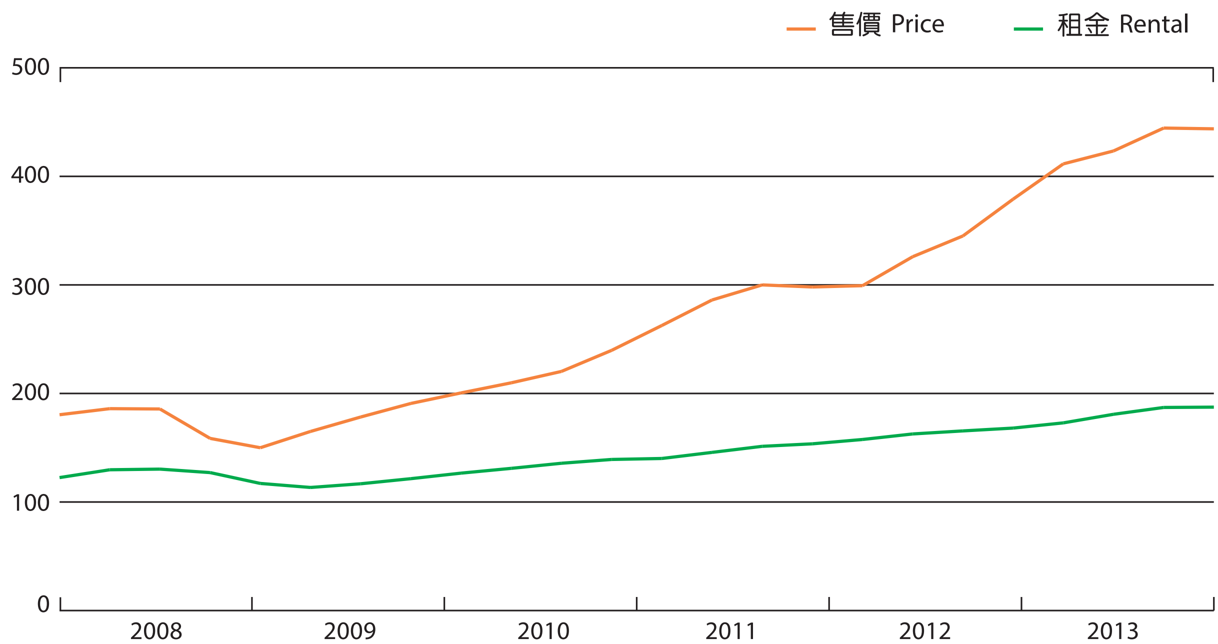
未來兩年的供應方面，預料2014和2015年的落成量分別約為3 800和3 000平方米。預計2014年的落成量主要來自東區(45%)和中西區(37%)。到2015年，所有新供應量均位於港島，當中87%來自中區。

As regards supply in the following two years, around 3 800 m^2 and 3 000 m^2 are forecast to be completed in 2014 and 2015 respectively. It is expected that the completions in 2014 will mainly come from Eastern district (45%), and Central and Western district (37%). In 2015, the new supply will be entirely on Hong Kong Island, of which 87% will be in Central.

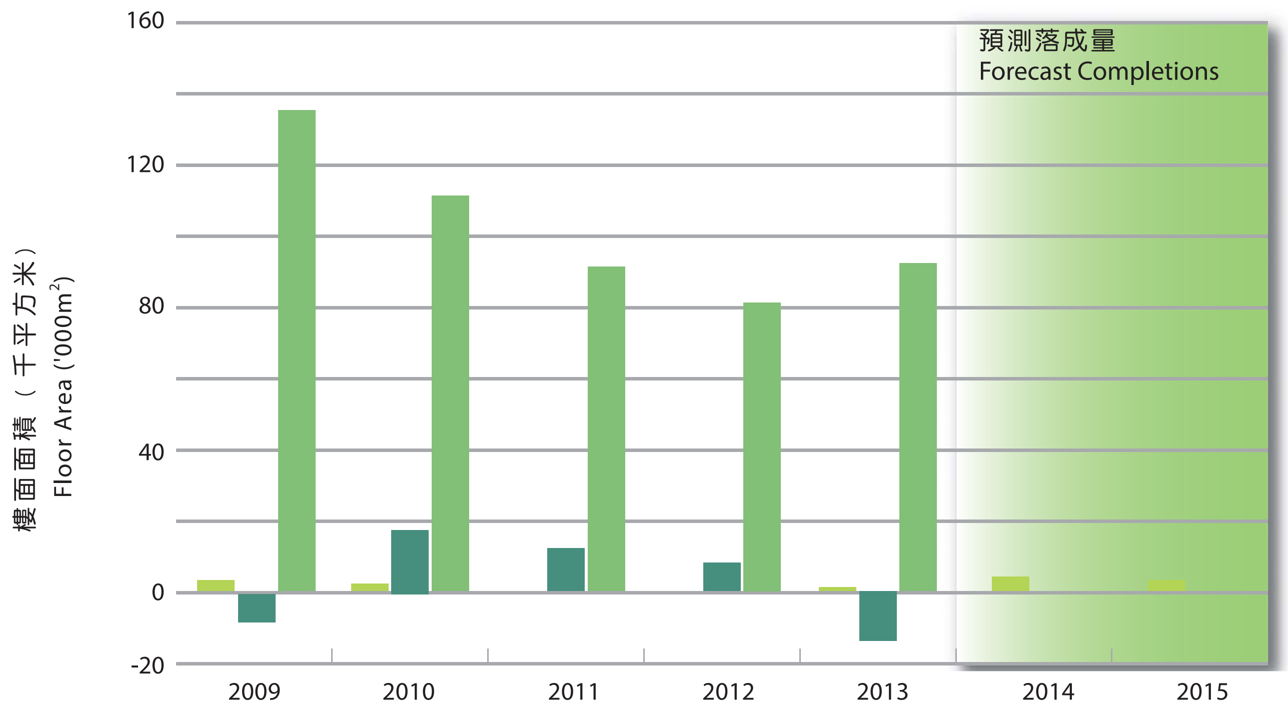
這分類的租金和售價連續增長三季後，於最後一季有所整固。整體上，最後一季的售價較去年增加17%，租金則比去年同期上升11%。

After rising consecutively for three quarters, both rents and prices consolidated in the last quarter. Overall, prices in the last quarter registered a 17% gain from a year earlier while rents saw an 11% increase over the same period in the previous 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 ('000m^2)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	3	2	0	0	1	4#	3#
使用量 Take-up	-8	18	12	8	-14		
空置量 Vacancy	135	111	91	81	92		
%+	8.9	7.3	6.0	5.4	6.1		

\+ 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

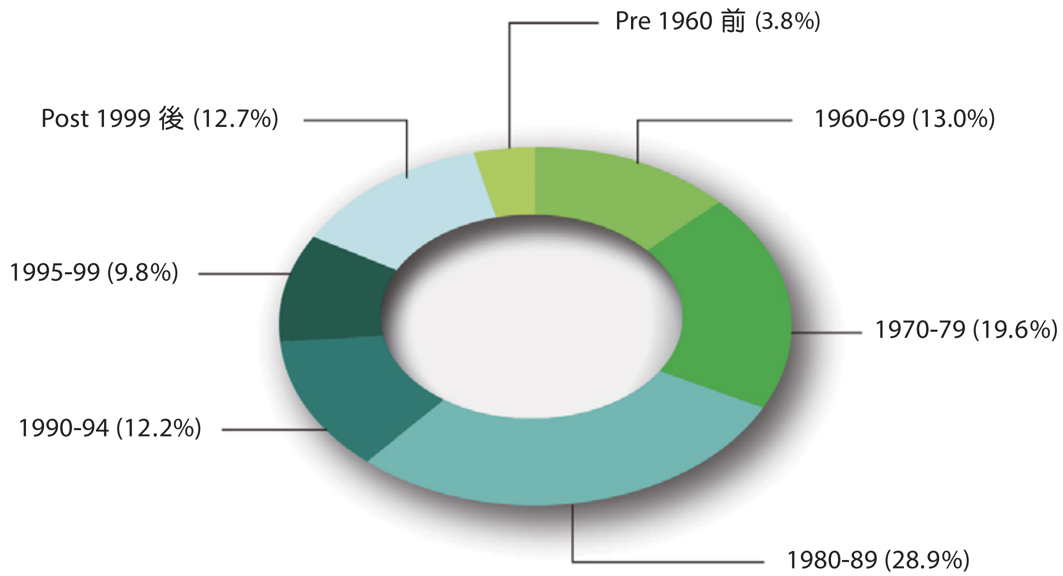
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

2013年底這類物業的總存量為10 882 700平方米，其中30%在港島，40%坐落九龍，30%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 2013 was 10 882 700 m^2, with 30% of the total space on Hong Kong Island, 40% in Kowloon and 30% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2013年的落成量大幅下跌至38 400平方米。約45%的落成量位於港島，其中灣仔佔整體新供應量的30%。

Completions in 2013 decreased significantly to 38 400 m^2. About 45% of the completions were on Hong Kong Island, with Wan Chai accounting for 30% of total new supply.

年內的整體使用量錄得負數14 100平方米。年底的空置量因而上升至781 500平方米，為總存量的7.2%，商場舖位及樓上商業單位佔整體空置量的58%。

Overall take-up of the year turned negative to 14 100 m^2. Vacancy at the year-end therefore rose to 781 500 m^2, representing 7.2% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 58% of the total.

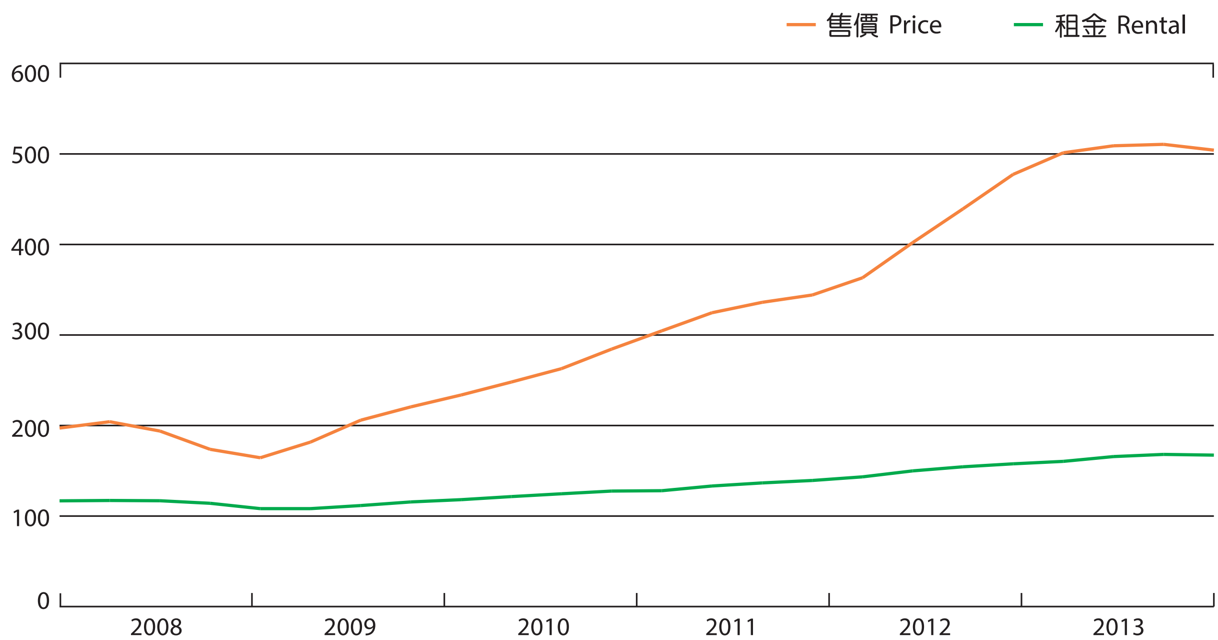
2014年的落成量預計上升至63 300平方米，當中北區和深水埗分別佔17%和15%。2015年新供應量為96 900平方米，將平均分布於三個區域，各分區中則以沙田、灣仔和中西區的新供應量較多。

Completions in 2014 are forecast to rise to 63 300 m^2, of which North district and Sham Shui Po will provide 17% and 15% of the new supply respectively. In 2015, the new supply of 96 900m^2 will be evenly distributed among the three geographical regions. Districts with relatively higher supply are Sha Tin, Wan Chai, Central and Western district.

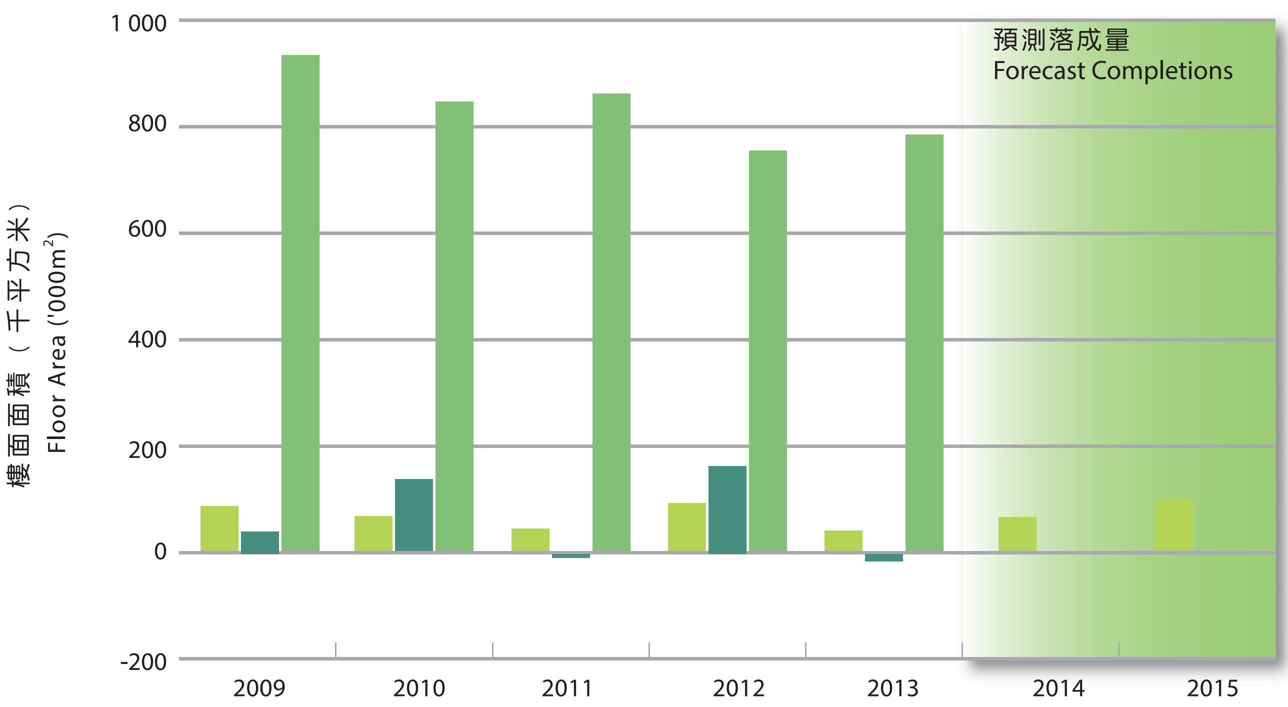
2013年這類物業的售價持續上升，幅度溫和，唯於第三季見頂後掉頭向下。年內租金亦呈上揚趨勢，但於第四季稍為下滑。與去年同期相比，年內最後一季的售價和租金均錄得6%的升幅。

Prices continued to rise moderately in 2013 but retreated after reaching a peak in the third quarter. Rents also followed a rising trend but declined mildly in the fourth quarter. Both prices and rents registered an increase of 6% in the final quarter over a year earlier.

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)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	84	65	42	90	38	63#	97#
使用量 Take-up	42	135	-7	165	-14		
空置量 Vacancy	932	844	859	752	782		
%+	8.7	7.9	8.0	6.9	7.2		

\+ 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

私人工業樓宇 Private Industrial

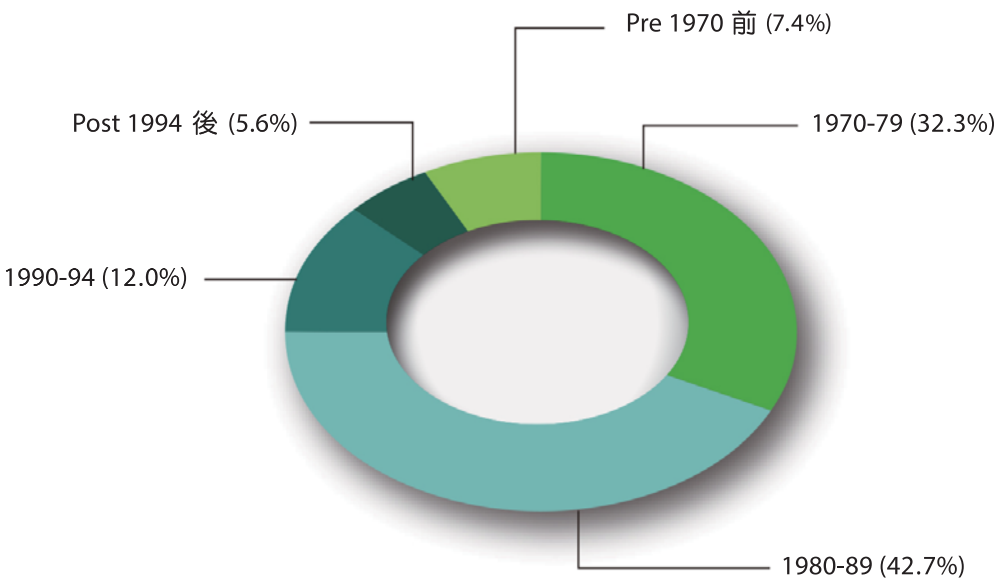
這類別包括分層工廠大廈及其附屬寫字樓。

2013年底這類物業的總存量為17 160 200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。

This category comprises flatted factories and ancillary office accommodation.

At the end of 2013, stock in this sector was 17 160 200 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



2013年的落成量為85 100平方米，按年增加近乎一倍，超過80%的新落成量來自荃灣。

Completions nearly doubled year-on-year to 85 100 m^2 in 2013. Over 80% of the new supply came from Tsuen Wan.

2013年的使用量錄得負數83 500平方米。空置量升至988 800平方米，相等於總存量的5.8%。觀塘、葵青和荃灣這三個地區錄得的空置量，約佔空置總面積的64%。

A negative take-up of 83 500 m^2 was recorded in 2013. Vacancy increased to 988 800 m^2, representing 5.8% of stock. About 64% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.

2014年的落成量預計跌至35 300平方米，其中逾75%位於葵青，餘下的坐落荃灣和北區。2015年將有29 600平方米的分層工廠大廈落成，主要來自深水埗。

Completions in 2014 are expected to decrease to 35 300 m^2, of which over 75% will be located in Kwai Tsing, with the remaining located in Tsuen Wan and North district. A new supply of 29 600 m^2 mainly from Sham Shui Po will be coming on stream in 2015.

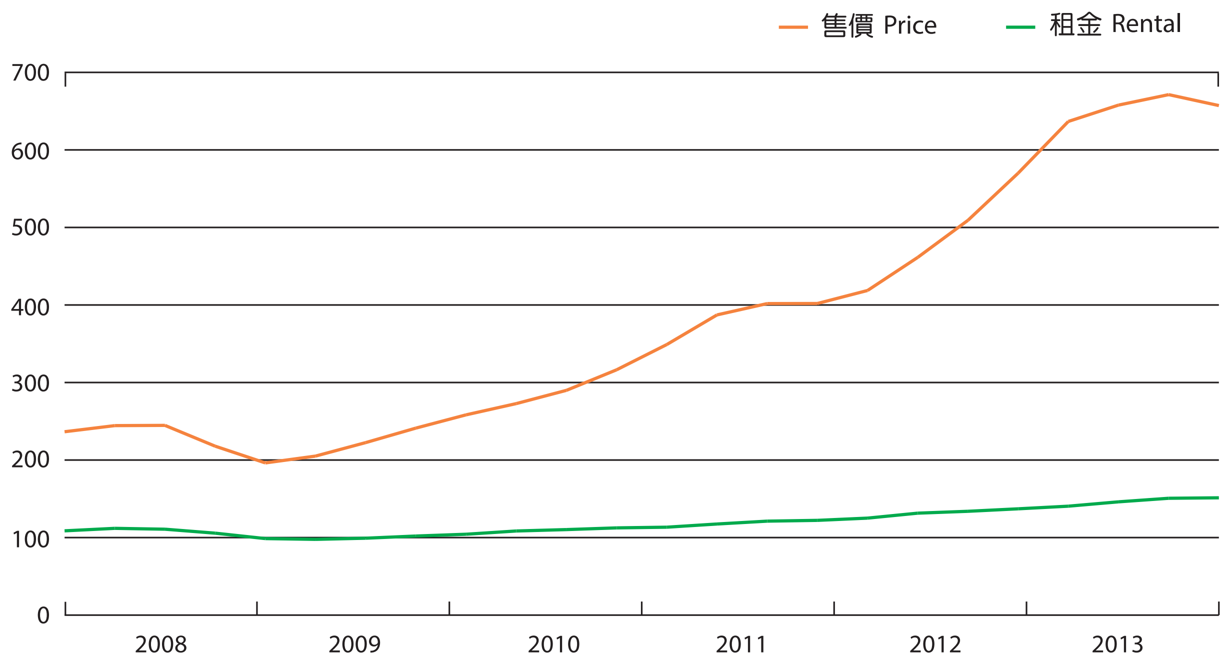
分層工廠大廈的售價上半年大多呈上升趨勢，於2013年9月攀至高位後掉頭回落。第四季的售價較前一年同期高出15%。年內租金亦有增長，最後一季的租金與2012年同期相比，錄得10%升幅。

Price largely followed an upward trend in the first half of the year. Then it turned the other direction after reaching a peak in September 2013. Prices in the fourth quarter finished 15% higher than the same period of a year earlier. Rent also went up during the year and registered a 10% increase in the final quarter over the corresponding period in 2012.

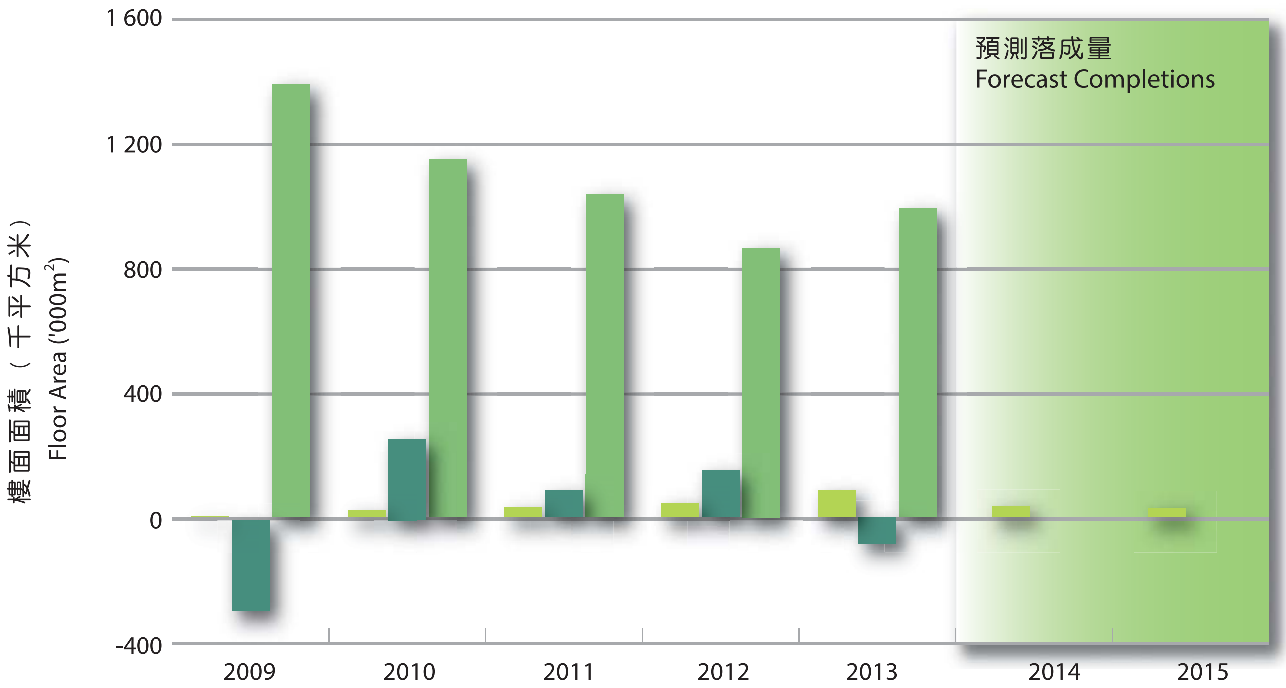
工

Private Industrial

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)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	3	21	32	46	85	35#	30#
使用量 Take-up	-290	261	85	151	-84		
空置量 Vacancy	1 388	1 146	1 036	864	989		
%+	8.0	6.7	6.0	5.0	5.8		

\+ 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.

2013年底的總存量達593 000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 2013 year-end stock stood at 593 000 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.

2013年並無新的工貿大廈落成。

There was no new supply in 2013.

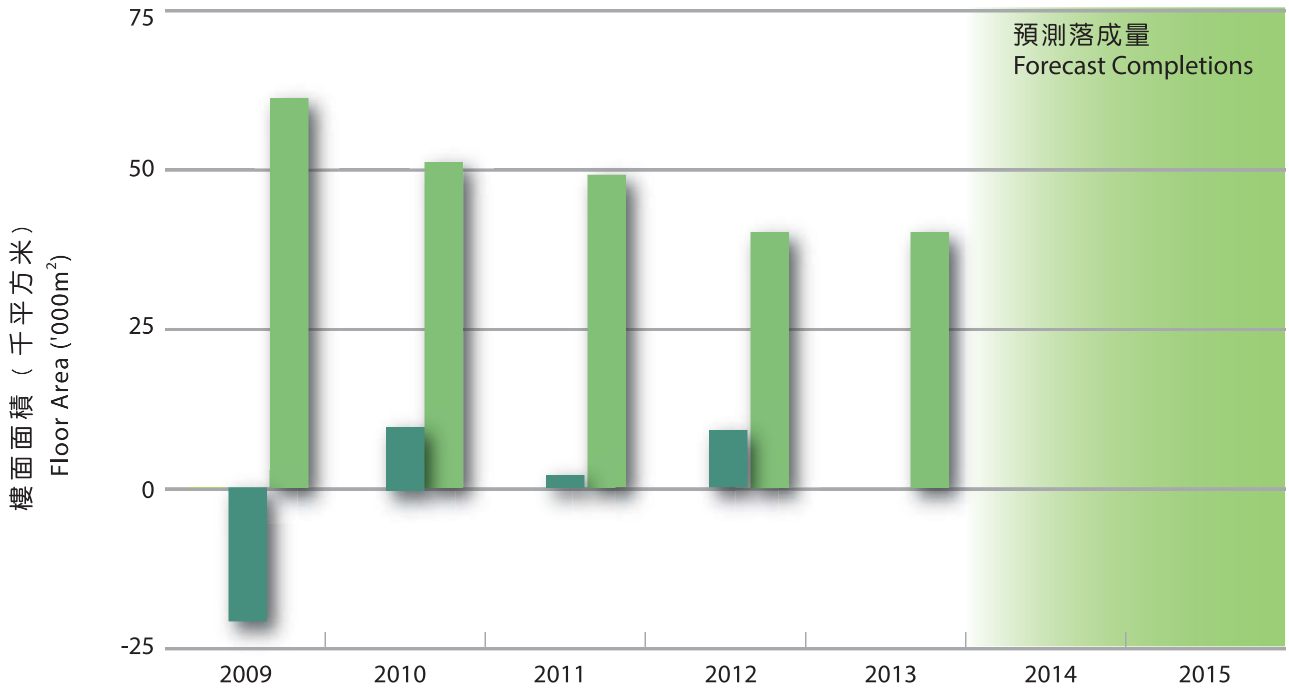
年內使用量錄得負數300平方米，空置率微升至總存量的6.8%，即40 200平方米，50%的空置面積位於觀塘和葵青。

With a negative take-up of 300 m^2, vacancy rate increased slightly to 6.8% of stock, at 40 200 m^2. 50% of the vacant space was found in the Kwun Tong and Kwai Tsing.

預測此類樓宇在2014和2015年不會有新供應。

No new supply will likely be forthcoming in 2014 and 2015.

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)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	-21	10	2	9	0		
空置量 Vacancy	61	51	49	40	40		
%+	10.0	8.6	8.2	6.7	6.8		

+ 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

工

Private Industrial

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。

2013年底這類物業的總存量為2 996 600平方米，其中新界約佔85%。

2013年有六個新發展項目於新界落成，共提供52 000平方米樓面面積，其中五個項目位於元朗和西貢，佔新落成量的98%。

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

The stock in this sector was 2 996 600 m^2 at the end of 2013, of which about 85% came from the New Territories.

Six new developments in the New Territories with 52 000 m^2 floor space were completed in 2013. Five of them, accounting for 98% of the newly completed space, were in Yuen Long and Sai Kung.

預料2014年的新供應量為72 600平方米，全部來自新界，其中約63%位於西貢。另有59 600平方米在2015年於新界落成，當中主要位於元朗，佔整體新落成樓面面積逾50%。

New space of 72 600 m^2 is forecast to be available in the New Territories in 2014, with about 63% coming from Sai Kung. Another 59 600 m^2 in the New Territories are expected to be completed in 2015, with the majority coming from Yuen Long, accounting for over 50% of the total new space.

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.

2013年底的總存量為3 561 700平方米，其中80%以上位於新界，主要集中於葵青、荃灣和沙田，佔整體樓面面積的67%。

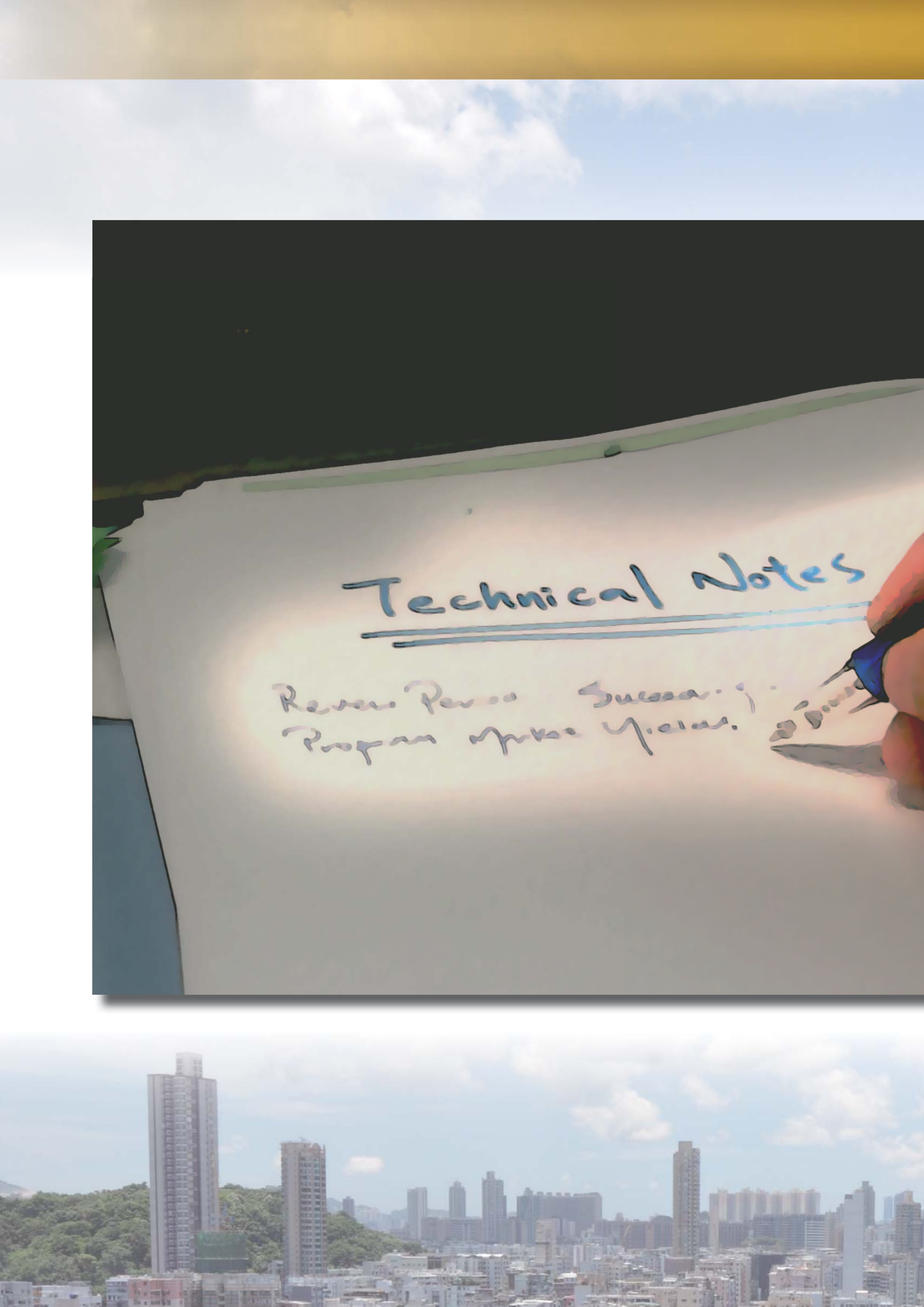
Stock stood at 3 561 700 m^2 at the end of 2013. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 67% of the total space.

2013年內沒有新供應，空置量增至163 900平方米，相當於總存量的4.6%。

There was no new supply in 2013. Vacancy increased to 163 900 m^2, or 4.6% of stock.

2014年的新落成量預計達80 200平方米，全部來自葵青。預料此類樓宇在2015年不會有新供應。

New space of 80 200 m^2 is forecast to be available in 2014, all coming from Kwai Tsing. No new supply will likely be completed in 2015.


Technical Notes

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。

2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

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。

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，也沒有嘗試辨別那些住宅樓宇是用作非住宅用途，或那些非住宅樓宇是用作住宅用途。

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. Scope of the Review

The Review covers private building developments throughout the territory.

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. 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；間隔具彈性；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。

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

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。

8. Demolition

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

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。

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. 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。

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2011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。

10.3 在2011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。

11. 入住量 / 使用量

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。

11.2 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。

11.3 **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。**

12. 平均租金和售價

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（新訂租約是在半至一個月前，續訂租約是在一至三個月前）。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）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2011, 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 For rated domestic premises completed prior to 2011, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

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 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 **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. Average Rents and Prices

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。

12.2 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　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。

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

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二至三周。

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　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。

12.5 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。

13.3 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 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。

13.4 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 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。

13.5 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 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。

13.6 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2013年的權數是根據2012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 2013, the weights are based on the number of transactions effected in 2012.

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

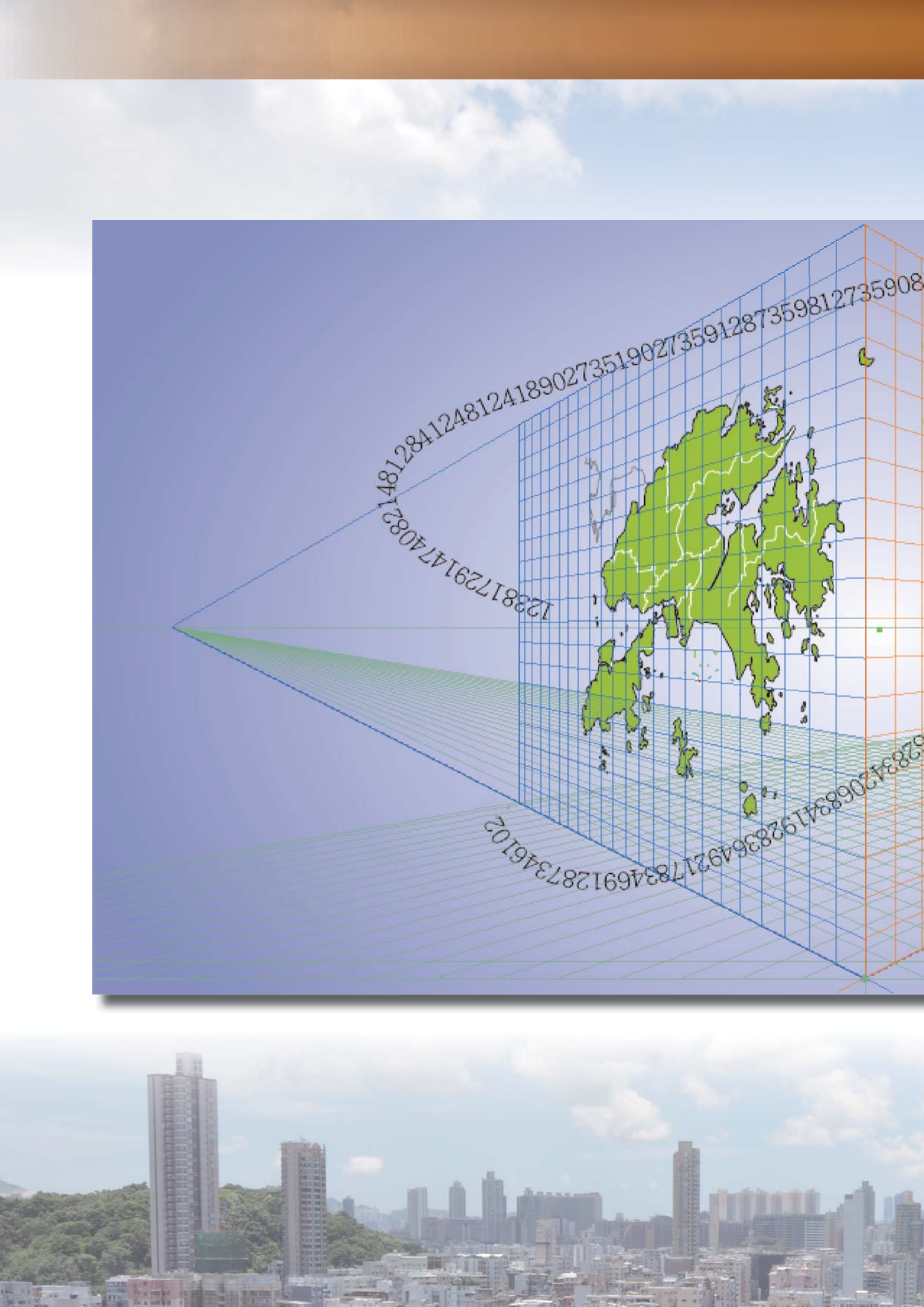
The yields have been derived by comparing the average rent/rateable value and price/rateable value factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields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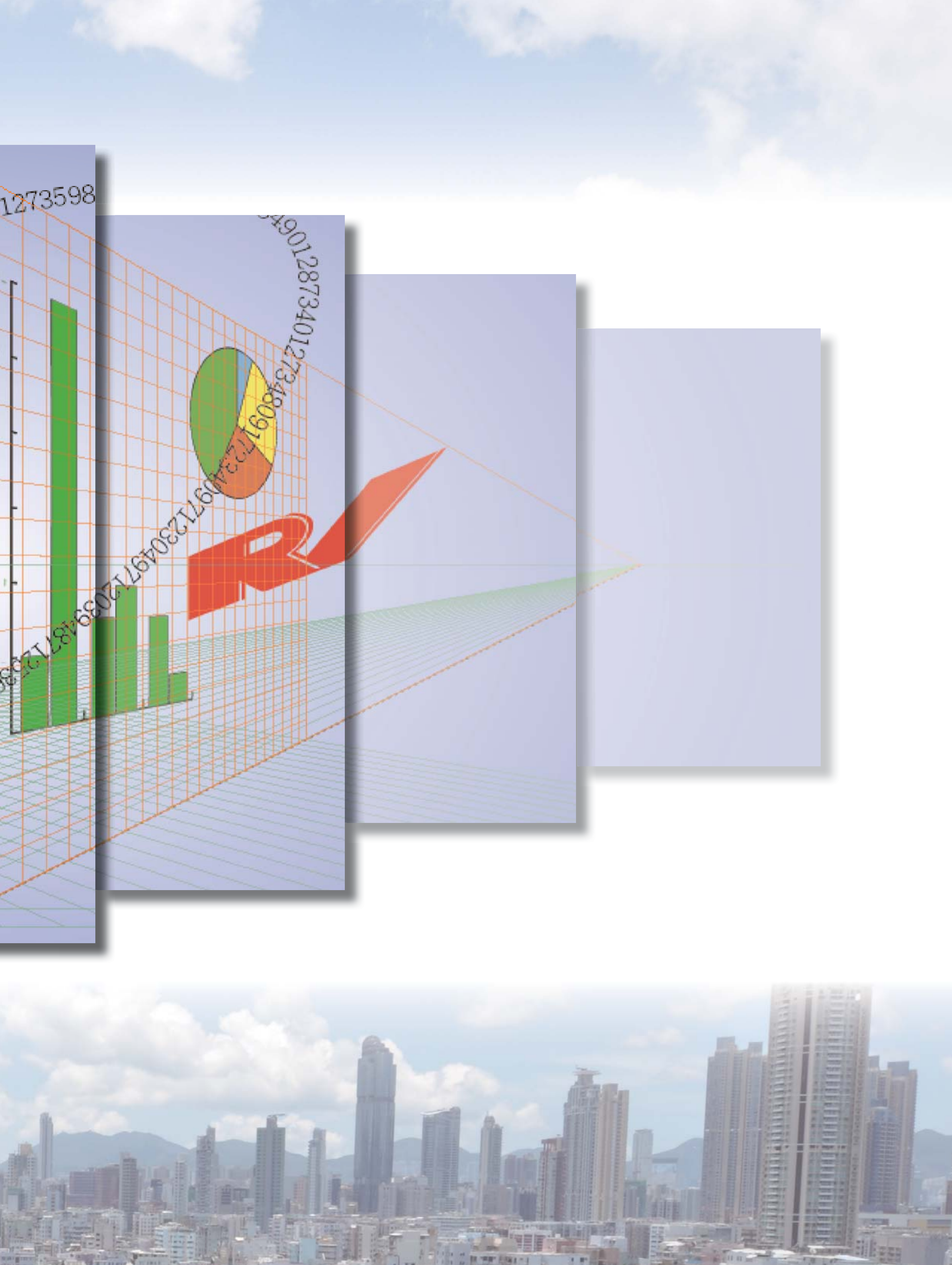
圖表・附錄・分區圖 Tables・Appendix・Plans



私人住宅 Private Domestic

表 Tables

私人寫字樓 Private Office

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

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]	2013 年底總存量 Stock at year-end		2013 年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	<20.0	9 433	354 077	12 426	3.5
	20 - 39.9	344 644			
B	40 - 69.9	548 666	548 666	19 707	3.6
C	70 - 99.9	134 494	134 494	6 076	4.5
D	100 - 159.9	61 218	61 218	5 457	8.9
E	160 - 199.9	12 389	25 178	2 901	11.5
	200 - 279.9	9 833			
	>279.9	2 956			
所有類別	**ALL CLASSES**	**1 123 633**	**1 123 633**	**46 567**	**4.1**

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	2012 年底總存量 Stock at year-end	2013 年落成量 Completions	落成量佔 2012 年總存量的百分率 Completions as a % of 2012 Stock	2013 年底總存量 Stock at year-end	2013 年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	91 879	230	0.3	91 869	4 645	5.1
灣仔	Wan Chai	62 030	9	0.0+	61 970	3 675	5.9
東區	Eastern	127 158	288	0.2	127 112	3 551	2.8
南區	Southern	42 185	5	0.0+	42 072	2 489	5.9
港島	***HONG KONG***	***323 252***	***532***	***0.2***	***323 023***	***14 360***	***4.4***
油尖旺	Yau Tsim Mong	111 457	-	-	111 125	6 918	6.2
深水埗	Sham Shui Po	73 029	614	0.8	73 590	2 686	3.6
九龍城	Kowloon City	101 348	267	0.3	101 452	3 836	3.8
黃大仙	Wong Tai Sin	19 113	-	-	19 123	1 311	6.9
觀塘	Kwun Tong	47 753	124	0.3	47 473	448	0.9
九龍	***KOWLOON***	***352 700***	***1 005***	***0.3***	***352 763***	***15 199***	***4.3***
葵青	Kwai Tsing	35 497	-	-	35 503	552	1.6
荃灣	Tsuen Wan	75 235	17	0.0+	75 234	1 410	1.9
屯門	Tuen Mun	56 505	-	-	56 488	1 639	2.9
元朗	Yuen Long	67 283	3 596	5.3	70 879	4 777	6.7
北區	North	26 472	253	1.0	26 725	640	2.4
大埔	Tai Po	29 853	128	0.4	29 994	1 989	6.6
沙田	Sha Tin	76 710	928	1.2	76 810	2 127	2.8
西貢	Sai Kung	51 700	1 778	3.4	53 475	3 271	6.1
離島	Islands	22 725	17	0.1	22 739	603	2.7
新界	***NEW TERRITORIES***	***441 980***	***6 717***	***1.5***	***447 847***	***17 008***	***3.8***
全港	***OVERALL***	***1 117 932***	***8 254***	***0.7***	***1 123 633***	***46 567***	***4.1***

\+ 少於 0.05%
2013 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 2012 年底總存量計算。

\+ Below 0.05%
2013 Stock figures are derived from the latest rating record,
and not from the 2012 Stock figures shown here.

表 Table 3

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
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***
2012	港島	Hong Kong	1 548	1 752	105 632	136 570	38 552	26 650	15 848	323 252
	九龍	Kowloon	959	3 407	127 361	165 397	40 273	16 932	2 737	352 700
	新界	New Territories	8	4 990	120 030	243 824	54 738	17 076	6 312	441 980
	全港	***OVERALL***	***2 515***	***10 149***	***353 023***	***545 791***	***133 563***	***60 658***	***24 897***	***1 117 932***
2013	港島	Hong Kong	692	532	105 754	136 074	38 543	26 813	15 839	323 023
	九龍	Kowloon	917	1 005	127 128	165 428	40 490	16 952	2 765	352 763
	新界	New Territories	19	6 717	121 195	247 164	55 461	17 453	6 574	447 847
	全港	***OVERALL***	***1 628***	***8 254***	***354 077***	***548 666***	***134 494***	***61 218***	***25 178***	***1 123 633***

表 Table 4

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
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***
2012	港島	Hong Kong	377	694	295	116	66	1 548	443	423	189	513	184	1 752
	九龍	Kowloon	232	446	139	99	43	959	987	1 517	527	335	41	3 407
	新界	New Territories	-	-	1	1	6	8	81	2 556	1 004	979	370	4 990
	全港	***OVERALL***	***609***	***1 140***	***435***	***216***	***115***	***2 515***	***1 511***	***4 496***	***1 720***	***1 827***	***595***	***10 149***
2013	港島	Hong Kong	150	473	48	12	9	692	126	129	105	119	53	532
	九龍	Kowloon	373	476	62	-	6	917	103	503	278	89	32	1 005
	新界	New Territories	-	-	1	8	10	19	1 194	4 056	824	365	278	6 717
	全港	***OVERALL***	***523***	***949***	***111***	***20***	***25***	***1 628***	***1 423***	***4 688***	***1 207***	***573***	***363***	***8 254***

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
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	7 157
2010	689	6 742	4 534	1 182	258	13 405
2011	636	4 586	3 101	919	207	9 449
2012	1 511	4 496	1 720	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254

表 Table 6

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]	2009	2010	2011	2012	2013 港島 Hong Kong	2013 九龍 Kowloon	2013 新界 New Territories	2013 總數 Total
A	<20.0	-	13	22	-	-	81	-	81
	20 - 39.9	373	676	614	1 511	126	22	1 194	1 342
B	40 - 69.9	2 998	6 742	4 586	4 496	129	503	4 056	4 688
C	70 - 99.9	1 369	4 534	3 101	1 720	105	278	824	1 207
D	100 - 159.9	1 530	1 182	919	1 827	119	89	365	573
E	160 - 199.9	602	165	136	253	1	18	145	164
	200 - 279.9	221	64	36	233	38	6	110	154
	>279.9	64	29	35	109	14	8	23	45
所有類別	**ALL CLASSES**	**7 157**	**13 405**	**9 449**	**10 149**	**532**	**1 005**	**6 717**	**8 254**

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	2013 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	[2014]	[2015]
中西區	Central and Western	14	46	104	27	39	230	940	1 239
灣仔	Wan Chai	-	-	-	2	7	9	1 794	623
東區	Eastern	112	83	1	90	2	288	423	680
南區	Southern	-	-	-	-	5	5	13	73
港島	***HONG KONG***	***126***	***129***	***105***	***119***	***53***	***532***	***3 170***	***2 615***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	1 614	238
深水埗	Sham Shui Po	-	390	222	1	1	614	897	568
九龍城	Kowloon City	103	36	10	87	31	267	884	1 859
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	77	46	1	-	124	299	-
九龍	***KOWLOON***	***103***	***503***	***278***	***89***	***32***	***1 005***	***3 694***	***2 665***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	17	17	2 160	-
屯門	Tuen Mun	-	-	-	-	-	-	987	-
元朗	Yuen Long	1 194	1 684	388	252	78	3 596	2 074	1 347
北區	North	-	-	-	107	146	253	872	-
大埔	Tai Po	-	24	95	6	3	128	1 350	1 091
沙田	Sha Tin	-	571	341	-	16	928	866	1 112
西貢	Sai Kung	-	1 777	-	-	1	1 778	2 440	2 153
離島	Islands	-	-	-	-	17	17	1	1 674
新界	***NEW TERRITORIES***	***1 194***	***4 056***	***824***	***365***	***278***	***6 717***	***10 750***	***7 377***
全港	***OVERALL***	***1 423***	***4 688***	***1 207***	***573***	***363***	***8 254***	***17 614***	***12 657***

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	[2014] A	B	C	D	E	總數 Total	[2015] A	B	C	D	E	總數 Total
中西區	Central and Western	320	154	279	104	83	940	763	200	114	100	62	1 239
灣仔	Wan Chai	543	1 081	107	36	27	1 794	352	206	12	5	48	623
東區	Eastern	185	174	61	3	-	423	111	332	197	37	3	680
南區	Southern	-	-	-	-	13	13	-	-	-	6	67	73
港島	***HONG KONG***	***1 048***	***1 409***	***447***	***143***	***123***	***3 170***	***1 226***	***738***	***323***	***148***	***180***	***2 615***
油尖旺	Yau Tsim Mong	273	574	397	316	54	1 614	170	66	1	1	-	238
深水埗	Sham Shui Po	458	391	10	36	2	897	163	373	20	2	10	568
九龍城	Kowloon City	498	160	90	36	100	884	577	137	140	650	355	1 859
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	198	95	6	-	299	-	-	-	-	-	-
九龍	***KOWLOON***	***1 229***	***1 323***	***592***	***394***	***156***	***3 694***	***910***	***576***	***161***	***653***	***365***	***2 665***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	1 698	414	26	22	2 160	-	-	-	-	-	-
屯門	Tuen Mun	-	651	244	30	62	987	-	-	-	-	-	-
元朗	Yuen Long	219	1 369	461	14	11	2 074	174	870	131	136	36	1 347
北區	North	78	707	55	31	1	872	-	-	-	-	-	-
大埔	Tai Po	243	480	619	8	-	1 350	-	199	248	466	178	1 091
沙田	Sha Tin	-	611	199	39	17	866	-	767	251	58	36	1 112
西貢	Sai Kung	-	684	1 624	124	8	2 440	-	1 243	364	377	169	2 153
離島	Islands	-	-	-	-	1	1	10	729	556	315	64	1 674
新界	***NEW TERRITORIES***	***540***	***6 200***	***3 616***	***272***	***122***	***10 750***	***184***	***3 808***	***1 550***	***1 352***	***483***	***7 377***
全港	***OVERALL***	***2 817***	***8 932***	***4 655***	***809***	***401***	***17 614***	***2 320***	***5 122***	***2 034***	***2 153***	***1 028***	***12 657***

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	2012 年底總存量 Stock at year-end	2013 年落成量 Completions	落成量佔 2012 年總存量的百分率 Completions as a % of 2012 Stock	2013 年底總存量 Stock at year-end
中西區	Central and Western	501	7	1.4	508
灣仔	Wan Chai	291	-	-	290
東區	Eastern	-	-	-	-
南區	Southern	1 709	5	0.3	1 712
港島	***HONG KONG***	***2 501***	***12***	***0.5***	***2 510***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	69	1	1.4	70
九龍城	Kowloon City	458	6	1.3	463
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***571***	***7***	***1.2***	***577***
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	118	17	14.4	135
屯門	Tuen Mun	374	-	-	373
元朗	Yuen Long	7 835	77	1.0	7 912
北區	North	602	253	42.0	855
大埔	Tai Po	2 423	1	0.0+	2 426
沙田	Sha Tin	667	-	-	667
西貢	Sai Kung	1 913	1	0.1	1 911
離島	Islands	772	17	2.2	788
新界	***NEW TERRITORIES***	***14 706***	***366***	***2.5***	***15 069***
全港	***OVERALL***	***17 778***	***385***	***2.2***	***18 156***

\+ 少於 0.05%
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。
2013 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 2012 年底總存量計算。

\+ Below 0.05%
Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2013 Stock figures are derived from the latest rating record,
and not from the 2012 Stock figures shown here.

表 Table 10

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
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
2012	10 149	9 729	95.9	1 107 783	38 268	3.5	47 997	4.3
2013	8 254	8 187	99.2	1 115 379	38 380	3.4	46 567	4.1

表 Table 11

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 2013 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2013 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	181	46	25.4	135	74.6
	九龍	Kowloon	618	195	31.6	423	68.4
	新界	New Territories	30	17	56.7	13	43.3
	全港	***OVERALL***	***829***	***258***	***31.1***	***571***	***68.9***
B	港島	Hong Kong	172	44	25.6	128	74.4
	九龍	Kowloon	759	392	51.6	367	48.4
	新界	New Territories	1 421	923	65.0	498	35.0
	全港	***OVERALL***	***2 352***	***1 359***	***57.8***	***993***	***42.2***
C	港島	Hong Kong	58	25	43.1	33	56.9
	九龍	Kowloon	311	221	71.1	90	28.9
	新界	New Territories	1 051	787	74.9	264	25.1
	全港	***OVERALL***	***1 420***	***1 033***	***72.7***	***387***	***27.3***
D	港島	Hong Kong	195	110	56.4	85	43.6
	九龍	Kowloon	233	184	79.0	49	21.0
	新界	New Territories	144	113	78.5	31	21.5
	全港	***OVERALL***	***572***	***407***	***71.2***	***165***	***28.8***
E	港島	Hong Kong	40	23	57.5	17	42.5
	九龍	Kowloon	19	15	78.9	4	21.1
	新界	New Territories	42	30	71.4	12	28.6
	全港	***OVERALL***	***101***	***68***	***67.3***	***33***	***32.7***
所有類別 All Classes	港島	Hong Kong	646	248	38.4	398	61.6
	九龍	Kowloon	1 940	1 007	51.9	933	48.1
	新界	New Territories	2 688	1 870	69.6	818	30.4
	全港	***OVERALL***	***5 274***	***3 125***	***59.3***	***2 149***	***40.7***

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
2012		325	237	193	304	232	175	346	281	190	391	269	249	465	293	287
2013 *		377	292	240	347	278	205	383	306	226	418	311	245	476	341	258
2012	10	343	239	217	323	233	179	(342)	(273)	212	(393)	(263)	(272)	(467)	(314)	(256)
	11	322	241	205	325	223	194	(310)	(315)	(202)	(391)	(295)	(256)	(485)	(293)	(283)
	12	333	249	223	329	239	192	(363)	(400)	(223)	(424)	(229)	(278)	(543)	(276)	(311)
2013	1	330	255	209	315	227	187	367	(216)	(199)	(440)	(280)	(247)	(449)	(260)	(339)
	2	345	259	204	299	283	177	(334)	(263)	(233)	(391)	(338)	(321)	(521)	(184)	-
	3	337	255	226	325	261	186	359	(295)	(232)	(376)	(245)	(201)	(431)	-	(266)
	4	334	252	209	330	221	191	(358)	(262)	232	(413)	(319)	(264)	(422)	-	(268)
	5	345	237	209	326	232	165	(361)	(228)	212	(397)	(266)	(187)	513	(251)	(240)
	6	344	262	214	344	242	181	352	(256)	(227)	(374)	(255)	(289)	(538)	(227)	(233)
	7	381	311	240	345	286	203	384	329	219	412	342	228	476	(382)	236
	8	390	311	254	353	280	209	397	317	230	431	302	250	473	(338)	292
	9	370	290	240	353	284	208	379	299	231	425	328	256	480	(296)	239
	10	383	283	238	341	274	205	391	307	231	426	307	230	487	(380)	(246)
	11 *	382	292	239	358	282	211	375	303	224	411	316	249	507	(488)	236
	12 *	380	286	237	349	291	216	384	313	219	406	295	245	432	(361)	(295)

* 臨時數字
( ) 表示少於 20 宗交易。
\- 本署沒有收到成交個案。

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

表 Table 13

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

每平方米售價 $ / m^2

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
2012		108 326	79 928	67 828	112 158	92 997	65 319	142 070	128 259	75 416	177 673	158 106	76 953	259 380	185 727	87 598
2013 *		123 290	94 809	83 149	126 651	103 358	75 511	159 602	138 957	85 572	184 820	157 255	79 785	256 252	194 285	78 954
2012	10	118 979	88 110	75 941	123 103	104 374	73 025	154 398	141 311	81 989	194 865	173 608	78 085	254 693	(190 350)	96 242
	11	123 635	89 868	76 292	121 413	103 466	70 242	156 101	144 279	84 442	190 642	156 313	73 163	(269 236)	(323 001)	(79 906)
	12	117 962	87 584	77 686	124 757	101 276	71 205	149 490	133 071	84 645	180 839	(165 250)	78 522	(217 475)	(224 366)	(85 676)
2013	1	123 192	92 438	82 847	126 158	108 264	75 067	153 218	149 171	83 541	178 780	152 915	78 000	(248 630)	(203 404)	(97 895)
	2	127 260	94 229	81 866	131 670	108 317	77 087	162 933	147 958	84 870	190 843	156 977	73 659	(264 174)	(192 667)	(75 015)
	3	126 360	92 668	84 035	128 570	107 876	74 210	162 303	131 275	84 495	(182 857)	159 528	81 280	-	(153 740)	(108 811)
	4	121 604	92 540	80 478	123 937	93 734	71 563	152 579	139 021	86 166	(166 042)	(138 756)	87 397	(250 478)	(197 178)	(77 367)
	5	123 554	96 811	83 010	125 464	105 313	76 307	164 125	128 721	84 331	197 464	(161 646)	89 953	(220 589)	(203 923)	(67 534)
	6	122 682	96 937	84 319	127 009	104 344	77 651	159 279	135 479	88 269	184 068	144 914	75 806	(264 974)	(220 015)	52 845
	7	124 162	94 964	84 355	127 168	103 024	75 735	155 242	135 567	88 513	188 813	(150 625)	76 588	(329 423)	(205 678)	(99 783)
	8	123 976	97 537	84 803	128 298	105 477	76 021	154 769	156 498	88 977	183 824	(158 177)	80 780	(351 027)	(217 289)	(63 421)
	9	124 556	95 258	83 246	131 131	102 377	75 615	160 475	142 700	83 902	185 046	(165 814)	81 823	(223 636)	(155 824)	(80 318)
	10	118 825	94 452	83 396	119 528	95 528	74 674	168 505	128 946	84 575	(190 969)	(160 634)	84 138	(288 780)	-	80 828
	11 *	122 217	94 939	81 115	124 613	95 666	73 826	163 593	129 459	84 300	177 757	(167 399)	72 482	(205 758)	-	78 362
	12 *	120 082	94 038	83 513	122 889	101 423	75 248	163 831	131 783	86 262	185 334	(163 150)	90 457	(238 484)	(192 939)	(69 049)

* 臨時數字
( ) 表示少於 20 宗交易。
\- 本署沒有收到成交個案。

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

表 Table 14

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
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		137.1	132.0	128.0	135.9	145.6	133.5	139.2	134.0
2012		149.6	140.5	132.0	137.9	148.1	142.7	141.5	142.6
2013 *		163.6	153.8	141.0	142.0	143.8	155.8	142.7	154.5
2012	10 - 12	158.4	149.8	138.9	143.3	150.4	151.2	145.9	150.7
2013	1 - 3	159.9	151.1	140.1	142.2	146.7	152.6	143.9	151.7
	4 - 6	162.1	152.8	140.8	141.8	141.9	154.9	141.9	153.5
	7 - 9	165.1	155.1	141.2	142.2	143.2	157.3	142.6	155.8
	10 - 12 *	167.4	156.0	141.8	141.9	143.3	158.4	142.4	156.8
2012	10	157.3	148.6	137.8	142.7	(149.8)	150.1	145.2	149.6
	11	159.2	150.5	139.1	143.7	150.8	151.9	146.3	151.3
	12	158.7	150.3	139.7	143.5	150.7	151.7	146.1	151.1
2013	1	158.2	149.8	139.5	142.7	148.4	151.2	144.8	150.5
	2	160.9	151.9	140.6	(142.6)	(146.2)	153.4	143.9	152.4
	3	160.7	151.6	140.2	141.2	145.6	153.2	142.9	152.1
	4	161.6	152.8	140.7	141.8	(143.1)	154.4	142.3	153.2
	5	162.0	152.7	140.5	141.8	141.0	154.9	141.5	153.4
	6	162.6	153.0	141.2	141.8	(141.7)	155.5	141.8	154.0
	7	164.2	154.5	141.0	142.1	142.4	156.7	142.2	155.2
	8	165.2	155.2	141.2	142.6	143.5	157.4	142.9	155.9
	9	165.9	155.7	141.4	141.9	143.7	157.9	142.6	156.3
	10	167.0	156.4	141.9	142.0	143.7	158.6	142.6	157.0
	11 *	167.8	156.4	142.3	141.9	143.2	158.9	142.4	157.2
	12 *	167.3	155.1	141.1	141.8	143.1	157.8	142.3	156.2

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

表 Table 15

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
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	182.1
2012		217.6	195.7	208.4	226.0	260.9	205.2	234.5	206.2
2013 *		260.3	230.1	233.5	244.9	267.3	242.1	249.8	242.4
2012	10 - 12	241.1	213.7	223.0	239.9	270.0	224.9	246.8	225.7
2013	1 - 3	254.3	225.6	232.1	245.9	268.3	237.0	250.8	237.5
	4 - 6	258.7	229.3	233.1	244.9	268.5	240.8	250.0	241.2
	7 - 9	264.2	233.2	235.3	245.3	268.4	245.4	250.3	245.6
	10 - 12 *	264.1	232.3	233.3	243.4	263.8	245.1	248.0	245.2
2012	10	239.3	211.3	221.4	239.8	270.5	222.8	246.9	223.7
	11	241.1	213.9	223.7	240.0	271.0	225.1	247.0	225.9
	12	242.8	216.0	223.8	240.0	268.4	226.8	246.4	227.6
2013	1	248.8	220.6	228.2	242.5	266.9	231.9	247.9	232.5
	2	257.0	228.1	234.2	250.0	270.4	239.5	254.5	240.0
	3	257.0	228.1	234.0	245.2	(267.6)	239.5	250.1	239.9
	4	256.6	227.4	233.4	245.8	(269.2)	238.9	250.9	239.4
	5	258.0	228.8	233.7	246.6	269.0	240.4	251.3	240.8
	6	261.5	231.6	232.1	242.3	267.4	243.1	247.7	243.3
	7	263.5	233.1	234.4	244.6	269.4	244.9	250.0	245.1
	8	265.0	233.9	235.4	246.3	(269.0)	246.1	251.3	246.3
	9	264.2	232.6	236.1	245.0	(266.7)	245.3	249.7	245.5
	10	264.3	232.6	233.7	244.4	265.3	245.3	249.1	245.4
	11 *	264.0	232.2	232.9	243.1	263.0	244.9	247.6	245.0
	12 *	264.0	232.2	233.3	242.7	(263.1)	245.1	247.3	245.2

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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 / 月 Year / 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
2012	1	172.5	141.9	156.5	235.8	179.1	211.6	176.7	144.5	159.9
	2	177.8	145.1	160.9	240.6	181.6	215.5	182.1	147.7	164.3
	3	185.1	151.4	167.6	248.9	189.1	223.4	189.5	154.0	171.0
	4	191.0	155.6	172.7	253.8	190.3	226.9	195.2	158.2	176.0
	5	194.2	158.3	175.6	262.5	191.3	232.5	198.9	160.8	179.1
	6	192.7	159.9	175.6	262.9	198.3	235.4	197.5	162.6	179.3
	7	193.8	161.4	176.7	264.6	197.3	236.0	198.6	164.0	180.4
	8	198.5	166.1	181.6	265.4	201.8	238.3	203.1	168.8	185.1
	9	204.1	175.0	188.6	268.5	201.7	240.2	208.4	177.3	192.0
	10	211.9	180.6	195.4	274.7	198.8	242.8	216.1	182.6	198.4
	11	211.6	183.0	196.5	273.3	197.5	241.6	215.8	184.8	199.3
	12	213.7	185.2	198.7	273.6	200.5	242.8	217.8	187.1	201.5
2013	1	219.8	190.1	204.1	277.3	207.7	247.6	223.7	191.9	206.9
	2	226.3	196.2	210.4	282.4	208.3	251.1	230.0	198.0	213.0
	3	224.9	195.8	209.6	280.1	206.7	249.3	228.7	197.4	212.1
	4	220.1	189.3	203.9	278.8	204.7	247.6	224.0	191.2	206.7
	5	218.3	190.1	203.3	278.0	205.9	247.6	222.3	191.8	206.1
	6	221.0	193.5	206.5	275.4	205.0	245.6	224.6	195.3	209.0
	7	221.7	195.7	207.7	277.5	203.5	246.2	225.3	197.1	210.2
	8	223.4	195.1	208.4	274.8	204.9	245.2	226.8	196.7	210.7
	9	220.6	194.7	206.8	273.5	201.6	243.1	224.1	196.2	209.1
	10	216.2	193.2	203.8	274.1	202.4	244.0	220.1	194.8	206.4
	11 *	216.3	192.4	203.5	274.6	202.7	244.2	220.2	194.1	206.2
	12 *	217.4	191.7	203.6	275.1	203.2	244.8	221.2	193.3	206.3

* 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.

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	2013 年底總存量 Stock at year-end				2013 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	1 906 200	766 200	585 100	3 257 500	118 600	31 700	30 400	180 700	6.2	4.1	5.2	5.5
灣仔	Wan Chai	925 700	566 400	310 100	1 802 200	69 800	41 700	21 600	133 100	7.5	7.4	7.0	7.4
東區	Eastern	740 300	201 900	78 100	1 020 300	21 900	9 400	2 900	34 200	3.0	4.7	3.7	3.4
南區	Southern	147 000	48 600	10 500	206 100	40 400	11 300	100	51 800	27.5	23.3	1.0	25.1
港島	***HONG KONG***	***3 719 200***	***1 583 100***	***983 800***	***6 286 100***	***250 700***	***94 100***	***55 000***	***399 800***	***6.7***	***5.9***	***5.6***	***6.4***
油尖旺	Yau Tsim Mong	1 142 900	617 300	410 400	2 170 600	44 400	33 800	34 100	112 300	3.9	5.5	8.3	5.2
深水埗	Sham Shui Po	162 900	46 800	39 200	248 900	5 800	8 700	1 400	15 900	3.6	18.6	3.6	6.4
九龍城	Kowloon City	107 300	49 300	20 400	177 000	8 700	600	300	9 600	8.1	1.2	1.5	5.4
黃大仙	Wong Tai Sin	-	45 700	1 200	46 900	-	900	-	900	-	2.0	-	1.9
觀塘	Kwun Tong	1 140 900	74 000	12 500	1 227 400	121 900	23 700	200	145 800	10.7	32.0	1.6	11.9
九龍	***KOWLOON***	***2 554 000***	***833 100***	***483 700***	***3 870 800***	***180 800***	***67 700***	***36 000***	***284 500***	***7.1***	***8.1***	***7.4***	***7.3***
葵青	Kwai Tsing	151 400	11 300	2 000	164 700	26 900	500	100	27 500	17.8	4.4	5.0	16.7
荃灣	Tsuen Wan	88 200	10 300	800	99 300	3 400	300	100	3 800	3.9	2.9	12.5	3.8
屯門	Tuen Mun	32 800	-	8 500	41 300	3 100	-	300	3 400	9.5	-	3.5	8.2
元朗	Yuen Long	9 200	9 800	19 000	38 000	-	-	600	600	-	-	3.2	1.6
北區	North	26 900	-	500	27 400	1 700	-	-	1 700	6.3	-	-	6.2
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	275 600	16 000	-	291 600	29 200	1 800	-	31 000	10.6	11.3	-	10.6
西貢	Sai Kung	9 000	-	-	9 000	5 500	-	-	5 500	61.1	-	-	61.1
離島	Islands	129 600	19 000	-	148 600	1 400	5 100	-	6 500	1.1	26.8	-	4.4
新界	***NEW TERRITORIES***	***722 700***	***71 600***	***32 000***	***826 300***	***71 200***	***7 700***	***1 100***	***80 000***	***9.9***	***10.8***	***3.4***	***9.7***
全港	***OVERALL***	***6 995 900***	***2 487 800***	***1 499 500***	***10 983 200***	***502 700***	***169 500***	***92 100***	***764 300***	***7.2***	***6.8***	***6.1***	***7.0***
分區	**Sub-districts**												
上環	Sheung Wan	230 100	354 400	400 900	985 400	7 700	10 600	20 400	38 700	3.3	3.0	5.1	3.9
中區	Central	1 625 600	361 000	167 700	2 154 300	102 400	19 800	9 400	131 600	6.3	5.5	5.6	6.1
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	925 700	566 400	310 100	1 802 200	69 800	41 700	21 600	133 100	7.5	7.4	7.0	7.4
北角 / 鰂魚涌	North Point / Quarry Bay	740 300	153 800	60 300	954 400	21 900	4 400	2 500	28 800	3.0	2.9	4.1	3.0
尖沙咀	Tsim Sha Tsui	788 700	313 400	203 800	1 305 900	39 200	17 200	16 500	72 900	5.0	5.5	8.1	5.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	333 200	303 900	206 600	843 700	5 200	16 600	17 600	39 400	1.6	5.5	8.5	4.7

分區數字已包括在地區數字內。

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

表 Table 18

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	2012 年底總存量 Stock at year-end	2013 年落成量 Completions	落成量佔 2012 年總存量的百分率 Completions as a % of 2012 Stock	2013 年底總存量 Stock at year-end	2013 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 257 300	3 600	0.1	3 257 500	180 700	5.5
灣仔	Wan Chai	1 818 400	5 200	0.3	1 802 200	133 100	7.4
東區	Eastern	1 018 600	-	-	1 020 300	34 200	3.4
南區	Southern	181 600	26 100	14.4	206 100	51 800	25.1
港島	***HONG KONG***	***6 275 900***	***34 900***	***0.6***	***6 286 100***	***399 800***	***6.4***
油尖旺	Yau Tsim Mong	2 172 100	1 200	0.1	2 170 600	112 300	5.2
深水埗	Sham Shui Po	249 200	-	-	248 900	15 900	6.4
九龍城	Kowloon City	182 700	-	-	177 000	9 600	5.4
黃大仙	Wong Tai Sin	46 900	-	-	46 900	900	1.9
觀塘	Kwun Tong	1 161 400	63 900	5.5	1 227 400	145 800	11.9
九龍	***KOWLOON***	***3 812 300***	***65 100***	***1.7***	***3 870 800***	***284 500***	***7.3***
葵青	Kwai Tsing	165 100	-	-	164 700	27 500	16.7
荃灣	Tsuen Wan	99 300	-	-	99 300	3 800	3.8
屯門	Tuen Mun	41 300	-	-	41 300	3 400	8.2
元朗	Yuen Long	38 000	-	-	38 000	600	1.6
北區	North	27 400	-	-	27 400	1 700	6.2
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	269 300	22 700	8.4	291 600	31 000	10.6
西貢	Sai Kung	9 000	-	-	9 000	5 500	61.1
離島	Islands	147 100	-	-	148 600	6 500	4.4
新界	***NEW TERRITORIES***	***802 900***	***22 700***	***2.8***	***826 300***	***80 000***	***9.7***
全港	***OVERALL***	***10 891 100***	***122 700***	***1.1***	***10 983 200***	***764 300***	***7.0***
分區	**Sub-districts**						
上環	Sheung Wan	984 300	-	-	985 400	38 700	3.9
中區	Central	2 155 200	3 600	0.2	2 154 300	131 600	6.1
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 818 400	5 200	0.3	1 802 200	133 100	7.4
北角 / 鰂魚涌	North Point / Quarry Bay	952 700	-	-	954 400	28 800	3.0
尖沙咀	Tsim Sha Tsui	1 304 600	1 200	0.1	1 305 900	72 900	5.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	846 500	-	-	843 700	39 400	4.7

2013 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 2012 年底總存量計算。
分區數字已包括在地區數字內。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 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
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***
2012	港島	Hong Kong	-	-	2 000	2 000	31 700	22 200	-	53 900	3 699 000	1 594 100	982 800	6 275 900
	九龍	Kowloon	-	-	-	-	32 700	9 800	-	42 500	2 497 400	835 900	479 000	3 812 300
	新界	New Territories	-	-	-	-	39 300	-	-	39 300	701 800	69 100	32 000	802 900
	全港	***OVERALL***	***-***	***-***	***2 000***	***2 000***	***103 700***	***32 000***	***-***	***135 700***	***6 898 200***	***2 499 100***	***1 493 800***	***10 891 100***
2013	港島	Hong Kong	-	24 100	200	24 300	18 600	16 300	-	34 900	3 719 200	1 583 100	983 800	6 286 100
	九龍	Kowloon	-	-	3 600	3 600	55 500	8 400	1 200	65 100	2 554 000	833 100	483 700	3 870 800
	新界	New Territories	-	-	-	-	22 700	-	-	22 700	722 700	71 600	32 000	826 300
	全港	***OVERALL***	***-***	***24 100***	***3 800***	***27 900***	***96 800***	***24 700***	***1 200***	***122 700***	***6 995 900***	***2 487 800***	***1 499 500***	***10 983 200***

表 Table 20

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	2013 年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2014]	[2015]
中西區	Central and Western	3 600	-	-	3 600	8 200	10 400
灣仔	Wan Chai	-	5 200	-	5 200	-	10 300
東區	Eastern	-	-	-	-	1 700	-
南區	Southern	15 000	11 100	-	26 100	-	30 700
港島	***HONG KONG***	***18 600***	***16 300***	***-***	***34 900***	***9 900***	***51 400***
油尖旺	Yau Tsim Mong	-	-	1 200	1 200	700	7 000
深水埗	Sham Shui Po	-	-	-	-	14 700	10 800
九龍城	Kowloon City	-	-	-	-	-	40 500
黃大仙	Wong Tai Sin	-	-	-	-	-	20 700
觀塘	Kwun Tong	55 500	8 400	-	63 900	56 000	114 400
九龍	***KOWLOON***	***55 500***	***8 400***	***1 200***	***65 100***	***71 400***	***193 400***
葵青	Kwai Tsing	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	27 600	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	5 600	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	22 700	-	-	22 700	33 300	32 000
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***22 700***	***-***	***-***	***22 700***	***66 500***	***32 000***
全港	***OVERALL***	***96 800***	***24 700***	***1 200***	***122 700***	***147 800***	***276 800***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	-	-	1 400	-
中區	Central	3 600	-	-	3 600	6 800	10 400
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	5 200	-	5 200	-	10 300
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	1 700	-
尖沙咀	Tsim Sha Tsui	-	-	1 200	1 200	700	47 500
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	[2014] 甲級 A	[2014] 乙級 B	[2014] 丙級 C	[2014] 總數 Total	[2015] 甲級 A	[2015] 乙級 B	[2015] 丙級 C	[2015] 總數 Total
中西區	Central and Western	-	6 800	1 400	8 200	-	7 800	2 600	10 400
灣仔	Wan Chai	-	-	-	-	9 900	-	400	10 300
東區	Eastern	-	-	1 700	1 700	-	-	-	-
南區	Southern	-	-	-	-	24 100	6 600	-	30 700
港島	***HONG KONG***	***-***	***6 800***	***3 100***	***9 900***	***34 000***	***14 400***	***3 000***	***51 400***
油尖旺	Yau Tsim Mong	-	-	700	700	-	7 000	-	7 000
深水埗	Sham Shui Po	14 700	-	-	14 700	10 800	-	-	10 800
九龍城	Kowloon City	-	-	-	-	40 500	-	-	40 500
黃大仙	Wong Tai Sin	-	-	-	-	20 700	-	-	20 700
觀塘	Kwun Tong	39 400	16 600	-	56 000	114 400	-	-	114 400
九龍	***KOWLOON***	***54 100***	***16 600***	***700***	***71 400***	***186 400***	***7 000***	***-***	***193 400***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	27 600	-	-	27 600	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	5 600	-	5 600	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	33 300	-	-	33 300	32 000	-	-	32 000
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***60 900***	***5 600***	***-***	***66 500***	***32 000***	***-***	***-***	***32 000***
全港	***OVERALL***	***115 000***	***29 000***	***3 800***	***147 800***	***252 400***	***21 400***	***3 000***	***276 800***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	1 400	1 400	-	-	-	-
中區	Central	-	6 800	-	6 800	-	7 800	2 600	10 400
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	9 900	-	400	10 300
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	1 700	1 700	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	700	700	40 500	7 000	-	47 500
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.

表 Table 22

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
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
2012	135 700	119 500	88.1	10 755 400	532 900	5.0	652 400	6.0
2013	122 700	121 500	99.0	10 860 500	642 800	5.9	764 300	7.0

表 Table 23

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

[平均面積] [Average size]		甲級 Grade A [244 平方米 m^2]							乙級 Grade B [85 平方米 m^2]							丙級 Grade C [44 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	九龍灣 / 觀塘 # Kowloon Bay/ Kwun Tong#	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	九龍灣 / 觀塘 # Kowloon Bay/ Kwun Tong#	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	九龍灣 / 觀塘 # Kowloon Bay/ Kwun Tong#
2012		833	1 057	661	407	460	546	N/A	352	643	427	314	382	384	N/A	303	503	397	345	396	312	N/A
2013 *		813	1 018	707	463	507	590	330	382	677	465	342	414	412	310	344	527	429	377	419	353	265
2012	7	1 000	1 110	684	390	468	756	N/A	359	609	440	306	399	403	N/A	332	534	406	338	449	318	N/A
	8	(1 047)	1 045	688	380	458	(487)	N/A	355	643	412	326	387	416	N/A	308	528	407	339	394	319	N/A
	9	966	1 047	683	420	458	(522)	N/A	353	659	427	310	407	403	N/A	307	511	405	368	433	345	N/A
	10	605	1 147	684	420	487	526	N/A	358	665	442	276	397	398	N/A	301	547	392	353	430	329	N/A
	11	649	1 040	671	450	481	513	N/A	374	615	429	328	380	357	N/A	319	531	387	352	391	308	N/A
	12	853	1 142	708	393	499	(426)	N/A	363	629	462	306	430	426	N/A	296	487	407	361	395	351	N/A
2013	1	911	1 052	649	458	498	593	N/A	347	583	442	309	400	374	N/A	322	467	414	343	388	304	N/A
	2	812	947	685	469	481	824	322	367	677	445	324	409	385	(327)	315	489	381	394	390	334	(258)
	3	825	1 010	700	448	514	(552)	332	386	632	463	356	422	388	(343)	363	528	434	366	396	347	(265)
	4	705	1 031	720	445	489	(761)	324	366	702	451	337	412	410	(368)	329	522	419	384	406	338	(242)
	5	903	955	756	420	508	551	330	362	664	475	346	405	388	(379)	358	522	412	381	412	348	(278)
	6	868	1 024	664	450	498	(573)	355	374	668	459	337	425	404	(223)	330	493	434	380	428	352	-
	7	847	1 036	736	508	503	479	305	407	714	481	332	398	429	223	350	528	448	374	414	363	-
	8 *	791	1 051	724	529	501	529	322	409	692	463	331	430	425	(437)	371	571	454	383	448	379	(256)
	9 *	620	1 048	695	443	516	514	341	411	731	500	353	422	412	(290)	350	534	440	391	479	385	(269)
	10 *	(630)	973	687	433	517	(1 213)	368	388	681	458	(406)	417	431	(261)	336	556	447	363	413	358	-
	11 *	697	1 038	650	475	526	662	347	391	678	479	338	412	449	(339)	358	546	404	374	438	355	(282)
	12 *	(853)	1 017	801	475	529	(580)	345	387	678	475	374	415	434	(279)	339	543	429	391	396	354	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2013 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
\# 九龍灣 / 觀塘的分界等同 18 區區議會選區中的觀塘區。
數字由 2013 年 2 月起提供。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2013.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/ Kwun Tong follows Kwun Tong District of the 18 District Council Districts.
Data are available since February 2013.

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

[平均面積] [Average size] 年 / 月 Year / Month	甲級 Grade A [102 平方米 m^2] 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	九龍灣 / 觀塘 # Kowloon Bay/ Kwun Tong#	乙級 Grade B [63 平方米 m^2] 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	九龍灣 / 觀塘 # Kowloon Bay/ Kwun Tong#	丙級 Grade C [35 平方米 m^2] 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	九龍灣 / 觀塘 # Kowloon Bay/ Kwun Tong#
2012	171 034	330 708	196 326	153 619	164 271	-	N/A	116 778	220 314	166 174	96 218	132 209	114 970	N/A	117 984	209 802	143 172	120 107	121 150	115 243	N/A
2013 *	(189 940)	355 148	203 598	(154 809)	180 831	-	129 843	143 015	292 751	196 690	120 525	160 304	138 811	-	143 648	191 149	161 182	141 897	143 895	139 663	-
2012 7	-	(439 050)	(190 618)	(141 781)	163 447	-	N/A	123 066	(209 152)	(158 138)	-	156 335	123 916	N/A	123 230	(257 803)	(124 058)	114 437	123 813	107 157	N/A
8	(168 394)	(350 428)	(137 979)	-	164 085	-	N/A	121 461	(227 789)	(146 090)	-	143 833	108 243	N/A	137 956	(200 000)	131 313	110 872	117 959	112 454	N/A
9	-	(297 511)	-	-	155 826	-	N/A	(103 832)	-	152 271	(99 139)	(154 523)	101 799	N/A	124 331	(164 059)	137 311	124 719	99 908	112 960	N/A
10	(243 465)	378 050	(186 695)	(184 967)	155 516	-	N/A	(128 284)	-	179 333	(99 048)	129 968	118 670	N/A	127 267	214 872	156 923	124 850	120 098	119 018	N/A
11	(142 272)	324 629	-	-	182 144	-	N/A	(122 839)	(168 200)	183 921	(104 436)	146 546	128 758	N/A	129 299	(186 695)	156 836	132 049	144 027	132 120	N/A
12	(220 000)	299 623	(265 461)	-	180 575	-	N/A	(143 460)	(261 719)	(174 646)	(113 652)	132 568	131 498	N/A	128 903	(270 619)	165 563	132 166	130 149	131 152	N/A
2013 1	(146 922)	(333 196)	(251 645)	-	171 762	-	N/A	-	(415 225)	181 501	(118 798)	150 491	134 573	N/A	150 193	(164 835)	157 761	139 903	134 570	136 528	N/A
2	(167 609)	346 753	(210 273)	-	168 028	-	116 512	(138 595)	(366 847)	217 839	(122 225)	150 470	145 860	-	145 430	(208 893)	169 206	(140 120)	141 013	141 551	-
3	-	(399 638)	(204 372)	(147 196)	(199 732)	-	(134 248)	(96 577)	(370 040)	-	(122 622)	(160 136)	137 663	-	144 595	-	170 741	154 764	138 666	139 432	-
4	-	(326 184)	(183 485)	-	-	-	-	(138 608)	-	(210 362)	-	(178 404)	(112 349)	-	136 864	(166 071)	(148 970)	(123 266)	144 550	147 224	-
5	-	(336 375)	(162 594)	-	(221 069)	-	-	-	-	(212 810)	-	149 336	142 182	-	154 096	(206 813)	137 055	(140 576)	130 360	125 340	-
6	-	(418 047)	(199 734)	(162 422)	(182 425)	-	(117 113)	(145 692)	-	(191 463)	-	(171 659)	153 579	-	(200 196)	-	(162 921)	(119 785)	156 079	131 007	-
7	-	-	-	-	(163 359)	-	(140 851)	-	(161 085)	(163 166)	-	(138 265)	(148 407)	-	160 581	-	155 112	(167 606)	(157 939)	148 230	-
8 *	-	-	-	-	-	-	(146 304)	(200 935)	(249 028)	(165 397)	-	161 870	-	-	(189 954)	(213 906)	(160 482)	(151 542)	(139 737)	147 889	-
9 *	-	-	-	-	(208 784)	-	-	(150 529)	(266 181)	(219 471)	(116 986)	(156 429)	129 155	-	124 328	-	(213 656)	-	135 202	144 951	-
10 *	-	(390 035)	-	-	(137 736)	-	(158 568)	(140 217)	-	(204 848)	(124 166)	(169 296)	(152 238)	-	150 039	(179 888)	(175 170)	135 856	159 609	158 028	-
11 *	-	(331 738)	-	-	(202 138)	-	(132 752)	-	(293 291)	(152 321)	(116 468)	(199 268)	(156 296)	-	126 994	-	(158 278)	-	145 208	141 564	-
12 *	(277 620)	(350 172)	-	-	(218 531)	-	(149 056)	(145 547)	(172 249)	(196 144)	-	(174 708)	128 558	-	133 627	-	(161 541)	(131 188)	168 470	118 740	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2013 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
\# 九龍灣 / 觀塘的分界等同 18 區區議會選區中的觀塘區。
數字由 2013 年 2 月起提供。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2013.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/ Kwun Tong follows Kwun Tong District of the 18 District Council Districts.
Data are available since February 2013.

表 Table 25

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				售價 Prices			
		甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
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		177.0	166.6	147.7	169.9	301.2	304.9	286.7	297.9
2012		196.9	183.8	163.5	188.3	321.6	349.5	337.4	334.7
2013 *		211.3	200.7	182.0	204.0	379.0	434.0	430.8	409.9
2012	7 - 9	199.7	186.7	165.5	190.8	326.1	359.6	345.1	342.0
	10 - 12	202.2	189.2	168.1	193.2	352.2	389.4	379.0	371.7
2013	1 - 3	204.9	194.6	172.9	196.9	379.3	419.9	411.5	400.3
	4 - 6	211.6	199.4	180.8	203.5	384.1	435.0	423.4	409.6
	7 - 9 *	215.0	204.1	187.1	208.0	378.3	440.0	444.5	415.7
	10 - 12 *	213.8	204.7	187.4	207.5	374.3	441.3	443.8	413.9
2012	7	199.0	185.9	165.1	190.1	320.6	353.5	336.6	334.9
	8	199.0	185.9	165.3	190.2	325.6	358.5	344.1	341.3
	9	201.2	188.2	166.0	192.1	332.1	366.9	354.7	349.8
	10	202.3	188.6	167.3	193.0	343.9	380.1	368.4	362.7
	11	202.1	188.6	167.9	193.0	351.3	389.4	379.1	371.5
	12	202.2	190.5	169.1	193.6	361.4	398.6	389.5	380.9
2013	1	202.3	192.2	170.2	194.3	374.1	411.2	402.4	393.7
	2	205.2	194.6	172.8	196.9	378.1	421.0	413.9	400.7
	3	207.3	197.1	175.7	199.5	385.7	(427.6)	418.1	406.5
	4	210.9	198.3	178.8	202.4	(380.3)	(428.8)	416.9	404.1
	5	211.0	198.6	180.9	203.0	(384.1)	(436.0)	424.5	410.1
	6	212.9	201.4	182.7	205.2	(387.9)	(440.1)	428.9	414.6
	7	213.8	202.7	185.1	206.5	(383.7)	(438.9)	436.8	415.5
	8 *	216.4	205.0	188.7	209.3	(376.9)	(441.3)	446.6	416.3
	9 *	214.8	204.7	187.4	208.1	(374.3)	(439.7)	450.0	415.2
	10 *	213.4	203.9	186.8	207.0	(373.8)	(440.8)	443.3	412.5
	11 *	214.0	205.0	187.8	207.8	(374.6)	(441.6)	443.1	413.5
	12 *	214.1	205.1	187.6	207.8	(374.6)	(441.4)	444.9	415.6

* 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 #
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		250.6	180.4	155.4	328.2
2012		272.5	202.9	172.3	340.0
2013 *		268.2	216.2	187.4	372.7
2012	7 - 9	272.5	203.8	174.0	340.3
	10 - 12	271.7	207.1	179.7	358.7
2013	1 - 3	271.4	210.1	184.3	380.5
	4 - 6	267.8	215.0	187.9	378.5
	7 - 9 *	269.4	219.8	188.1	(378.7)
	10 - 12 *	264.2	219.7	189.5	355.3
2012	7	271.7	202.7	172.5	343.3
	8	272.5	203.7	173.9	342.2
	9	273.2	205.0	175.5	335.4
	10	271.7	205.8	178.3	354.0
	11	273.1	208.0	180.1	356.6
	12	270.2	207.6	180.7	365.4
2013	1	271.0	208.3	182.6	372.2
	2	271.6	210.9	184.8	381.4
	3	271.7	211.1	185.4	(387.8)
	4	268.5	213.8	187.9	(355.8)
	5	267.9	214.7	188.2	(388.2)
	6	267.1	216.4	187.5	(391.5)
	7	269.5	219.5	188.2	(351.5)
	8 *	269.8	219.3	188.2	-
	9 *	268.9	220.6	188.0	(405.8)
	10 *	264.9	218.9	188.0	(349.4)
	11 *	263.4	219.5	189.2	(352.7)
	12 *	264.2	220.8	191.2	(363.7)

\# 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。
\- 本署沒有收到成交個案。

\# Core districts : Sheung Wan / Central , Wan Chai / Causeway Bay and Tsim Sha Tsui.
* Provisional figures
( ) Indicates fewer than 10 transactions.
\- No transaction record received by this Department.

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	2012 年底總存量 Stock at year-end	2013 年落成量 Completions	落成量佔 2012 年總存量的百分率 Completions as a % of 2012 Stock	2013 年底總存量 Stock at year-end	2013 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 128 700	3 500	0.3	1 121 300	82 400	7.3
灣仔	Wan Chai	1 082 100	11 500	1.1	1 085 900	80 400	7.4
東區	Eastern	763 400	1 800	0.2	763 800	37 100	4.9
南區	Southern	254 200	200	0.1	253 800	21 400	8.4
港島	***HONG KONG***	***3 228 400***	***17 000***	***0.5***	***3 224 800***	***221 300***	***6.9***
油尖旺	Yau Tsim Mong	2 075 500	4 700	0.2	2 079 000	157 300	7.6
深水埗	Sham Shui Po	692 800	2 300	0.3	695 000	38 300	5.5
九龍城	Kowloon City	706 700	1 300	0.2	712 600	56 200	7.9
黃大仙	Wong Tai Sin	319 100	-	-	320 300	35 200	11.0
觀塘	Kwun Tong	631 800	2 600	0.4	627 300	42 400	6.8
九龍	***KOWLOON***	***4 425 900***	***10 900***	***0.2***	***4 434 200***	***329 400***	***7.4***
葵青	Kwai Tsing	345 300	-	-	345 900	21 300	6.2
荃灣	Tsuen Wan	494 800	-	-	495 600	55 500	11.2
屯門	Tuen Mun	416 800	-	-	416 900	26 700	6.4
元朗	Yuen Long	465 900	2 200	0.5	470 200	52 200	11.1
北區	North	217 000	-	-	217 000	7 200	3.3
大埔	Tai Po	229 900	1 600	0.7	232 800	6 700	2.9
沙田	Sha Tin	453 300	6 700	1.5	462 500	34 800	7.5
西貢	Sai Kung	285 200	-	-	285 400	13 600	4.8
離島	Islands	299 600	-	-	297 400	12 800	4.3
新界	***NEW TERRITORIES***	***3 207 800***	***10 500***	***0.3***	***3 223 700***	***230 800***	***7.2***
全港	***OVERALL***	***10 862 100***	***38 400***	***0.4***	***10 882 700***	***781 500***	***7.2***

2013 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 2012 年底總存量計算。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 Stock figures shown here.

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
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***
2012	港島	Hong Kong	15 700	40 600	3 228 400
	九龍	Kowloon	15 900	27 400	4 425 900
	新界	New Territories	300	22 100	3 207 800
	全港	***OVERALL***	***31 900***	***90 100***	***10 862 100***
2013	港島	Hong Kong	12 600	17 000	3 224 800
	九龍	Kowloon	10 600	10 900	4 434 200
	新界	New Territories	200	10 500	3 223 700
	全港	***OVERALL***	***23 400***	***38 400***	***10 882 700***

表 Table 29

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	2013 年落成量 Completions	預測落成量 Forecast Completions [2014]	[2015]
中西區	Central and Western	3 500	6 100	14 100
灣仔	Wan Chai	11 500	5 900	15 100
東區	Eastern	1 800	1 400	1 500
南區	Southern	200	100	200
港島	***HONG KONG***	***17 000***	***13 500***	***30 900***
油尖旺	Yau Tsim Mong	4 700	5 200	11 900
深水埗	Sham Shui Po	2 300	9 200	3 200
九龍城	Kowloon City	1 300	4 800	8 900
黃大仙	Wong Tai Sin	-	-	2 200
觀塘	Kwun Tong	2 600	7 900	5 200
九龍	***KOWLOON***	***10 900***	***27 100***	***31 400***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	300	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	2 200	4 000	-
北區	North	-	11 000	1 100
大埔	Tai Po	1 600	-	2 800
沙田	Sha Tin	6 700	2 700	23 000
西貢	Sai Kung	-	4 700	4 200
離島	Islands	-	-	3 500
新界	***NEW TERRITORIES***	***10 500***	***22 700***	***34 600***
全港	***OVERALL***	***38 400***	***63 300***	***96 900***

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
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
2012	90 100	63 400	70.4	10 772 000	689 000	6.4	752 400	6.9
2013	38 400	36 500	95.1	10 844 300	745 000	6.9	781 500	7.2

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 $ / m² per month) 港島 Hong Kong [61 平方米 m²]	九龍 Kowloon [58 平方米 m²]	新界 New Territories [57 平方米 m²]	售價 Prices (每平方米售價 $ / m²) 港島 Hong Kong [31 平方米 m²]	九龍 Kowloon [34 平方米 m²]	新界 New Territories [29 平方米 m²]
年 / Year	月 / Month						
2012		1 465	1 443	1 161	496 519	448 250	310 223
2013 *		1 544	1 481	1 175	519 211	428 236	355 606
2012	7	1 603	1 389	1 201	485 276	426 777	292 837
	8	1 407	1 339	1 177	426 612	429 680	289 681
	9	1 733	1 589	1 250	504 662	427 209	349 717
	10	1 487	1 524	1 258	522 450	437 840	321 290
	11	1 633	1 646	1 043	507 749	517 822	357 318
	12	1 450	1 539	1 107	433 457	448 918	360 797
2013	1	1 297	1 334	919	547 133	396 516	387 794
	2	1 288	1 206	1 189	505 915	513 174	377 482
	3	1 754	1 547	1 109	611 711	447 625	353 635
	4	1 393	1 373	1 176	522 757	385 033	204 261
	5	1 639	1 385	1 155	422 778	356 261	257 508
	6	1 604	1 416	1 234	(330 516)	418 145	410 698
	7	1 616	1 555	1 227	665 084	593 362	348 074
	8 *	1 520	1 637	1 200	(429 936)	408 377	317 278
	9 *	1 594	1 706	1 192	(477 204)	329 390	431 626
	10 *	1 344	1 352	1 278	509 775	379 689	359 354
	11 *	1 762	1 732	1 160	528 299	333 358	421 446
	12 *	1 543	1 378	1 114	435 450	447 166	294 906

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2013 年內所分析單位的平均面積。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2013.

表 Table 32

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
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		134.3	327.4
2012		151.3	420.5
2013 *		165.4	506.3
2012	7 - 9	154.4	439.3
	10 - 12	157.7	477.4
2013	1 - 3	160.4	501.3
	4 - 6	165.7	509.0
	7 - 9 *	168.1	510.6
	10 - 12 *	167.3	504.2
2012	7	152.7	432.1
	8	154.4	435.0
	9	156.0	450.8
	10	156.9	467.5
	11	158.0	479.6
	12	158.3	485.2
2013	1	159.2	496.5
	2	160.6	503.4
	3	161.4	504.0
	4	163.1	506.0
	5	166.6	508.9
	6	167.5	512.2
	7	168.2	513.8
	8 *	167.6	509.6
	9 *	168.5	508.5
	10 *	167.1	507.7
	11 *	166.8	503.0
	12 *	167.9	501.8

* 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	2012 年底總存量 Stock at year-end	2013 年落成量 Completions	落成量佔 2012 年總存量的百分率 Completions as a % of 2012 Stock	2013 年底總存量 Stock at year-end	2013 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	74 700	-	-	66 900	5 500	8.2
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 325 500	-	-	1 319 200	84 700	6.4
南區	Southern	736 500	-	-	713 500	47 900	6.7
港島	***HONG KONG***	***2 136 700***	***-***	***-***	***2 099 600***	***138 100***	***6.6***
油尖旺	Yau Tsim Mong	303 200	3 600	1.2	306 500	31 100	10.1
深水埗	Sham Shui Po	1 061 500	-	-	1 054 700	36 200	3.4
九龍城	Kowloon City	852 500	-	-	852 300	26 100	3.1
黃大仙	Wong Tai Sin	763 200	-	-	763 500	41 500	5.4
觀塘	Kwun Tong	3 224 500	8 200	0.3	3 215 800	220 800	6.9
九龍	***KOWLOON***	***6 204 900***	***11 800***	***0.2***	***6 192 800***	***355 700***	***5.7***
葵青	Kwai Tsing	3 299 200	-	-	3 299 000	198 000	6.0
荃灣	Tsuen Wan	2 256 200	69 500	3.1	2 325 200	214 700	9.2
屯門	Tuen Mun	1 476 500	-	-	1 476 500	14 600	1.0
元朗	Yuen Long	203 600	-	-	204 100	6 300	3.1
北區	North	282 400	3 800	1.3	286 200	11 200	3.9
大埔	Tai Po	151 500	-	-	151 900	2 500	1.6
沙田	Sha Tin	1 116 200	-	-	1 115 000	40 400	3.6
西貢	Sai Kung	9 000	-	-	9 000	7 300	81.1
離島	Islands	900	-	-	900	-	-
新界	***NEW TERRITORIES***	***8 795 500***	***73 300***	***0.8***	***8 867 800***	***495 000***	***5.6***
全港	***OVERALL***	***17 137 100***	***85 100***	***0.5***	***17 160 200***	***988 800***	***5.8***

2013 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 2012 年底總存量計算。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 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
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***
2012	港島	Hong Kong	5 400	-	2 136 700
	九龍	Kowloon	54 600	-	6 204 900
	新界	New Territories	7 500	46 200	8 795 500
	全港	***OVERALL***	***67 500***	***46 200***	***17 137 100***
2013	港島	Hong Kong	29 500	-	2 099 600
	九龍	Kowloon	12 700	11 800	6 192 800
	新界	New Territories	1 400	73 300	8 867 800
	全港	***OVERALL***	***43 600***	***85 100***	***17 160 200***

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	2013 年落成量 Completions	預測落成量 Forecast Completions [2014]	[2015]
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	3 600	-	-
深水埗	Sham Shui Po	-	-	21 600
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	4 200
觀塘	Kwun Tong	8 200	-	-
九龍	***KOWLOON***	***11 800***	**-**	***25 800***
葵青	Kwai Tsing	-	26 700	-
荃灣	Tsuen Wan	69 500	5 100	3 800
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	3 800	3 500	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***73 300***	***35 300***	***3 800***
全港	***OVERALL***	***85 100***	***35 300***	***29 600***

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
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
2012	46 200	46 200	100.0	17 090 900	817 600	4.8	863 800	5.0
2013	85 100	79 900	93.9	17 075 100	908 900	5.3	988 800	5.8

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)		
		港島 Hong Kong [176 平方米 m^2]	九龍 Kowloon [136 平方米 m^2]	新界 New Territories [139 平方米 m^2]	港島 Hong Kong [108 平方米 m^2]	九龍 Kowloon [126 平方米 m^2]	新界 New Territories [104 平方米 m^2]
年 / Year	月 / Month						
2012		128	135	90	51 695	55 419	30 539
2013 *		141	153	102	68 212	69 495	43 157
2012	7	130	135	91	54 244	55 400	27 682
	8	126	137	90	53 888	54 606	28 706
	9	129	135	97	61 216	60 441	31 127
	10	134	144	95	53 574	63 199	34 458
	11	135	143	97	62 939	67 656	37 095
	12	148	148	96	(53 852)	62 648	39 117
2013	1	138	140	94	67 920	68 172	42 894
	2	140	149	102	(64 338)	76 705	45 867
	3	150	149	103	(63 606)	72 586	44 479
	4	140	143	97	(73 928)	69 657	45 140
	5	132	154	101	(71 911)	62 623	41 210
	6	137	152	108	(65 404)	67 914	44 620
	7	136	157	103	(77 603)	69 102	44 178
	8 *	138	159	105	(64 436)	70 657	43 116
	9 *	144	161	107	(71 866)	65 212	41 677
	10 *	142	155	102	(62 651)	61 454	38 379
	11 *	157	166	103	(58 016)	71 195	40 075
	12 *	150	167	106	(66 794)	63 224	39 620

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2013 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 2013.
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
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		118.6	385.0
2012		131.9	489.8
2013 *		147.2	655.7
2012	7 - 9	133.9	509.2
	10 - 12	137.1	570.0
2013	1 - 3	140.5	636.7
	4 - 6	146.1	657.8
	7 - 9 *	150.7	671.3
	10 - 12 *	151.3	657.2
2012	7	133.3	491.6
	8	134.2	509.0
	9	134.1	527.0
	10	135.7	547.6
	11	137.1	569.7
	12	138.4	592.8
2013	1	139.5	617.1
	2	140.5	642.0
	3	141.5	650.9
	4	143.5	649.3
	5	146.4	658.3
	6	148.4	665.9
	7	149.7	671.1
	8 *	151.1	669.7
	9 *	151.3	673.1
	10 *	150.5	665.6
	11 *	151.6	655.2
	12 *	151.8	650.7

* 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 [103 平方米 m^2]	深水埗 Sham Shui Po [86 平方米 m^2]	觀塘 Kwun Tong [82 平方米 m^2]	葵青 Kwai Tsing [72 平方米 m^2]	荃灣 Tsuen Wan [137 平方米 m^2]	沙田 Sha Tin [60 平方米 m^2]
2012		76 559	63 932	78 737	41 379	52 132	50 858
2013 *		83 519	83 352	97 182	50 143	62 939	72 657
2012	7	(76 415)	(75 632)	74 898	31 507	35 602	53 383
	8	71 583	44 874	76 938	34 860	57 569	49 667
	9	74 740	63 475	79 679	39 495	41 436	54 978
	10	78 411	67 976	87 828	43 632	56 081	55 416
	11	89 564	75 237	91 111	40 836	58 015	57 345
	12	-	73 817	92 266	43 140	57 992	64 100
2013	1	84 993	70 404	90 430	50 897	56 453	67 399
	2	(86 257)	96 397	98 837	47 261	62 180	74 283
	3	(76 040)	50 955	110 118	55 843	59 357	(73 774)
	4	81 268	(94 880)	98 161	44 715	72 345	(71 571)
	5	-	(96 532)	(70 392)	94 128	62 875	(69 129)
	6	(68 097)	(97 355)	98 208	51 049	56 495	(75 037)
	7	(83 658)	(117 432)	99 535	(58 665)	72 281	(77 583)
	8 *	(83 638)	(90 295)	(119 153)	38 721	65 534	(77 660)
	9 *	(64 146)	-	(104 388)	43 922	67 937	68 362
	10 *	(91 304)	(92 365)	(49 227)	43 898	64 294	(81 633)
	11 *	(65 445)	(81 271)	(99 151)	45 572	57 562	-
	12 *	(101 825)	(76 857)	(99 890)	41 759	69 113	75 519

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2013 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
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 2013.
\- No transaction record received by this Department.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

表 Table 40

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	2012 年底總存量 Stock at year-end	2013 年落成量 Completions	落成量佔 2012 年總存量的百分率 Completions as a % of 2012 Stock	2013 年底總存量 Stock at year-end	2013 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	47 200	-	-	47 000	8 300	17.7
南區	Southern	5 900	-	-	5 900	1 200	20.3
港島	***HONG KONG***	***53 100***	-	-	***52 900***	***9 500***	***18.0***
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	400	4.3
深水埗	Sham Shui Po	131 600	-	-	131 400	8 200	6.2
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	1 000	3.5
觀塘	Kwun Tong	230 200	-	-	230 700	10 500	4.6
九龍	***KOWLOON***	***404 600***	-	-	***404 900***	***20 100***	***5.0***
葵青	Kwai Tsing	89 800	-	-	90 900	9 600	10.6
荃灣	Tsuen Wan	21 200	-	-	21 300	400	1.9
北區	North	6 500	-	-	6 500	600	9.2
沙田	Sha Tin	16 600	-	-	16 500	-	-
新界	***NEW TERRITORIES***	***134 100***	-	-	***135 200***	***10 600***	***7.8***
全港	***OVERALL***	***591 800***	-	-	***593 000***	***40 200***	***6.8***

2013 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 2012 年底總存量計算。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 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	2013 年落成量 Completions	預測落成量 Forecast Completions [2014]	[2015]
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
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
2012	-	-	-	591 800	39 900	6.7	39 900	6.7
2013	-	-	-	593 000	40 200	6.8	40 200	6.8

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	2012 年底總存量 Stock at year-end	2013 年落成量 Completions	落成量佔 2012 年總存量的百分率 Completions as a % of 2012 Stock	2013 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	90 100	-	-	90 100
港島	***HONG KONG***	***98 000***	***-***	***-***	***98 000***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 500	-	-	21 500
九龍城	Kowloon City	30 500	-	-	30 500
黃大仙	Wong Tai Sin	44 100	-	-	44 100
觀塘	Kwun Tong	261 500	-	-	261 500
九龍	***KOWLOON***	***357 600***	***-***	***-***	***357 600***
葵青	Kwai Tsing	128 700	-	-	125 000
荃灣	Tsuen Wan	197 600	-	-	195 500
屯門	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	547 000	16 800	3.1	563 800
北區	North	120 800	-	-	120 800
大埔	Tai Po	706 400	1 100	0.2	724 400
沙田	Sha Tin	155 700	-	-	145 800
西貢	Sai Kung	373 400	34 100	9.1	409 100
離島	Islands	79 400	-	-	79 400
新界	***NEW TERRITORIES***	***2 486 200***	***52 000***	***2.1***	***2 541 000***
全港	***OVERALL***	***2 941 800***	***52 000***	***1.8***	***2 996 600***

2013 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 2012 年底總存量計算。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 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	2013 年落成量 Completions	預測落成量 Forecast Completions [2014]	預測落成量 Forecast Completions [2015]
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	16 800	16 000	31 400
北區	North	-	-	-
大埔	Tai Po	1 100	10 600	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	34 100	46 000	28 200
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***52 000***	***72 600***	***59 600***
全港	***OVERALL***	***52 000***	***72 600***	***59 600***

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	2012 年底總存量 Stock at year-end	2013 年落成量 Completions	落成量佔 2012 年總存量的百分率 Completions as a % of 2012 Stock	2013 年底總存量 Stock at year-end	2013 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	95 700	-	-	94 700	1 900	2.0
南區	Southern	29 900	-	-	29 900	-	-
港島	***HONG KONG***	***150 200***	***-***	***-***	***149 200***	***1 900***	***1.3***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	800	0.6
九龍城	Kowloon City	106 300	-	-	106 200	1 300	1.2
黃大仙	Wong Tai Sin	1 500	-	-	1 500	1 500	100.0
觀塘	Kwun Tong	261 200	-	-	261 200	76 800	29.4
九龍	***KOWLOON***	***511 200***	***-***	***-***	***511 100***	***80 400***	***15.7***
葵青	Kwai Tsing	1 524 900	-	-	1 519 400	22 300	1.5
荃灣	Tsuen Wan	437 300	-	-	435 400	33 500	7.7
屯門	Tuen Mun	142 400	-	-	142 400	12 400	8.7
元朗	Yuen Long	130 600	-	-	130 600	-	-
北區	North	129 000	-	-	129 000	2 100	1.6
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	446 100	-	-	442 200	2 200	0.5
西貢	Sai Kung	7 400	-	-	7 400	-	-
離島	Islands	94 400	-	-	94 400	9 100	9.6
新界	***NEW TERRITORIES***	***2 912 700***	***-***	***-***	***2 901 400***	***81 600***	***2.8***
全港	***OVERALL***	***3 574 100***	***-***	***-***	***3 561 700***	***163 900***	***4.6***

2013 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 2012 年底總存量計算。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 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	2013 年落成量 Completions	預測落成量 Forecast Completions [2014]	[2015]
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	-	80 200	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	***80 200***	**-**
全港	***OVERALL***	**-**	***80 200***	**-**

表 Table 47

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
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
2012	123 500	-	-	3 450 600	159 600	4.6	159 600	4.5
2013	-	-	-	3 561 700	163 900	4.6	163 900	4.6

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		類別 Class A	B	C	D	E
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
2012		3.5	3.0	2.7	2.5	2.2
2013 *		3.2	2.9	2.6	2.4	2.1
2012	7 - 9	3.5	3.1	2.8	2.5	2.2
	10 - 12	3.4	3.0	2.8	2.5	2.2
2013	1 - 3	3.2	2.9	2.7	2.4	2.2
	4 - 6	3.1	2.9	2.6	2.4	2.1
	7 - 9	3.1	2.8	2.6	2.4	2.1
	10 - 12 *	3.2	2.9	2.6	2.4	2.1
2012	7	3.6	3.2	2.8	2.5	2.2
	8	3.5	3.2	2.8	2.5	2.2
	9	3.4	3.1	2.8	2.5	2.2
	10	3.4	3.1	2.8	2.5	2.2
	11	3.4	3.1	2.8	2.5	2.2
	12	3.3	3.0	2.8	2.5	2.2
2013	1	3.2	2.9	2.7	2.5	2.2
	2	3.2	2.9	2.6	2.4	2.1
	3	3.2	2.8	2.6	2.4	2.1
	4	3.2	2.9	2.6	2.4	2.1
	5	3.2	2.9	2.6	2.4	2.1
	6	3.1	2.8	2.7	2.4	2.1
	7	3.1	2.8	2.6	2.4	2.1
	8	3.1	2.8	2.6	2.4	2.1
	9	3.2	2.9	2.6	2.4	2.1
	10	3.2	2.9	2.6	2.4	2.1
	11 *	3.2	2.9	2.7	2.4	2.2
	12 *	3.2	2.9	2.6	2.4	2.2

* 臨時數字

* Provisional figures

表 Table 49

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
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
2012		3.1	3.1	3.3	2.5
2013 *		2.8	2.9	2.7	2.4
2012	7 - 9	3.2	3.2	3.3	2.5
	10 - 12	3.0	3.0	3.0	2.4
2013	1 - 3	2.8	2.8	2.7	2.3
	4 - 6	2.8	2.9	2.7	2.4
	7 - 9 *	2.9	2.9	2.7	2.4
	10 - 12 *	2.9	2.9	2.8	2.4
2012	7	3.2	3.2	3.4	2.6
	8	3.2	3.2	3.3	2.6
	9	3.1	3.1	3.2	2.5
	10	3.0	3.0	3.1	2.4
	11	3.0	3.0	3.0	2.4
	12	2.9	2.9	2.9	2.3
2013	1	2.8	2.8	2.8	2.3
	2	2.8	2.8	2.7	2.3
	3	2.8	2.8	2.7	2.3
	4	2.8	2.9	2.7	2.3
	5	2.8	2.8	2.7	2.4
	6	2.8	2.8	2.7	2.4
	7	2.8	2.9	2.7	2.3
	8 *	2.9	2.9	2.7	2.4
	9 *	2.9	2.9	2.7	2.4
	10 *	2.9	2.9	2.7	2.4
	11 *	2.9	2.9	2.8	2.4
	12 *	2.9	2.9	2.8	2.4

* 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)
2011		84 462	442 527
2012		81 333	452 275
2013		50 676	298 942
2012	1 - 3	18 749	100 258
	4 - 6	22 452	126 099
	7 - 9	21 097	111 945
	10 - 12	19 035	113 973
2013	1 - 3	16 271	94 276
	4 - 6	11 443	61 440
	7 - 9	11 079	59 524
	10 - 12	11 883	83 702
2013	1	5 430	28 542
	2	6 307	38 694
	3	4 534	27 040
	4	3 427	18 715
	5	4 276	24 026
	6	3 740	18 699
	7	3 986	20 991
	8	3 407	19 565
	9	3 686	18 968
	10	3 426	18 366
	11	3 790	30 382
	12	4 667	34 954

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): 少於 1 Less than 1 數目 No.	%	1 至少於 2 1 to less than 2 數目 No.	%	2 至少於 3 2 to less than 3 數目 No.	%	3 至少於 5 3 to less than 5 數目 No.	%	5 至少於 10 5 to less than 10 數目 No.	%	10 或以上 10 or over 數目 No.	%	總數 Total
2011		1 802	2	17 075	20	21 487	25	21 239	25	15 438	18	7 421	9	84 462
2012		1 010	1	9 948	12	20 068	25	25 112	31	17 757	22	7 438	9	81 333
2013		569	1	3 168	6	10 179	20	19 505	38	12 021	24	5 234	10	50 676
2012	1 - 3	287	2	3 144	17	4 975	27	4 869	26	3 775	20	1 699	9	18 749
	4 - 6	293	1	3 043	14	5 911	26	6 631	30	4 618	21	1 956	9	22 452
	7 - 9	227	1	2 241	11	5 136	24	7 271	34	4 557	22	1 665	8	21 097
	10 - 12	203	1	1 520	8	4 046	21	6 341	33	4 807	25	2 118	11	19 035
2013	1 - 3	179	1	1 098	7	3 135	19	5 968	37	4 151	26	1 740	11	16 271
	4 - 6	131	1	764	7	2 493	22	4 949	43	2 147	19	959	8	11 443
	7 - 9	143	1	656	6	2 465	22	4 553	41	2 470	22	792	7	11 079
	10 - 12	116	1	650	5	2 086	18	4 035	34	3 253	27	1 743	15	11 883
2013	1	73	1	400	7	1 190	22	2 079	38	1 229	23	459	8	5 430
	2	42	1	355	6	1 191	19	2 187	35	1 717	27	815	13	6 307
	3	64	1	343	8	754	17	1 702	38	1 205	27	466	10	4 534
	4	37	1	255	7	662	19	1 527	45	638	19	308	9	3 427
	5	47	1	264	6	904	21	1 929	45	701	16	431	10	4 276
	6	47	1	245	7	927	25	1 493	40	808	22	220	6	3 740
	7	52	1	245	6	879	22	1 600	40	888	22	322	8	3 986
	8	43	1	203	6	699	21	1 411	41	817	24	234	7	3 407
	9	48	1	208	6	887	24	1 542	42	765	21	236	6	3 686
	10	43	1	225	7	687	20	1 470	43	737	22	264	8	3 426
	11	43	1	223	6	714	19	1 201	32	832	22	777	21	3 790
	12	30	1	202	4	685	15	1 364	29	1 684	36	702	15	4 667

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.
2011		10 880	13	130 885	73 582	87	311 638	84 462
2012		12 968	16	130 968	68 365	84	321 308	81 333
2013		11 046	22	95 872	39 630	78	203 070	50 676
2012	1 - 3	2 895	15	33 385	15 854	85	66 874	18 749
	4 - 6	2 723	12	32 008	19 729	88	94 091	22 452
	7 - 9	3 711	18	30 571	17 386	82	81 374	21 097
	10 - 12	3 639	19	35 004	15 396	81	78 969	19 035
2013	1 - 3	2 924	18	24 982	13 347	82	69 295	16 271
	4 - 6	2 508	22	18 220	8 935	78	43 219	11 443
	7 - 9	1 628	15	11 325	9 451	85	48 200	11 079
	10 - 12	3 986	34	41 345	7 897	66	42 356	11 883
2013	1	632	12	4 895	4 798	88	23 647	5 430
	2	1 197	19	12 106	5 110	81	26 589	6 307
	3	1 095	24	7 981	3 439	76	19 059	4 534
	4	1 045	30	6 805	2 382	70	11 909	3 427
	5	1 328	31	10 341	2 948	69	13 685	4 276
	6	135	4	1 074	3 605	96	17 625	3 740
	7	211	5	1 872	3 775	95	19 119	3 986
	8	546	16	4 704	2 861	84	14 862	3 407
	9	871	24	4 749	2 815	76	14 219	3 686
	10	773	23	4 955	2 653	77	13 410	3 426
	11	1 151	30	16 483	2 639	70	13 899	3 790
	12	2 062	44	19 907	2 605	56	15 047	4 667

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)
2011		3 071	35 441	5 980	65 883	7 619	28 608
2012		3 269	36 625	7 282	101 273	9 731	43 974
2013 *		1 681	22 567	4 307	47 469	4 265	28 237
2012	7 - 9	808	7 392	1 685	21 635	2 426	10 335
	10 - 12	1 099	14 178	2 451	35 444	3 630	18 418
2013	1 - 3	869	11 920	2 208	24 681	2 265	13 452
	4 - 6	280	3 277	693	8 212	690	4 754
	7 - 9 *	273	3 831	596	6 512	695	5 828
	10 - 12 *	259	3 539	810	8 064	615	4 202
2012	7	248	2 154	464	5 671	658	2 956
	8	254	2 387	539	7 063	795	3 502
	9	306	2 851	682	8 901	973	3 878
	10	424	5 447	845	11 504	1 465	6 523
	11	392	4 042	811	14 493	1 297	6 538
	12	283	4 689	795	9 447	868	5 357
2013	1	303	4 899	1 239	11 375	905	4 928
	2	411	5 233	594	7 706	934	6 040
	3	155	1 788	375	5 601	426	2 484
	4	80	743	264	3 066	230	1 452
	5	102	1 102	238	2 221	251	1 578
	6	98	1 433	191	2 925	209	1 724
	7	90	752	247	3 193	228	2 076
	8 *	99	1 793	210	1 947	191	1 165
	9 *	84	1 285	139	1 372	276	2 588
	10 *	78	932	368	3 204	199	1 346
	11 *	92	1 197	242	3 075	180	1 135
	12 *	89	1 410	200	1 786	236	1 721

* 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 Assignment 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, 112, 113, 114, 115, 116, 121, 122, 123, 124, 141, 142, 143, 181, 182
	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	131, 132, 133, 134, 135, 140, 144, 145, 146, 149, 183, 184, 190
	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	147, 148, 151, 152, 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
	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	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 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, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256

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	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	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, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286
	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	281, 282, 283, 284, 287, 288, 289
	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, 290, 291, 292, 293, 294, 295, 297, 298
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	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, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 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	411, 412(p), 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442
	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	412(p), 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
	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	545, 546, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 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	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
	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	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

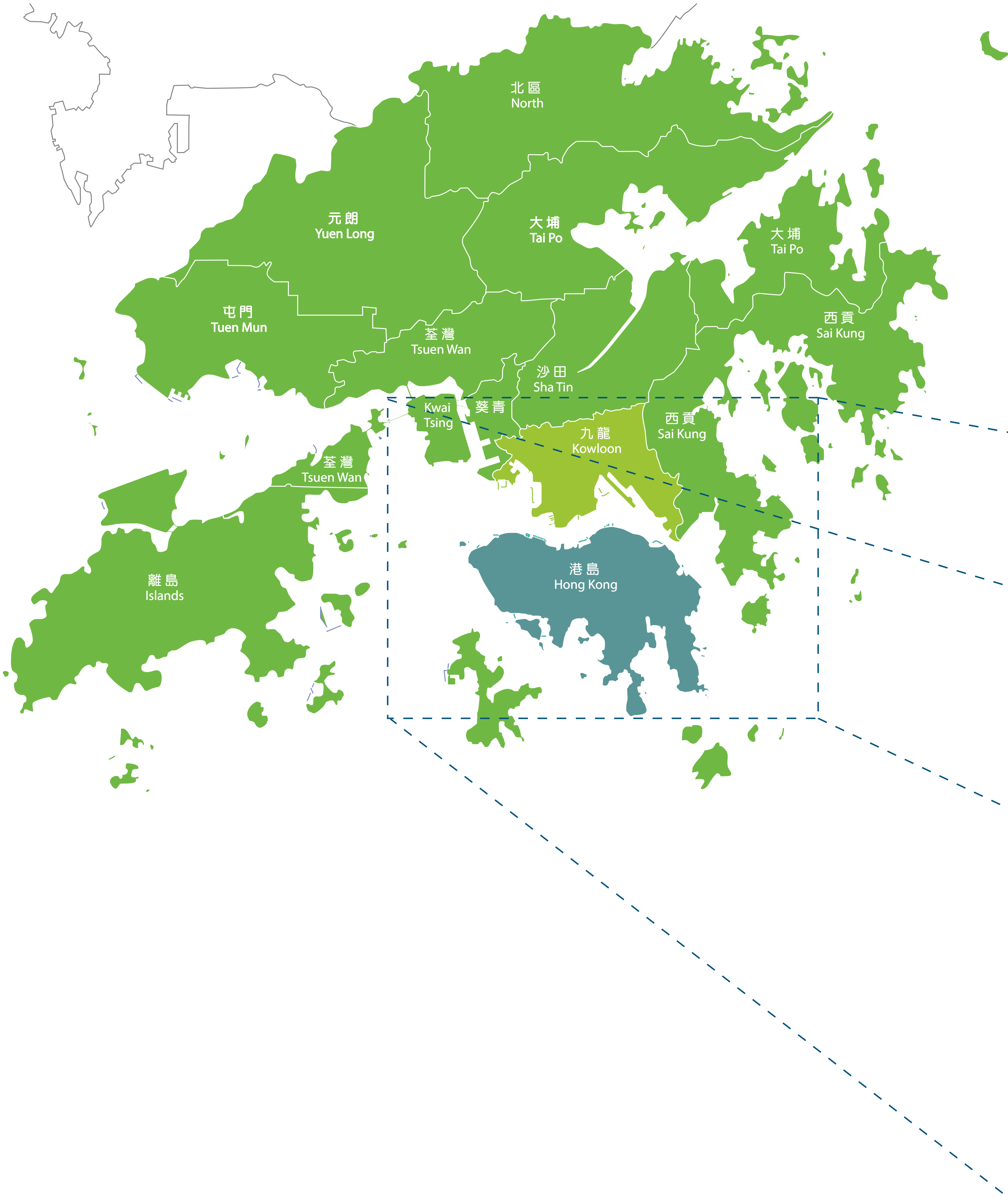
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 Sai Kung	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 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, 961, 962, 963, 971, 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
灣仔/銅鑼灣	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角/鰂魚涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157, 158
尖沙咀	Tsim Sha Tsui	211, 212, 214, 215, 216
油麻地/旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254

(p) = part部分

新 界 地 區 New Territories Districts



分區圖
Plans

差餉物業估價署
Rating and Valuation Department

港島及九龍地區 Hong Kong and Kowloon Districts

分區圖
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